

Planning, Building & Environmental Services  
**Wedding Venue at the Grove  
(Silverado Resort and Spa);  
P24-00141-MM**

Trevor Hawkes, Supervising Planner



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# Agenda

- Overview of the Request
- RSS Exemption Request
- Compliance with the Noise Ordinance
- Biological Resource and Tree Removal
- Permitting Process and Environmental Determination
- Comments and change memo



# Silverado Resort

Property Area: 278.73 acres

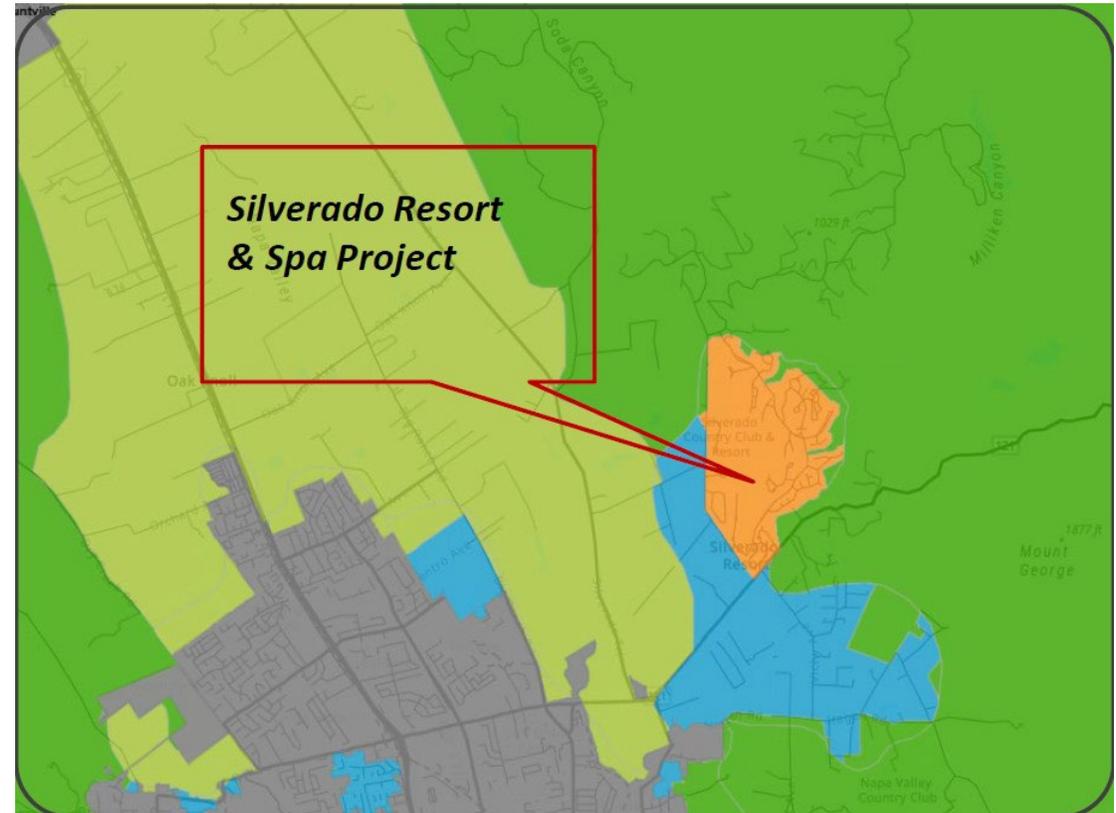
Zoning: Planned Development

General Plan: Urban Residential

Existing Resort Space: 268,180 sq. ft.

Proposed Development: 11,358 sq. ft.

Percentage of existing development: 4.24%



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# The Grove Wedding Pavilion and Lounge

Event Pavilion: 9,308 sq. ft.

Event Lounge: 1,750 sq. ft.

Total: 11,358 sq. ft.

Total Landscaping: 83,742 sq. ft.

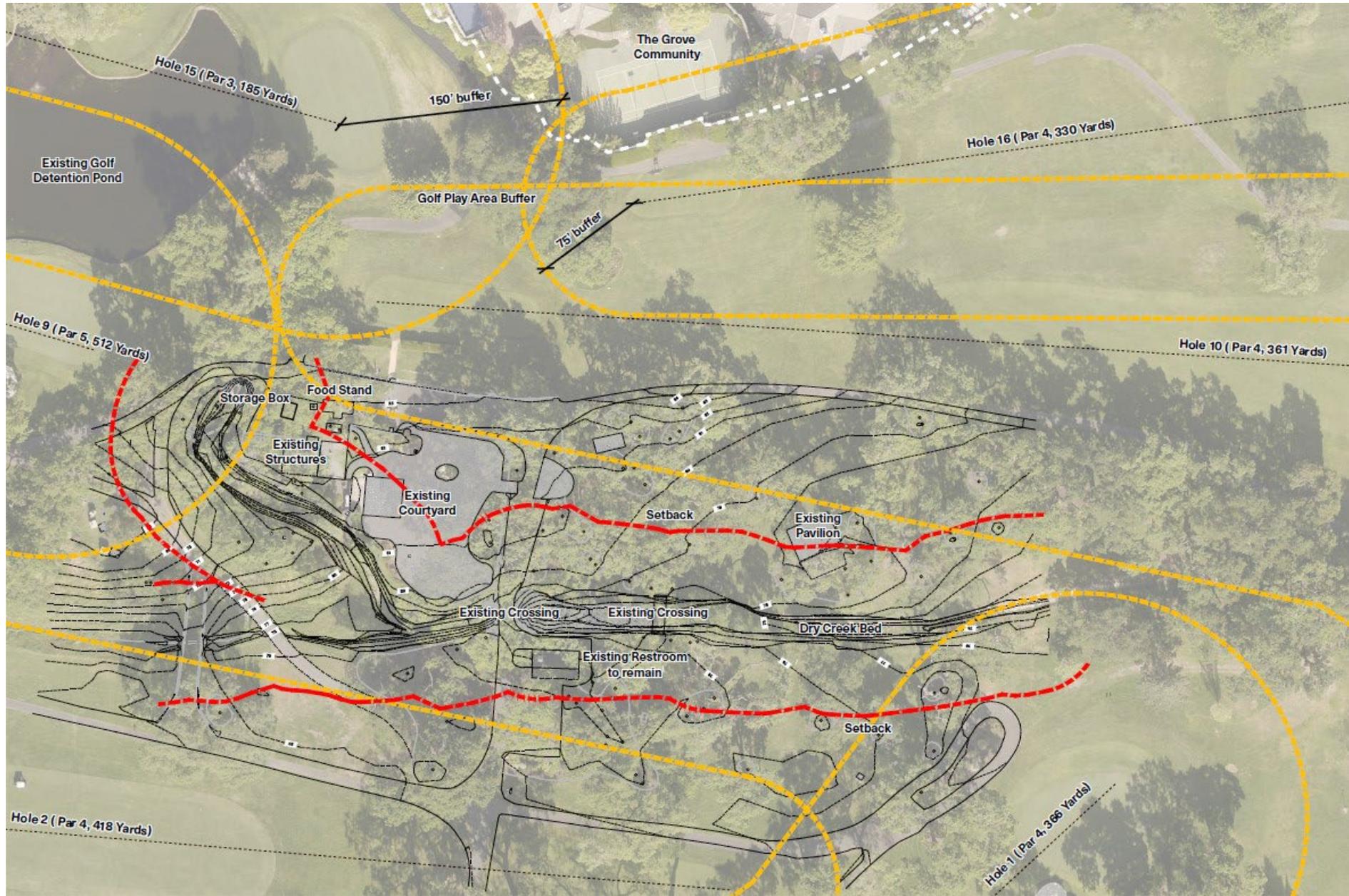
Tree Removal: 8 oak trees

Replacement: 32 oak trees (4:1 replacement ratio)

Request for exemption from the RSS for a Fire Truck turnaround within 50 feet of the Event Lounge.











# RSS Exemption Request

- For locating a Fire Truck turnaround more than 50 ft. from a structure.
- Project is in LRA and not in a high or very high fire severity zone.
- Application determined to provide measures which provide safe access for emergency apparatus, safe civilian evacuation, and the avoidance of delays in emergency response.
- In this case the applicant has provided an emergency staging area and pedestrian/cart path to access lounge area.



# Water and Wastewater

- Project will connect to Napa Sanitation for wastewater production and City of Napa for domestic water.
- Landscaping water will be provided from onsite groundwater wells.
- Applicant's WAA includes WELO calculations for existing and proposed landscaping.
- 2.8 af/yr reduction
- Tier III analysis is not required if modifications to the location, construction, or operations of the project well(s) are made to reduce harm relative to current conditions based on the conclusions by a qualified professional.
- County has met our PTR obligations



# Noise Ordinance Compliance

- Pavilion is ~350 feet from sensitive receptors (residential dwellings).
- Study analyzed noise from three different events at The Grove.
- Event Pavilion, with doors and windows shut, is shown to dampen noise such that indoor events with amplified noise would be in compliance with the Noise Ordinance.

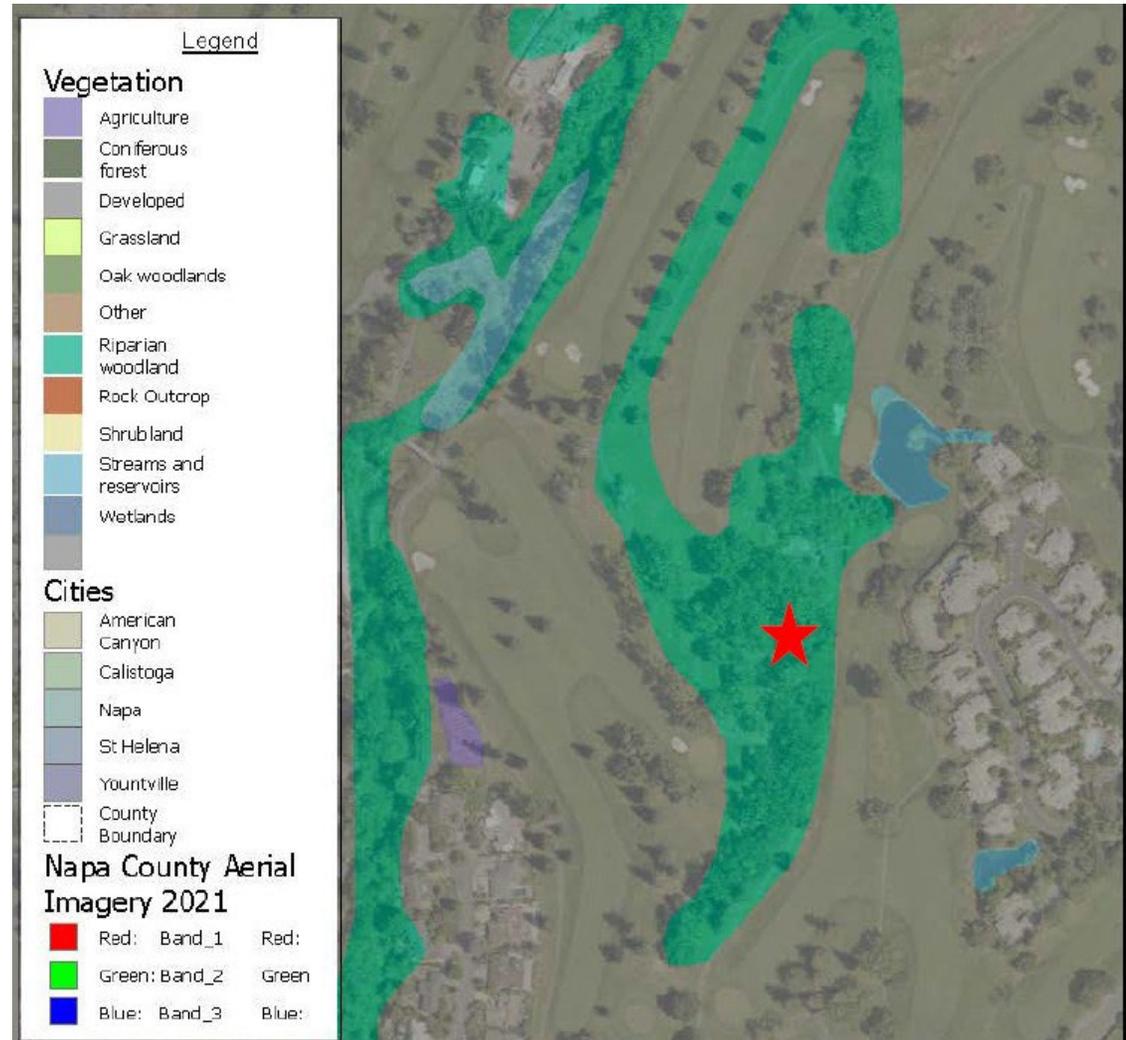


Event Type	Date	Headcount	Maximum Leq (30min) LT-2	Notes
Dinner	Aug 28 <sup>th</sup>	25	57 dBA	Amplified Violin & Background Music
Wedding	Aug 31st	200	78 dBA	14-piece Amplified Band
Wedding	Sept 1st	100	73 dBA	DJ

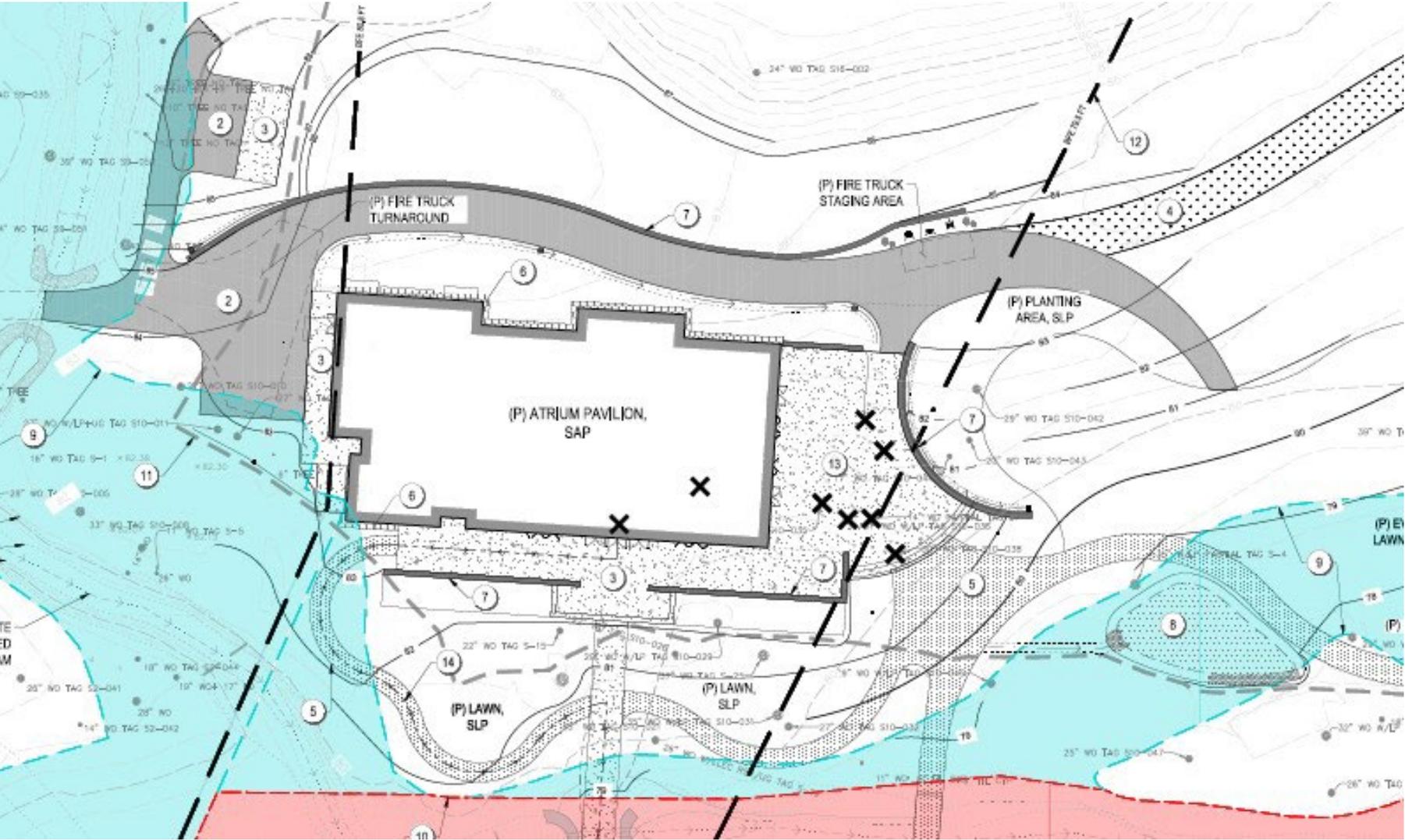


# Biological Resources & Tree Removal

- Ephemeral stream runs through The Grove.
- County Vegetation Mapping indicated coverage type was riparian oak woodland, Habitat Study determined oak woodland and oak savannah.
- 8 oak trees are identified for removal
- CON-24 requires 2:1 tree replacement ratio. Applicant is proposing to do a 4:1 tree replacement ratio.



# Biological Resources & Tree Removal



# Biological Resources & Tree Removal



# Non-Winery Minor Modification of Use Permit

- NCC 18.124.130 - the zoning administrator may approve minor non-controversial modifications....which do not affect the overall concept, density, intensity or environmental impact of, or substantially alter or delete any environmental mitigation measure for the project.
- The modification must be less than 25 percent in size or one story in height compared to the structure or the aggregate of all approved structures under the use permit.



# Non-Winery Minor Modification of Use Permit

- Notice of the Non-Winery Minor Mod must allow for neighbors to request a public hearing
- In the event a public hearing is requested the Zoning Administrator may hold the hearing themselves unless, for the following reasons, they see a need to elevate the matter to the Commission.
  1. is of a size, importance, or unique nature such that it is judged not to be a routine matter
  2. is such that the public interest would be furthered by having a particular application heard and decided by the planning commission



# Environmental Determination

- Public Resources Code requires these [CEQA] guidelines to include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.
- Each public agency shall...list those specific activities which fall within each of the exempt classes.
- May not require EIRs for projects described in the classes and examples in this article except under the provisions of Section 15300.2



# Categorical Exemption Classes

- Class 1 (Local Procedures) - Very Minor and Minor modifications of existing use permits in conformance with Section 18.124.130(B) and (F) of the County Code.
- Class 4 - Minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes. Examples include but are not limited to:
  - Grading on land with a slope of less than 10 percent
  - New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistant landscaping.



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# Thank you

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