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Viewshed Application Packet



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NAPA COUNTY
Planning, Building, and Environmental Services
1195 THIRD STREET, SUITE 210, NAPA, CALIFORNIA, 94559 * (707) 253-4417

Napa County Planning, Building
and Environmental Services

APPLICATION FOR VIEWSHED PROTECTION PROGRAM

FOR OFFICE USE ONLY

ZONING DISTRICT: _____ DATE SUBMITTED: _____
TYPE OF APPLICATION: _____ DATE PUBLISHED: _____
REQUEST: _____

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

Applicant Name: Arvind Sodhani
Telephone #: (415) 608-1565 Fax #: () _____ E-Mail: asvineyards@gmail.com
Mailing Address: 85 21st Avenue San Francisco CA 94121
No Street City State Zip
Status of Applicant's Interest in Property: Owner and Applicant
Property Owner's Name: Arvind Sodhani
Telephone No.: (415) 608-1565 () _____ E-Mail: asvineyards@gmail.com
Mailing Address: 85 21st Avenue San Francisco CA 94121
No Street City State Zip
Applicant (if other than property owner): Same
Site Address/Location: 3283 St. Helena Hwy. No. St. Helena CA 94574
No Street City State Zip
Assessor's Parcel #: 022-080-004 Parcel Size: 11.1 acres Development Area Size: 1.2 acres

Slope Range of Development Area: 5% to 15 %
(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] 11/7/15 [Signature] 11/7/15
Signature of Applicant Date Signature of Property Owner Date
Arvind Sodhani Arvind Sodhani
Print Name Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

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

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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 bring 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.


Arvind Sodhani
Applicant

Same
Property Owner (if other than Applicant)

11/7/15
Date

022-080-004
Project Identification

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Viewshed Ordinance Analysis

for

Sodhani Winery Use Permit

APN 022-080-004 and Use Permit P14-00402-UP

3283 St. Helena Highway North

The above application requires a Viewshed Ordinance allowance because the winery is proposed for an area exceeding a 15 percent grade on one of Napa County's designated viewshed roads, Highway 29 North in St. Helena. The consultant team met with County staff to discuss the issues that might be involved with visual impact and agreed upon two vantage points from which to assess potential impact. These vantage points were Highway 29 slightly north of the winery, looking from the road slightly to the southwest; and the second was a point from across the valley, Silverado Trail just south of Lincoln Avenue south of Calistoga, under the assumption that some portion of the proposed winery might be visible via a panorama from across the Valley.

Existing Conditions

The area is characterized by the rolling hills of the Mayacamas, which are heavily forested, and by horizon views to the north of Mount St. Helena and the Palisades rock formations to the northeast. Views along Highway 29 in this vicinity are generally defined by dense vegetation and trees on the west side and a more austere landscape of rock and lesser vegetation on the dryer side of the valley, to the east. As the traveler views the valley, views are of both small and larger wineries as well as rural residential uses. The horizon is defined as the treeline along the Mayacamas to the west, Mount St. Helena to the north, and the Palisades formation to the east and northeast. These natural features represent the horizon. Structures such as wineries and residences define the mid-ground view. The foreground views are roadway and side of road features.

Views from the second vantage point are contained from the roadway (Silverado Trail) by existing conditions in several ways. First, foreground views are blocked by tree lines along most segments of the Trail. There are also tree lines that follow east-west roadways between Silverado Trail and Highway 29. Finally, the alignment of the Napa River next to the Silverado Trail contains dense vegetation in many areas on either side of the River. Combined with the winding configuration of the Silverado Trail it can be very difficult to find a vantage point with views to the subject property from an area that is not obstructed by various types of existing vegetation

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Potential Visual Impact

Exhibit L-3 illustrates the perception of the proposed winery from the first vantage point, that one Highway 29 southbound. The proposed project will not be visible from Highway 29, for several reasons. The first is the existing contours of the property, which consist of an elevated berm parallel to Highway 29, with mature vineyards at the top of the elevation. When the vineyards are leafed out, which is most of the year (April through November), the foliage restricts views to the west for the traveler along the highway.

Exhibit L-3 shows the location of the proposed winery by arrow. The winery is built into the hillside and is a cut-and-cover cave in design. Designed to integrate gracefully with the natural terrain, most of the winery structure is below grade. The combination of below-grade design and contours of the property combine to preclude any significant view of the winery from this vantage point.

The second two photographs represent views from the faraway vantage points south of the area requested by staff. The precise location of the vantage point is characterized by views blocked by the treeline along the Silverado Trail in this location. The photos presented represent a panorama shot taken from the Silverado Trail to the southeast of the City of Calistoga, the first area of open views on the Silverado Trail. This location provides a panorama of the western hillsides and is located approximately 4.5 miles from the subject property, "as the crow flies." Due to the distance and the screening provided by existing vegetation and trees, only a small outline of the winery structure will be visible, if at all, due to the distance. This view would be one that is fleeting, at best from the perspective of a motorist on the highway. The scale of the winery structure within the context of the distance and existing vegetation translates into virtually no visibility that might otherwise have been part of a photomontage from this location.

Visual Aspects of Winery

The winery is designed as a cut-and-cover cave built into the hillside. The design was chosen to minimize the visibility of the winery and also so that it would fit easily into the contours and vegetation of the western hills. Although the winery includes a retaining wall, landscape or wall cover can be introduced to minimize the view of the retaining wall.

Heights of structures and walls associated with the project are not significant. The height of the existing retaining wall is approximately eight feet. The proposed water tank will be approximately 22 feet in height, but will be screened with fast-growing trees such as redwoods or other. The height of the pump house is eight feet. The maximum height of the winery cut-and-cover structure is 35 feet above natural grade and 23 feet above the grade of the receiving area below.

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Summary

Although the project qualifies for a Viewshed Ordinance analysis on the basis of its being sited on a 15 percent or greater grade, the design of the winery in combination with its natural setting translates into no discernible visual impact from either of the two vantage points proposed by staff. In fact, the project will not be visible at all from the vantage point of Highway 29 and it will be barely perceptible for somewhat looking southwest from the second vantage point. A motorist traveling along the Silverado Trail, which is the scenario by which visual impact is defined, would be hard-pressed to discern the location of the proposed winery.

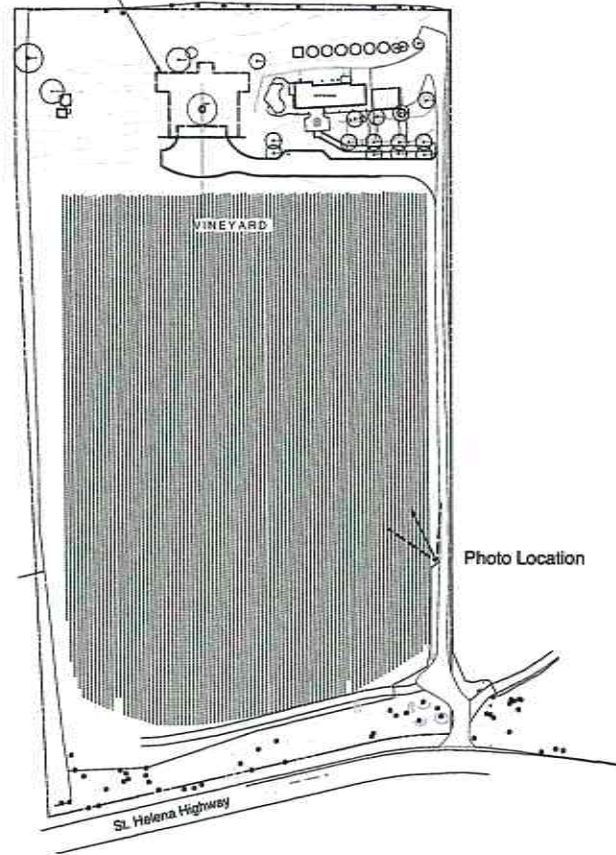


Existing Site



Proposed Site

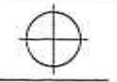
Proposed Winery
with Planted Roof



Plot Plan

Taylor Lombardi Architects
LLP

40 Westing Place
San Francisco
California 94111
(415) 433-7777 tel.
(415) 433-7717 fax
taylorlombardi.com



Sodhani Winery
3283 St. Helena Highway
St. Helena, California, 94574
APN 022-080-004



The quality of the analysis of Taylor Lombardi Architects, LLP, and its affiliates, and any other information provided is intended to be accurate and complete.

Photomontage

DATE	BY	DATE

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