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## Viewshed Application



**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: \_\_\_\_\_ 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:  County Consultant: \_\_\_\_\_ Name/Contact: \_\_\_\_\_

Final Approval: PBES:  Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ Conditions: Yes \_\_\_ No \_\_\_

**TO BE COMPLETED BY APPLICANT**

Applicant Name: Darms Lane Winery  
 Telephone #: (707) 224-4200 Fax #: ( ) E-Mail: tricia@darmslanewine.com  
 Mailing Address: 1150 Darms Lane Napa CA 94558  
No Street City State Zip

Status of Applicant's Interest in Property: Applicant

Property Owner's Name: Larry J. Bump  
 Telephone No.: (707) 224-4200 Fax #: ( ) E-Mail: larry@darmslanewine.com  
 Mailing Address: 1150 Darms Lane Napa CA 94558  
No Street City State Zip

Site Address/Location: 1150 Darms Lane Napa CA 94558  
No Street City State Zip

Assessor's Parcel #: 034-190-035 Parcel Size: 46.7 acres Development Area Size: 0.21 acres

Slope Range of Development Area: 15 % 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] \_\_\_\_\_ / / \_\_\_\_\_ / /  
 Signature of Applicant Date Signature of Property Owner Date

\_\_\_\_\_  
 Tricia Bump Davis Larry J. Bump  
 Print Name Print Name

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**TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES**

Application Fee: \$ \_\_\_\_\_ Receipt No.: \_\_\_\_\_ Received by: ST/SG Date: \_\_\_\_\_

VIEWSHED ORDINANCE ANALYSIS  
FOR  
DARMS LANE WINERY USE PERMIT

1150 Darms Lane, Napa, CA  
(APN 034-190-035)

Introduction

The proposed Darms Lane Winery, located at 1150 Darms Lane, has been asked to prepare a *Viewshed Ordinance* analysis as part of its winery use permit application. The reasons for this requirement were two-fold: (1) The proposed winery will be visible from a designated Viewshed road in Napa County (Highway 29); and (2) The location of the winery and the hospitality building is in an area characterized as being more than 15 percent grade.

The winery access is via Solano Avenue (not a designated Viewshed road), which runs parallel with Highway 29. Note that the hospitality building is replacing an existing residential structure on top of the knoll in this location, and the residence will be demolished. The visibility of the production winery, which is freestanding from the hospitality structure, is in a location nestled into the minor ridgeline where it can allow for a wine cave that is operationally feasible for the winery production.

The foreground views from the vantage point of a traveler on Highway 29 are of roadside vegetation and Caltrans landscaping and mature trees planted along the Highway 29 right-of-way. Mid-ground views include large areas of mature vineyards planted along the Valley floor, some mature trees planted mostly along Darms Lane and along property lines, and landscaping associated with various rural residences and one other winery on the road. There are some minor ridgelines that also define the foreground views. Background (horizon) views are of the Mayacamas, which are the major ridgeline.

As is evidenced in the enclosed photomontage images, the hospitality building, the production winery and one of the three wine cave portals will be very slightly visible from Highway 29. The vantage point for these images is northbound and southbound travel lanes on Highway 29 in proximity to the subject property. Visibility of these structures is very limited, due to existing vegetation and tree cover along Highway 29 West and in the mid-ground along Darms Lane and points between Highway 29 and the Maycamas that form the western horizon. The photomontage images generated for submittal with this analysis represent the “worst case” scenario, since the trees are not leafed out or vegetation and vineyards in place during winter.

The structures are both located more than 25 feet below the major ridgeline, although they are sited on a minor ridgeline. They do not break the skyline. The maximum height for both structures is 24 feet. The design team has minimized the removal of existing native vegetation and mature trees, as well as minimizing the amount of vineyard that



must be removed for the winery development. Natural indigenous vegetation has been maintained and introduced landscape materials where chosen to be compatible with indigenous species. Landscaping for screening structures and water storage tanks is part of the landscape plan, which is included in the use permit application. Materials and colors were chosen to blend with the natural environment.

Lighting for the winery will be minimal, of low wattage and down-lit. There are two types of lighting associated with the winery. The first is security lighting, which is shown mounted on the façade of the buildings. This lighting will be low-wattage, low-level in intensity, and directed away from the direction of the road. The second type of lighting will be safety lighting (direction) related to the parking areas and along pedestrian paths. This will also be low in intensity and directed in the path of motion, away from the roadway. Motion detection devices will be used on security lighting. Materials and windows will be non-reflective so that glare is minimized or eliminated altogether.

The winery identification sign, to be located at the gate as one enters the property, will have a soft wash of light that illuminates only the signface of the identification sign. This lighting will also be low-level and directed only onto the face of the sign, so that travelers attending an evening event know where to turn to get through the winery gates.

Roof angles and building forms are of a composition that is compatible with the contours of the existing area. Development of the winery is consistent with the provisions found in the Viewshed Ordinance Handbook and is detailed in this analysis and reflected in the exhibits associated with the use permit application.

*Intent of Napa County Viewshed Ordinance (Chapter 18.108)*

The purpose of the Ordinance is to standardize hillside development in the area where a new building project is being introduced. It seeks to minimize the visual impact of man-made structures, to the extent feasible and reasonable. And it seeks to minimize visibility of the new structures from views along designated Viewshed roads in the County.

The proposed project has been sited to fit comfortably into the minor ridgeline and the contours of the landforms in this area. The design and materials envisioned for the structures are compatible with the character of the surrounding environment. Due to the orientation of these structures to the roadway, visibility is minimal. The location of the hospitality structure will replace an existing residence on the knoll. The production winery has been set next to the hillside so that wine caves are feasible for wine production and storage. Without the ability to utilize wine caves, the applicant would have required either a larger production winery building or a separate structure to age wine.

The photomontage images submitted with this analysis show that the visibility of these structures is minimal at best. The absence of vineyard canopy and other vegetation that is visible most of the year represents the “worst case” scenario for visibility. Further to the

north and the south, existing vegetation and tree canopy that forms the mid-section between winery and Viewshed road serves as additional screening.

### General Requirements and Conventions

**Grades:** Grading on other site has been minimized to the extent possible, siting structures either in locations that already have structures or in an area where the undulating landscape is naturally accommodating to the building. The contours of the site are preserved with the siting of both structures and the winery access road.

**Design:** The scale and proportions of the winery as proposed are harmonious with the existing character and landform of the area. The buildings are not oversized and are both at 24 feet for maximum height. Structural elements in terms of both materials and color/hue were selected to blend artificial surfaces with native elements of the area.

All surfaces, including windows, will utilize non-reflective materials to minimize or eliminate the potential for glare.

The introduced structures blend with the existing minor ridgeline and do not break the skyline. The skyline is defined by existing tree canopy and other indigenous plant material.

The outdoor covered areas of the winery (hospitality building) have integrated decking, in keeping with the provisions of the *Viewshed Ordinance Design Manual*.

**Roadways:** Winery access roads have followed the existing property access to the hospitality building. Where extended to the winery production building, the road follows the contours of the vineyard and natural landforms. This allows the road to blend with the natural landscape and minimizes visibility of the winery access road from views from the Viewshed designated road, Highway 29. The winery structures are partially screened from such views by introduced landscaping that is compatible with native materials.

**Landscape Architecture:** The overall design concept has attempted to preserve and incorporate existing native indigenous trees and other vegetation to the extent possible. Newly planted trees assume random plantings, as opposed to systematic or linear configuration.

Existing indigenous vegetation and native trees have been preserved and the tree canopy that separates the winery development area from the upper reaches of the property (the major ridgeline) has been retained. All introduced landscape materials has been chosen with the intent of reflecting the native vegetation and canopy of the subject property and its backdrop.

The landscape plan involves sufficient irrigation for the successful introduction, maintenance and monitoring to protect it, yet drought-resistant materials are utilized.

Lighting for the winery will be minimal, of low wattage and down-lit. The lighting will be directed away from the roadway. Motion detectors and timers will be utilized in association with security lighting. Structural materials and colors/hues will result in minimal or no glare. There will be no prolonged glare from artificial lighting of the winery.

Attachments: Site Plan

Elevations of all winery structures

Landscape Plan with Winery Lighting Plan

Cover Page for Viewshed Ordinance Application

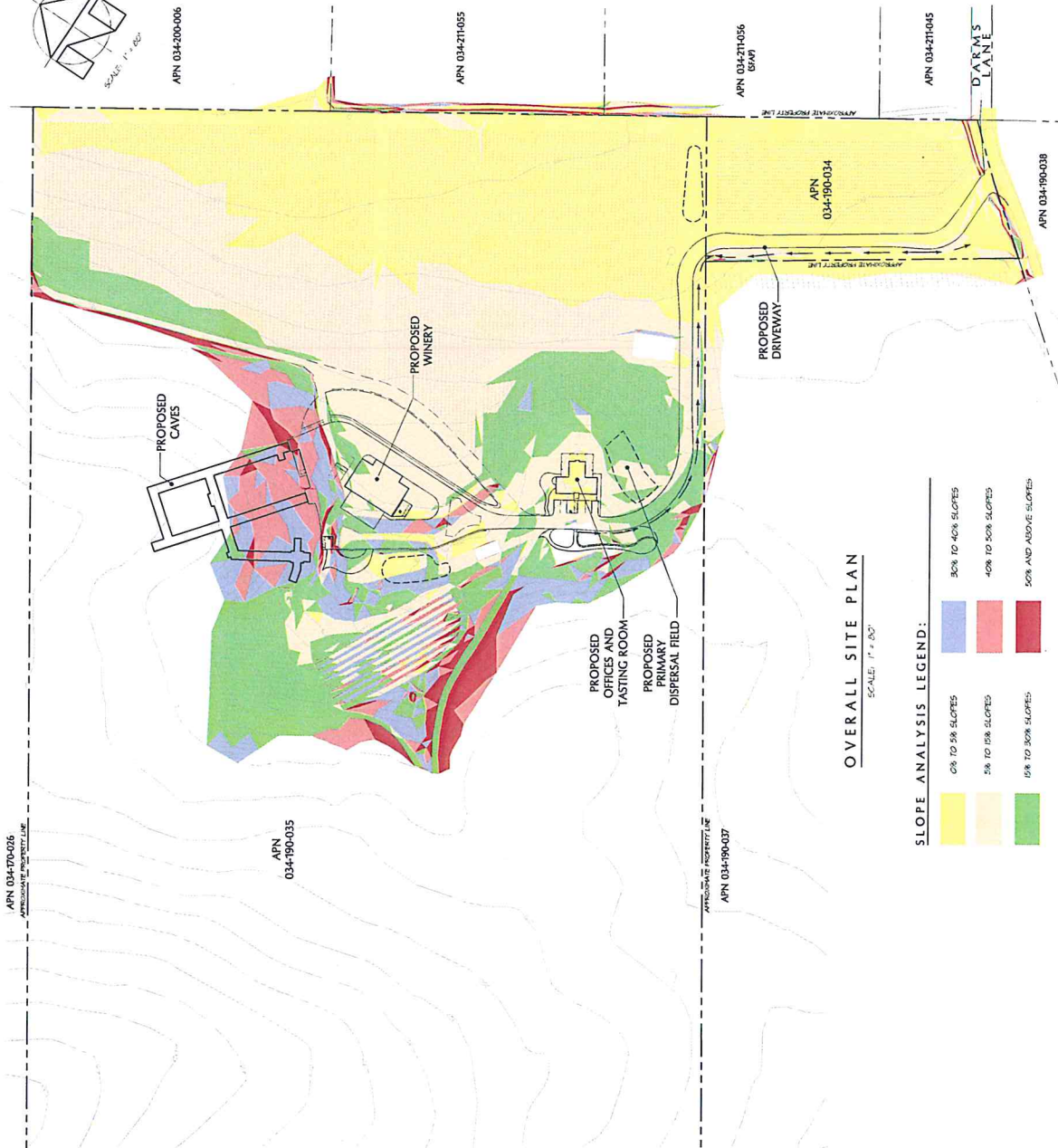
Photomontage Images (2) from Viewshed Road, Highway 29

Title Report



# DARMS LANE WINERY

## SLOPE ANALYSIS



OVERALL SITE PLAN  
SCALE: 1" = 50'

**SLOPE ANALYSIS LEGEND:**

0% TO 5% SLOPES	30% TO 40% SLOPES
5% TO 15% SLOPES	40% TO 50% SLOPES
15% TO 30% SLOPES	50% AND ABOVE SLOPES

**PROJECT INFORMATION:**  
 PROPERTY OWNER & APPLICANT:  
 DARMS LANE, LLC  
 C/O TRIGIA BAMP DAVIS  
 1150 DARMS LANE  
 NAPA, CA 94550  
 707-224-4200

PROJECT ADDRESS:  
 DARMS LANE  
 NAPA, CA 94550

ASSESSOR'S PARCEL NUMBERS:  
 034-190-034 & 035

LOCATION MAP  
1/2" SCALE



**BARTLETT**  
 CIVIL ENGINEERING - LAND PLANNING  
 1000 Jefferson Street, 200 B, Napa, CA 94559  
 www.bartlett-engineering.com  
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DATE: 02/28/2013  
 DRAWING NO.: 035  
 SHEET NO.: 1

NAPA COUNTY

DARMS LANE WINERY  
 SLOPE ANALYSIS

CALIFORNIA

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