



WATER AUDIT CALIFORNIA

A PUBLIC BENEFIT CORPORATION

952 SCHOOL STREET #316 NAPA CA 94559
VOICE: (530) 575-5335
EMAIL: GENERAL@WATERAUDITCA.ORG

August 4, 2026

To Napa County Planning Commission

Sent via email to: meetingclerk@countyofnapa.org

RE August 5, 2026

Agenda Item — Ponderosa One, LLC / 80 Clear Creek Road, Oakville / Viewshed Protection Program Application No. P22-00182-VIEW & Road and Street Standards Exception; APN 027-310-032 & APN 027-310-043; Planning Commission Hearing of August 5, 2026; SCH No. 2025,091008

Dear Chair and Members of the Planning Commission:

Water Audit California ("Water Audit") submits this letter in connection with the above-referenced application, which is scheduled for hearing before the Planning Commission on August 5, 2026. Water Audit is a public-interest organization concerned with the protection of groundwater and surface-water resources in Napa County, and with ensuring that land-use decisions affecting those resources comply with the public trust doctrine, California Environmental Quality Act ("CEQA"), the Napa County Code, equal application of the law and basic principles of public notice and due process.

For the reasons set forth below, Water Audit respectfully urges the Planning Commission to decline to adopt the proposed Mitigated Negative Declaration ("MND") and Mitigation Monitoring and Reporting Program ("MMRP"), and to decline to approve the Viewshed Protection Program application and the associated Road and Street Standards Exception, until the deficiencies identified in this letter are corrected. As detailed below, the record reflects (1) a defective and inconsistent public notice history spanning three separate hearing dates; (2) a project that has been mischaracterized as a ministerial Viewshed Protection Program application when its scope and scale require review as a Use Permit Major Modification; (3) Conditions of Approval that omit protective language routinely included in comparable Napa

County water-resource permits; (4) a Water Availability Analysis ("WAA") that relies on estimated rather than metered data, an admittedly hypothetical Tier 2 drawdown model, and no Tier 3 groundwater/surface-water interaction analysis, despite an undisclosed well located within close proximity of two significant, fish-bearing streams; and (5) site plans and vicinity maps that omit a project parcel, watercourses, and the wells themselves.

I. Procedural History and Notice Defects

The application's procedural history raises serious notice concerns. The project was originally noticed for a Zoning Administrator hearing on October 22, 2025, and submitted to the State Clearinghouse (SCH No. 2025,091008) for a 30-day CEQA public review period running from September 23, 2025, through October 22, 2025, (Ex. I; Ex. J). The Public Hearing Notice itself is dated September 18, 2025, and set the Zoning Administrator hearing for October 22, 2025 - the very last day of the public review period, affording no opportunity for public comment on the hearing itself before it was scheduled to occur (Ex. K). That October 22, 2025, hearing is not reflected on the County's public record, and the record indicates the hearing was abandoned without explanation.

The application then appeared on the Planning Commission's March 4, 2026 agenda without any new notice to the State Clearinghouse or the public, and that hearing was continued to a date uncertain. The application now appears for the August 5, 2026 Planning Commission hearing, again without notice to the State Clearinghouse or, so far as the County's online record reflects, to the public. The project's electronic file for P22-00182 contains no Public Hearing Notice for any of the three hearing dates (Ex. M). This pattern, repeated scheduling and rescheduling of hearings on an expanding project scope without corresponding notice, is inconsistent with CEQA's public review requirements and with basic due process for interested members of the public and neighboring water users.

Compounding this concern, the California Department of Fish and Wildlife ("CDFW") comment letter on the project is dated October 23, 2025 - one day after the local public review period closed on October 22, 2025 (Ex. L). The Conditions of Approval do not incorporate the CDFW letter by enumerated reference, discussed further below.

II. The Project Is Mischaracterized as a Viewshed Protection Program Application

The Conditions of Approval describe the project scope as an application “for construction of a 3,830 sq. ft. underground storage structure, a 6,240 sq. ft. tennis pavilion with a 1,200 sq. ft. interior Accessory Dwelling Unit adjacent to an existing tennis court and the expansion of an existing single-family residential structure consisting of a 2,700 sq. ft. underground spa and 4,350 sq. ft. of underground wine and art storage on slopes exceeding 15% and located on a ridgeline” (Conditions of Approval, p. 1) (Ex. B).

The Viewshed Protection Program ordinance, however, imposes clear size limits on the very type of expansion proposed here. Napa County Code section 18.106.040(C) provides that a project may be administratively certified and cleared for further processing only if, among other things: “If the structure is an addition to an existing residence or an agricultural structure, the total floor area, including all floors shall not exceed four thousand square feet. If the addition pertains to an accessory structure, the total floor area, including all floors, shall not exceed a combined total of two thousand five hundred square feet” (Viewshed Protection Program Application, p. 10) (Ex. A). The proposed expansion, in excess of 15,000 combined square feet across an underground storage structure, a tennis pavilion with an interior ADU, an underground spa, and underground wine and art storage far exceeds these thresholds.

The applicant submitted only two pages of the 27-page Viewshed Protection Program application form (the request/property-location page and the indemnification page); the complete form, including the size-limitation criteria quoted above, is not in the hearing packet but is available on the County's website (Ex. A). By contrast, the County's Use Permit Major Modification - Residential application form itemizes precisely the technical studies the applicant has, in fact, prepared for this project - a Water Availability Analysis, a Biological Resources Study, and vegetation removal calculations - none of which are checklist requirements of a Viewshed Protection Program application (Ex. B). The August 5, 2026 Staff Report itself acknowledges that “the size of the proposed expanded single-family residential structure and accessory structures and their location disqualify the application from being reviewed at an administrative level, pursuant to NCC §18.106.040(C)(2)(a) & (b)” (Staff Report, p. 4).

Notably, the Staff Report also does not disclose that the project includes construction of a wine and art “cave,” and no cave setback plan appears to have been prepared, notwithstanding that cave setback review is itself a standard component of the Use Permit Major Modification process. Given the scale of the proposed underground storage, spa, wine/art cave, tennis pavilion, ADU, and solar array, Water Audit submits that this project should be processed, and independently, fully reviewed under CEQA, as a Use Permit Major Modification to the existing residential use permit, not administratively cleared through the Viewshed Protection Program.

III. The Conditions of Approval Omit Protective Language Included in Comparable Permits

The proposed Conditions of Approval depart, without explanation, from language the County has included in comparable recent water-resource permits:

- **CDFW Letter Not Incorporated by Reference.** The Conditions do not incorporate the CDFW letter dated October 23, 2025, by enumerated reference, contrary to the County's practice in other use permit hearings, such as Hillwalker (August 21, 2024) (Ex. F).
- **Meter Installation and Monitoring Language Removed.** The Conditions omit the requirement that “meter installation and monitoring shall begin immediately,” language included in other recent conditions of approval, such as the Zoning Administrator's Ontrail hearing (Ex. G).
- **Groundwater Monitoring Well Language Removed.** The Conditions omit language that “on site monitoring wells may need to be established to gauge potential impacts on the groundwater resource utilized for the project,” language included in the Castello di Amorosa and Arrow & Branch conditions of approval (Ex. H). The Conditions likewise contain no language addressing impacts to surface-water flows.
- **Groundwater Monitoring Program Is Discretionary, Not Mandatory.** The Groundwater Management Program condition provides only that “[t]he permittee's wells shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable” (Conditions of Approval, p. 12) and provides no link or protocol for reporting well data. This discretionary standard does not ensure that all four wells on the two project parcels will in fact be monitored.

- No Well C Abandonment or Flow-Restriction Provisions. The Conditions include no language addressing the abandonment status of Well C under Napa County Code section 13.12.460, and do not require flow restriction or monitoring for Well B or Well C. Condition 4.12 (“Other Conditions Applicable to the Operational Aspects of the Project”) does not treat either well as subject to a flow restrictor, monitoring, or reporting protocol.

IV. Well C: Unresolved Abandonment Status, Undisclosed Well Data, and Proximity to Steelhead Habitat

The record reflects unresolved and, in Water Audit's view, materially inconsistent treatment of “Well C,” located on APN 027-310-043.

The County's Environmental Health Services Memorandum dated November 13, 2025, treats Well C as an abandoned well and requires compliance with the County's abandoned-well ordinance and a current yield test prior to issuance of building permits (Ex. C):

“1. Any abandoned well, including the well identified as non-operational (located on APN 027-310-043-000) in the Water Availability Analysis, shall comply with Napa County Code Chapter 13, Article IV, section 13.12.460-13.12.480. ... 5. An approved water supply will be required, with a yield test conducted by a licensed well driller, pump installer, geologist, engineer or Environmental Health Specialist within the last five (5) years, and demonstrate a sustained yield as determined in Napa County Code 13.04.050.” (Environmental Health Services Memorandum, Nov. 13, 2025,, p. 1)).

Napa County Code section 13.12.460 defines an abandoned well as one that “has not been connected for service to any structure and/or not used for a period of one year,” and provides that a well is not considered abandoned only if the owner declares in writing an intention to use the well again and the well meets specified physical maintenance criteria; if a well remains abandoned, the owner is responsible for destroying it in accordance with section 13.12.480 (Ex. D). Napa County Code sections 13.04.040 and 13.04.050 further require that any water supply source demonstrate a minimum sustained yield of one gallon per minute per dwelling unit, established by a current pumping test administered or approved by the Director (Ex. E). None of these requirements is reflected in the proposed Conditions of Approval, which are

silent on Well C's abandonment status and impose no relief, destruction, or current-yield-test obligation.

The applicant's WAA describes Well C as “non-operational” and proposes that it “remain on site for potential future use” without being included in any water-demand or drawdown calculations, on the stated basis that “[n]o well completion report is available for Well C” (WAA, p. 1) (Ex. R):

“There are four existing wells on site, but only three are currently in use: Well A, Well B, and Well D. ... Well C, located on APN 027-310-043, was drilled for a proposed residence which was never built and is currently non-operational. This inactive well is proposed to remain on site for potential future use, following the criteria listed in Napa County Code 13.12.460(B) and under the condition that no groundwater extracted from the well will be used to support the proposed developments of P22-00182. ... No well completion report is available for Well C.”
(WAA, p. 1)

This representation does not appear to be accurate. A Well Completion Report for Well C is on file with the County's Environmental Data Resource records under Permit No. E09-00462, reflecting a well drilled to a total depth of 318 feet, with an estimated air-lift yield of 30 gpm over a three-hour test conducted in December 2009, and total drawdown recorded as “N/A” (Ex. S). The associated well location sketch places Well C approximately 855 feet from Campbell Creek (Ex. S). Water Audit's review of aerial imagery places the well approximately 822 feet from Campbell Creek (Ex. T). Campbell Creek is a tributary to Dry Creek and is documented steelhead rearing habitat, the subject of an active fish-passage restoration project by the Napa County Resource Conservation District (Ex. U):

“One of the projects Napa RCD is partnering with the Napa County Department of Public Works and Napa County Flood Control and Water Conservation District on is to replace a culvert that is a fish barrier on Campbell Creek, a tributary to Dry Creek, located in the Napa River Watershed.” (Napa RCD, *Breaking Barriers: Campbell Creek Culvert Removal*, July 5, 2023).

Because an existing, permitted well capable of producing water is located within roughly 850 feet of a fish-bearing tributary, and because that well's status as “non-operational” rather than

formally “abandoned” and destroyed remains legally unresolved, the WAA's exclusion of Well C from its groundwater and surface-water interaction analysis is not adequately supported. The California Department of Water Resources' own well-location mapping tool identifies only one well (Well A) associated with these parcels, underscoring the incompleteness of the well inventory available to reviewers and neighboring property owners alike (Ex. W).

V. The Water Availability Analysis Does Not Support the Findings Required for Approval

CEQA and the County's own Water Availability Analysis guidance contemplate a tiered analysis supported by actual data. Here, each tier is compromised by the same underlying problem: the absence of metered or tested data, substituted with estimates and assumptions.

Tier 1 (Groundwater Recharge). The WAA's Tier 1 conclusion - that estimated project water use of 4.49 acre-feet/year represents only 27.9% of an estimated 16.60 acre-feet/year of average annual recharge (WAA, p. 6) - rests entirely on estimated rather than measured recharge and demand figures, because, as the WAA itself acknowledges, “historical flow meter data is not available for the property” (WAA, p. 2) (Ex. N). The Proposed Domestic Water Demand calculations further appear to omit water use associated with the new spa building's pools, showers, and bathrooms (Ex. O), and the WAA does not identify the water source, capacity, or siting of any of the existing water storage tanks on either parcel, nor the location of a dedicated fire-storage water tank relative to the emergency vehicle turnaround (Ex. P).

Tier 2 (Well Interference / Drawdown). The Tier 2 analysis is expressly hypothetical. The WAA states that, “[d]ue to the limited data on the aquifer, assumed values that would yield a conservative drawdown estimate were selected from [the] Napa County Water Availability Analysis guideline” (WAA, p. 6)), and further asserts that “the proposed project results in no net increase in groundwater use, meaning the project complies with the 2024 Interim Napa County Well Permit Standards and WAA Requirements irrespective of the project wells' impact on neighboring wells” (WAA, p. 8)). No Well Location Map and no well completion reports for neighboring (off-parcel) wells are included, so the assumption that the nearest neighboring well sits at the parcel boundary cannot be verified (Ex. N). The Theis drawdown model included as Enclosure I bears no date, time of day, or identification of the person who performed it (Ex. V),

and the underlying air-lift yield tests for Wells A through D are all more than a decade old and each records total drawdown as “N/A”: Well A (2011, two-hour test, 60 gpm), Well B (2009, three-hour test, 23 gpm), Well C (2009, three-hour test, 30 gpm), and Well D (2006, two-hour test, 25 gpm).

Tier 3 (Groundwater/Surface-Water Interaction). The WAA concludes that a Tier 3 analysis is not required because proposed flow restrictors on Wells A and D will “reduce harm relative to current conditions” for wells located within 1,500 feet of a significant stream (WAA, p. 8) (Ex. N). This analysis addresses only the CEQA baseline and does not address either the obvious increase in demand or the existing potential impairment and therefore is *prima facie* inadequate. Well B is represented to sit outside the 1,500-foot buffer, and Wells A and D are placed at approximately 668 feet and 157 feet from significant streams. But this analysis, even if accepted, by its own terms addresses only Wells A, B, and D; it does not address Well C, which by the County's own well-completion record sits approximately 850 feet from Campbell Creek, squarely within the 1,500-foot buffer that triggers Tier 3 review. No destruction, flow restriction, monitoring, or Tier 3 analysis has been proposed for Well C.

Taken together, the WAA's Tier 1 conclusion of surplus recharge cannot resolve the absence of Tier 2 field data or the absence of Tier 3 analysis. A determination that adequate water is available for this project, and that groundwater pumping will not adversely affect Dry Creek and Campbell Creek's steelhead rearing habitat, is not adequately supported on this record.

VI. Site Plans and Vicinity Maps Omit a Project Parcel, Watercourses, and Wells

The project's own graphics compound these data gaps. The Vicinity Map accompanying the application depicts blueline streams tributary to Dry Creek but omits APN 027-310-043 altogether — the parcel to which excavation spoils will be transported, across which project driveway access runs, and on which Well C and Well D are located (Ex. N). The entire southern boundary of APN 027-310-043 is adjacent to Dry Creek itself (Ex. X). The Overall Site Plan erases the parcels' perimeter topographic contours, omits the blueline streams (Dry Creek and Campbell Creek), and does not depict the distances between the wells, the septic disposal fields, and the watercourses (WAA, pp. 13–14) (Ex. N). Without this information,

neither the Planning Commission nor the public can independently verify the proximity representations on which the WAA's Tier 3 exemption depends.

VII. Requested Actions

For the foregoing reasons, Water Audit respectfully requests that the Planning Commission:

- Decline to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program on the current record, and instead continue the hearing pending re-notice to the State Clearinghouse and the public consistent with CEQA;
- Direct staff to evaluate whether the project must be processed as a Use Permit Major Modification, given the scale of the proposed expansion relative to the size limitations in Napa County Code section 18.106.040(C) and the technical studies staff itself has required;
- Require that the Conditions of Approval incorporate the CDFW letter of October 23, 2025, by enumerated reference, restore mandatory metering, monitoring, and monitoring-well language consistent with comparable permits (Ex. F, G, H), and make inclusion of all project wells in the County's Groundwater Monitoring program mandatory rather than discretionary;
- Require resolution of Well C's status under Napa County Code section 13.12.460 — either formal abandonment relief supported by current well condition data, or destruction of the well in accordance with section 13.12.480 — before any approval is granted;
- Require a complete Tier 2 analysis supported by current, dated, and qualified yield and drawdown testing for all four wells, and a Tier 3 groundwater/surface-water interaction analysis for Well C given its proximity to Campbell Creek steelhead habitat; and
- Require revised Vicinity Maps and Site Plans that include APN 027-310-043 in its entirety, all blue-line streams, and the distances between all wells, septic disposal fields, and watercourses on both parcels.

Water Audit appreciates the Commission's consideration of these comments and respectfully requests that this letter and its attached exhibits be made part of the administrative record for this application.

Respectfully submitted,



William McKinnon
General Counsel
Water Audit California

See attached Exhibits A-X:

- Ex. A — Napa County Viewshed Protection Program Application (27 pp.) and NCC §18.106.040(C)
- Ex. B — Napa County Use Permit Major Modification – Residential Application Form
- Ex. C — Environmental Health Services Memorandum, November 13, 2025,
- Ex. D — Napa County Code §§13.12.460–13.12.480 (Abandoned Wells / Destruction of Wells)
- Ex. E — Napa County Code §§13.04.040–13.04.050 (Minimum Sustained Yield / Determination of Yield)
- Ex. F — Hillwalker Conditions of Approval, August 21, 2024 (CDFW letter incorporation example)
- Ex. G — Ontrail Zoning Administrator Hearing Conditions (metering/monitoring language example)
- Ex. H — Castello di Amorosa and Arrow & Branch Conditions of Approval (monitoring well language example)
- Ex. I — State Clearinghouse Project Homepage Summary, SCH No. 2025,091008
- Ex. J — Notice of Completion, Local Public Review Period (Sept. 23 – Oct. 22, 2025,)
- Ex. K — State Clearinghouse Public Hearing Notice, dated September 18, 2025,
- Ex. L — CDFW Comment Letter, dated October 23, 2025,
- Ex. M — Napa County Project Folder Records, P22-00182 (absence of Public Hearing Notices)
- Ex. N — Water Availability Analysis, Vicinity Map and Overall Site Plan (pp. 13–14)
- Ex. O — Water Availability Analysis, Proposed Domestic Water Demand Calculations
- Ex. P — Water Availability Analysis, Water Storage Tank / Fire Storage Information
- Ex. Q — Project Plans Depicting Spa, Wine and Art Cave, and Tennis Pavilion
- Ex. R — Water Availability Analysis, p. 1 (Well Inventory and Well C Discussion)

- Ex. S — Well Completion Report, Permit No. E09-00462 (“Well C”)
- Ex. T — Aerial Distance Measurement, Well C to Campbell Creek
- Ex. U — Napa RCD, “Breaking Barriers: Campbell Creek Culvert Removal,” July 5, 2023
- Ex. V — Water Availability Analysis, Enclosure I (Theis Drawdown Model)
- Ex. W — California Department of Water Resources Well Location Mapping Tool Output
- Ex. X — Parcel Map, APN 027-310-043 Southern Boundary (Dry Creek)

COUNTY OF NAPA
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

VIEWSHED PROTECTION PROGRAM

APPLICATION PACKET

1. Applicant's Checklist
2. Viewshed Protection Program Application
3. Indemnification Agreement
4. Application Completeness Requirements and Checklist
5. Adjoining Property Owner's List Requirements
6. Excerpts from Viewshed Protection Program Ordinance
7. Viewshed Protection Design Manual
8. Slope Determination Methodology

NOTE:

PLEASE INCLUDE THREE COPIES OF
ALL REQUIRED APPLICATION MATERIALS SUBMITTED.

VIEWSHED PROTECTION PROGRAM

APPLICANT'S CHECKLIST

1. ☐ Completed and Signed Application and Indemnification Form*

*A signed Indemnification Form will only be required if a public hearing is conducted (i.e. if this is an item before the Zoning Administrator or Commission).

2. ☐ Vicinity Map
3. ☐ Proposed Site Plan
4. ☐ Topographic Map/Preliminary Grading Plan
5. ☐ Building/Structural Elevations
6. ☐ Landscaping and/or Vegetation Retention Plan
7. ☐ Exterior Lighting Plan
8. ☐ Visual Impact Analysis
9. ☐ Title Insurance Company Certified List of Adjoining Property Owners within 1000 feet
9. ☐ Application Fee of \$_____ (to be determined at time of Pre Application meeting) (Napa County Policy Manual, Part 3 § 80.050). Checks made payable to the County of Napa.

Note:

- 1) Items numbered 2-4 above may be combined and submitted on the same drawing.
- 2) A detailed list of all the required submittal items is provided herein under "Application Completeness Requirements and Checklist".
- 3) Many of the items required for review under the Viewshed Ordinance are the same items that would be normally be required for an Erosion Control Plan (ECP) Review. If you are concurrently applying for an ECP Review, provide us with a copy of the appropriate items. Please, do not duplicate your efforts.



A Tradition of Stewardship
A Commitment to Service

FILE # _____

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 THIRD STREET, SUITE 210, NAPA, CALIFORNIA, 94559 • (707) 253-4417

APPLICATION FOR VIEWSHED PROTECTION PROGRAM

FOR OFFICE USE ONLY

ZONING DISTRICT: _____
TYPE OF APPLICATION: _____
REQUEST: _____

DATE SUBMITTED: _____
DATE PUBLISHED: _____

Project Type: Structure _____ Driveway _____ Road _____ Reservoir _____ Mass Grading _____ Other _____

Other Permits Applied/Pending/Required:

ECP _____ Grading Permit _____ Use Permit _____ Variance _____

SDSDS _____ Groundwater Permit: _____

_____ # _____ # _____ # _____ # _____ # _____

Review Agencies: PBES: X County Consultant: _____ Name/Contact: _____

Final Approval: PBES X Date: _____ / _____ / _____ Conditions: Yes _____ No _____

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

Applicant's Name: _____

Telephone #: (____) _____ - _____ Fax #: (____) _____ - _____ E-Mail: _____

Mailing Address: _____
No. Street City State Zip

Status of Applicant's Interest in Property: _____

Property _____ Owner's _____ Name: _____

Telephone #: (____) _____ - _____ Fax #: (____) _____ - _____ E-Mail: _____

Mailing Address: _____
No. Street City State Zip

Site Address/Location: _____
No. Street City State Zip

Assessor's Parcel #: _____ - _____ - _____ Parcel Size: _____ acres Development Area Size: _____ acres

Slope Range of Development Area: _____ % to _____ %

(NOTE: Contour map/survey is required for all development areas with an estimated slope of 15% or greater and for all road/driveway projects, Contour map must include all areas within 100' of the cut and fill edges. Percent slope shall be calculated and presented as whole numbers. (Please see attached Slope Determination Methodology)

I hereby certify that all the information contained in this application, including but not limited to, this application form, the supplemental information sheets, site plan, plot plan, cross sections/elevations, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for evaluation of this application and preparation of reports related thereto, including the right of access to the property involved.

_____/_____/_____
Signature of Applicant Date Signature of Property Owner Date

Print Name Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Application Fee: \$ _____ Receipt. No. _____ Received by: _____ Date: _____

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Applicant

Property Owner (if other than Applicant)

Date

Project Identification

VIEWSHED PROTECTION PROGRAM

APPLICATION COMPLETENESS REQUIREMENTS AND CHECKLIST

1. ☐ Completed and Signed Application and Indemnification Form.
2. ☐ Vicinity Map.
 - A. A 7" by 5 ½" portion of a 7.5-minute (1"=2000') United States Geological Survey (USGS) topography map.
 - B. Map shall show improvements in their relationship to abutting properties/structures and major and minor ridgelines.
3. ☐ Proposed Site Plan. A proposed site plan shall be prepared to locate only the proposed site improvements and areas to be disturbed (i.e. building site, graded area). Scale of the plan shall be appropriate to the area disturbed either through grading, construction or clearing of vegetation. The area surrounding the building pad/site shall be scaled at 1" = 20' or finer and roads or driveways at 1"=100' or finer. A scaled Site Plan shall include:
 - A. Location of all existing structure(s) to be removed or remain on site; note on plan whether to remain or to be removed.
 - B. Location of all existing vegetation six inches in diameter or greater, measured in diameter at breast height (DBH), including variety, height and canopy width.
 - C. Location of all proposed impervious surfaces (i.e. driveways, motor courts, patios).
 - D. Location of all wastewater disposal systems on site.
 - E. Proposed setbacks from property lines(s) and other structures.
 - F. Location of all spoils/stock pile area for all excavated and/or imported soils.
 - G. Total floor area shown, including all floors, of all structures, regardless of use.
4. ☐ Topographic Map/Preliminary Grading Plan. Map shall note the following:
 - A. Existing and proposed contours of the building site before and after all construction is completed, drawn at 2' or 5' intervals at a scale of 1"=20' or better; driveways or access roads must show 5' intervals at a scale of 1"=100' or better.
 - B. Map shall include the following section(s) at minimum:
 - i. Disturbed areas, including proposed/existing roads;
 - ii. Building(s) height(s), measured according to the most recently County adopted California Building Code;
 - iii. Roadways/Driveways, shown at intervals as required in County Slope Determination Methodology, Conservation Regulations Exhibit A (Resolution 91-61), shorter intervals may be required in areas of changing topography;
 - iv. Retaining walls or man-made embankments and berms, illustrating location and height (scale of ¼" = 1').
 - C. Preliminary drainage plans for the site, showing the pattern and direction of flow, as well as any on site natural or man-made drainage/waterways.
 - D. Highest point of the proposed structure(s) measured vertically to top of nearest ridgeline.
5. ☐ Building/Structure Elevations.
 - A. Elevations shall scaled and include type of building material, color treatment and sample color-chip, roofing material and color.
 - B. Include information on window reflectivity and extent of window coverage.
 - C. "Building Height(s)," as defined in the most recent County adopted edition of the California Building Code, must also be shown on the elevations (See item #3 C. Determining Building Height in the Viewshed Protection Manual for measurement details).

6. ☐ Landscaping and/or Vegetation Retention Plan. Newly planted vegetation for the purpose of visual screening, must be of sufficient size to adequately screen the proposed structure(s) in two (2) to five (5) years. A complete plan shall include the following:
- A. Identify and locate all the existing vegetation to remain as visual screening for the proposed structure(s), indicate variety, height and canopy width.
 - B. Identify initial planting sizes and varieties of all materials to be installed.
 - C. Illustrate the size and canopy width of planted materials, as they would appear 10 years after installation.
 - D. Distinguish the natural and/or installed landscaping to be included in the visual impact analysis.
 - E. Installed landscaping must be compatible with existing vegetation and landscape.
 - F. Establish a comprehensive landscape maintenance program, including a protection and pruning program for existing and planted trees.
7. ☐ Exterior Lighting Plan. Identifying the location, type of fixture, focus/purpose, as well as the use of any timers or motion sensor devices
8. ☐ Visual Impact Analysis. One or more of the following may be required to determine the visual impact of the structure(s) and its associated improvements and their conformance with the Viewshed Protection Program.
- A. Story poles (the temporary placement of a mock wooden skeleton in the general shape of the building, then draping plastic orange snow fencing around the roofline to portray the visual prominence and bulk of the proposed structure).
 - B. Computer simulation.
 - C. Photomontage.
 - D. Picture or visual as viewed from designated public road at point(s) where the structure(s) is/are visible.
 - E. Appropriately scaled model.
 - F. Additional views or materials as required by staff from other vantage points.
9. ☐ Title Insurance Company Certified List of Adjoining Property Owners within 1000 feet. Identifying all property owners within 1000' of the subject parcel, specifying name, address and parcel number; included on two sets of mailing labels with accompanying Assessor's Pages used to compile the above property owner list. Please see "ADJOINING PROPERTY OWNER LIST REQUIREMENTS" for details on preparing the requested list.
10. ☐ Application Fee of \$_____ (to be determined at Pre-App meeting) plus an Initial Environmental Review Fee (if applicable) of \$_____ (to be determined at Pre-App meeting) (Napa County Policy Manual, Part 3 § 80.050). Checks made payable to the County of Napa.

ADJOINING PROPERTY OWNER LIST REQUIREMENTS

All applications shall include a list of the current owners of all the properties whose outer perimeters are within **1000 feet** of the property boundary of the project site. The list shall include the property owner's names, their addresses and the assessor's parcel numbers of the property owned.

Preparation, verification and submission of this list of property owners is the responsibility of the applicant. Lists of the property owners appearing on County tax rolls in the form required are available from all local title insurance companies. A title insurance company must certify each such list, ensuring that it reflects the most recent County tax roll information.

INSTRUCTIONS TO TITLE COMPANY

Please prepare the property owners' list as follows:

1. Type the property owners' names, parcel numbers and mailing addresses on an 8½" by 11" sheet of Avery #5160 Laser Labels so that this information can be readily used in mailing by Planning, Building, and Environmental Services.
2. Submit a full page copy of the assessors' parcel book page(s) and a copy of the latest equalized assessment roll used to compile the property owners' list. Please indicate the location of all parcels listed, by check mark or colored parcel number circled on the pages.

If you should have any questions, please contact Planning, Building, and Environmental Services at (707) 253-4417.

Chapter 18.106 - VIEWSHED PROTECTION PROGRAM

18.106.010 - Purpose.

The purpose and intent of these regulations is to protect the public health, safety, and community welfare and to otherwise protect the scenic quality of the county both for visitors to the county as well as for its residents by ensuring that future improvements are compatible with existing land forms, particularly county ridgelines and that views of the county's many unique geologic features and the existing landscape fabric of the county's hillside areas are protected and preserved. These regulations are consistent with the goals and policies of the Napa County general plan, particularly as specified in the land use, open space and conservation, circulation and the scenic highways elements. Furthermore, it is intended that these regulations accomplish the following:

- A. Provide hillside development standards to minimize the impact of man-made structures and grading on views of existing landforms, unique geologic features, existing landscape features and open space as seen from designated public roads within the county;
- B. Protect and preserve views of major and minor ridgelines from designated public roads;
- C. Create a development review process that maximizes administrative, staff level approval of projects which meet administrative standards, while also providing a vehicle for review by the zoning administrator or planning commission of those projects that do not meet the administrative standards;
- D. Minimize cut and fill, earthmoving, grading operations and other such man-made effects on the natural terrain to ensure that finished slopes are compatible with existing land character; and
- E. Promote architecture and designs that are compatible with hillside terrain and minimize visual impacts.

18.106.030 - General provisions.

- A. **Applicability—New and Expanded Structures.** No building permit, erosion control plan for structural development, grading or other administrative permit shall be issued by any county staff, agency or department for any new structure or improvement to an existing structure if the structure is located on a slope of fifteen percent or more as defined in Section [18.106.020](#) or if the structure is located on any minor or major ridgeline as defined in Section [18.106.020](#) except as specifically provided for herein. The ordinance codified in this section shall apply to all new structures located on slopes of fifteen percent or more or located on a minor or major ridgeline. In the event of a conflict among the regulations in this chapter and those elsewhere in this code, the regulations in this chapter shall prevail. The provisions of this chapter shall also apply to projects undertaken by public agencies and special districts except for the maintenance of existing county public roads within existing rights-of-way.
- B. **Applicability—Grading or Earthmoving Activities.** No permit or administrative or discretionary approval shall be issued to authorize any grading or earthmoving activity, including grading or earthmoving necessary to create or improve an existing or new driveway, road or other access, or benches or shelves, if such earthmoving or grading would occur on slopes of fifteen percent or more until the applicant has complied with the applicable provisions of this chapter. Agricultural roads within planted areas subject to erosion control plans under [Chapter 18.108](#) of the code shall not be subject to this requirement.
- C. **Relationship to the Review of Tentative Parcel Maps, Final Maps, and Subdivision Maps.** All future building sites identified on either a tentative parcel map, final map, or subdivision map shall be reviewed and conditions of approval established to ensure conformity with the purpose and intent of this chapter.

- D. Relationship to Previously Approved Use Permits and Small Lot Subdivisions. All structures described in a use permit approved prior to the effective date of Ordinance Number 1189 shall not be subject to the requirements of this chapter. Parcels in small lot subdivisions (defined as groups of at least five parcels of less than two acres each for the purposes of this section) established prior to the effective date of Ordinance Number 1268 shall not be subject to the requirements of this chapter.
- E. Relationship to Previously Accepted or Approved Building Permits. All residential structures or accessory structures for which a building permit was approved prior to the effective date of Ordinance Number 1189, or for which a building permit application had been accepted and deemed complete for departmental review by the county prior to December 1, 2001, shall not be subject to the requirements of this chapter. Such structures and the accompanying permits may be modified prior to the final occupancy inspection if the predominant portion of the proposed modifications to the structure is screened from view from a designated public road by natural vegetation, landscaping, architectural design, and color/tone that is in accordance with the Design Manual and provisions of this chapter.
- F. Relationship to Use Permit Applications. Applications requiring the issuance of a use permit or use permit modification, as required by the code, will be reviewed for their adherence to the requirements of this chapter during the application process for the issuance of the use permit or use permit modification.
- G. Relationship to Conservation Regulations. The structures or activities referred to in Section 18.108.050, except subsections (A) and (B), shall be exempt from the requirements of this chapter and will be cleared for further processing.
- H. Determination of Adverse Effects on Ridgelines. The director shall determine whether the proposed location of a structure could adversely affect a minor or major ridgeline for the purpose of administering this chapter based upon elevation of the proposed structure, the height of its roof line and the location of the structure in relationship to surrounding topography.
- I. Application Form and Fee. Applications for new, expanded or remodeled structures subject to this chapter shall be submitted to the department on a form provided by the department accompanied by a fee determined by a resolution adopted by the board of supervisors.

(Ord. 1278 § 1 (part), 2006: Ord. 1268 § 8, 2005: Ord. 1232 § 2, 2003: Ord. 1189 § 3 (part), 2001)

18.106.040 - Projects subject to administrative review.

- A. General Provisions. Permit applications which meet the criteria in subsection (A) or (E) of Section 18.106.030, and/or grading or earthmoving activities meeting the criteria in subsection (B) of Section 18.106.030, shall be submitted to the department for review by the director. If the application, either as submitted, or upon the inclusion of specified measures, meets the criteria specified in subsection (B) or (C) of this section, the director shall certify that the project complies with the applicable provisions of this chapter and the project will then be cleared for continuing processing pursuant to Title 15 of the code. The director may require the submittal of additional information including, but not limited to, a photo or computer simulation of the project and associated improvements, prior to determining that the project meets the criteria contained in this chapter.
- B. Visibility Determination. If the director determines that the project cannot be viewed from any designated public road, because of its relationship to surrounding topography or existing vegetation, then the project will be cleared for further processing pursuant to the code. If the determination was made based on existing vegetation coverage, then the property owner, prior to the issuance of a building permit, shall be required to execute and record in the county recorder's office a use restriction, in a form approved by county counsel, requiring the existing covering vegetation to be maintained, or replaced with equivalent

vegetation, by the owner or the owner's successors, so as to prevent the project from being viewed from any designated public road.

C. Administrative Criteria. A project shall be certified and cleared for further processing, if the director determines that a project meets all of the following conditions:

1. The highest point of the proposed structure is located more than twenty-five vertical feet below a major or minor ridgeline;
2. The project as designed and sited meets all of the following standards and substantially conforms to the Design Manual:
 - a. The maximum floor area, including all floors, of the main residence or agricultural structure is four thousand square feet or less and the maximum floor area, including all floors, for accessory structures are a combined total of two thousand five hundred square feet or less,
 - b. The height of the structure is twenty-four feet or less as measured from finished grade along fifty percent or more of the longest wall as viewed from any designated public road,
 - c. The improvement(s), including any required earthmoving or grading associated with the structure shall minimize removal of existing vegetation with emphasis on preserving mature trees. If the improvements require the removal of any tree with a diameter of six inches or greater, a detailed landscaping plan shall be prepared showing the location and replacement of trees and vegetation in a manner which screens the improvements from substantial views from designated public roads and provides for defensible space in conformance with state law,
 - d. A significant portion of natural on-site vegetation has been retained to naturally screen the project from views of designated public roads,
 - e. Landscaping will be installed and designed to screen the project from substantial views from designated public roads,
 - f. The project lighting, including site lighting, has been designed to minimize off-site visibility and glare,
 - g. The exterior color treatment of the structure will blend with the color of surrounding vegetation and landforms,
 - h. Exterior windows and trim are nonreflective, and
 - i. Roof angles and composition are designed to conform to existing landforms and landscape;
3. If the structure is an addition to an existing residence or an agricultural structure, the total floor area, including all floors shall not exceed four thousand square feet. If the addition pertains to an accessory structure, the total floor area, including all floors, shall not exceed a combined total of two thousand five hundred square feet;
4. The project as sited and designed shall be in substantial compliance with the Design Manual to reduce its visual impact on the views of major and minor ridgelines as viewed from any designated public road and unique topographic or geologic features as viewed from any county road. The following landforms will be considered to be unique topographic or geologic features for the purposes of this subsection: Mt. St. Helena, Stag's Leap, Calistoga Palisades, Round Hill, Mt. George and Mt. St. John;
5. Involves the grading of less than one and one-half acres of land;

6. Future structures, including roads, driveways, wastewater disposal systems, and necessary earthmoving to construct project improvements shall be located to avoid environmentally sensitive areas as defined by Section 18.08.270 of the code;
 7. A detailed landscape plan prepared by a qualified landscape professional shall be prepared which incorporates the criteria set forth in the Design Manual for review and approval by the director.
- D. Prior to the issuance of a building permit for any project authorized under this section, the property owner shall be required to execute and record in the county recorder's office a use restriction, in a form approved by county counsel, requiring building exteriors, and existing and proposed covering vegetation, as well as any equivalent level of replacement vegetation, to be maintained by the owner or the owner's successors so as to maintain conformance with either subsection (B) or (C) of this section.
- E. Projects that do not satisfy the criteria and standards contained in Section 18.106.040 shall be subject to review and approval under Section 18.106.050

(Ord. 1278 § 1 (part), 2006: Ord. 1232 § 3, 2003: Ord. 1189 § 3 (part), 2001)

18.106.050 - Processing of projects subject to review and approval by the zoning administrator or the commission.

- A. If the director determines that a project does not meet the criteria in Section 18.106.040 the project shall not be cleared for further processing until the findings contained in subsection (B) of this section are made and a permit is issued by the zoning administrator, or upon referral, by the commission.
- B. The zoning administrator or commission shall make all of the following findings prior to approving a project:
1. The project as designed or modified is consistent with Chapter 18.108 of the code;
 2. If the highest point of the proposed project is located more than twenty-five vertical feet below a major or minor ridgeline, that measures have been included in the project to reduce its visual impact on the major or minor ridgeline through use of existing natural vegetation, landscaping, topographical siting, architectural design, and colortone; or if the highest point of the proposed structure is within twenty-five vertical feet of a major or minor ridgeline, that the existing vegetation, proposed landscaping, topographical siting, architectural design, and colortone screen the predominant portion of the proposed structure;
 3. The proposed structure, access roads and other site improvements are sited and designed to minimize adverse effects on views from designated public roads;
 4. The proposed structure, access road and other site improvements, including earthmoving or grading, and benches or shelves minimize the removal of vegetation;
 5. The siting and design of site improvements and access roads minimize grading and alteration of natural landforms and topography;
 6. A landscape and/or vegetation retention plan in conformance with the Design Manual has been submitted and approved for the site that would provide maximum screening from designated public roads through preservation of existing vegetation and the planting of new vegetation and provide for defensible space in conformance with state law;
 7. The proposed structure and associated improvements substantially conform with the Design Manual in order to reduce their visual impact on the views of major and minor ridgelines as viewed from any designated public road and unique topographic or geologic features as viewed from any county road. The following landforms will be considered to be unique topographic or

geologic features for the purposes of this subsection: Mt. St. Helena, Stag's Leap, Calistoga Palisades, Round Hill, Mt. George and Mt. St. John;

- C. Prior to the issuance of a building permit for any project authorized under this section, the property owner shall be required to execute and record in the county recorder's office a use restriction, in a form approved by county counsel, requiring building exteriors, and existing and proposed covering vegetation, as well as any equivalent level of replacement vegetation, to be maintained by the owner or the owner's successor so as to maintain conformance with subsection (B) of this section;
- D. If one or more of the findings in subsection (B) of this section cannot be made, the application shall be forwarded to the commission for a possible exception pursuant to Section 18.106.070

(Ord. 1278 § 1 (part), 2006: Ord. 1232 § 4, 2003: Ord. 1189 § 3 (part), 2001)

18.106.060 - Required public and private notification.

- A. Within seven days of the issuance of a tentative decision that the project is subject to administrative approval under Section 18.106.040, the director shall give notice of his tentative decision, including the date on which the tentative decision will become final, which date shall be ten calendar days following the date notice of the tentative decision is mailed.
 - 1. The notice shall be provided to the city or town closest to where the project is proposed to be built and to all public or private property owners located within three hundred feet of the outer perimeter of the property on which the project would be constructed as shown on the latest equalized assessment roll.
 - 2. The tentative decision shall be final once the period identified in the notice has expired unless an appeal has been filed by the applicant or any interested person pursuant to Chapter 2.88 of this code, in which case the tentative decision shall become final only if and when the appeal is withdrawn, dismissed or denied. If the appeal is granted, in whole or in part, the decision of the board on appeal shall become final in the manner and within the time set forth in Chapter 2.88
- B. At least ten days prior to a decision by the zoning administrator or the commission under Section 18.106.050 or 18.106.070, notice of a public hearing shall be provided to the city or town closest to where the project is proposed to be built and to all property owners located within three hundred feet of the outer perimeter of the property on which the project would be constructed as shown on the latest equalized assessment roll.

(Ord. 1278 § 1 (part), 2006: Ord. 1232 § 5, 2003: Ord. 1201 § 7, 2002; Ord. 1189 § 3 (part), 2001)

18.106.070 - Exceptions.

Upon application by the property owner of a site, an exception to the requirement contained in subsection (B) of Section 18.106.050 may be granted by the commission. Such exception may be granted if, after conducting a public hearing and reviewing available building sites on the subject property, the commission makes all of the following findings:

- A. Compliance with the provisions of subsection (B) of Section 18.106.050 would result in greater visual impact than would the proposed construction on the proposed building site;
- B. Compliance with the provisions of subsection (B) of Section 18.106.050 would result in greater impact on existing landforms and landscape than would the proposed construction on the proposed building site;
- C. Measures have been included in the project to reduce its visual impacts as seen from any designated public roads. Such measures include but are not limited to:

1. Installation of landscaping designed to screen the project from view of designated public roads;
 2. Low level lighting on buildings and site which minimize off-site visibility and glare;
 3. Nonreflective exterior windows and window frames;
 4. Use of earth tone colors on building exteriors;
 5. Roof angles and composition designed to conform with the existing land forms and landscape; and
 6. Building height has been designed to minimize the silhouetting against the sky when viewed from any designated public road or open space owned or managed by a public agency or land trust.
- D. Prior to the issuance of a building permit for any project authorized under this section, the property owner shall be required to execute and record in the county recorder's office a use restriction, in a form approved by county counsel, requiring building exteriors, and existing and proposed covering vegetation, as well as any equivalent level of replacement vegetation, to be maintained by the owner or the owner's successors so as to maintain conformance with subsection (C) of this section.
- E. The project as designed or modified is consistent with the requirements of Chapter 18.108 of the code.

(Ord. 1278 § 1 (part), 2006: Ord. 1232 § 6, 2003: Ord. 1189 § 3 (part), 2001)

VIEWSHED PROTECTION DESIGN MANUAL

VIEWSHED PROTECTION PROGRAM

A. Purpose.

The purpose of this manual is to detail the requirements of the Viewshed Protection Ordinance. The manual utilizes text and graphical examples accompanied with brief explanations intended to standardize hillside development and convey the intent of the Ordinance. Where possible, the manual provides examples explains of practices intended to minimize the impact of man-made structures and grading on views of existing landforms and landscape, unique geologic features as seen from designated public roads within Napa County.

B. General Requirements and Conventions.

1. All final grades, including all cut and fill slopes, visible from any designated public road shall be:
 - a. Consistent with the existing landscape to the greatest extent possible, avoiding uninterrupted slope surfaces that stand out against existing topographic contours;
 - b. Contoured to resemble existing terrain by varying slope increments and breaking the visual surface of banks and inclines both vertically and horizontally as naturally as possible;
 - c. Constructed to allow for the creation of berms or mounding at the top of slopes and in other locations for the screening of structures and assurance proper site drainage.
2. Design, height and massing of hillside development shall:
 - a. Maintain a balance of scale and proportion using design components that are harmonious with natural landforms and landscaping;
 - b. Be small scale and low in height, conforming with hillside topography by stepping or staggering the mass of the proposed building up or down slope, avoiding flat pad construction and vertical massing;
 - c. Utilize structural elements, building materials and color tones which blend artificial surfaces with surrounding native elements;
 - d. Utilize construction materials, glass, roofing and other surfaces that are of a non-reflective nature;
 - e. Ensure articulated walls that utilize reveals, cornice detailing, alcoves or other features which are appropriate to the scale of the building and building projections, trellises, landscaping or other devices, which in total, serve to break up long, continuous building walls which are visible from designated public roads; and
 - f. Ensure that the proposed structure is not silhouetted against the sky when viewed from any designated public road.
3. Roadways, driveways and utility alignments shall be:
 - a. Located to minimize grading and earthmoving activity, by following existing contours and positioned upon gradual slopes whenever possible;
 - b. Constructed to blend with the existing landscape, through alignment with the natural curving contour of the land instead of keeping to straight lines or geometric patterns;
 - c. Concealed from view through preservation and maintenance of existing vegetation or through planned landscaping that is constant with the natural character of the area.
4. Landscape planting and vegetation preservation shall:
 - a. Incorporate trees where appropriate, planted in random groupings or clusters that mimic or maintain natural assemblages rather than in systematic rows;
 - b. Maintain vegetation lines which convey the existing slope of the hillside;
 - c. Preserve native vegetation, including grasses and open space when ever possible;
 - d. Use native materials to the greatest extent possible and/or non-natives that are compatible with indigenous vegetation and confined to the adjacent vicinity of the proposed structure;

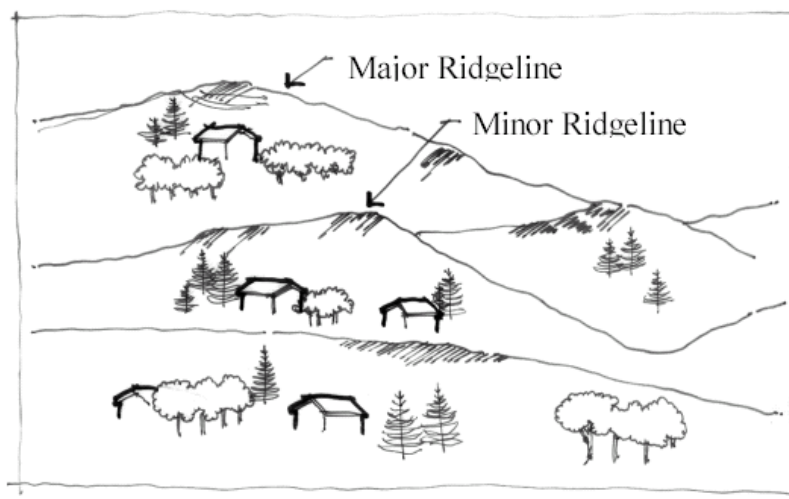
- e. Include a sufficient irrigation, maintenance and monitoring program designed to provide species requirements as well as protect against sedimentation, soil loss and land sliding;

5. Exterior and landscape lighting applications shall be:

- a. Designed to minimize nighttime disruption and visual glare by shielding lamp sources downward and away from view of designated public roads;
- b. Controlled by timers and/or motion sensors, to limit the duration of use and reduce prolonged glare;
- c. Sized with the minimum wattage possible to meet desired application.

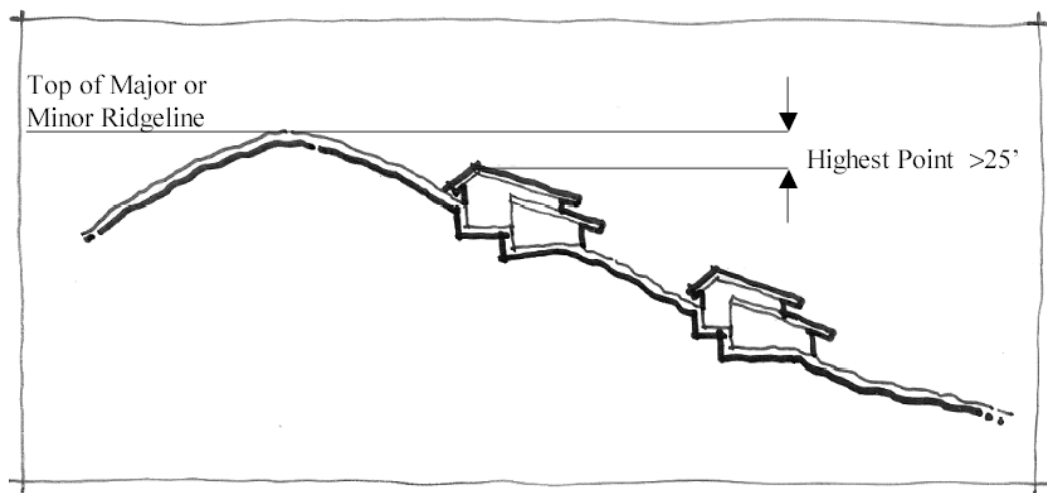
C. Graphical examples.

1. Major and minor ridgelines:



- a. "Major Ridgelines" shall mean a ridgeline, which is prominently visible from a substantial land area within the County, characterized by the lack of a topographical backdrop where the sky is visible beyond the ridge;
- b. "Minor Ridgelines" shall mean a ridgeline that is not prominently visible to a large area of the County and those typically lower in height, when compared to the surrounding terrain and which may be visible only to a limited area, or have a backdrop of a nearby higher topographical feature.

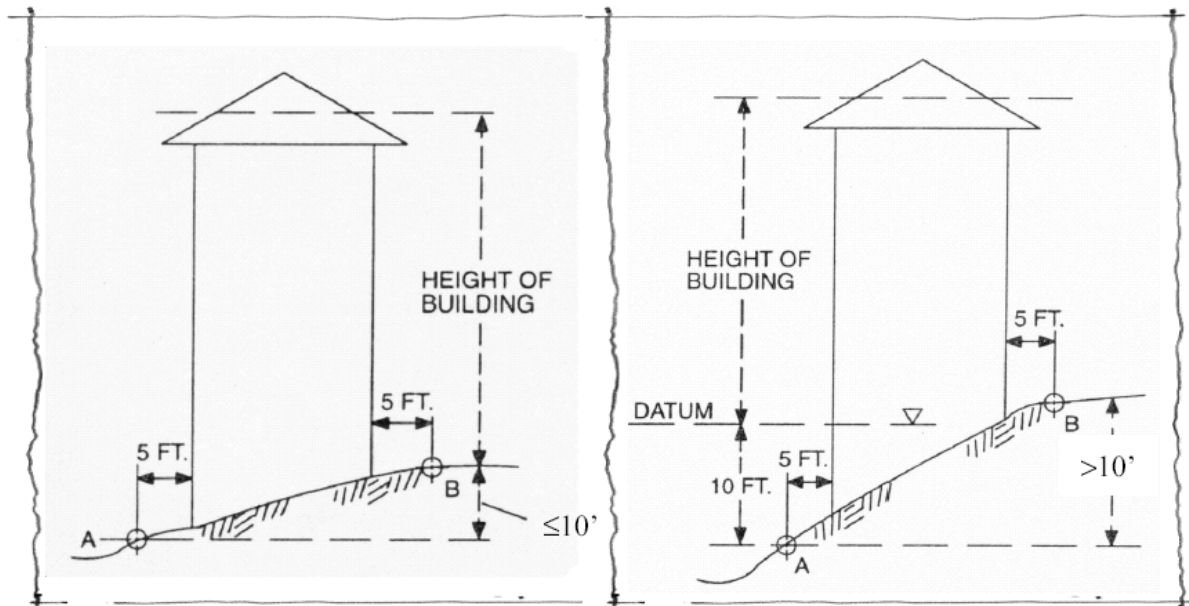
2. Restricted development area for administrative review:



- a. A project shall be certified and cleared for further processing under 18.106.040(B) if the project cannot be seen from a designated public road or under 18.106.040(C) if all the administrative criteria listed in

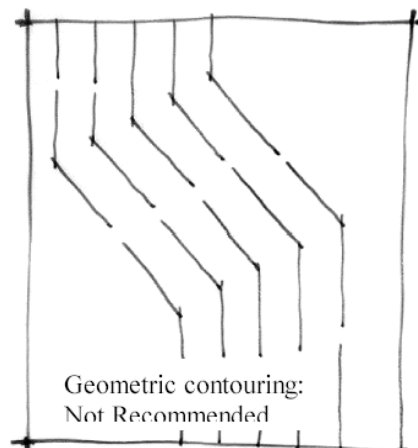
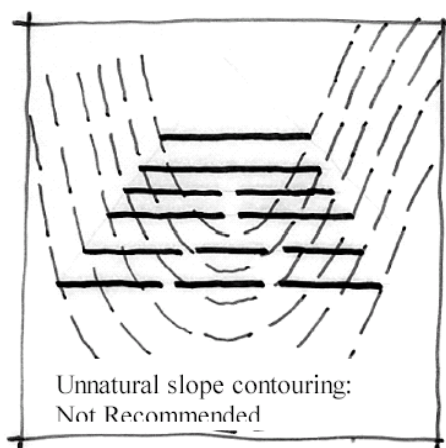
that section are met, including that the highest point of the proposed structure is located more than 25' below a major or minor ridgeline.

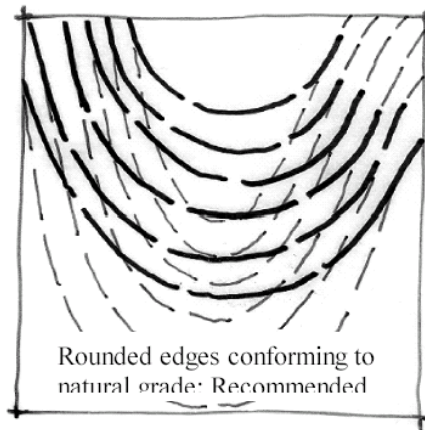
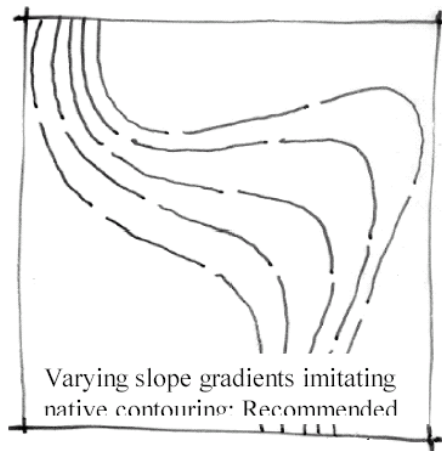
3. Determining height of a building:



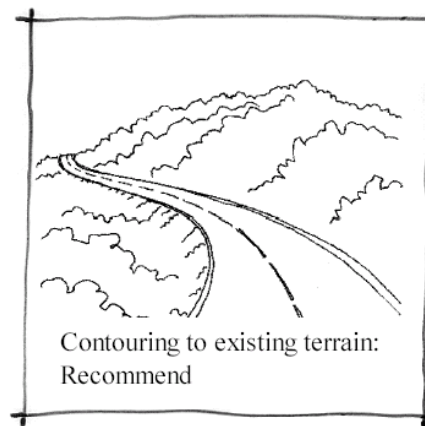
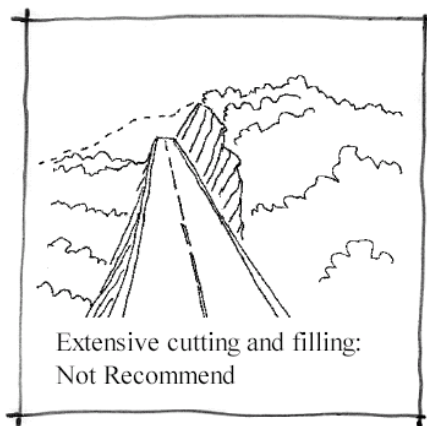
- a. Height of a building is the vertical distance above the highest point of the coping of a flat roof or deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be either of the following, whichever yields the greater height of building:
 - i. The elevation of the highest adjoining sidewalk or ground surface within a 5' horizontal distance of the exterior wall when such sidewalk or ground surface is not more than 10' above lowest grade;
 - ii. An elevation 10' higher than the lowest grade when the sidewalk or ground surface described in item a. above is more than 10' above lowest grade;
- b. The height of a stepped or terraced building is the maximum height of any segment of the building.

4. Grading cut and fill slopes, roadways and driveways:

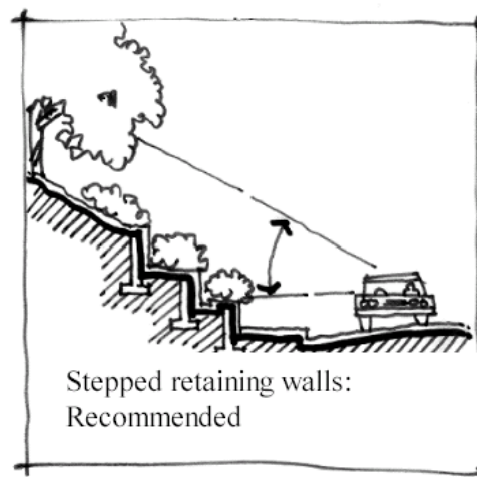
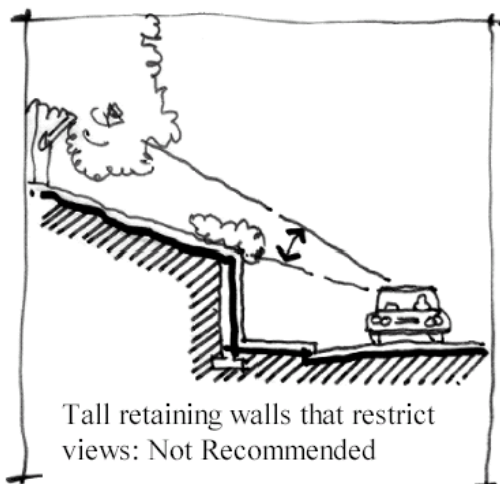


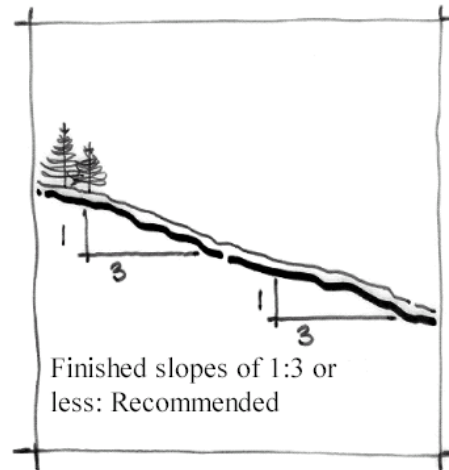


- a. Finished cut and fill slopes shall be constructed to blend with the existing landscape, curving with the natural contour of the land, avoiding straight lines and/or geometric patterns;



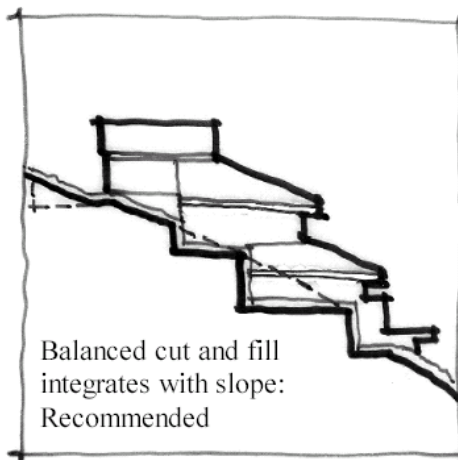
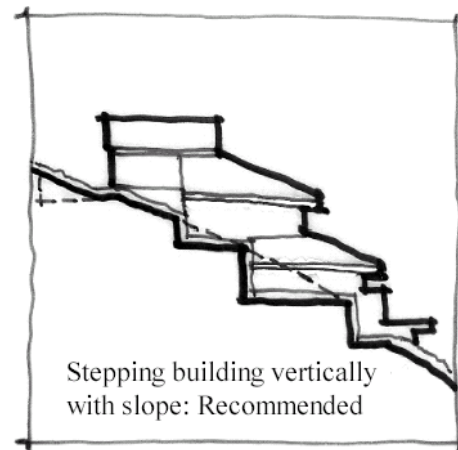
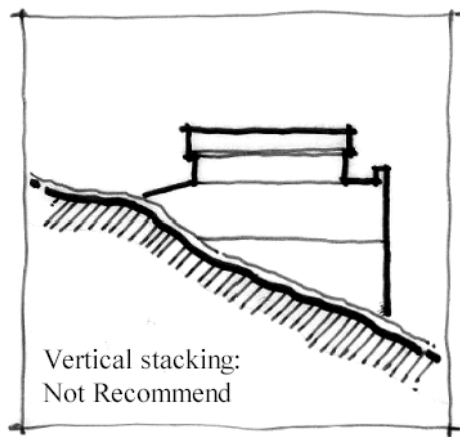
- b. Unwarranted cutting and filling should be avoided when constructing roads, driveways and other related structures, using measures such as laterally balancing cut and fills, alignment with natural contours and restricting development to gentle climbing gradients;

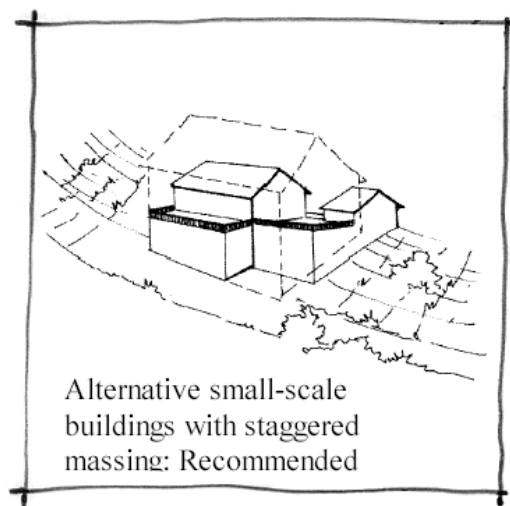
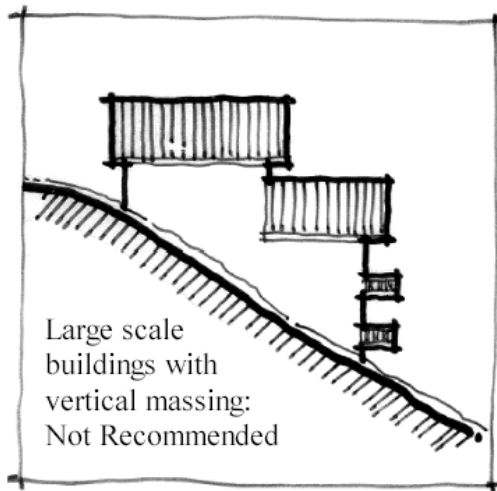




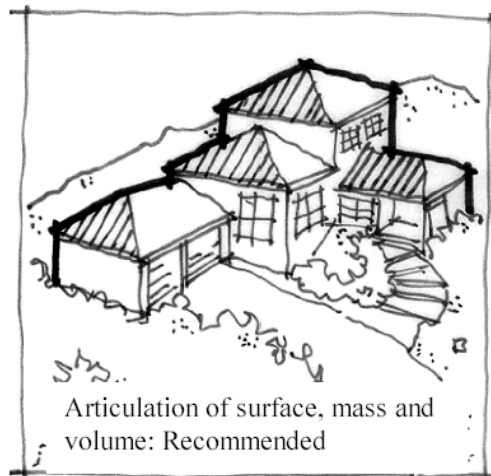
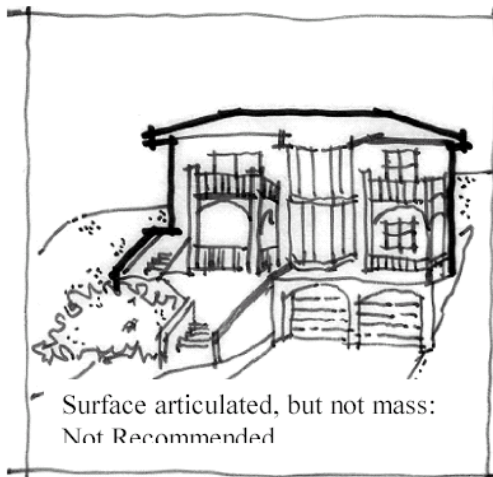
- c. Retaining walls along roadways or associated with structural developments should be stepped and terraced incrementally, avoiding tall flat surfaces that restrict views and slopes steeper than 1:3;

5. Building design, massing and configuration:

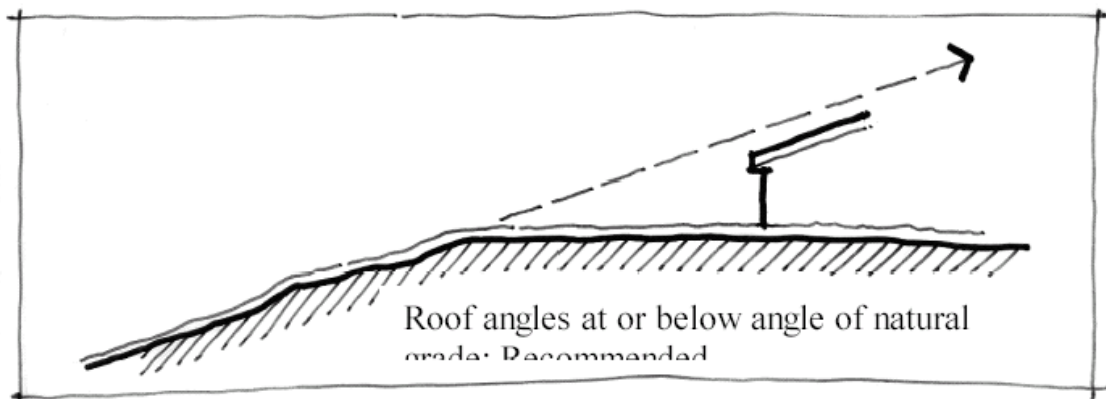
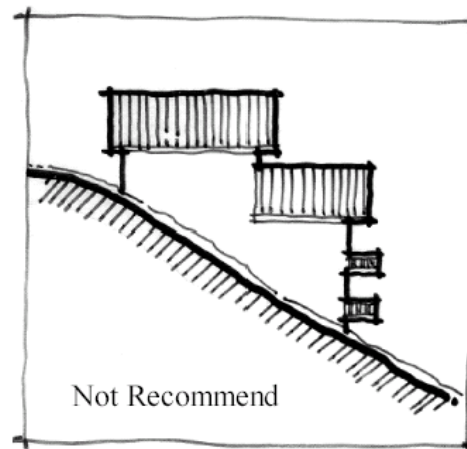
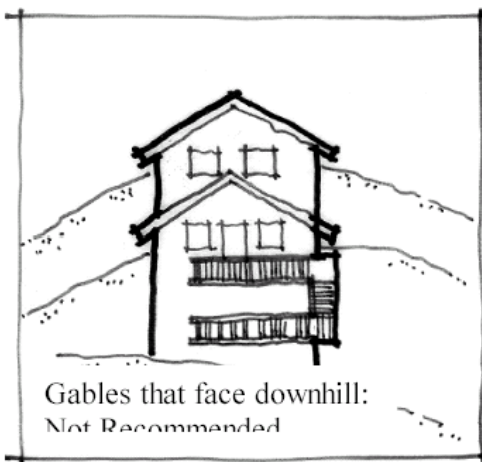
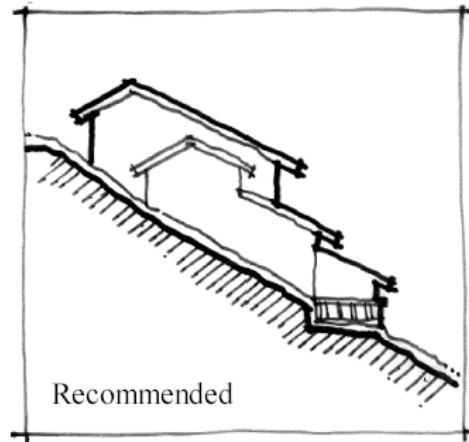
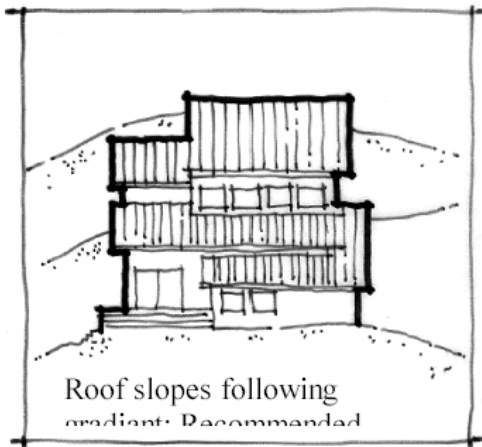




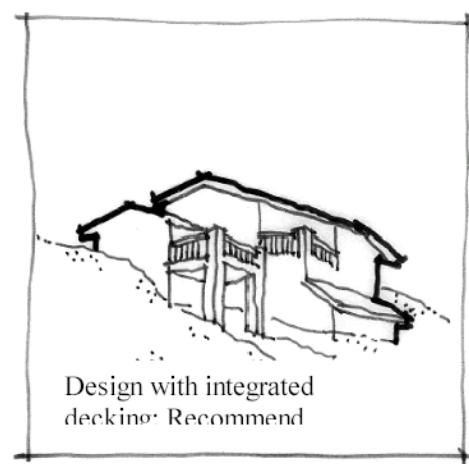
- a. Small scale and low in height construction is recommended, conforming with hillside topography by stepping or staggering the mass of the proposed structure up or down slope, avoiding flat pad construction;
- b. Maintain a balance of scale and proportion using design components which are harmonious with natural landforms and landscaping;



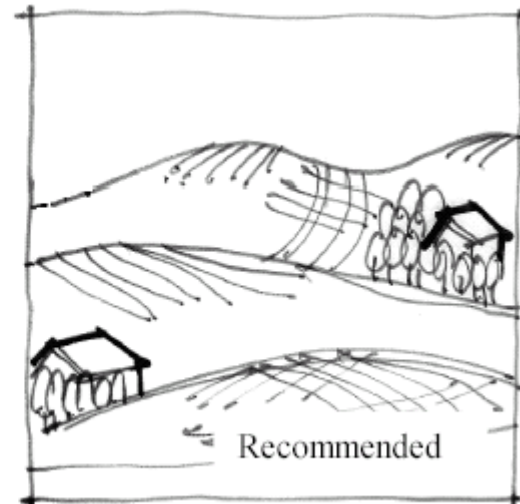
- c. Building shall ensure articulated walls and utilize reveals, cornice detailing, alcoves or other features which breakup the scale of the building. Uses of projections, trellises, landscaping or other devices which in total serve to break up long, continuous building walls is encouraged;



- d. Roof slopes that follow the gradient of the site are recommended over those that diverge from the hill slope;
- e. Construction materials, glazing, roofing and other surfaces that are of a non-reflective nature are encouraged;

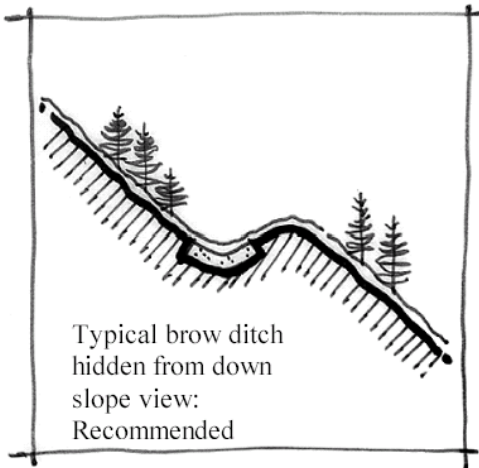
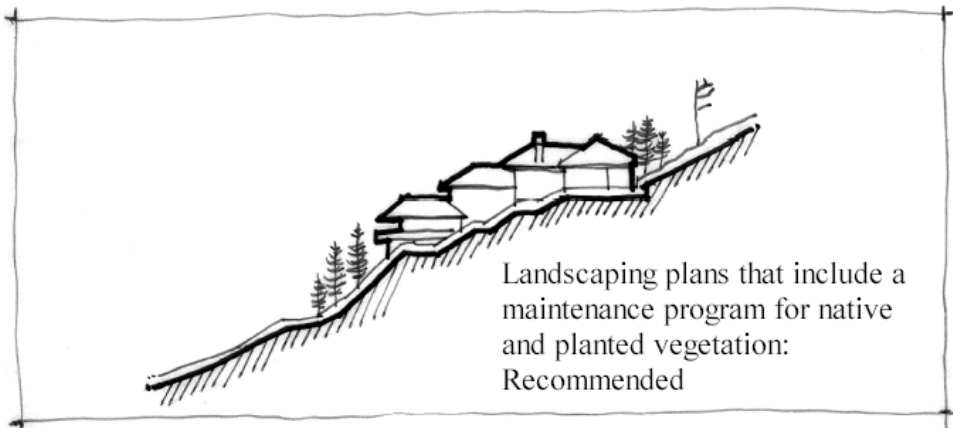
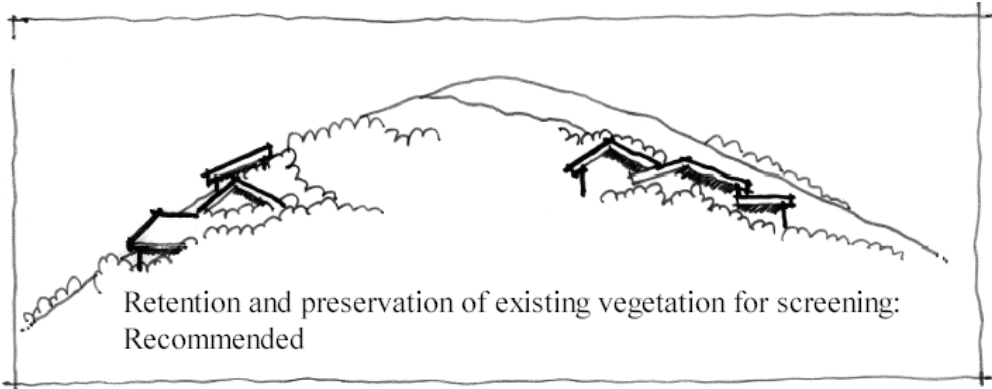


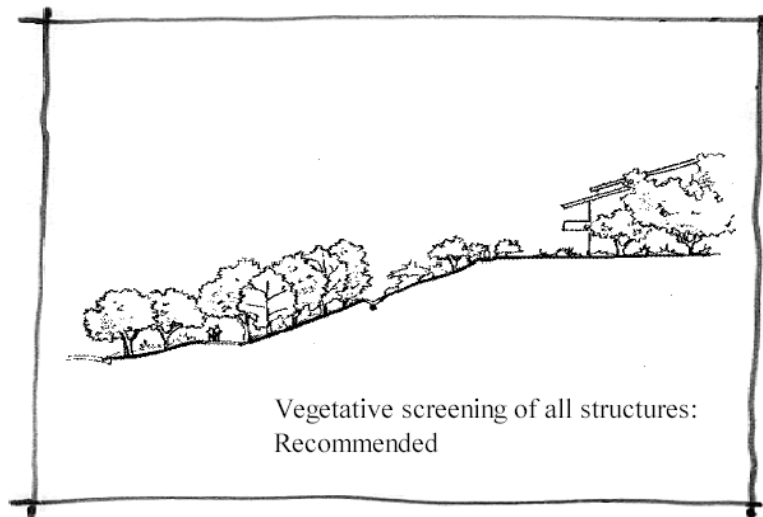
- f. Installation of decking that is integrated into the building is recommended over that which is attached or tacked on to exterior walls;
- g. To the greatest extent possible, structural elements, building materials and color tones shall blend artificial surfaces with surrounding native elements;



- h. Proposed structures shall not be sited atop peaks nor silhouetted against the sky when viewed from any designated public road.

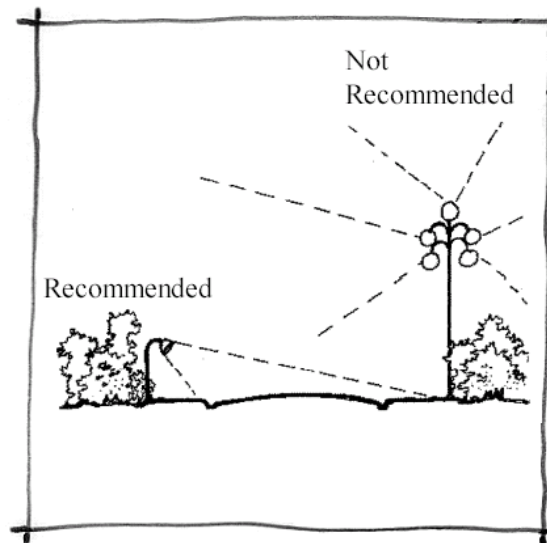
6. Landscape planning and vegetation preservation:





- a. Whenever possible, structures, including roads shall be concealed from view through preservation and maintenance of existing vegetation or through planned landscaping that is consistent with the natural character of the area.

7. Exterior lighting of structures and landscaping:



- a. Outdoor lighting shall be designed to minimize nighttime disruption. Lamp sources should be shielded from view and light source directed downward. Timers and motion detectors should be used wherever possible.

NOTE: The Viewshed Protection Manual has not been updated to reflect the revisions to the Viewshed Protection Program Ordinance. The Ordinance shall prevail if there's a conflict between the Manual and the Ordinance

SLOPE DETERMINATION METHODOLOGY
VIEWSHED PROTECTION PROGRAM

Slope is the ratio of the vertical distance to the horizontal distance, or the elevation change in feet divided by the distance in feet. The percent slope of a development area (ie, the entire contiguous area that will be disturbed by the land clearing, grading, or other earthmoving activities) is the natural slope of the existing terrain, **NOT** the finished or proposed percent slope resulting from the project.

Structures & Related Improvements: The percent slope of each contiguous development area shall be measured perpendicular to the contours across the area being disturbed including the driveway when the driveway is less than 50 feet in length. Its average slope shall be determined by averaging at least 3 typical cross sections. The slope determination will be made using a site plan with a contour interval of 2 to 5 feet and a scale of 1"=20' or better.

When a driveway exceeds 50 feet in length, the slope of the "structural development area" is measured perpendicular to the contours across the area being disturbed excluding the driveway. The driveway slope is measured separately as identified in the Roads and Driveways category below.

If the average slope of each development area is less than 30%, an administrative approval may be granted. If the average slope of any development area is 30% or greater, work in that area cannot be undertaken unless a use permit is approved by the Napa Co. Zoning Administrator or Conservation Development and Planning Commission. If the average slope is greater than 50%, approval of a variance will be required (*For further information regarding a variance please contact a planner*).

Roads & Driveways: The percent slope of a road or driveway longer than 50 feet shall be measured using the following procedure:

- a) Stations will be established on the plan along the centerline of the proposed roadway at 100 foot intervals with 0+00 being assigned to the point where grading commences (at the new roads juncture with the existing road)
- b) Cross sections at a scale of 1" = 10' horizontal and vertical extending **100 feet** from outer limits (edges) of the grading shall be taken at each station (i.e. at 0+00, 1+00, 2+00 etc). When the roadway is less than 200' long, 3 equally spaced cross sections shall be taken. The axis of each cross section shall be perpendicular to the existing contours pertinent to that section. The average slope of each cross section shall be calculated by dividing the difference in elevation of the cut and/or fill catch points by the intervening distance.
- c) The average slope of the roadway shall be determined by averaging all these cross sections excluding those measured at less than 5% slope.

This slope determination will be made by evaluating a site plan with a contour interval of 5 feet or less and a scale of 1"= 100' or better.

If the average slope calculated is less than 30%, an administrative approval may be issued. If the average is 30% or greater **OR** if three (3) or more cross sections exceed 50%, road development cannot be undertaken unless a use permit is approved by the Napa Co Conservation Development and Planning Commission. If the average slope is greater than 50%, approval of a variance will be required (*For further information regarding a variance please contact a planner*).

General Land Clearing: The methodology for determining slope and the criteria applied thereto are the same as those utilized for agricultural projects under the Conservation Regulations (see section below).

Agriculture: The percent slope of each contiguous area cleared (i.e., each area not separated by roads, streams, or non-cleared areas) shall be measured perpendicular to the contours across said area. Its average slope shall be determined by averaging at least 3 typical cross sections

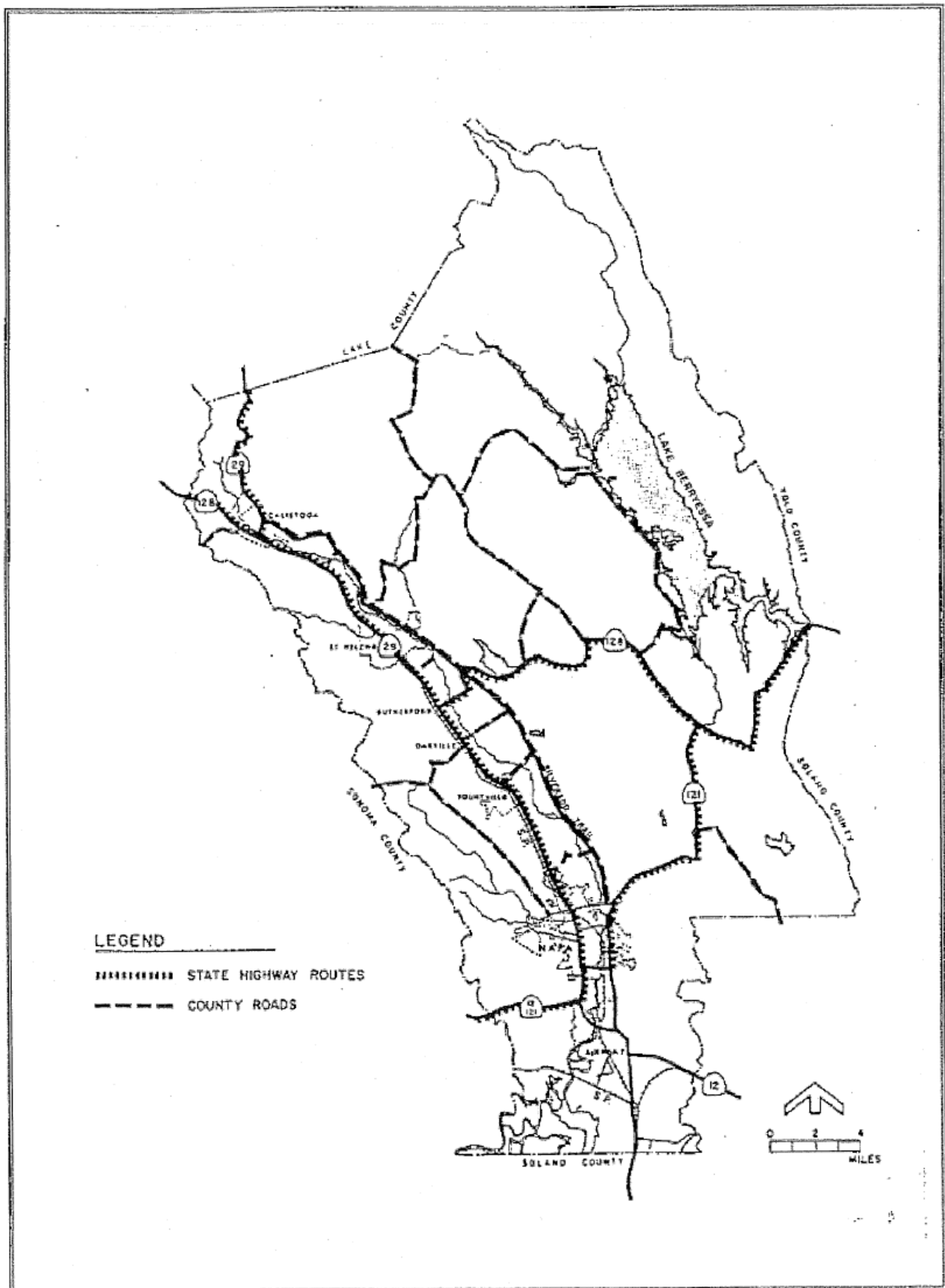
The slope determination will be made by evaluating a site plan with a scale of 1"=200' or greater. When the project involves less than 30 acres contour intervals of 20 feet or less shall be used. When the project involves more than 30 acres, contours intervals of 5 feet or an interval acceptable to the CDPD shall be used.

If the slopes of all portions of each contiguous area are less than 30%, an administrative approval may be issued. However, if any portion within each contiguous area to be cleared is 30% or greater in slope, the following standards then apply:

- a) If the total area of the contiguous clearing is larger than 1 acre, sub-areas completely inside the boundaries of the area being cleared up to 1 acre in size in the 30%-50% slope range may upon the recommendation of the Napa Co Resource Conservation District or County Consultant AND written approval by the Director or his/her designee be cleared. Clearing of areas in the 30%-50% slope range (1) adjacent to the boundaries of the proposed clearing, or (2) exceeding 1 acre in size will require approval of a use permit by the Napa Co Conservation, Development and Planning Commission.
- b) If the total contiguous area to be cleared or graded is less than 1 acre, up to 1/3 of the area to be cleared or graded may exceed 30% in slope but only upon the recommendation of the Napa Co Resource Conservation District or County Consultant AND written approval by the Director or his/her designee.
- c) Any area with a greater than 50% slope cannot be cleared or graded unless a variance is approved (*For further information please contact a planner*)

If the average slope of any area is 30% or greater development of that area cannot be undertaken unless the Napa County Planning, Building, and Environmental Services and Planning Commission approve a use permit. Moreover, any area with an average slope greater than 50% cannot be cleared or graded unless a variance is approved (*For further information regarding a variance please contact a planner*).

FIGURE 75: CANDIDATES FOR SCENIC HIGHWAY DESIGNATION



DESIGNATED PUBLIC ROADS

(Figure 76 – Scenic Highways Element Napa County General Plan)

COUNTY ROADS

Silverado Trail
Dry Creek Road – Oakville Grade
Petrified Forest Road
Deer Park Road and Howell Mountain Road (from St. Helena to Pope Valley Road)
Butts Canyon, Pope Valley and Chiles Valley Roads
Pope Canyon Road
Wooden Valley Road
Berryessa Knoxville Road
Oak Knoll Avenue
Yountville Cross Road
Zinfandel Lane
Lodi Lane
Bale Lane
Jameson Canyon Rd from Hwy 29 to the Solano County Line;
American Canyon Rd from Flosden/Fairgrounds Rd. to Interstate 80;
Highway 29 in its entirety;
Mt. Veeder Road;
Partrick Road;
Lokoya Road;
Wall Road;
Larkmead Lane;)
Dunaweal Lane;
Tubbs Lane;
Redwood Road;
Spring Mountain Road; and
Old Sonoma Road

STATE HIGHWAYS

State Hwy 128 (from Rutherford to Monticello Dam)
State Hwy 29 (from American Canyon to Lake County Line)
State Hwy 121 (from Sonoma County to Napa; from Napa to State Hwy 128)

VIEWSHED UPDATES

ORDINANCE #1232 adopted 12-9-03 amended the Viewshed regulations to include the following;

1. The extension of applicability to include “benches and shelves” which are defined as “flat areas which could be used as a building site which are otherwise surrounded by slopes of fifteen percent or greater”;
2. The definition of “substantially” as “fifty one percent or more of viewable areas as it relates to views or screening of structures and benches and shelves from the designated road(s)”; and
3. A requirement, depending on the project, to execute and record a “use restriction” prior to the issuance of building permit.

Be advised that the above is only a summary of the amendments. For specific information on the viewshed program and regulations in its entirety, consult Chapter 18.106 of the Napa County Code.

Exhibit B

VIEWSHED PROTECTION PROGRAM

APPLICANT'S CHECKLIST

1. ☐ Completed and Signed Application and Indemnification Form*

*A signed Indemnification Form will only be required if a public hearing is conducted (i.e. if this is an item before the Zoning Administrator or Commission).

2. ☐ Vicinity Map
3. ☐ Proposed Site Plan
4. ☐ Topographic Map/Preliminary Grading Plan
5. ☐ Building/Structural Elevations
6. ☐ Landscaping and/or Vegetation Retention Plan
7. ☐ Exterior Lighting Plan
8. ☐ Visual Impact Analysis
9. ☐ Title Insurance Company Certified List of Adjoining Property Owners within 1000 feet
9. ☐ Application Fee of \$_____ (to be determined at time of Pre Application meeting) (Napa County Policy Manual, Part 3 § 80.050). Checks made payable to the County of Napa.

Note:

- 1) Items numbered 2-4 above may be combined and submitted on the same drawing.
- 2) A detailed list of all the required submittal items is provided herein under "Application Completeness Requirements and Checklist".
- 3) Many of the items required for review under the Viewshed Ordinance are the same items that would be normally be required for an Erosion Control Plan (ECP) Review. If you are concurrently applying for an ECP Review, provide us with a copy of the appropriate items. Please, do not duplicate your efforts.

COUNTY FORM (Use Permit) Major/Medi Residential Use

NAPA COUNTY Planning, Building and Environmental Services



A Tradition of Stewardship
A Commitment to Service

ONLY PERMIT/MAJOR MODIFICATION APPLICATION
NON-RESIDENTIAL & RESIDENTIAL USES

1

Return your fee as applicable:

Submit your fee to the Planning and Environmental Services Department, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The applicant must submit the fee to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

The fee must be submitted to the County Treasurer, 1000 Main Street, Napa, CA 94559, or to the County Treasurer, 1000 Main Street, Napa, CA 94559.

☐ Technical Information and Reports

The following technical information and studies are generally required unless waived by County Planning Staff at or following a Pre-Application Review Meeting. Please see County Planning Staff for a list of pre-qualified consultants.

1. FOR WINERY PROJECTS: Additional submittal information is necessary and should be included with the submittal packet consistent with the Winery Use Permit Supplemental Submittal Requirements.
2. Traffic Study consistent with Traffic Impact Study Preparation Requirements. Please fill out the enclosed current Trip Generation Sheet for existing and proposed project to determine the need for the preparation of a Traffic Impact Study.
3. Archeological/Cultural Resources Study (consistent with Guidelines for Preparing Cultural Resource Surveys and State of California requirements)
4. Historic Resources Study (consistent with State Office of Historic Preservation requirements)
5. Biological Study – Includes Special Status Survey (consistent with Guidelines for Preparing Biological Resources Reconnaissance Surveys and Guidelines for Preparing Special-Status Plant Studies)
6. Water Availability/Groundwater Study (consistent with the WAA Guidance Document adopted by the Board 5/12/2015). Please refer to the following link: <https://www.countyofnapa.org/876/Water-Availability-Analysis>.
7. For projects located within Sensitive Domestic Water Supply Drainages and/or within the Agricultural Watershed (AW) zoning district, please provide vegetation coverage removal and retention information/analysis based on 1993 Vegetation totals and parcel configuration, including a map or figure that includes the following information:

Tree canopy coverage:

Tree canopy cover (1993): _____ acres
Tree canopy cover to be removed: _____ acres _____ %
Tree canopy cover to be retained: _____ acres _____ %

Understory (i.e. brush, shrubs, grasses):

Understory cover (1993): _____ acres
Understory to be removed: _____ acres _____ %
Understory to be retained: _____ acres _____ %

This information may be provided as part of the Biological Report if one is required for your project. Guidance on how to prepare vegetation removal and retention calculations can be found in the County's Water Quality & Tree Protection Ordinance Implementation Guide, located on our website:

<https://www.countyofnapa.org/DocumentCenter/View/12882/WQTP-Implementation-Guide?bid=1>

8. Special Studies (The following may be required on a project-specific basis at the discretion of the PBES Director.)

- ☐ Noise Study (demonstrating consistency with Napa County Code Chapter 8.16).
- ☐ Aviation Compatibility Study (consistent with Airport Land Use Compatibility Plan requirements)
- ☐ Visual Impacts Study (Photographic simulations)
- ☐ Geological/Geotechnical Hazard Report – Alquist Priolo Act
- ☐ Hydraulic Analysis (flood impact) if within Floodplain and/or Floodway
- ☐ Stormwater Control Plan (consistent with Napa County BASMAA Post Construction Manual)
- ☐ Other: _____
- ☐ Other: _____

☐ Additional Information Required by the Environmental Health Department:

1. Soil Evaluation Report if an on-site septic system is proposed.
2. Septic Feasibility Report for any new or upgraded septic systems or any expansion of use relying on an existing septic system.
3. Water System Feasibility Report if the water supply system will serve 25 or more people inclusive of employees, visitors, and residents or if kitchen is proposed. See enclosed handout provided by Environmental Services.
4. Water and/or Sewage Disposal Easement if an off-site spring, well, reservoir, storage tank, or individual sewage disposal system is proposed.
5. Completed Business Activities form, enclosed.
6. Solid Waste & Recycling Storage area location and size included on overall site plan. See guidelines at www.countyofnapa.org/DEM/.
7. Cave setback plan if a cave is proposed. See handout provided by Environmental Services.



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Brian Bordona
Director

MEMORANDUM

MSB

To: Trevor Hawkes, Project Planner	From: Maureen S. Bown, Senior Environmental Health Specialist
Date: November 13, 2025	80 Clear Creek Road, Napa APN 027-310-032-000 Use permit P22-00182 Viewshed

This Division has reviewed a viewshed application for residential accessory use, as depicted in application materials. We have no objection to approval of the viewshed application with the following conditions of approval:

1. Any abandoned well, including the well identified as non-operational (located on APN 027-310-043-000) in the Water Availability Analysis, shall comply with Napa County Code Chapter 13, Article IV, section 13.12.460- 13.12.480.

Prior to issuance of building permits:

1. A site evaluation must be performed by a qualified professional to determine size and type of septic system (or addition to and/or alteration of your septic system) that will be required for your project. A list of qualified professionals that perform site evaluations is available on the County website, <https://www.countyofnapa.org/DocumentCenter/View/3935/Site-Evaluation-Professional-List-PDF>. The site evaluation fee must be paid prior to the test being performed.
2. If the site evaluation does not meet the requirements for a Conventional Onsite Wastewater Treatment System, then an Alternative Sewage Treatment System Septic design plan from a licensed civil engineer or a Registered Environmental Health Specialist must be submitted and approved by this Department.
3. Plans for an onsite wastewater system shall be submitted for review and approval. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division.
4. A permit to construct the onsite wastewater system_ must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
5. An approved water supply will be required, with a yield test conducted by a licensed well driller, pump installer, geologist, engineer or Environmental Health Specialist within the last five (5) years, and demonstrate a sustained yield as determined in Napa County Code 13.04.050.
6. All existing well(s) must be properly protected from potential contamination. If the existing well(s) is to be destroyed, a well destruction permit must be obtained from this Division by a licensed well driller.

Article IV. - Destruction of Abandoned Wells

Exhibit D

13.12.460 - Abandoned wells.

- A. The owner of any property shall be responsible for destroying any abandoned well located thereon. A well is considered to be abandoned when it has not been connected for service to any structure and/or not used for a period of one year. An abandoned well also includes a well which is in such a state of disrepair that no water can be produced.
- B. The well will not be considered abandoned if all of the following occur: (1) the owner declares his or her intention to the director, in writing, to use such well again for supplying water or for other approved purposes, (2) the well has no defects in construction which would cause pollution or contamination to the ground water by surface water, (3) the well is covered with a safe well cover, (4) the well is marked so as to be clearly seen, and (5) the ground area surrounding the well is sloped away from the casing and kept clear of brush and debris.

(Ord. 1159 § 1 (part), 1999)

13.12.480 - Destruction of wells.

- A. Prior to destroying a well, a detailed evaluation and report on the well shall be submitted to the director by a licensed well driller (as defined in Section 13.12.250). Such report shall indicate the type of well to be sealed, all known information of the geological conditions of the soil, and the methods and material to be used in the destroying and sealing process. The methods and materials used in destroying wells shall be such that the ground water is protected from pollution or contamination.
- B. When a water well or an abandoned water well is to be destroyed, it shall be destroyed as follows:
 - 1. Any obstructions in said well, including pipes, pump, etc. shall be removed when possible.
 - 2. As much casing shall be removed as possible, but not less than three feet below grade or as determined by the director.
 - 3. The well shall be filled with concrete, or "p" gravel to thirty feet or below the first impervious layer (if known), whichever is deeper. If the well is less than thirty feet deep, proceed to step 4.
 - 4. Fill well with concrete, neat cement or sand-cement grout to surface.
 - 5. The placement of the material shall be done in such a way as to assure a dense seal, free of voids, in order to exclude surface water. Gravity installation of sealant without the aid of a tremie or grout pipe shall not be used unless the interval to be sealed is dry.
- C. For the destruction of monitoring wells, cathodic protection wells or exploratory holes, refer to Bulletin 74-90 for requirements.

(Ord. 1159 § 1 (part), 1999)

13.12.490 - Alternative well or test hole destruction methods.

Other methods of destroying wells, including large diameter wells and wells considered to pose a higher degree of risk to the ground water, may be approved by the director if in his opinion an equivalent effect will result, and no contamination or pollution to the ground water will occur.

(Ord. 1159 § 1 (part), 1999)

13.04.040 - Minimum sustained yield for individual supply.

The source of an individual water supply system shall have a sustained yield (as determined by Section 13.04.050) of not less than one gallon per minute per each dwelling unit.

(Ord. 1159 § 1 (part), 1999)

13.04.050 - Determination of yield.

- A. The determination of yield of any water supply source shall be made by continuous pumping until the production rate is established and the drawdown level stabilized for at least one hour. Wells with less than five gallons per minute shall be tested at maximum production for at least four hours. Other methods for the determination of yield may be required by the director and must receive prior approval by the director.
- B. The determination of yield of any water source under this division shall be made by the director and shall be supported by a record of tests performed by a person duly licensed to perform such tests in the state of California. The expense of such testing shall be borne by the applicant or the applicant's agent.
- C. The sustained yield of any water source shall be measured by bailing, pumping, air lifting, or by any manner that is generally accepted within the well-drilling industry. Determination of the sufficiency of such measurement and of the supporting records, however, shall rest solely with the director. If a water source cannot maintain a minimum sustained yield as referenced in Section 13.04.040, it shall not be considered an approved water source. Water sources may not be combined for the purpose of meeting the required minimum sustained yield.

(Ord. 1159 § 1 (part), 1999)

(Ord. No. 1374, § 3, 9-11-2012)

4.10 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division operational conditions as stated in their Memorandum dated February 11, 2026, and their SRA Road Exception Evaluation Memorandum dated July 8, 2025.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated November 13, 2025.

Recommended Conditions of Approval
80 Clear Creek Viewshed Protection Program Application; P22-00182-VIEW

Page 3 of 16

- c. Fire Department operational conditions as stated in their Inter-Office Memo dated May 8, 2025.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

4.11 OPERATIONAL MITIGATION MEASURES [RESERVED]

4.12 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. Groundwater Management - A Groundwater Demand Management Program shall be developed and implemented for the property as outlined in COA 6.16(a) below.

4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division operational conditions as stated in their Memorandum dated August 23, 2023.
- b. Engineering Services Division Road Exception Request conditions as stated in their Memorandum dated June 25, 2024.
- c. Environmental Health Division operational conditions as stated in their Memorandum dated April 9, 2024.
- d. Fire Department operational conditions as stated in their Inter-Office Memo dated August 22, 2023.

Page 8 of 22

Final Conditions of Approval
Hillwalker Vineyards Winery, P23-00101 and P23-00239
August 21, 2024

- e. California Department of Fish and Wildlife letter dated July 31, 2024 (see Mitigation Measures incorporated in COA 6.12.d. through g.)

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those County Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify this permit.

4.19 OPERATIONAL MITIGATION MEASURES [RESERVED]

a. Groundwater Demand Management Program

1. The permittee shall install a meter on Wells A & D. Each meter shall be placed in a location that will allow for the measurement of all groundwater demand by that particular well. Prior to the issuance of a grading or building permit for the accessory dwelling unit, the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on Wells A & D.
2. The Plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.
3. The Plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.
4. For the first twelve months of operation under this permit, the permittee shall read the meters at the beginning of each month and provide the data to the PBES Director monthly. If the water usage on the property exceeds, or is on track to exceed, the maximum groundwater usage values in i through ii below, or if the permittee fails to report, additional reviews and analysis and/or a corrective action program at the permittee's expense shall be required and shall be submitted to the PBES Director for review and action. In addition to monthly meter readings, Permittee shall also provide well level data to the PBES Director.
 - i. Annual groundwater usage for Well A shall not exceed 2.40 af/yr.

Recommended Conditions of Approval
80 Clear Creek Viewshed Protection Program Application; P22-00182-VIEW

Page 11 of 16

- ii. Annual groundwater usage for Well D shall not exceed 0.56 af/yr.

5. The permittee's wells shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.
6. At the completion of the reporting period per 6.16(a)(4) above, and so long as the water usage is within the maximum acre-feet per year as specified above, the permittee may begin the following meter reading schedule:
 - i. On or near the first day of each month the permittee shall read the water meter, and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.
- b. In conjunction with well water meter installation and timing required in COA No. 6.16(a) above, the permittee shall install a well pump flow restrictor or equivalent equipment on Wells A & D. The submittal shall include a narrative providing information of how the device works, equipment specifications, and a maintenance and monitoring plan. Within 14 days of installation, evidence shall be provided to the County Planning Division demonstrating installation and operation.
- c. All non-essential exterior lighting associated with the structures identified

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

- a. In conjunction with building permit application submittal, the permittee shall provide documentation confirming to the Planning Division that all Greenhouse Gas Emissions Voluntary Best Management Practices Measures submitted with the project Micro-Winery application shall be address through project construction and/or implemented through winery operation.
- b. Groundwater Demand Management Program
 1. The permittee shall install meters on Well #1, #2, and #3. The meters shall be placed in a location that will allow for the measurement of all groundwater used for Well #1, #2, and #3. Prior to the issuance of a grading or building permit for the winery the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on the two wells serving the parcel.
 2. The plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.
 3. The Plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.
 4. As groundwater consuming activity already exists on the property, meter installation and monitoring shall begin immediately and the first monitoring report is due to the County within 120 days of approval of this Use Permit.
 5. For the first twelve months of operation under this permit, the permittee shall read the meter at the beginning of each month and provide the data to the PBES Director monthly. If the water usage on the property exceeds, or is on track to exceed, the maximum groundwater usage values in i through ii below, or if the permittee fails to report, additional reviews and analysis and/or a corrective action program at the permittee's expense shall be required to be submitted to the PBES Director for review and action. In addition to monthly meter readings, Permittee shall also provide well level data to the PBES Director.
 - i. Annual cumulative groundwater usage for Well #1, #2, and #3 shall not exceed 5.99 af/yr.
 6. The permittee's wells shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.
 7. At the completion of the reporting period per 6.15(b)(5) above, and so long as the water usage is within the maximum acre-feet per year as specified above, the permittee may begin the following meter reading
 - i. On or near the first day of each month the permittee shall read the water meter and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.
- c. All water storage tanks shall meet setback and height requirements as set forth in Napa County Code Section 18.104.140.

6.16 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

a. Groundwater Demand Management Program

1. The permittee shall install a meter on Wells A & D. Each meter shall be placed in a location that will allow for the measurement of all groundwater demand by that particular well. Prior to the issuance of a grading or building permit for the accessory dwelling unit, the permittee shall submit for review and approval by the PBES Director a groundwater demand management plan which includes a plan for the location and the configuration of the installation of a meter on Wells A & D.
2. The Plan shall identify how best available technology and best management water conservation practices will be applied throughout the parcel.
3. The Plan shall identify how best management water conservation practices will be applied where possible in the structures on site. This includes but is not limited to the installation of low flow fixtures and appliances.
4. For the first twelve months of operation under this permit, the permittee shall read the meters at the beginning of each month and provide the data to the PBES Director monthly. If the water usage on the property exceeds, or is on track to exceed, the maximum groundwater usage values in I through ii below, or if the permittee fails to report, additional reviews and analysis and/or a corrective action program at the permittee's expense shall be required and shall be submitted to the PBES Director for review and action. In addition to monthly meter readings, Permittee shall also provide well level data to the PBES Director.

- i. Annual groundwater usage for Well A shall not exceed 2.40 af/yr.

- ii. Annual groundwater usage for Well D shall not exceed 0.56 af/yr.

5. The permittee's wells shall be included in the Napa County Groundwater Monitoring program if the County finds the well suitable.
6. At the completion of the reporting period per 6.16(a)(4) above, and so long as the water usage is within the maximum acre-feet per year as specified above, the permittee may begin the following meter reading schedule:
 - i. On or near the first day of each month the permittee shall read the water meter, and provide the data to the PBES Director during the first weeks of April and October. The PBES Director, or the Director's designated representative, has the right to access and verify the operation and readings of the meters during regular business hours.

- b. In conjunction with well water meter installation and timing required in COA No. 6.16(a) above, the permittee shall install a well pump flow restrictor or equivalent equipment on Wells A & D. The submittal shall include a narrative providing information of how the device works, equipment specifications, and a maintenance and monitoring plan. Within 14 days of installation, evidence shall be provided to the County Planning Division demonstrating installation and operation.

4.9 GROUND WATER MANAGEMENT - WELLS

This condition is implemented by the Planning, Building and Environmental Services Department:

The permittee shall be required (at the permittee's expense) to record well monitoring data (specifically, static water level no less than quarterly, and the volume of water no less than monthly). Such data will be provided to the County, if the PBES Director determines that substantial evidence¹ indicates that water usage at the winery is affecting, or would potentially affect, groundwater supplies or nearby wells. If data indicates the need for additional monitoring, and if the applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gauge potential **impacts** on the groundwater resource utilized for the project. Water usage shall be minimized by use of best available control technology and best water management conservation practices.

In order to support the County's groundwater monitoring program, well monitoring data as discussed above will be provided to the County if the Director of PBES determines that such data could be useful in supporting the County's groundwater monitoring program. The project well will be made available for inclusion in the groundwater monitoring network if the Director of PBES determines that the well could be useful in supporting the program.

In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

4.10 AMPLIFIED MUSIC

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.

4.11 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (2:30 to 3:30 p.m. on weekdays and 2:00 to 3:00 p.m. on weekends). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

¹ Substantial evidence is defined by case law as evidence that is of ponderable legal significance, reasonable in nature, credible and of solid value. The following constitute substantial evidence: facts, reasonable assumptions predicated on facts; and expert opinions supported by facts. Argument, speculation, unsubstantiated opinion or narrative, or clearly inaccurate or erroneous information do not constitute substantial evidence.

Recommended Conditions of Approval
Castello di Amorosa Winery - P19-00459

Page 6 of 16

4.12 PARKING

The location of visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any).

Parking shall be limited to approved parking spaces only and shall not occur along access or public roads or in other locations except during harvest activities and approved marketing events. In no case shall parking impede emergency vehicle access or public roads.

4.13 BUILDING DIVISION - USE OR OCCUPANCY CHANGES

Please contact the Building Division with any questions regarding the following:

In accordance with the California Building Code (CBC), no change shall be made.

4.9 GROUND WATER MANAGEMENT - WELLS [RESERVED]

This condition is implemented by the PBES Department:

The permittee shall be required (at the permittee's expense) to record well monitoring data (specifically, static water level no less than quarterly, and the volume of water no less than monthly). Such data will be provided to the County. If data indicates the need for additional monitoring, and if the permittee is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gauge potential impacts on the groundwater resource utilized for the project. Water usage

Final Conditions of Approval

Arrow and Branch Winery Use Permit Major Modification P23-00057-MOD

shall be minimized by use of best available control technology and best water management conservation practices. To support the County's groundwater monitoring program, well monitoring data as discussed above shall be provided by permittee and uploaded to: <https://pbes.cloud/index.php/s/85Fb6scnEFbHtXA>. The permittee's project well will be made available for inclusion in the groundwater monitoring network and available for public viewing at: <https://pbes.cloud/index.php/s/76kGgysBxy6ENbT>

In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the Use Permit would significantly affect the groundwater basin, the PBES Director or other designated party shall be authorized to recommend additional reasonable conditions on the permittee as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

4.10 AMPLIFIED MUSIC

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.

4.11 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (between 4:00 p.m. to 6:00 p.m.). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.12 PARKING

The location of visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any).

Parking shall be limited to approved parking spaces only and shall not occur along access or public roads or in other locations except during harvest activities and approved marketing events. In no case shall parking impede emergency vehicle access or public roads.

4.13 BUILDING DIVISION - USE OR OCCUPANCY CHANGES

80 Clear Creek Road Viewshed Protection Program P22-00182-VIEW

Summary

SCH Number

2025091008

Lead Agency

Napa County

Document Title

80 Clear Creek Road Viewshed Protection Program P22-00182-VIEW

Document Type

MND - Mitigated Negative Declaration

Received

9/22/2025

Present Land Use

Rural Residential / Agricultural Watershed / Agriculture, Watershed and Open Space

Document Description

Request for approval of a Viewshed Protection Program application on APN 027-310-032 for earthmoving activities, new construction and expansion of existing structures on slopes exceeding 15% and located on a Minor Ridgeline. The project consists of the construction of a 3,830 sq. ft. underground storage structure, a 6,240 sq. ft. tennis pavilion with interior Accessory Dwelling Unit (ADU) adjacent to an existing tennis court and the expansion of an existing single-family residential structure consisting of 2,700 sq. ft. of underground spa and 4,350 sq. ft. of underground wine and art storage. The project also includes the development of a ground mounted solar panel array. The project footprint will require the removal of 15 native Oak trees and approximately .13 acres of tree canopy. Spoils from excavation to establish building foundations will be located at a disturbed area on APN 027-310-043. The applicant is requesting exception from the Napa County Road and Street Standards for five (5) driveway segments with longitudinal slopes between 18 – 20 percent along the centerline which exceed 300 feet in length and do not provide transition area of 10 percent or less for the 100 feet immediately preceding. The exception request is supported by the Napa County Engineering Division and Fire Marshal’s office. No road work is required for the existing roadway to meet same overall practical effect if the exception is approved.

Contact Information

Name

Trevor Hawkes

Agency Name

Napa County

Job Title

Supervising Planner

Contact Types

Lead/Public Agency

Address

1195 Third Street, Suite 210
Napa County, CA 94559

Phone

(707) 253-4388

Email

Trevor.Hawkes@countyofnapa.org

Name

Kay Choe

Agency Name

Summit Engineering

Job Title

Consultant

Contact Types

Project Applicant

Address

575 W College Ave, Suite 201
Santa Rosa, CA 95401

Phone

(707) 527-0775 ext. 110

Email

kay@summit-sr.com

Location

Coordinates

38°24'55.03"N 122°26'27.38"W

Cities

Oakville

Counties

Napa

Regions

Northern California, Unincorporated

Cross Streets

Dry Creek Road and Clear Creek Road

Zip

94562

Total Acres

123

Parcel #

027-310-032 and 027-310-043

State Highways

29

Waterways

Dry Creek

Township

7

Range

5W

Section

32

Base

MDPM

Notice of Completion

State Review Period Start

9/23/2025

State Review Period End

10/22/2025

State Reviewing Agencies

California Air Resources Board (ARB), California Department of Forestry and Fire Protection (CAL FIRE), California Department of Parks and Recreation, California Department of Pesticide Regulation (DPR), California Department of Toxic Substances Control (DTSC), California Department of Transportation, District 4 (DOT), California Department of Water Resources (DWR), California Governor's Office of Emergency Services (OES), California Native American Heritage Commission (NAHC), California Natural Resources Agency, California Regional Water Quality Control Board, San Francisco Bay Region 2 (RWQCB), Office of Historic Preservation, State Water Resources Control Board, Division of Drinking Water, State Water Resources Control Board, Division of Water Rights, California Department of Fish and Wildlife, Bay Delta Region 3 (CDFW)

State Reviewing Agency Comments

California Department of Fish and Wildlife, Bay Delta Region 3 (CDFW)

Development Types

Residential (Units 1, Acres 123)

Local Actions

Site Plan

Project Issues

Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Cumulative Effects, Drainage/Absorption, Energy, Flood Plain/Flooding, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Septic System, Solid Waste, Transportation, Tribal Cultural Resources, Utilities/Service Systems, Vegetation, Wildfire

Public Review Period Start

9/23/2025

Public Review Period End

10/22/2025

Attachments

Draft Environmental Document [Draft IS, NOI_NOA_Public notices, OPR Summary Form, Appx,]

Biological Resource Reconnaissance Survey

PDF

33612 K

Graphics

PDF

81948 K

Initial Study-Mitigated Negative Declaration

PDF

512 K

Public Hearing Notice

PDF

217 K

Supplemental Stability Evaluation

PDF

1420 K

Water Availability Analysis

PDF

37814 K

Notice of Completion [NOC] Transmittal form

Notice of Completion

PDF

397 K

Summary Form_Flat

PDF

401 K

State Comment Letters [Comments from State Reviewing Agency(ies)]

2025091008_CDFW_Comment

PDF

359 K

Disclaimer: The Governor’s Office of Land Use and Climate Innovation (LCI) accepts no responsibility for the content or accessibility of these documents. To obtain an attachment in a different format, please contact the lead agency at the contact information listed above. For more information, please visit [LCI’s Accessibility Site](#).

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: _____

Lead Agency: _____ Contact Person: _____

Mailing Address: _____ Phone: _____

City: _____ Zip: _____ County: _____

Project Location: County: _____ City/Nearest Community: _____

Cross Streets: _____ Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: _____

Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: ☐ NOP	☐ Draft EIR	NEPA: ☐ NOI	Other: ☐ Joint Document
☐ Early Cons	☐ Supplement/Subsequent EIR	☐ EA	☐ Final Document
☐ Neg Dec	(Prior SCH No.) _____	☐ Draft EIS	☐ Other: _____
☐ Mit Neg Dec	Other: _____	☐ FONSI	_____

Local Action Type:

☐ General Plan Update	☐ Specific Plan	☐ Rezone	☐ Annexation
☐ General Plan Amendment	☐ Master Plan	☐ Prezone	☐ Redevelopment
☐ General Plan Element	☐ Planned Unit Development	☐ Use Permit	☐ Coastal Permit
☐ Community Plan	☐ Site Plan	☐ Land Division (Subdivision, etc.)	☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____	☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____	☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____	☐ Power: Type _____ MW _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____	☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____	☐ Hazardous Waste: Type _____
☐ Recreational: _____	☐ Other: _____
☐ Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

☐ Aesthetic/Visual	☐ Fiscal	☐ Recreation/Parks	☐ Vegetation
☐ Agricultural Land	☐ Flood Plain/Flooding	☐ Schools/Universities	☐ Water Quality
☐ Air Quality	☐ Forest Land/Fire Hazard	☐ Septic Systems	☐ Water Supply/Groundwater
☐ Archeological/Historical	☐ Geologic/Seismic	☐ Sewer Capacity	☐ Wetland/Riparian
☐ Biological Resources	☐ Minerals	☐ Soil Erosion/Compaction/Grading	☐ Growth Inducement
☐ Coastal Zone	☐ Noise	☐ Solid Waste	☐ Land Use
☐ Drainage/Absorption	☐ Population/Housing Balance	☐ Toxic/Hazardous	☐ Cumulative Effects
☐ Economic/Jobs	☐ Public Services/Facilities	☐ Traffic/Circulation	☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Project Description: (please use a separate page if necessary)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # _____	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Trevor Hawkes Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



A Tradition of Stewardship
A Commitment to Service

PUBLIC NOTICE

NOTICE OF ZONING ADMINISTRATOR HEARING & INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 22nd day of October, at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Zoning Administrator regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

80 Clear Creek Road, Viewshed Protection Program Application P22-00182-VIEW

Location: 80 Clear Creek Road., Oakville, CA 94562. The project site is located on an approximately 123-acre parcel approximately .65 miles north of the intersection of Dry Creek Road and Clear Creek Road. APN 027-310-032 & APN 027-310-043.

Zoning and General Plan Designation: Agricultural Watershed (AW) zoning district and an Agriculture, Watershed and Open Space (AWOS) General Plan Designation

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

REQUEST: Review and approval of an application under the Viewshed Protection Program, as defined in Chapter 18.108 of the Napa County Code, for the expansion of an existing single-family residence and the construction of an underground storage structure, accessory structure with interior ADU and a ground mounted solar array. The project footprint will require the removal of 15 native Oak trees and approximately .13 acres of tree canopy. The applicant is requesting exception from the Napa County Road and Street Standards for five (5) driveway segments with longitudinal slopes between 18 – 20 percent along the centerline

Application materials are available on the Department's Current Projects Explorer at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>

Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Service Department, Napa County Administration Building, 1195 Third St, Ste 210, Napa, California. For documents that are publicly available on the Current Projects Explorer, there will be a Public Record Copying Fee associated with the physical printing of documents. While drops-in may be accommodated to the extent possible on a case-by-case basis, we strongly encourage you to schedule an appointment for document review.

Written and verbal comments regarding this project and the environmental effects of this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Comments or appointment requests to review documents should be directed to Trevor Hawkes, Project Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 253-4388 or trevor.hawkes@countyofnapa.org. Comments must be received by Noon on October 20th, 2025.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Zoning Administrator at, or prior to the public hearing.

DATED: September 18, 2025

Brian D. Bordona
Director of Planning, Building, & Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: [DATE OF PUBLISHING] - Napa Valley Register

BILL TO: Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210
Napa, Ca. 94559
Invoice # CDP



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



Exhibit L

October 23, 2025

Trevor Hawkes, Supervising Planner
Napa County
1195 Third Street
Napa, CA 94559
Trevor.Hawkes@countyofnapa.org

Subject: 80 Clear Creek Road Viewshed Protection Program P22-00182-VIEW, Initial Study/Mitigated Negative Declaration, SCH No. 2025091008, Napa County

Dear Trevor Hawkes:

The California Department of Fish and Wildlife (CDFW) received an Initial Study/Mitigated Negative Declaration (IS/MND) from the County of Napa (County) for the 80 Clear Creek Road, Viewshed Protection Program Application P22-00182-VIEW (Project) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.

After receiving a one-week extension from the County, CDFW is submitting comments on the IS/MND to inform the County, as the Lead Agency, of potentially significant impacts to biological resources associated with the Project.

CDFW ROLE

CDFW is a **Trustee Agency** with responsibility under CEQA pursuant to CEQA Guidelines section 15386 for commenting on projects that could impact fish, plant, and wildlife resources. CDFW is also considered a **Responsible Agency** if a project would require discretionary approval, such as permits issued under the California Endangered Species Act (CESA), the Lake and Streambed Alteration (LSA) Program, or other provisions of the Fish and Game Code that afford protection to the state's fish and wildlife trust resources.

PROJECT DESCRIPTION SUMMARY

Proponent: Ponderosa One, LLC.

Objective: The Project would include earthmoving activities, new construction and expansion of existing structures on slopes exceeding 15 percent associated with the construction of a 3,830 square-foot underground storage structure, a 6,240 square-foot tennis pavilion with interior accessory dwelling unit adjacent to an existing tennis court and the expansion of an existing single-family residential structure consisting of 2,700 square feet of underground spa and 4,350 square feet of underground wine and art

Trevor Hawkes
County of Napa
October 29, 2025
Page 2

storage. The Project also includes the development of a ground mounted solar panel array. The Project would require the removal of 15 native oak trees (*Quercus* spp.) with diameters at breast height (DBH) from 6 to 12 inches, 20 California bay trees (*Umbellularia californica*) with DBH ranging from 6 to 10 inches, and one Douglas fir tree (*Pseudotsuga menziesii*) with DBH of 24 inches, resulting in approximately 0.13 acres of tree canopy removal. Spoils from excavation to establish building foundations will be located at a disturbed area on assessor parcel number (APN) 027-310-043.

Location: The Project site is located at approximately 38.41515°N and -122.44088°W; at 80 Clear Creek Road, Oakville, CA 94562; approximately 0.65 miles north of the intersection of Dry Creek Road and Clear Creek Road; APNs 027-310-032 and 027-310-04, County of Napa.

REGULATORY REQUIREMENTS

California Endangered Species Act

Please be advised that a CESA Incidental Take Permit (ITP) must be obtained if the Project has the potential to result in “take” of plants or animals listed or candidate species under CESA, either during construction or over the life of the Project. **The Project has the potential to impact northern spotted owl (*Strix occidentalis caurina*), a CESA listed as threatened species, as further described below.** Issuance of an ITP is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain an ITP.

CEQA requires a Mandatory Finding of Significance if a project is likely to substantially restrict the range or reduce the population of a threatened or endangered species (Pub. Resources Code, §§ 21001, subd. (c) & 21083; CEQA Guidelines, §§ 15380, 15064, and 15065). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency’s FOC does not eliminate the Project proponent’s obligation to comply with CESA.

Raptors and Other Nesting Birds

CDFW has jurisdiction over actions that may result in the disturbance or destruction of active nest sites or the unauthorized take of birds. Fish and Game Code sections protecting birds, their eggs, and nests include sections 3503 (regarding unlawful take, possession or needless destruction of the nests or eggs of any bird), 3503.5 (regarding the take, possession or destruction of any birds-of-prey or their nests or eggs), and

Trevor Hawkes
County of Napa
October 29, 2025
Page 3

3513 (regarding unlawful take of any migratory nongame bird). Migratory birds are also protected under the federal Migratory Bird Treaty Act.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Based on the Project's avoidance of significant impacts on biological resources with implementation of mitigation measures, including those CDFW recommends below and included in **Attachment 1** Draft Mitigation Monitoring and Reporting Program, CDFW concludes that an MND is appropriate for the Project.

I. Environmental Setting and Related Impact Shortcoming

MANDATORY FINDING OF SIGNIFICANCE. Does the Project have potential to substantially reduce the number or restrict the range of an endangered, rare, or threatened species?

AND

Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or U.S. Fish and Wildlife Service (USFWS)?

COMMENT 1: Northern Spotted Owl

Issue, specific impacts, why they may occur and be potentially significant: The IS/MND does not adequately address potential impacts to northern spotted owl resulting from auditory or visual disturbance up to 0.25 miles away from the Project site, the distance at which northern spotted owl may be impacted. The Biological Resources Reconnaissance Survey (BRRS) dismisses the potential for Project impacts to northern spotted owl due to a "Lack of roosting and foraging habitat" (page 18). However, the BRRS also identifies forests comprised of Douglas fir (*Pseudotsuga menziesii*) on the Project site (page 7), which is confirmed by the *Vegetation - Napa County Update 2016* [ds2899] GIS layer. Douglas fir forest is the same vegetation type used by the closest northern spotted owl activity centers to the Project, MASTEROWL #NAP0036 and #NAP0012, which are 0.6 miles to the southwest and 0.7 miles to the northeast respectively (*Spotted Owl Observations* [ds704]). Additionally, the Project is within and adjacent to the mapped northern spotted owl range (*Spotted Owl Range - CWHR B270* [ds897]), and predicted habitat area with a medium value of 0.55 based on the mean expert opinion suitability value (*Spotted Owl Predicted Habitat - CWHR B270* [ds2185]), according to California Wildlife Habitat Relationships, a comprehensive information

Trevor Hawkes
 County of Napa
 October 29, 2025
 Page 4

system and predictive model for California's wildlife. Therefore, Project activities could result in disturbance to nesting northern spotted owl up to 0.25 miles away from the Project.

If northern spotted owl nest within the 0.25-mile range of potential audio or visual disturbance go undetected, northern spotted owl could be impacted by Project activities resulting in loss of nesting and roosting habitat, nest loss or abandonment and loss of eggs, or reduced health and vigor and loss of young. Northern spotted owl is CESA listed as a threatened species and is also listed under the federal Endangered Species Act (ESA) and therefore is considered to be a threatened species pursuant to CEQA Guidelines section 15380. Therefore, if northern spotted owl habitat is removed or if an active northern spotted owl nest is disturbed by the Project, the Project may result in a substantial reduction in the number or restriction in the range of a threatened species, which is considered a Mandatory Finding of Significance pursuant to CEQA Guidelines section 15065, subdivision (a)(1).

Recommended Mitigation Measure: For an adequate environmental setting and to reduce potential impacts to northern spotted owl to less-than-significant and comply with CESA, CDFW recommends including the following mitigation measure in the IS/MND.

MM BIO-2 Northern Spotted Owl Habitat Assessment and Surveys: A qualified biologist shall provide an assessment of potential northern spotted owl nesting habitat within the Project site and a 0.25-mile radius and obtain CDFW's written acceptance of the assessment. Alternatively, if the assessment is not completed, or if it concludes that northern spotted owl nesting habitat is present, then no Project activities within 0.25 miles of potential northern spotted owl nesting habitat shall occur between March 15 and July 31 unless a qualified biologist approved in writing by CDFW conducts northern spotted owl surveys following the USFWS *Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls*, dated (revised) January 9, 2012, available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83977&inline>. Surveys shall be conducted in accordance with Section 9 of the survey protocol, *Surveys for Disturbance-Only Projects*. If breeding northern spotted owl are detected during surveys, CDFW shall be immediately notified and a 0.25-mile no-disturbance buffer zone shall be implemented around the nest until the end of the breeding season, or a qualified biologist determines that the nest is no longer active in consultation with CDFW, unless otherwise approved in writing by CDFW. The Project shall obtain CDFW's written acceptance of the qualified biologist and survey report prior to Project construction occurring between March 15 and July 31 each year.

Alternate buffer zones may be proposed to CDFW after conducting an auditory and visual disturbance analysis following the USFWS guidance, *Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in*

Trevor Hawkes
County of Napa
October 29, 2025
Page 5

Northwestern California, dated October 1, 2020. Alternative buffers must be approved in writing by CDFW.

If take of northern spotted owl cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP, and also consult with USFWS pursuant to the federal ESA.

COMMENT 2: Roosting bats

Issue, specific impacts, why they may occur and be potentially significant: The IS/MND does not adequately address potential impacts to roosting bats including pallid bat (*Antrozous pallidus*), resulting from Project tree removal activities. There are two records of the species occurring within five miles of the Project, according to the California Natural Diversity Database (CNDDDB). Regarding bat habitat, page 23 of the BRRS states “The majority of trees within the proposed project site are small and unlikely to contain potential roosting habitat for bats. Foliage and bark with small cavities in any tree could provide suitable temporary habitat for solitary tree-roosting bat species. Trees within the proposed project site are small and do not contain cavities which would support bat roosting habitat.” This statement is unclear as to whether the trees slated for removal, which range in DBH from 6 to 24 inches, could provide habitat for roosting bats in forms other than cavities, such as crevices and/or exfoliating bark.

Pallid bat is a California Species of Special Concern (<https://wildlife.ca.gov/Conservation/SSC>). If roosting or breeding pallid bat occupies the trees that would be removed, Project activities could result in substantial adverse effect on pallid bat.

Recommended Mitigation Measure: For an adequate environmental setting and to reduce impacts to pallid bat to less-than-significant, CDFW recommends including the following mitigation measure in the IS/MND.

Mitigation Measure BIO-3: Bat Tree Habitat Assessment and Surveys. Prior to any tree trimming or removal, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree removal and shall include a visual inspection of potential roosting features of trees to be removed (e.g., crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night

Trevor Hawkes
County of Napa
October 29, 2025
Page 6

emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.

ENVIRONMENTAL DATA

CEQA requires that information developed in EIRs and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to the CNDDDB. The CNDDDB online field survey form and other methods for submitting data can be found at the following link:

<https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link:

<https://wildlife.ca.gov/Data/CNDDDB/Plantsand-Animals>.

FILING FEES

CDFW anticipates that the Project will have an impact on fish and/or wildlife, and assessment of filing fees is necessary (Fish & G. Code, § 711.4; Pub. Resources Code, § 21089). Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW.

CONCLUSION

CDFW appreciates the opportunity to comment on the IS/MND to assist the County in identifying and mitigating Project impacts on biological resources.

If you have any questions, please contact Nicholas Magnuson, Environmental Scientist, at (707) 815-4166 or Nicholas.Magnuson@wildlife.ca.gov; or Melanie Day, Senior Environmental Scientist (Supervisory), at (707) 210-4415 or Melanie.Day@wildlife.ca.gov.

Sincerely,

DocuSigned by:

Erin Chappell

B77E9A6211EF486...

Erin Chappell
Regional Manager
Bay Delta Region

Trevor Hawkes
County of Napa
October 29, 2025
Page 7

Attachment 1: Draft Mitigation and Monitoring Reporting Plan

ec: Office of Land Use and Climate Innovation (SCH No. 2025091008)

Trevor Hawkes
 County of Napa
 October 29, 2025
 Page 8

ATTACHMENT 1

Draft Mitigation and Monitoring Reporting Plan

CDFW provides the following language to be incorporated into the Mitigation and Monitoring Program for the Project.

Biological Resources (BIO)			
Mitigation Measures	Description	Timing	Responsible Party
MM BIO-2	<u>Northern Spotted Owl Habitat Assessment and Surveys</u>: A qualified biologist shall provide an assessment of potential northern spotted owl nesting habitat within the Project site and a 0.25-mile radius and obtain CDFW's written acceptance of the assessment. Alternatively, if the assessment is not completed, or if it concludes that northern spotted owl nesting habitat is present, then no Project activities within 0.25 miles of potential northern spotted owl nesting habitat shall occur between March 15 and July 31 unless a qualified biologist approved in writing by CDFW conducts northern spotted owl surveys following the USFWS Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls, dated (revised) January 9, 2012, available at https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=83977&inline. Surveys shall be conducted in accordance with Section 9 of the survey protocol, Surveys for Disturbance-Only Projects. If breeding northern spotted owl are detected during surveys, CDFW shall be immediately notified and a 0.25-mile no-disturbance buffer zone shall be implemented around the nest until the end of the breeding season, or a qualified biologist determines that the nest is no longer active in consultation with CDFW, unless otherwise approved in writing by CDFW. The Project shall obtain CDFW's written acceptance of the qualified biologist and survey report prior to Project construction occurring between March 15 and July 31 each year. Alternate buffer zones may be proposed to CDFW after conducting an auditory and visual disturbance analysis following the USFWS guidance, Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in Northwestern	Prior to Ground Disturbance	Project Applicant

Trevor Hawkes
 County of Napa
 October 29, 2025
 Page 9

	California, dated October 1, 2020. Alternative buffers must be approved in writing by CDFW. If take of northern spotted owl cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP, and also consult with USFWS pursuant to the federal ESA.		
MM BIO-3	<u>Bat Tree Habitat Assessment and Surveys</u>: Prior to any tree trimming or removal, a qualified biologist shall conduct a habitat assessment for bats, unless otherwise approved in writing by CDFW. The habitat assessment shall be conducted a minimum of 30 to 90 days prior to tree removal and shall include a visual inspection of potential roosting features of trees to be removed (e.g., crevices in wood and bark, exfoliating bark for colonial species, suitable canopy for foliage roosting species). If suitable habitat trees are found, they shall be flagged or otherwise clearly marked, CDFW shall be notified immediately, and tree trimming or removal shall not proceed without approval in writing from CDFW. If the presence of bats is presumed or documented, trees may be removed only: a) using the two-step removal process detailed below during seasonal periods of bat activity, from approximately March 1 through April 15 and September 1 through October 15, or b) after a qualified biologist, under prior written approval of the proposed survey methods by CDFW, conducts night emergence surveys or completes visual examination of roost features that establish absence of roosting bats. Two-step tree removal shall be conducted over two consecutive days, as follows: 1) the first day (in the afternoon), under the direct supervision and instruction by a qualified biologist with experience conducting two-step tree removal, limbs and branches shall be removed by a tree cutter using chainsaws only. Limbs with crevices or deep bark fissures shall be avoided, and 2) the second day the entire tree shall be removed.	Prior to Ground Disturbance	Project Applicant

Mon Aug 3 11:58 AM

Current Projects Exp X PBES Current Project X Public share - Files X + Ask Gemini

← → ↻ 🔍 pbes.cloud/index.php/s/PyzoHkKxBDPKWyF 🔍 ☆ 🌐 Finish update ⋮

 **P22-00182 - 80 Clear Creek Viewshed Protection Program**  Download ... ?

Public share ▾

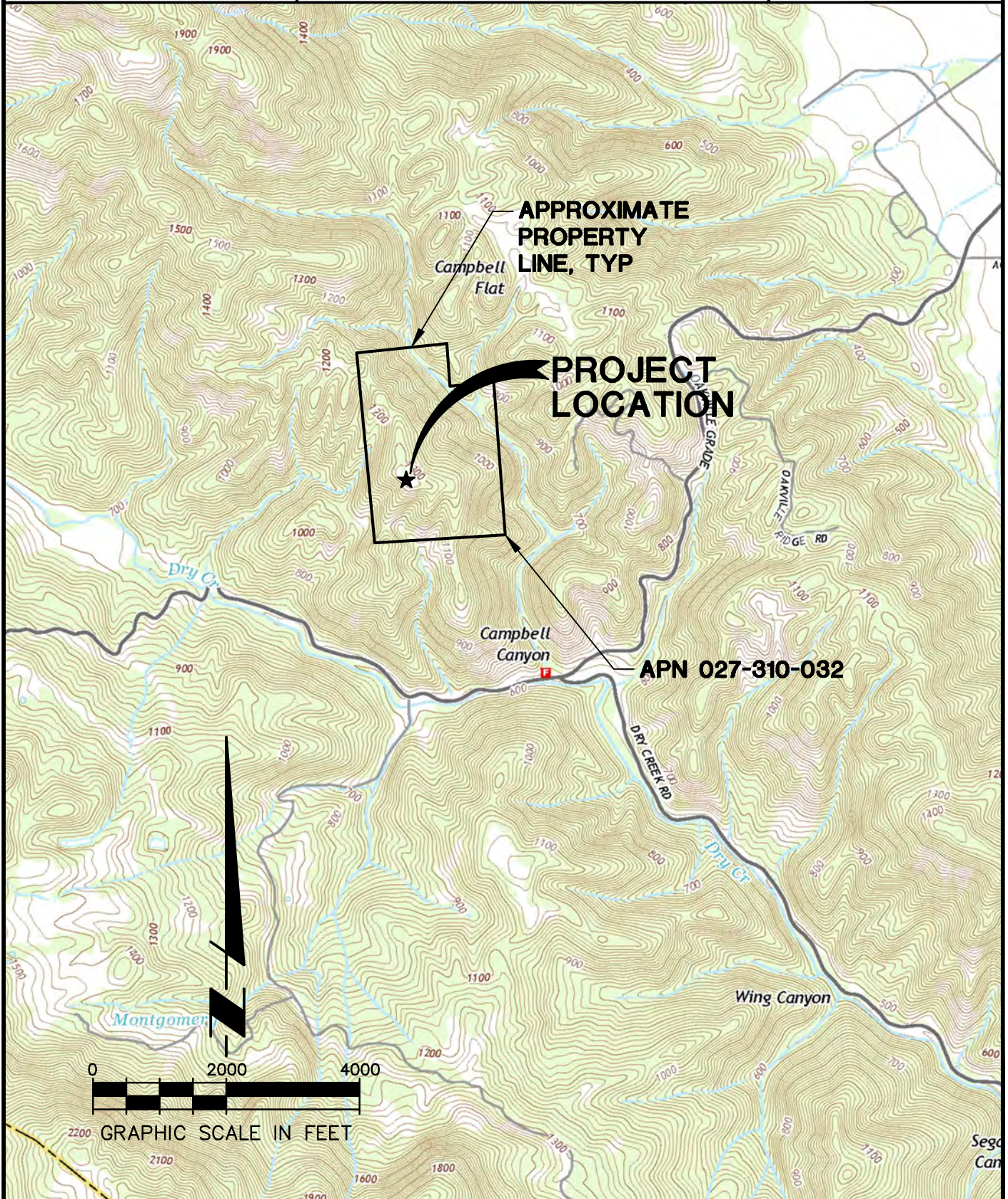
☐	Name ▲	File type	Size	Modified
☐	 August 5th Hearing Items	...	39.4 MB	2 weeks ago
☐	 Attachment C - Initial Study-Mitigated Negative Declaration & Revised MMRP.pdf	...	637 KB	February 17
☐	 Attachment D - Viewshed Application Materials.pdf	...	1.4 MB	February 17
☐	 Attachment E - Project Plans - Part 1 - Architectural & Landscape.pdf	...	48.7 MB	February 16
☐	 Attachment E - Project Plans - Part 2 - Civil.pdf	...	7.8 MB	February 16
☐	 Attachment F - NCRSS Exception Request.pdf	...	11.1 MB	February 16
☐	 Attachment G - Water Availability Analysis.pdf	...	35.2 MB	February 16
☐	 Attachment H - Biological Resource Reconnaissance Survey.pdf	...	32.9 MB	February 16
☐	 Attachment I - Preliminary Stormwater Control Plan.pdf	...	3.4 MB	February 16
☐	 Attachment K - Public Comments.pdf	...	7.4 MB	February 16
☐	 PC 3-4-26 PHN - 80 Clear Creek Road Viewshed - P22-00182-VIEW.pdf	...	223 KB	February 17
10 files · 1 folder			188.1 MB	

PBES Cloud v2.0 – Napa Co. Planning, Building, and Environmental Services Dept. cloud sharing platform
Get your own free account

SUMMIT

**PONDEROSA ONE LLC
80 CLEAR CREEK ROAD
NAPA, CA
APN 027-310-032
VICINITY MAP**

PROJECT NO. 2021275
DATE 2021-06-29
SHT NO 1 OF 1
BY MB CHK MS



PLOTTED ON: 6/22/2022 4:43 PM
P:\2021\2021275 80 CLEAR CREEK ROAD\CAD\CIVIL\VICINITY MAP\21275-VICINITY MAP.DWG

THESE DOCUMENTS ARE THE PROPERTY OF LEONG ARCHITECTS INC. ANY UNAUTHORIZED USE WITHOUT WRITTEN CONSENT IS PROHIBITED. BY LAW, LEONG ARCHITECTS, INC. DISCLAIMS RESPONSIBILITY FOR DOCUMENTS IF USED WHOLE OR IN PART AT ANY OTHER LOCATION



leong architects

NAPA VALLEY - NEW YORK
P.O. BOX 2 ST. HELENA CA 94074
t: 707 963-5461
www.leongarch.com
email: info@leongarch.com

PROJECT CLOUD

Ponderosa One, LLC

80 Clear Creek Rd. - Oakville - CA - 94562

VIEWSHED

SP SECTIONS, ELEVATION & FLOOR PLAN

REVISIONS

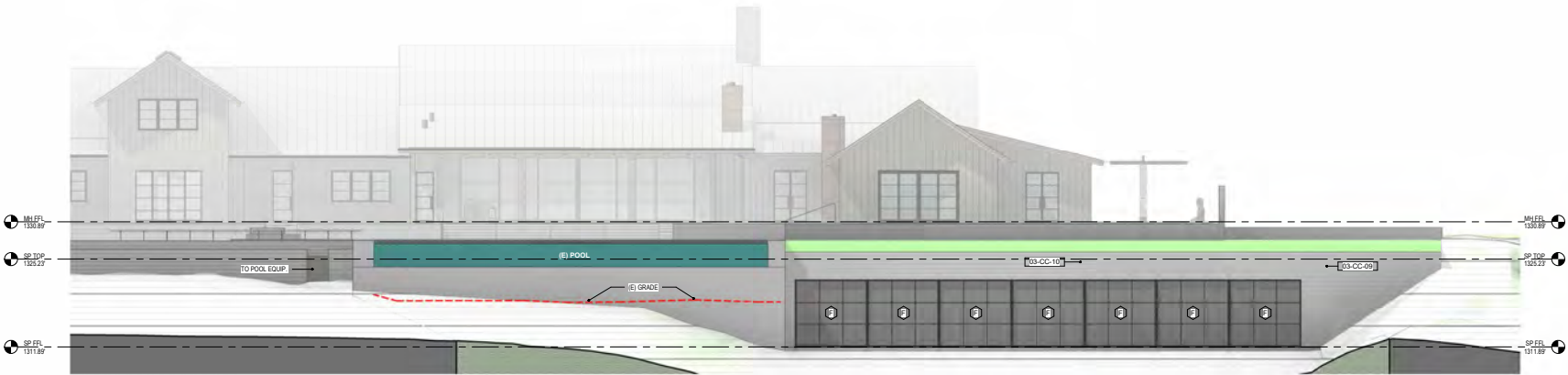
No.	Description	Date

Project number:
Date: 12/22/25

A201-00

Scale: As Indicated

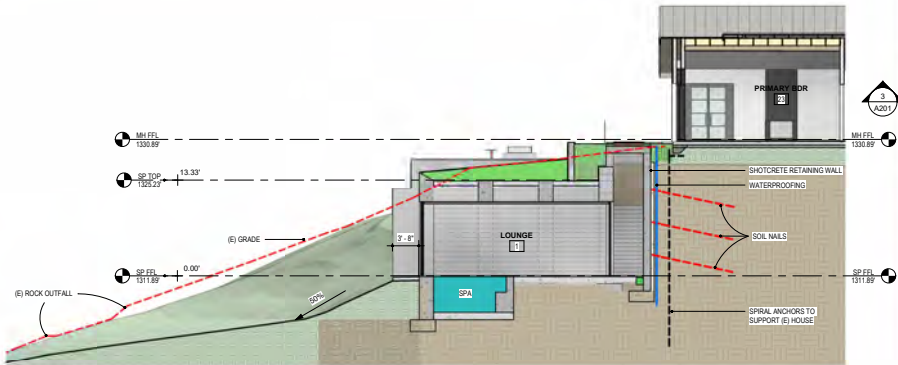
© COPYRIGHT 2025 LEONG ARCHITECTS, INC.



4 SPA - EAST ELEVATION
1/8" = 1'-0"



3 SP SECTION 3
1/8" = 1'-0"

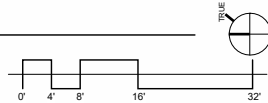


1 SP SECTION - CUT PROFILE
1/8" = 1'-0"

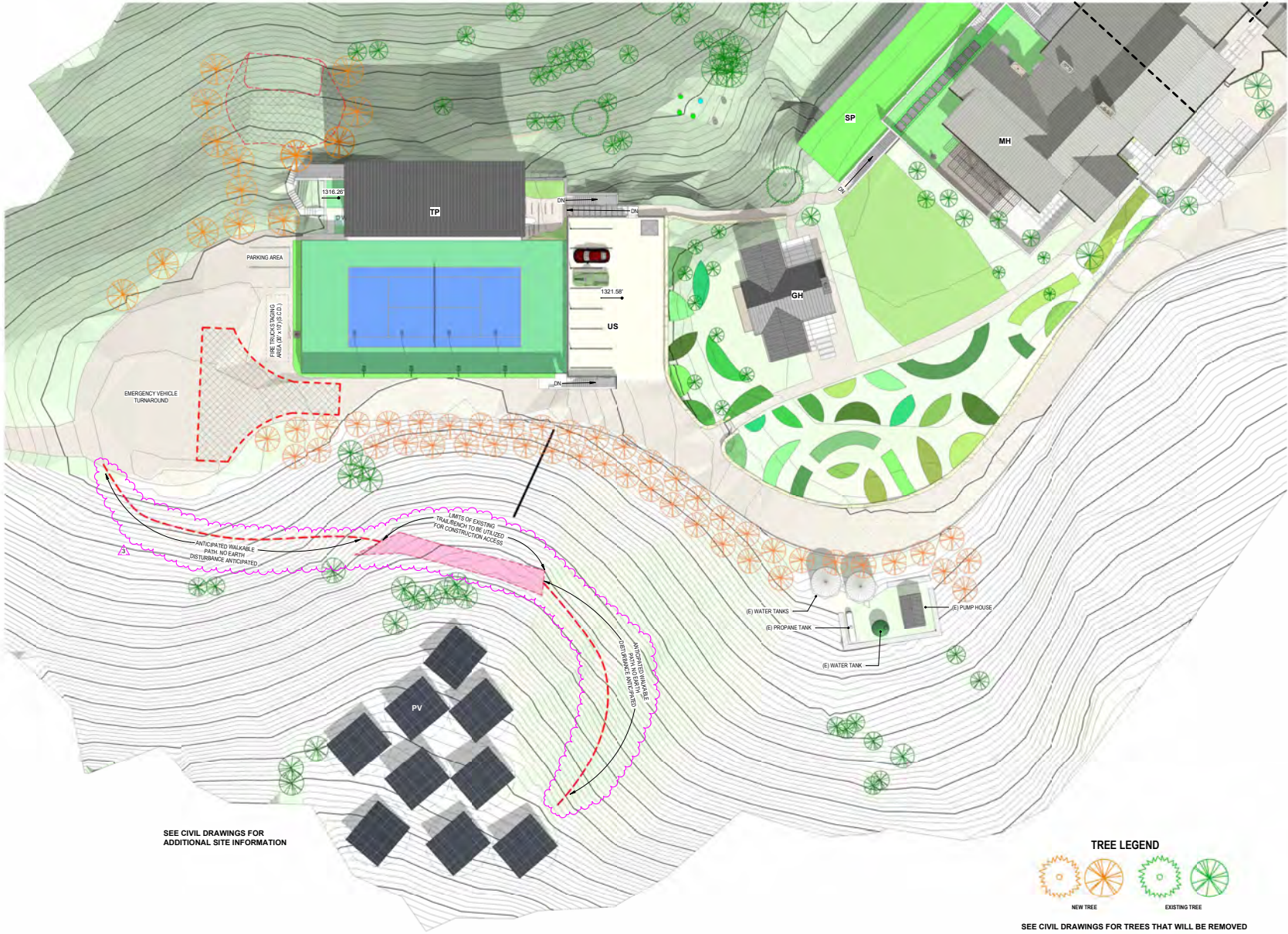
KEY	NOTES
03-CC-08	12" Concrete w/ 7.25" wide Board Form
03-CC-10	24" Concrete w/ 7.25" wide Board Form

SPA MULTI-SLIDE DOOR SCHEDULE				
TYPE	PCS	WIDTH	HEIGHT	DESCRIPTION
F	7	132.00"	124.00"	MULTI-SLIDE DOOR (132"x124")

LEGEND	
GH: GUEST HOUSE (E)	TP: TENNIS PAVILION
MH: MAIN HOUSE (E)	US: UNDERGROUND STORAGE
SP: SPA	WS: WINE & ART STORAGE
PP: PHOTO/VOLTAIC PANELS	



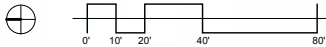
2 SP FFL
1/8" = 1'-0"



① PARTIAL SITE PLAN PV, US, TP
1" = 20'-0"



SEE CIVIL DRAWINGS FOR TREES THAT WILL BE REMOVED



THESE DOCUMENTS ARE THE PROPERTY OF LEONG ARCHITECTS, INC. ANY UNAUTHORIZED USE WITHOUT WRITTEN CONSENT IS PROHIBITED. BY LAW, LEONG ARCHITECTS, INC. DISCLAIMS RESPONSIBILITY FOR DOCUMENTS IF USED WHOLE OR IN PART AT ANY OTHER LOCATION.



leong architects

NAPA VALLEY - NEW YORK

P.O. BOX 2 ST. HELENA, CA 94574

T: 707.963.5461

www.leongarch.com

www.leong-leong.com

email: info@leongarch.com

PROJECT CLOUD

Ponderosa One, LLC

80 Clear Creek Rd. - Oakville - CA - 94562

VIEWSHED

SITE PLAN - PV,
TP, US

REVISIONS

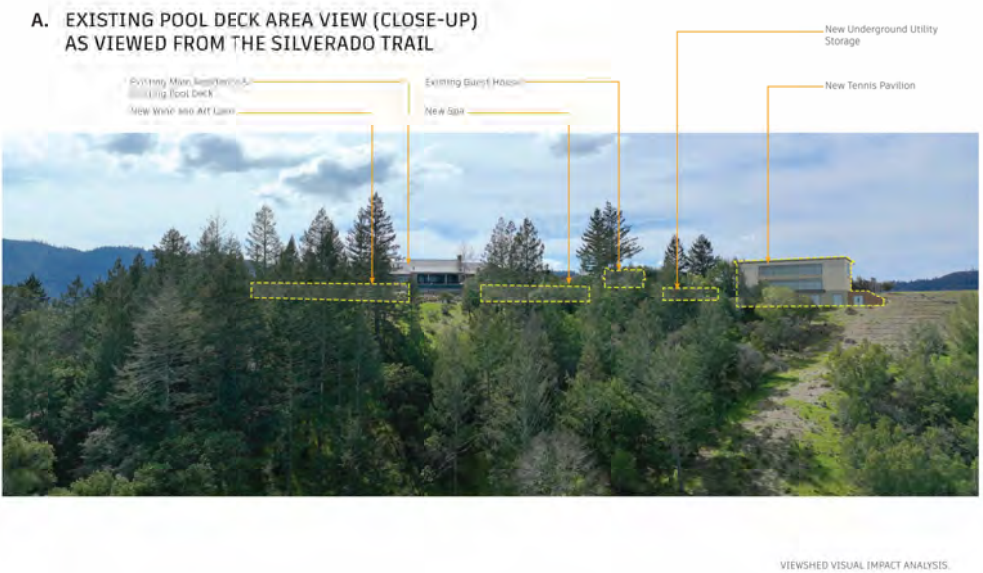
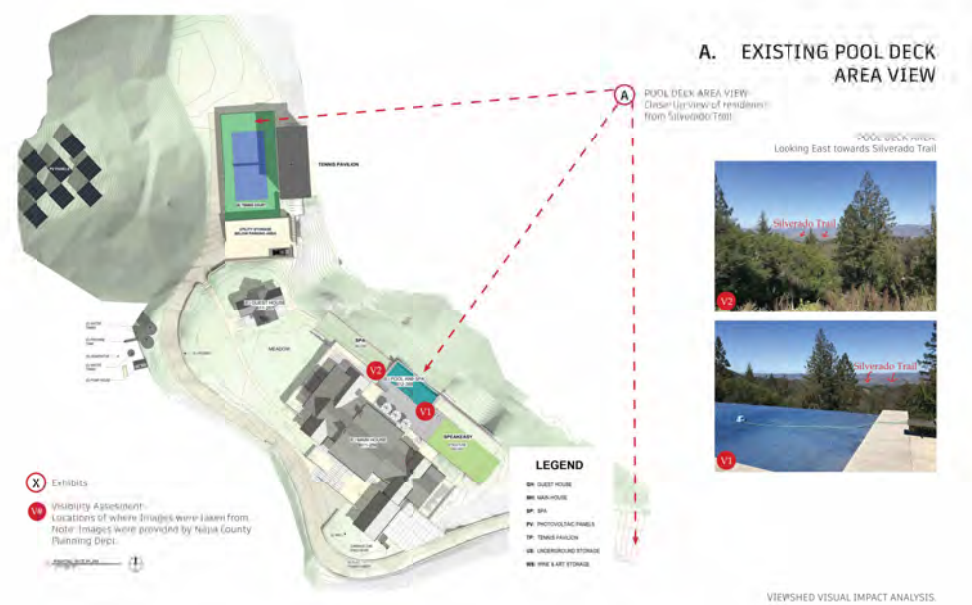
No.	Description	Date
3	Revision 3	02/25/25

Project number:
Date: 12/22/25

A100-00

Scale: As Indicated

© COPYRIGHT 2025 LEONG ARCHITECTS, INC.



THESE DOCUMENTS ARE THE PROPERTY OF LEONG ARCHITECTS INC. ANY UNAUTHORIZED USE WITHOUT WRITTEN CONSENT IS PROHIBITED BY LAW. LEONG ARCHITECTS, INC. DISCLAIMS RESPONSIBILITY FOR DOCUMENTS IF USED WHOLE OR IN PART AT ANY OTHER LOCATION

LEONG ARCHITECTS
NAPA VALLEY - NEW YORK
P.O. BOX 2 ST. HELENA CA 94574
t: 707 963-5461
www.leongarch.com
email: info@leongarch.com

PROJECT CLOUD
Ponderosa One, LLC
80 Clear Creek Rd. - Oakville - CA - 94562

VIEWSHED
VISUAL IMPACT ANALYSIS FROM SILVERADO TR.

REVISIONS

No.	Description	Date

Project number:
Date: 12/22/25

A002-00

Scale:

80 Clear Creek Road
Water Availability Analysis
July 11, 2025

SUMMIT ENGINEERING, INC.

Project No.: 2021275

ENCLOSURE B

WELL COMPLETION REPORTS

ORIGINAL
File with DWR

Well A

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

Page 1 of 1

Owner's Well No. 2-2011

No. **e0133552**

Date Work Began 8/3/2011, Ended 8/8/2011

Local Permit Agency Napa County Environmental Mgmt

Permit No. E11-00267 Permit Date 7/1/2011

DWR USE ONLY -- DO NOT FILL IN

STATE WELL NO./STATION NO.	
LATITUDE	LONGITUDE
APN/TRS/OTHER	

GEOLOGIC LOG

ORIENTATION (✓) ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE ☐ (SPECIFY)

DEPTH FROM SURFACE
FL to FL

DRILLING METHOD ROTARY FLUID AIR

DESCRIPTION
Describe material, grain, size, color, etc.

0	60	BROWN & GRAY SHALE
60	90	GRAY SHALE
90	200	HARD GRAY SHALE
200	260	80% SHALE / 20% SILTSTONE
260	340	50% SHALE / 50% SILTSTONE
340	460	SHALE

RECEIVED
SEP 29 2011
DEPT. OF ENVIRONMENTAL MANAGEMENT

TOTAL DEPTH OF BORING 460 (Feet)
TOTAL DEPTH OF COMPLETED WELL 378 (Feet)

WELL OWNER

Name [REDACTED]
Mailing Address [REDACTED] CA [REDACTED]
CITY [REDACTED] STATE CA ZIP [REDACTED]

WELL LOCATION

Address 80 Clear Creek Road
City Napa CA
County Napa
APN Book 027 Page 310 Parcel 032
Township Range Section
Latitude DEG. MIN. SEC.

LOCATION SKETCH

NORTH

WEST EAST

200'

1000'

WELL

SOUTH

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.

ACTIVITY (✓)

☒ NEW WELL

MODIFICATION/REPAIR

☐ Deepen

☐ Other (Specify)

DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

PLANNED USES (✓)

WATER SUPPLY

☒ Domestic ☐ Public

☒ Irrigation ☐ Industrial

MONITORING ☐

TEST WELL ☐

CATHODIC PROTECTION ☐

HEAT EXCHANGE ☐

DIRECT PUSH ☐

INJECTION ☐

VAPOR EXTRACTION ☐

SPARGING ☐

REMEDIATION ☐

OTHER (SPECIFY)

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER 230 (FL) BELOW SURFACE 1

DEPTH OF STATIC WATER LEVEL 187 (FL) & DATE MEASURED 8/8/2011

ESTIMATED YIELD * 60 (GPM) & TEST TYPE AIR LIFT

TEST LENGTH 2 (Hrs.) TOTAL DRAWDOWN N/A (FL.)

May not be representative of a well's long-term yield.

DEPTH FROM SURFACE			BORE - HOLE DIA. (Inches)	CASING (S)					DEPTH FROM SURFACE			ANNULAR MATERIAL					
				TYPE (✓)				MATERIAL / GRADE				INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE		
Fl.	to	Fl.	BLANK	SCREEN	CON-DUCTOR	FILL PIPE									Fl.	to	Fl.
0		25	12								0		3	✓			CONCRETE
25		460	9								3		23		✓		CHIPS
0		198		✓			PVC F480	6	SDR-21		23		460			✓	PEA GRAVEL
198		338			✓		PVC F480	6	SDR-21	.032							
338		378		✓			PVC F480	6	SDR-21								

ATTACHMENTS (✓)

☐ Geologic Log

☐ Well Construction Diagram

☐ Geophysical Log(s)

☐ Soil/Water Chemical Analysis

☐ Other

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME HUCKFELDT WELL DRILLING, INC.

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

2110 Penny Lane Napa CA 94559

ADDRESS CITY STATE ZIP

Signed [Signature] DATE SIGNED 08/12/11

WELL DRILLER/AUTHORIZED REPRESENTATIVE C-57 LICENSE NUMBER 439-746

ORIGINAL
File with DWR

Well B

WELL COMPLETION REPORT

STATE OF CALIFORNIA
Refer to Instruction Pamphlet

No. **e0102663**

DWR USE ONLY -- DO NOT FILL IN

STATE WELL NO./STATION NO. 10

LATITUDE 38° 12' 10" N LONGITUDE 122° 10' 10" W

APN/TRS/OTHER

Page 1 of 1

Owner's Well No. 2-09

Date Work Began 11/24/2009, Ended 12/2/2009

Local Permit Agency Napa County Environmental Mgmt

Permit No. E09-00461

Permit Date 10/15/2009

GEOLOGIC LOG

WELL OWNER

ORIENTATION (✓) ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE (SPECIFY)

DEPTH FROM SURFACE

DRILLING METHOD ROTARY

FLUID AIR

DESCRIPTION

Describe material, grain, size, color, etc.

Ft. to Ft.

0

65

BROWN SHALE & CLAY

65

215

50% SHALE / 50% SILTSTONE

215

310

30% SHALE / 70% SILTSTONE

310

370

70% SHALE / 30% SILTSTONE

370

500

50% SHALE / 50% SILTSTONE

Name [REDACTED]

Mailing Address [REDACTED]

CITY [REDACTED]

STATE CA

ZIP [REDACTED]

WELL LOCATION

Address Dry Creek Road

City Napa CA

County Napa

APN Book 027 Page 310 Parcel 032

Township [REDACTED] Range [REDACTED] Section [REDACTED]

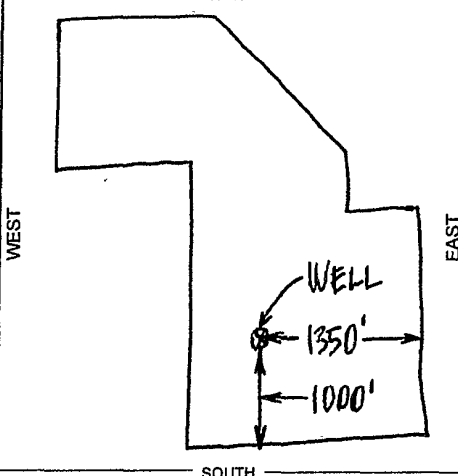
Latitude

DEG. MIN. SEC.

DEG. MIN. SEC.

LOCATION SKETCH

NORTH



ACTIVITY (✓)

☒ NEW WELL
☐ MODIFICATION/REPAIR
 — Deepen
 — Other (Specify)

☐ DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

PLANNED USES (✓)

WATER SUPPLY
☒ Domestic ☐ Public
☐ Irrigation ☐ Industrial

MONITORING ☐

TEST WELL ☐

CATHODIC PROTECTION ☐

HEAT EXCHANGE ☐

DIRECT PUSH ☐

INJECTION ☐

VAPOR EXTRACTION ☐

SPARGING ☐

REMEDIATION ☐

OTHER (SPECIFY) ☐

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER 215 (Ft.) BELOW SURFACE

1

DEPTH OF STATIC WATER LEVEL 150 (Ft.) & DATE MEASURED 12/2/2009

ESTIMATED YIELD 23 (GPM) & TEST TYPE AIR LIFT

TEST LENGTH 3 (Hrs.) TOTAL DRAWDOWN N/A (Ft.)

May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING 500 (Feet)

TOTAL DEPTH OF COMPLETED WELL 338 (Feet)

DEPTH FROM SURFACE Ft. to Ft.	BORE-HOLE DIA. (Inches)	CASING (S)					DEPTH FROM SURFACE Ft. to Ft.	ANNULAR MATERIAL			
		TYPE (✓)	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)		TYPE	CE- MENT (✓)	BEN- TONITE (✓)	FILL (✓)
0 to 25	12	BLANK					0 to 3	CONCRETE	✓		
25 to 500	9	SCREEN					3 to 22	CHIPS		✓	
		CON- DUCTOR					22 to 500	PEA GRAVEL			✓
0 to 198			PVC F480	6	SDR-21						
198 to 318			PVC F480	6	SDR-21	.032					
318 to 338			PVC F480	6	SDR-21						

ATTACHMENTS (✓)

☐ Geologic Log
☐ Well Construction Diagram
☒ Geophysical Log(s)
☒ Soil/Water Chemical Analysis
☐ Other

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME HUCKFELDT WELL DRILLING, INC.

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

2110 Penny Lane

Napa

CA

94559

ADDRESS

CITY

STATE

ZIP

Signed

[Signature]

12/14/09

DATE SIGNED

439-746

C-57 LICENSE NUMBER

WELL DRILLER/AUTHORIZED REPRESENTATIVE

ORIGINAL
File with DWR

Well D

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

Page 1 of 1

Owner's Well No. 1

No. **e039617**

Date Work Began 5/15/2006, Ended 5/18/2006

Local Permit Agency Napa County Environmental Mgmt

Permit No. 96-10390 Permit Date 9/30/1998

DWR USE ONLY — DO NOT FILL IN

STATE WELL NO./STATION NO.

LATITUDE LONGITUDE

APN/TRS/OTHER

GEOLOGIC LOG

ORIENTATION (✓) ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE ☐ (SPECIFY)
DRILLING METHOD ROTARY FLUID AIR

DEPTH FROM SURFACE Ft. to Ft.	DESCRIPTION Describe material, grain, size, color, etc.
0 to 3	BROWN CLAY
3 to 135	HARD SHALE
135 to 137	SANDSTONE
137 to 150	HARD SHALE
150 to 152	SANDSTONE
152 to 160	HARD SHALE
160 to 162	SANDSTONE
162 to 180	90% HARD SHALE/ 10% SANDSTONE
180 to 200	50% HARD SHALE/ 50% SANDSTONE
200 to 300	HARD SHALE

CONTINUED CASING LAYOUT

170 to 250	SCREEN PVC 6" .032 SLOT
250 to 270	BLANK PVC 6"
270 to 290	SCREEN PVC 6" .032 SLOT

RECEIVED

JUN 7 2006

DEPT. OF
ENVIRONMENTAL MANAGEMENT

WELL OWNER

Name C

Mailing Address

CITY

STATE CA

ZIP 94559

WELL LOCATION

Address 60 Campbell Creek Road

City Napa CA

County Napa

APN Book 027 Page 310 Parcel 031

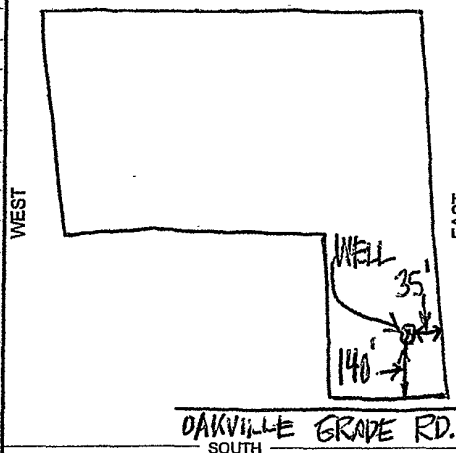
Township Range Section

Latitude DEG. MIN. SEC.

DEG. MIN. SEC.

LOCATION SKETCH

NORTH



ACTIVITY (✓)

☒ NEW WELL
☐ MODIFICATION/REPAIR
 ☐ Deepen
 ☐ Other (Specify)

☐ DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

PLANNED USES (✓)

WATER SUPPLY
☒ Domestic ☐ Public
☐ Irrigation ☐ Industrial

MONITORING ☐

TEST WELL ☐

CATHODIC PROTECTION ☐

HEAT EXCHANGE ☐

DIRECT PUSH ☐

INJECTION ☐

VAPOR EXTRACTION ☐

SPARGING ☐

REMEDIATION ☐

OTHER (SPECIFY)

Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER 60 (Ft.) BELOW SURFACE

1

DEPTH OF STATIC WATER LEVEL 15 (Ft.) & DATE MEASURED 5/18/2006

ESTIMATED YIELD 25 (GPM) & TEST TYPE AIR LIFT

TEST LENGTH 2 (Hrs.) TOTAL DRAWDOWN N/A (Ft.)

May not be representative of a well's long-term yield.

DEPTH FROM SURFACE			BORE-HOLE DIA. (Inches)	CASING (S)							DEPTH FROM SURFACE			ANNULAR MATERIAL				
				TYPE (✓)				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS				SLOT SIZE IF ANY (Inches)	TYPE			
Ft.	to	Ft.	BLANK	SCREEN	CON- DUCTOR	FILL PIPE										Ft.	to	Ft.
0	25	12										0	5		✓			CONCRETE
25	300	9										5	25			✓		CHIPS
												25	290				✓	PEA GRAVEL
0	50		✓				PVC F480	6	SDR-21									
50	150			✓			PVC F480	6	SDR-21	.032								
150	170		✓				PVC F480	6	SDR-21									

ATTACHMENTS (✓)

- Geologic Log
- Well Construction Diagram
- Geophysical Log(s)
- Soil/Water Chemical Analysis
- Other

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME HUCKFELDT WELL DRILLING, INC.

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

2110 Penny Lane

ADDRESS

Napa

CITY

CA

STATE

94559

ZIP

Signed Dr. Huckfeldt

WELL DRILLER/AUTHORIZED REPRESENTATIVE

05/26/06

DATE SIGNED

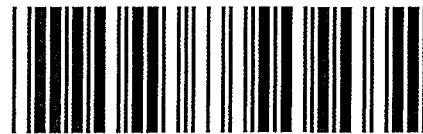
439-746

C-57 LICENSE NUMBER

Environmental

Cover Sheet

APN	027 - 310 - 031 - 000
Permit #	ED9-00462
Program	Well
DocType	Pmt
Street #	
Street Name	Oakville Grade
Year	2009





A Tradition of Stewardship

Environmental Management

1195 Third Street, Suite 101
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4471
Fax: (707) 253-4545

Steven Lederer
Director

WELL PERMIT

Application Type: EM Permits-Water Wells-Class I

Permit Number: E09-00462

Applied Date: 10/15/2009

Parcel Number: 027-310-031-000

Issued Date: 10/15/2009

Permit Expires On: 10/15/2011

Situs Address: 999 TEMP ADDRESS NAPA

Owner: OAKVILLE LLC

Phone: xxx-xxx-xxxx

Address: C/O ROBERT YEAKEY, ST HELENA, CA, 94574

Applicant: DON HUCKFELDT

Phone:

Business Name: HUCKFELDT WELL DRILLING

Project Type: EM Permits-Water Wells-Class I

Proposed Use:

Use: Private

Name of Public Water System:

Well To Service This Parcel Only?: Yes

Water Supply:

All Setbacks Required By Code?:

Hazmat Site Within 1500 feet?: No

Ground Water Permit Required?: No

Hazmat Site Number and Name:

Emergency Exemption Granted?:

Well Located in Flood Zone?: No

Reason For Emergency Exemption:

Specifications:

Casing Diameter (inches): 6

Method of Seal Placement: pour

Boring Diameter (inches): 12

Material: bentonite/concrete

Annular Seal (inches): 3

Minimum Seal Depth (feet): 20

TO PERMITEE:

Any work performed or operations conducted under the auspices of this permit constitutes acceptance of all conditions, inspections and comments contained in the this permit, and the incorporation of all requirements as set forth in the permit application.

Staff Signature: PER 40

Date: 10/15/09



A Tradition of Stewardship

Environmental Management

1195 Third Street, Suite 101
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4471
Fax: (707) 253-4545

Steven Lederer
Director

CONDITIONS/INSPECTIONS/COMMENTS

Application Type: Class I

Permit Number: E09-00462

Applied Date: 10/15/2009

Parcel Number: 027-310-031-000

Issued Date: 10/15/2009

Owner: OAKVILLE LLC

Applicant: DON HUCKFELDT

Conditions:

<u>Description</u>	<u>Comment</u>
EM-11	The applicant shall comply with the Department of Public Works "Conditions of Approval-National Pollution Discharge Elimination System Requirements", a copy of which was provided at the time of permit issuance. Failure to comply with the NPDES requirements will result in a stop-work order.
EM-2	A copy of the State of California Well Completion Report must be submitted within 60 days of well completion. <i>✓ JP 1/5/10</i>

Inspections:

Inspected By:

Date:

Description

Construction Inspection *P, 11/10/10*
Environmental Management Final *JP 4/27/10*

Comments:

<u>Date</u>	<u>Comment</u>
	Call 253-4135 at least 24 hours in advance during normal business hours to schedule inspection requests. Inspections are taken on a first-come-first-served basis so if you need a specific date and time be sure to call well in advance
	Environmental Management's inspection must be obtained prior to covering any portion of the system.
10/15/2009	Any deviation from these permit specifications without prior approval from the Department of Environmental Management will be cause for stopping work until the changes are fully justified and approved.
	Well permits are issued only to licensed well drillers. A copy of the well driller's license (C-57) must be on file with DEM.
	If a claim is to be submitted for a refund, per County Code, a 25% processing fee will be retained. Such claims must be made within one year of the date on the receipt.

WELL CONSTRUCTION APPLICATION

PROPERTY OWNER INFORMATION

WELL DRILLER INFORMATION

Name: Oakville LLC Company Name: Huckfeldt Well Drilling
Address: Dry Creek Road Napa Contact person: Don
APN: 027-310-031 Address: 2110 Penny Lane Napa
Phone #: 486-6132 Phone #: 707-255-7923

TYPE OF PERMIT (circle one): Class 1A Class 1B Class II Deepening
Reconstruction Other: _____

PROPOSED USE (circle one): Private Public

Well to serve this parcel only: Y N Well Located in MST Groundwater Basin: Y N
If no, list other APN(s): _____ Well Located in Floodplain: Y N

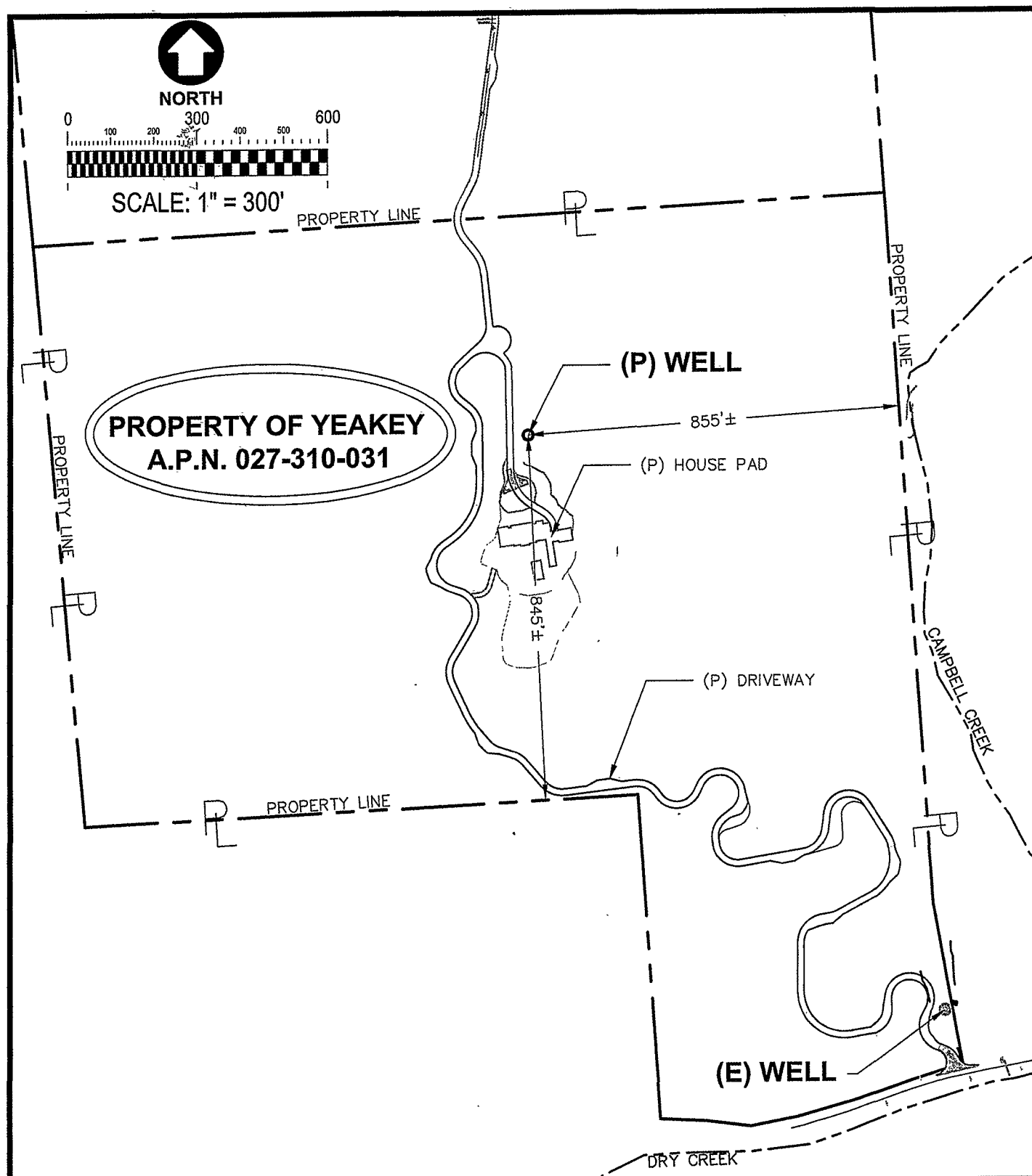
SETBACKS TO WELL:

Sewer Line: _____ feet
Septic Tank: _____ feet
Disposal Field: _____ feet

WELL SPECIFICATIONS:

Casing Diameter: 6 inches Sealing Material: bentonite & concrete
Boring Diameter: 12 inches
Annular Seal: 3 inches Sealing Method: pour
Minimum Seal Depth: 20 feet

A MAP OF THE WELL LOCATION SHALL BE ATTACHED TO THIS APPLICATION.
THE MAP SHALL INCLUDE THE DISTANCE FROM THE WELL TO PROPERTY LINES,
SEWAGE DISPOSAL SYSTEMS, STRUCTURES, ETC AND SHALL INCLUDE ALL
OTHER PERTINENT INFORMATION SPECIFIC TO THIS WELL.



R.E.B. ENGINEERING, INC.

R.C.E. 45115 & L.S. 6591
CIVIL & STRUCTURAL
ENGINEERING, PLANNING, & SURVEYING
P.O. BOX 113, ST. HELENA, CA 94574 (707) 963-8638

PROPERTY OF YEAKEY

WELL LOCATION PLAN

CAMPBELL CREEK RANCH
OAKVILLE CA 94558
A.P.N. 027-310-031

JOB: 98-10111G

DATE: 09/22/2009



A Tradition of Stewardship
A Commitment to Service

Environmental Management

1195 Third Street, Suite 101
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4471
Fax: (707) 253-4545

Steven Lederer
Director

APPLICATION
THIS IS NOT A PERMIT

Application Type: EM Permits-Water Wells-Class I

Permit Number: E09-00462

Parcel Number: 027-310-031-000

Situs Address: 999 TEMP ADDRESS NAPA

Applied Date: 10/15/2009

Owner: OAKVILLE LLC

Phone: xxx-xxx-xxxx

Applicant: DON HUCKFELDT

Phone:

Worker's Compensation Coverage:

- () A Certificate of current Worker's Comp Insurance Coverage is on file with this office (or filed with this application)
() I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws of California.

I, the undersigned, hereby assume fully all risks associated with providing incorrect information as to the location of the septic systems. I acknowledge that the County of Napa will issue a well permit in reliance upon information contained in this application and, on behalf of myself, heirs, administrators and or assigns, I hereby fully release the County, its elected officials, officers and employees from any and all claims and liability whether actual or potential, known or unknown, that may arise in connection with the information provided in the application.

Owner or Authorized Agent Signature: _____

A handwritten signature in black ink, appearing to read "Don Huckfeldt", written over a horizontal line.

Date: _____

10/15/09

Geographic Information Systems

COUNTY HOME | LIVING IN NAPA | DOING BUSINESS | VISITING NAPA | GOVERNMENT

Menu

- GIS Home
- GIS Data
- User Group
- News & Info
- Training
- Resources
- Reports
- Mapping Applications

Parcel: 027310031000



New Search
Disclaimer
Report Error

Select tool and click location on map to activate.
☒ Zoom In ☐ Zoom Out ☐ Pan ☐ Identify

Print
Help
Legend

Environmental Data

Flood Zone: Parcel not in FEMA Flood Zone.
 GW Ordinance: Parcel not in Groundwater Deficient Area
 Hydrologic Region: San Francisco Bay
 Hydrologic Unit: San Pablo
 Hydrologic Area: Napa River
 CalWater Watershed: Hydrologic Sub-Area: Napa River
 Super Planning Watershed: Dry Creek
 Planning Watershed: Upper Dry Creek
 Maymen-Millsholm-Lodo association, 30-75 percent slopes
 Soil Type: Lodo-Maymen-Felton association, 30 to 75 percent slopes
 Felton gravelly loam, 30 to 50 percent slopes
 CQ
 CalVeg: NX
 CA
 HazMat Releases: No Hazardous Releases found within 1500 ft of this parcel.

Boundary & Jurisdiction Data

USGS Topo Quad: Rutherford
 Consumer Protection Staff: Janiah - District 3
 HazMat Staff: Steve - District 2
 Landuse Staff: Sheldon - District 2

Property Data

Ownership Summary:

Owner	Granting Doc.	Percent	Title Type
-------	---------------	---------	------------

Assessor Summary

Situs Address:

Mailing Address: C/O ROBERT YEAKEY 3082 WHITE SULPHUR
SPRINGS RD SAINT HELENA CA 94574

Parcel Description: LLA 1113 AGMT 1999-0013206; PTN 35R/S63-64

Notes: WAS PTNS 027-310-027, 028 & 029

Total Assessed Value: \$353250.00

Land Use Code: 30 - VACANT LAND RURAL

Map Book & Page: 027 - 31

Acres: (0 means < 1.0) 68

Tax Rate Area (TRA) Code: 085006

Official Site of the County of Napa, California
©1996, 2003, County of Napa

ORIGINAL
File with DWR

Page 1 of 1

Owner's Well No. 1-09

Date Work Began 11/17/2009, Ended 12/2/2009

Local Permit Agency Napa County Environmental Mgmt

Permit No. E09-00462

Permit Date 10/15/2009

WELL COMPLETION REPORT

Refer to Instruction Pamphlet

No. e0101409

DWR USE ONLY -- DO NOT FILL IN	
STATE WELL NO. / STATION NO.	
LATITUDE	LONGITUDE
APN/TRS/OTHER	

GEOLOGIC LOG

WELL OWNER

ORIENTATION (✓) ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE (SPECIFY)

DRILLING METHOD **ROTARY** FLUID **AIR**

DEPTH FROM SURFACE
Ft. to Ft.

DESCRIPTION

Describe material, grain, size, color, etc.

0	50	BROWN CLAY
50	60	GRAY CLAY & SHALE
60	155	SHALE & SILTSTONE
155	170	HARD SILTSTONE
170	190	50% SHALE / 50% SILTSTONE
190	230	75% SHALE / 25% SILTSTONE
230	240	40% SHALE / 60% SILTSTONE
240	500	50% SHALE / 50% SILTSTONE

Name **[REDACTED] C**

Mailing Address **[REDACTED]**

CITY

STATE

ZIP

Address **Dry Creek Road**

City **Napa CA**

County **Napa**

APN Book **027** Page **310** Parcel **031**

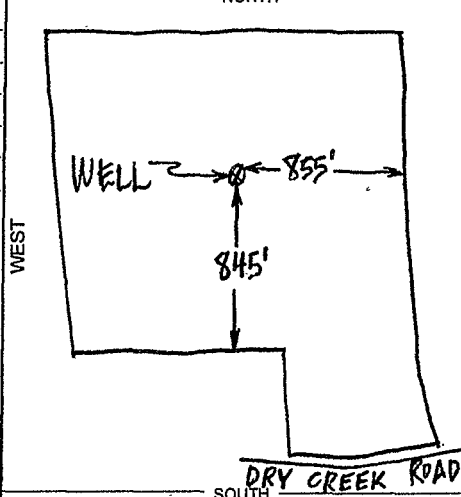
Township Range Section

Latitude

DEG. MIN. SEC.

LOCATION SKETCH

NORTH



Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.

DEG. MIN. SEC.

ACTIVITY (✓)

☒ NEW WELL

MODIFICATION/REPAIR

Deepen

Other (Specify)

DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

PLANNED USES (✓)

WATER SUPPLY

☒ Domestic ☐ Public
☐ Irrigation ☐ Industrial

MONITORING

TEST WELL

CATHODIC PROTECTION

HEAT EXCHANGE

DIRECT PUSH

INJECTION

VAPOR EXTRACTION

SPARGING

REMEDIATION

OTHER (SPECIFY)

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER **230** (Ft.) BELOW SURFACE

DEPTH OF STATIC WATER LEVEL **181** (Ft.) & DATE MEASURED **12/2/2009**

ESTIMATED YIELD **30** (GPM) & TEST TYPE **AIR LIFT**

TEST LENGTH **3** (Hrs.) TOTAL DRAWDOWN **N/A** (Ft.)

May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING **500** (Feet)

TOTAL DEPTH OF COMPLETED WELL **318** (Feet)

DEPTH FROM SURFACE		BORE - HOLE DIA. (Inches)	CASING (S)						DEPTH FROM SURFACE		ANNULAR MATERIAL					
			TYPE (✓)				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)			GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE			
Ft.	to Ft.		BLANK	SCREEN	CON- DUCTOR	FILL PIPE									Ft.	to Ft.
0	25	12									0	3	✓			CONCRETE
25	500	9									3	23		✓		CHIPS
											23	500			✓	PEA GRAVEL
0	198		✓				PVC F480	6	SDR-21							
198	298			✓			PVC F480	6	SDR-21	.032						
298	318		✓				PVC F480	6	SDR-21							

ATTACHMENTS (✓)

Geologic Log
Well Construction Diagram
Geophysical Log(s)
Soil Water / Chemical Analysis
Other

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME **HUCKFELDT WELL DRILLING, INC.**

(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)

2110 Penny Lane

ADDRESS

Napa

CITY

CA

STATE

94559

ZIP

Signed

WELL DRILLER/AUTHORIZED REPRESENTATIVE

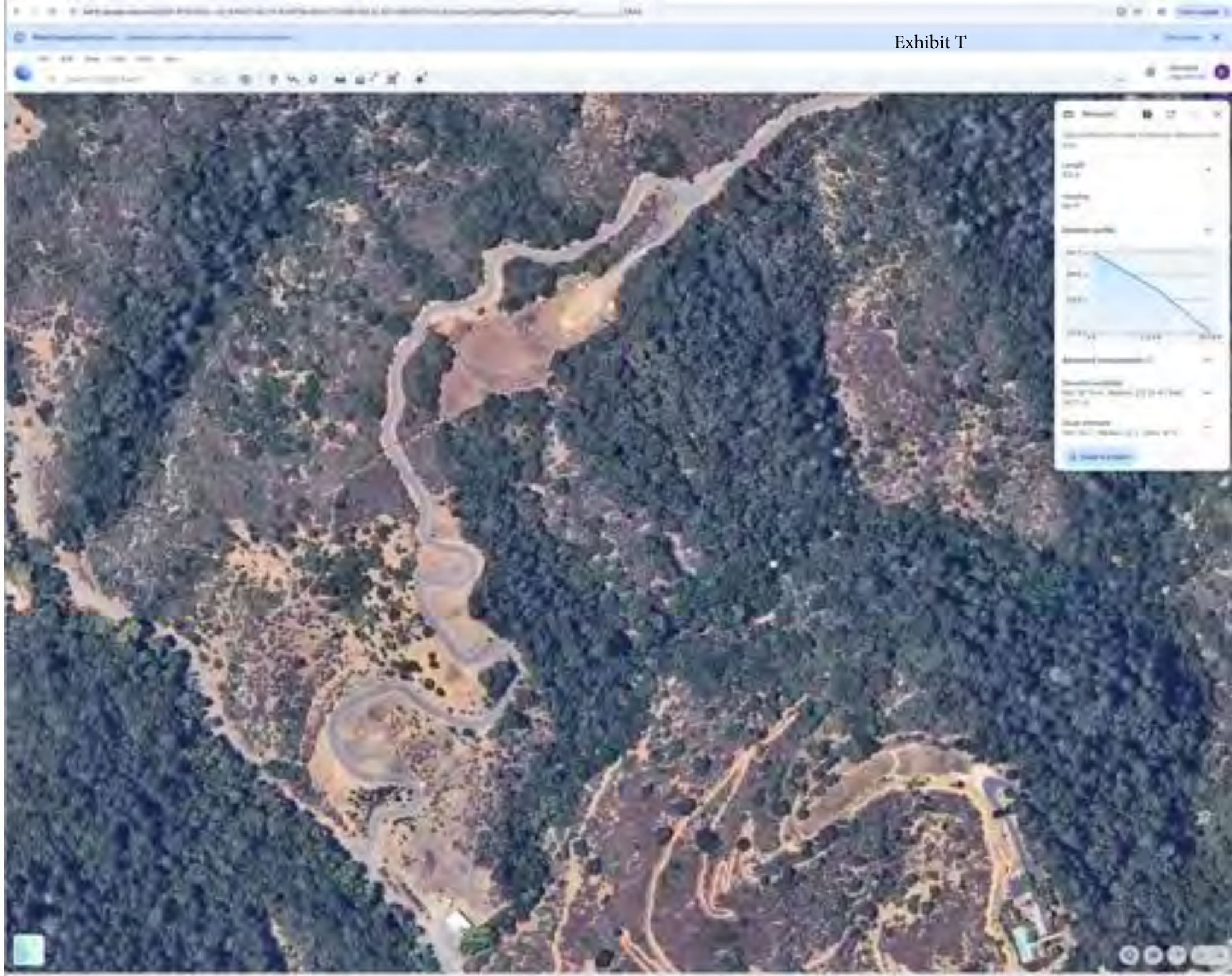
12/10/09

DATE SIGNED

439-746

C-57 LICENSE NUMBER

Exhibit T



Breaking Barriers: Campbell Creek Culvert Removal

Jul 5, 2023 | [Assessments](#), [fish barriers](#), [fishes-specific](#), [habitat](#), [monitoring](#), [newsletters](#), [water quality](#)

The Napa River and its tributaries support a diverse community of native fishes, including 2 salmonid species: the California Central Coast [steelhead trout \(*Oncorhynchus mykiss*\)](#), a [federally-listed Threatened Species](#), and Central Valley Fall/Late Fall Run [Chinook salmon \(*Oncorhynchus tshawytscha*\)](#), a [federally-listed Species of Concern](#) under the Endangered Species Act. Steelhead spawning and rearing occurs

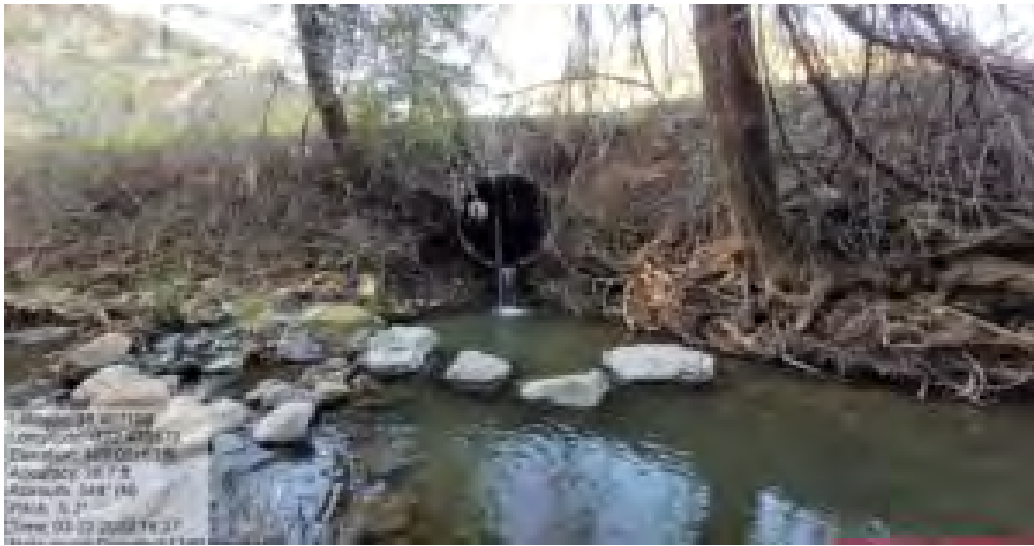


primarily in the smaller, high-gradient tributary streams (streams with steep slopes and rapid water flows) throughout the watershed, while Chinook spawning and rearing occurs primarily in the mainstem Napa River and low-gradient reaches of some large tributary streams. Both species are [anadromous](#), meaning they need an uninterrupted path from their freshwater spawning and rearing habitat to the ocean, where they spend their adult lives until they return to these streams to spawn, or reproduce.

Artificial migration barriers constructed during the past century have contributed to population declines of salmonids in the Napa River watershed by limiting access to potential habitat. These barriers range from small temporal barriers, such as road culverts and bridges, that can interrupt fish migration upstream depending on flow conditions, to large-scale permanent barriers, such as dams, which completely cut off access to otherwise suitable habitat.

As part of the County's continuing efforts to address resource concerns in our watersheds, they have been looking at stream crossings on County maintained roads. County staff have been looking for projects that would prevent large amounts of sediment from being deposited into our creeks, as well as projects that could improve the ability of our native fishes to make it into the farther reaches of their spawning habitat. One of the projects Napa RCD is partnering with the Napa County Department of Public Works and Napa County Flood Control and Water Conservation District on is to replace a culvert that is a fish barrier on Campbell Creek, a tributary to Dry Creek, located in the Napa River Watershed.

In Campbell creek, there is a 6ft diameter culvert which is near the confluence with Campbell Creek and Dry Creek. This culvert was first identified as a fish barrier in July of 1998, during a stream inventory conducted by the California Department of Fish and Wildlife (DFW) and Napa RCD. The culvert was categorized as "red" in the DFW Green-Gray-Red system because it was expected to be a total barrier (impassable to all fish at all flows) due to excessive jump height into the culvert, inadequate jump pool depth, and high downstream water velocities during large storms.



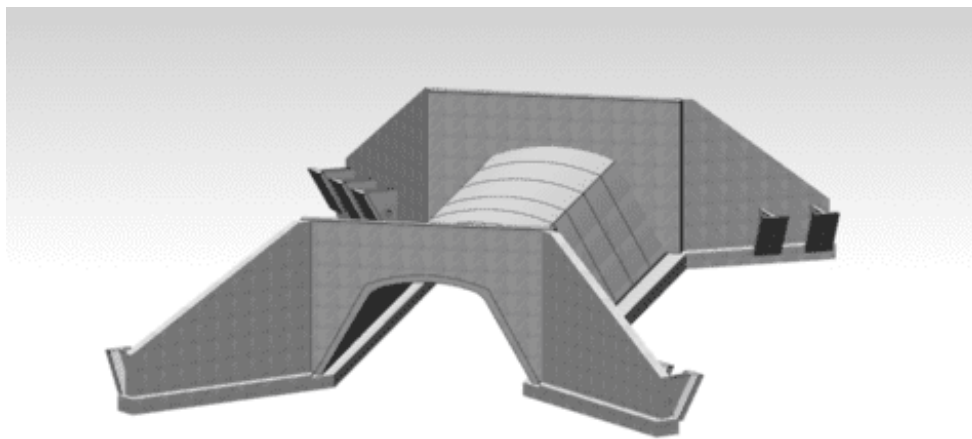
In 2011, as part of a follow-up study to the 1998 stream inventory, Napa RCD assessed the part of Campbell Creek that is above the culvert, to determine the amount and quality of habitat that could be available to steelhead if the stream crossing were improved for fish passage. During this assessment Napa RCD concluded that a natural falls/cascade, located about 0.67 miles upstream of the culvert, was the natural end of high-quality steelhead spawning and rearing habitat. During this assessment Napa RCD observed young-of-year steelhead in this stretch of the creek. It is unknown whether these fish were steelhead or rainbow trout. Given the natural variability in swimming capabilities of individual steelhead, an occasional fish may have been able to pass the culvert under ideal flow conditions.

In 2014 Napa RCD assessed 234 County-maintained stream crossings as part of the [County's TMDL \(total maximum daily load\) compliance requirement](#). Based upon cost effectiveness and habit value for steelhead, Napa RCD recommended this same culvert be one of the higher priority sites to be treated. At that time,



the County opted to replace another fish barrier, also identified by Napa RCD during this assessment, on Kimball Creek. The culvert on Kimball Creek was in far greater danger of failing due to how degraded the metal pipe had become. Kimball Creek also provides spawning and rearing habitat for both steelhead trout and Chinook salmon.

Public Works is currently working with Stantec Engineering firm to design a bottomless concrete arch culvert to replace the existing culvert. This stream crossing upgrade will increase the flow capacities and allow for better access to upstream habitats for steelhead trout. Public Works and Stantec are currently working on the design of the replacement culvert and working with Army Corps of Engineers, Regional Water Boards, and DFW on [CEQA](#) review, permitting, and grant funding opportunities to implement the project. Public Works is planning to have the project implemented by summer of 2024. Because the existing culvert is undersized for peak flows from a 100-yr storm event, upgrading the crossing will also prevent roughly 1,150 cubic yards of sediment from falling into the stream system if the stream crossing were to wash out.



Over the years Napa RCD and other agencies have discovered 79 artificial fish passage barriers in the Napa River watershed. Of those 79, 24 have

been removed, 5 are in progress to be removed, and the remaining 50 are being assessed for feasibility and quality of habitat that could be accessible to these salmonids.

[About](#)

[Agriculture](#)

[Assessments](#)

[Bay-friendly](#)

[Clean-ups](#)

[conservation](#)

[Education](#)

[Events](#)

[Fish and Streams](#)

[fish barriers](#)

[fisheries monitoring](#)

[fishes-specific](#)

[Forests](#)

[Garden Tour](#)

[geology](#)

[habitat](#)

[landsmart planning](#)

[Library](#)

[LS-ground](#)

[LS-kids](#)

[monitoring](#)

[Movie Nights](#)

[News](#)

[newsletters](#)

[Opportunities](#)

[PBA](#)

[plans & reports](#)

[Programs](#)

[Projects](#)

[RCD vineyard](#)

[re-oaking](#)

[restoration](#)

[rural road](#)

[Teen Conservation Internship](#)

[Testimonials](#)

[Uncategorized](#)

[volunteer](#)

[water quality](#)

[Watershed Open House](#)

[Watershed Symposium](#)

[workshop.mtls](#)

[Workshops](#)

© 2026 Napa County Resource Conservation District | brought to you by **WSI**

[NextGenMarketing](#) | SB 272 [Compliance](#)

80 Clear Creek Road
Water Availability Analysis
July 11, 2025

SUMMIT ENGINEERING, INC.

Project No.: 2021275

ENCLOSURE I

TIER 2 WELL DRAWDOWN CALCULATIONS

SUMMIT ENGINEERING, INC.	80 Clear Creek Rd Water Availability Tier II: Well Drawdown Analysis Well A	PROJECT NO. 2021275 BY: TBL CHK: GG
--------------------------	--	---

Site Specific Parameters

Well Flow:	Low End Specific Storage:
25 gpm	1.50E-05 1/ft
Radius of Influence:	High End Specific Storage:
200 ft	3.10E-04 1/ft
Aquifer Thickness	Low Hydraulic Conductivity:
140 ft	10 ft/day
Pumping Time:	High Hydraulic Conductivity:
1 day	30 ft/day

Theis Drawdown

Scenario	Specific Storage (1/ft):	Hydraulic Conductivity (ft/day)	Theis u value (unitless):	u_a , rounded down (unitless):	u_b , rounded up (unitless):	$W(u_a)$	$W(u_b)$	$W(u)$, interpolated	Theis s value	Drawdown(ft)
High S, Low h	3.10E-04	10	2.21E-03	2.00E-03	3.00E-03	5.639	5.235	5.55	0.0079	1.52
Low S, Low h	1.50E-05	10	1.07E-04	1.00E-04	2.00E-04	8.633	7.94	8.58	0.0122	2.35
High S, High h	3.10E-04	30	7.38E-04	7.00E-04	8.00E-04	6.688	6.555	6.64	0.0031	0.61
Low S, High h	1.50E-05	30	3.57E-05	3.00E-05	4.00E-05	9.837	9.55	9.67	0.0046	0.88

Notes:

- 1) Retrieve hydraulic conductivity from Napa WAA map; Specific Storage from well drilling lithology/soil type
- 2) 4 conditions (varying specific storage and hydraulic conductivity) are considered
- 3) Low specific storage and low hydraulic conductivity typically will result in max drawdown (highlighted in green)
- 4) Drawdowns greater than 10 ft for 6-inch casings and 15 ft for 8-inch casings typically indicate significant impacts
- 5) Min and max Specific storage and conductivity values can be adjusted to be site specific

SUMMIT ENGINEERING, INC.	80 Clear Creek Rd Water Availability Tier II: Well Drawdown Analysis Well B	PROJECT NO. 2021275 BY: TBL CHK: GG
--------------------------	--	---

Site Specific Parameters

Well Flow:	Low End Specific Storage:
16 gpm	1.50E-05 1/ft
Radius of Influence:	High End Specific Storage:
470 ft	3.10E-04 1/ft
Aquifer Thickness	Low Hydraulic Conductivity:
120 ft	10 ft/day
Pumping Time:	High Hydraulic Conductivity:
1 day	30 ft/day

Theis Drawdown

Scenario	Specific Storage (1/ft):	Hydraulic Conductivity (ft/day)	Theis u value (unitless):	u_a , rounded down (unitless):	u_b , rounded up (unitless):	$W(u_a)$	$W(u_b)$	$W(u)$, interpolated	Theis s value	Drawdown(ft)
High S, Low h	3.10E-04	10	1.43E-02	1.00E-02	2.00E-02	4.038	3.355	3.75	0.0040	0.77
Low S, Low h	1.50E-05	10	6.90E-04	6.00E-04	7.00E-04	6.842	6.688	6.70	0.0071	1.37
High S, High h	3.10E-04	30	4.76E-03	4.00E-03	5.00E-03	4.948	4.726	4.78	0.0017	0.33
Low S, High h	1.50E-05	30	2.30E-04	2.00E-04	3.00E-04	7.94	7.535	7.82	0.0028	0.53

Notes:

- 1) Retrieve hydraulic conductivity from Napa WAA map; Specific Storage from well drilling lithology/soil type
- 2) 4 conditions (varying specific storage and hydraulic conductivity) are considered
- 3) Low specific storage and low hydraulic conductivity typically will result in max drawdown (highlighted in green)
- 4) Drawdowns greater than 10 ft for 6-inch casings and 15 ft for 8-inch casings typically indicate significant impacts
- 5) Min and max Specific storage and conductivity values can be adjusted to be site specific

SUMMIT ENGINEERING, INC.	80 Clear Creek Rd Water Availability Tier II: Well Drawdown Analysis Well D	PROJECT NO. 2021275 BY: TBL CHK: GG
--------------------------	--	---

Site Specific Parameters

Well Flow:	Low End Specific Storage:
16 gpm	1.50E-05 1/ft
Radius of Influence:	High End Specific Storage:
35 ft	3.10E-04 1/ft
Aquifer Thickness	Low Hydraulic Conductivity:
100 ft	10 ft/day
Pumping Time:	High Hydraulic Conductivity:
1 day	30 ft/day

Theis Drawdown

Scenario	Specific Storage (1/ft):	Hydraulic Conductivity (ft/day)	Theis u value (unitless):	u_a , rounded down (unitless):	u_b , rounded up (unitless):	$W(u_a)$	$W(u_b)$	$W(u)$, interpolated	Theis s value	Drawdown(ft)
High S, Low h	3.10E-04	10	9.49E-05	9.00E-05	1.00E-04	8.739	8.633	8.69	0.0111	2.13
Low S, Low h	1.50E-05	10	4.59E-06	4.00E-06	5.00E-06	11.85	11.63	11.72	0.0149	2.87
High S, High h	3.10E-04	30	3.16E-05	3.00E-05	4.00E-05	9.837	9.55	9.79	0.0042	0.80
Low S, High h	1.50E-05	30	1.53E-06	1.00E-06	2.00E-06	13.24	12.55	12.87	0.0055	1.05

Notes:

- 1) Retrieve hydraulic conductivity from Napa WAA map; Specific Storage from well drilling lithology/soil type
- 2) 4 conditions (varying specific storage and hydraulic conductivity) are considered
- 3) Low specific storage and low hydraulic conductivity typically will result in max drawdown (highlighted in green)
- 4) Drawdowns greater than 10 ft for 6-inch casings and 15 ft for 8-inch casings typically indicate significant impacts
- 5) Min and max Specific storage and conductivity values can be adjusted to be site specific

Exhibit W

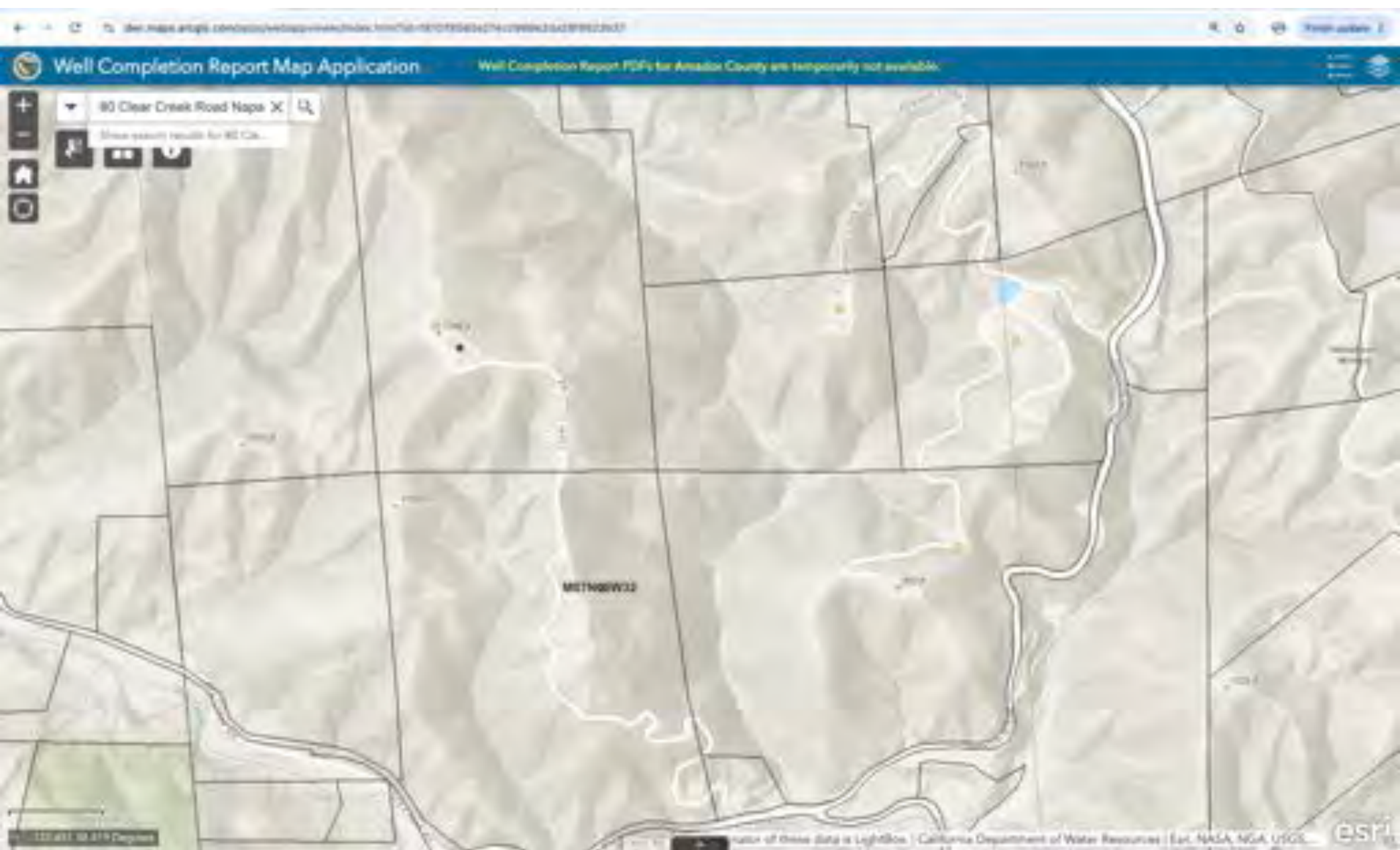


Exhibit X

