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## Viewshed Application Packet



**NAPA COUNTY**  
**CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT**  
 1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4416

**APPLICATION FORM**  
**VIEWSHED PROTECTION PROGRAM**

FILE #: <u>P16-00295</u>	<b>FOR OFFICE USE ONLY</b>	SUBMITTAL DATE: ___/___/___
APN #: _____		USGS QUAD: _____
		TOWNSHIP/RANGE: _____
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: CDPD: <u>X</u> County Consultant: _____ Name/Contact: _____		
FINAL APPROVAL: CDPD: <u>X</u> Date: ___/___/___ Conditions: Yes ___ No ___		

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

Applicant's Name Baldacci Family Vineyards c/o Tom Baldacci

Telephone #: (925) 328 -1000 Fax #: ( ) - \_\_\_\_\_ E-Mail: tbaldacci@castlecompanies.com

Mailing Address: 12885 Alcosta Blvd., Suite A, San Ramon, CA 94583  
No. Street City State Zip

Status of Applicant's Interest in Property: owner

Property Owner's Name: Same as above

Telephone #: ( ) - \_\_\_\_\_ Fax #: ( ) - \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: Same as above  
No. Street City State Zip

Site Address/Location: 6236 & 6171 Silverado Trail Napa, CA 94558  
No. Street City State Zip

Assessor's Parcel #: 031-23 -006 Parcel Size: 28.72 acres Development Area Size: 2.21 +/- acres

Slope Range of Development Area: <5%% to 15-18%

**(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	<u>06/13/16</u> _____ Date	 _____ Signature of Property Owner	<u>06/13/2016</u> _____ Date
_____ Print Name		<u>Thomas Baldacci</u> _____ Print Name	

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

Total Fee: \$ \_\_\_\_\_ Receipt. No. \_\_\_\_\_ Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Statement in Support of Viewshed Application  
Baldacci Family Vineyards  
6236 Silverado Trail Napa

Baldacci Family Vineyards has filed an application to modify their existing winery. As part of this modification the applicant has proposed to construct both a new production and hospitality building to replace the existing structures that were built in the 1980s. Since portions of the production building will be located on slopes of 15% or more and is visible from Silverado Trail, view shed approval is required.

The proposed production building is nestled into the existing knoll at the base of a southeast-facing slope. This siting allows the applicant to maximize the use of solar energy. The building will be sited in proximity to the existing caves to maximize operational efficiency. Siting the building in this location preserves the existing vineyard, which has been in commercial production since 1888.

The production building is low profile with heights range from 10 to 28 feet. The architectural vocabulary, building color and profile are designed to complement the long-standing agricultural use of the property. The production building is sited well below the adjacent minor ridgeline preserving the view of this existing prominent landform from Silverado Trail. Landscaping will be used to screen the proposed parking area. Low-level security lighting is proposed for all buildings, parking areas and walkway.

The project complies with section 18.106.050 and the adopted Design Manual:

1. The proposed building subject to view shed approval are sited below the adjacent minor ridge line so as to reduce the visual impacts on the views of it from Silverado Trail;
2. Siting the production building where proposed maximizes preservation of the existing vineyard
3. Integrating the building into the hillside through the use of multi-level foundations and retaining walls minimizes cut and fills and alteration of the adjacent hillside areas
4. The proposed building through the use of multiple floor levels avoid flat pad construction and minimize vertical massing
5. The production building is low profile, partially embedded in the hillside to minimize visibility from Silverado Trail.
6. The production building are designed to maintain a balance of scale and proportion to blend rather than compete with the hillside area
7. The architectural vocabulary, building forms and materials complement the long-standing, historic agricultural use of the property
8. The proposed design includes varying rooflines, balconies and building materials that serve in total to minimize the long, continuous walls visible from Silverado Trail.