

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, February 28, 2024

9:00 AM

**Board of Supervisors Chambers, Third Floor
1195 Third Street
Napa CA 94559**

Zoning Administrator

Brian D. Bordona, Zoning Administrator

Laura Anderson, County Counsel

Michael Parker, Planning Manager

Alexandria Quackenbush, Meeting Clerk

Aime Ramos, Meeting Clerk

How to Watch or Listen to the Napa County Zoning Administrator Meetings

The Napa County Zoning Administrator will continue to meet the 4th Wednesday of each month when a meeting is scheduled.

The Napa County Zoning Administrator realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Zoning Administrator reserves the right to conduct the meeting without remote access.

Please watch or listen to the Zoning Administrator meeting in one of the following ways:

1. Attend in-person at the location posted on the agenda.
2. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/81121621728>. Make sure the browser is up-to-date.
3. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 811-2162-1728).

If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:

1. Email your comment to meetingclerk@countyofnapa.org. Emails received will not be read aloud but will still become part of the public record and shared with the Zoning Administrator.
2. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/81121621728>. Make sure the browser is up-to-date. When the Zoning Administrator calls for the item on which you wish to speak, click "raise hand." Please limit your remarks to three minutes.
3. Call the Zoom phone number 1-669-900-6833 and enter the webinar ID: 811-2162-1728. When the Zoning Administrator calls for the item on which you wish to speak, press *9 to raise hand. Please limit your remarks to three minutes.

****Please note that phone numbers in their entirety will be visible online while speakers are speaking****

For more information, please contact us via telephone at (707) 253-4417 or send an email to meetingclerk@countyofnapa.org.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE ZONING ADMINISTRATOR:

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Zoning Administrator, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Administrator but is generally limited to three minutes.

ON A MATTER NOT ON THE AGENDA

Public comment is an opportunity for members of the public to speak on items that are not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. Public comment is limited to three minutes per speaker, subject to the discretion of the Administrator. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Please remember this meeting is being recorded and broadcasted live via ZOOM. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Zoning Administrator from taking any action on matters raised during public comment that are not on the agenda.

- 1. AGENDA REVIEW**
- 2. PUBLIC HEARING ITEMS**

Yount Ridge Cellar LLC / Viewshed Protection Program Application
#P22-00328

[24-352](#)

CEQA Status: Consideration and possible adoption of Categorical Exemptions Class 1 and 3: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA). See Section 15301 (Class 1 Minor Alteration to Existing Facilities) which exempts interior and exterior alterations to existing structures and Section 15303 (Class 3 New Construction) which exempts the construction of new structures, including single family residences, a second dwelling unit, and appurtenant structures. The project site is not located on any of the lists of hazardous material 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 18.106 of the Napa County Code (NCC), to remove and replace an existing spa, install a cold plunge, deck addition, porch addition, outdoor sauna, American Disability Act (ADA) improvements, and landscape screening in conformance with the Viewshed Protection Program. The project is located on an approximately 8.17-acre parcel within the Agricultural Preserve (AP) Zoning District and has a General Plan designation of Agricultural Resource (AR). 7400 St. Helena Hwy, Napa. APN: 031-130-029-000.

Staff Recommendation: Find the project categorically exempt and approve the Viewshed Protection Program application, as conditioned.

Staff Contact: Matt Ringel, Planner II, (707) 299-1351, or matthew.ringel@countyofnapa.org

Applicant Contact: Kelly Patterson, (617) 733-1778, or patterson@watershedpartners.com

Attachments: [A - Recommended Findings](#)
[B - Recommended Conditions of Approval](#)
[C - CEQA Memo](#)
[D - Viewshed Protection Program Application](#)
[E - Graphics](#)

3. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 2/23/2024 BY 2:00 PM. A HARDCOPY SIGNED VERSION OF THE CERTIFICATES IS ON FILE WITH THE SECRETARY OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ALEXANDRIA QUACKENBUSH(By e-signature)

Alexandria Quackenbush,Secretary of the Zoning Administrator



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.countyofnapa.org
Main: (707) 253-4580

Zoning Administrator

Agenda Date: 2/28/2024

File ID #: 24-352

TO: NAPA COUNTY ZONING ADMINISTRATOR

FROM: Matt Ringel for Brian D. Bordona - Planning, Building, & Environmental Services Director

REPORT BY: Matt Ringel, Planner II

SUBJECT: Yount Ridge Cellar LLC Pool and Patio Viewshed Protection Program
Application #P22-00328

RECOMMENDATION

Yount Ridge Cellar LLC / Viewshed Protection Program Application #P22-00328

CEQA Status: Consideration and possible adoption of Categorical Exemptions Class 1 and 3: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA). See Section 15301 (Class 1 Minor Alteration to Existing Facilities) which exempts interior and exterior alterations to existing structures and Section 15303 (Class 3 New Construction) which exempts the construction of new structures, including single family residences, a second dwelling unit, and appurtenant structures. The project site is not located on any of the lists of hazardous material sites compiled pursuant to Government Code Section 65962.5.

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EXECUTIVE SUMMARY

Proposed Actions:

That the Zoning Administrator:

1. Find the project Categorically Exempt from CEQA based on Findings 1 through 3 of Attachment A;
2. Approve the Viewshed Protection Program Application (P22-00328) based on Findings 4 through 10 of Attachment A and Subject to the Conditions of Approval in Attachment B.

Discussion:

The project consists of a request to approve an application under the Viewshed Protection Program, as defined in Chapter 18.106 of the NCC, to remove and replace a spa, install a cold plunge, deck addition, porch addition, outdoor sauna, American Disability Act (ADA) improvements, and landscape screening in conformance with the Viewshed Protection Program.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Categorical Exemption, Section 15301 (Categorical Exemption Class 1, Existing Facilities) and Section 15303 (Categorical Exemption Class 3, New Construction or Conversion of Small Structures). The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner/Applicant: Yount Ridge Cellar LLC

Representative: Kelly Patterson, (617) 733-1778, or patterson@watershedpartners.com

Zoning: Agricultural Preserve (AP)

General Plan Designation: Agriculture Resource (AR)

Filed: September 26, 2022; Deemed Complete: December 19, 2023

Parcel size: ±8.17-acres

Code Compliance History: None applicable

Existing Development: The single-family residence is located at 7400 St. Helena Hwy on an approximately 8.17-acre parcel within the AP Zoning District. The parcel includes one single-family residence that was constructed before the Viewshed Protection Program was established.

Since 1984, the residence has also been a legal non-conforming home occupation Bed and Breakfast use with three rooms. Bed and Breakfast application (BB-118384) approved by the Planning Commission authorized in part:

“A Bed and Breakfast Establishment means a facility used for the renting of rooms as an overnight basis. Only a continental breakfast as defined in Administrative Order: Food 81-6A dated November 3, 1981, of the regulations of the County Division of Environmental Health may be served to guests. Bed and Breakfast Establishments are limited to:

The renting of three or fewer rooms to 6 or fewer adults within an owner occupied main residence and shall be subject to all requirements for home occupations as provided for in the Napa County Code. Weddings, social gatherings or business gatherings of any nature and other uses where non-guests would come upon the premises are not permitted. Any sign on the premises shall comply within Section 1260(a) of the Napa County Code of Ordinances.”

The existing single-family residence is three (3)-stories, 4,013 square feet in size, with a 480 square foot detached garage with an existing spa in the back yard and a 1,385 square foot back deck.

The operational use of a Bed and Breakfast (the renting of three or fewer rooms to 6 or fewer adults within an

owner-occupied single-family residence) is operated under Use Permit BB-118384. This Bed and Breakfast use is legally non-conforming to current code and subject to the provisions of NCC Chapter 18.132 (Legal Non-Conformities). The removal and replacement of an existing spa, expansion of an existing deck and patio, the addition of a sauna, and the addition of a plunge pool would occur in disturbed areas, would not increase or extend the area of land occupied by the legal nonconformity, and would not increase the intensity (number of bedrooms and visitors) of the nonconformity; therefore, it is consistent with NCC Chapter 18.132.

In October of 2023 a Lot Line Adjustment (W22-00594) was approved and recorded to adjust the subject parcel's (APN: 031-130-029-000) boundaries with its northern neighbor (031-120-035-000). The Lot Line Adjustment increased the subject parcel's size to provide ample space for the proposed project to meet all required property line setbacks.

Viewshed Protection Program: NCC Section 18.106.030(A) - General Provisions of the Viewshed Protection program, in part, states:

“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 and 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 proposed project is located on slopes greater than 15% and is on a designated minor ridgeline as defined in NCC Section 18.106.020; therefore, is subject to the Viewshed Protection Program. The Viewshed Protection Program includes different review paths depending on project specific and site-specific factors. The project has been designed to meet the standards in NCC Section 18.106.050.B for review and approval by the zoning administrator.

Adjacent Properties: West of the project site is a 2.72-acre vineyard that is owned by the same property owner. Adjacent to the neighboring vineyard is State Highway 29, Mustards Grill, Cosentino Winery, and single-family residences. North of the project site is an 18.51-acre parcel which contains Piazza Del Dotto Winery. Adjacent to the neighboring winery is vineyard, single-family residences, and vacant parcels with Oak woodland habitat. East of the project site is a 60.01-acre parcel that is vacant with Oak woodland habitat. Adjacent to the neighboring vacant parcel are large parcels with single-family residences. South of the project site are multiple parcels with vineyard and a single-family residence.

Discussion Points:

Setting:

The project is located on an 8.17-acre parcel approximately 1.2 miles north of the Town of Yountville, on the eastern side of State Highway 29. The project site is located on the northeastern portion of the parcel, approximately 360 feet above mean sea level. The parcel itself has a varied terrain, with slopes exceeding 50% in the undeveloped northern and eastern portions of the parcel. The entrance of the parcel begins on the Valley floor and quickly elevates to a peak at the top of the Yountville Hills, an outcropping of hills located in the center of the Valley. Soils on site consist of Hambright-Rock outcrop complex, 2 to 30 percent slopes. The majority of the parcel is underlain by Late Tertiary Assemblages that are Andesitic to Basaltic Lava Flows.

The project parcel is developed with a single-family residence (with authorization to operate a Bed and Breakfast), detached garage, wine cave, in-ground spa, and deck. The surrounding land uses include vineyards, wineries, and residential development on large parcels, the nearest of which is approximately 680 feet to the east from the existing residence. The project site is located outside of the boundaries of the 100 and 500 year flood hazard zones. Existing native vegetation of the site includes Coast Live Oak habitat. Based on the information contained in Napa County's environmental maps, there are no archeological sites within 1 mile of the project site. The project site is not located on any of the lists of hazardous material sites compiled pursuant to Government Code Section 65962.5.

Structure design:

The proposed project is a request to remove and replace a spa, install a cold plunge, deck addition, porch addition, outdoor sauna, American Disability Act (ADA) improvements, and landscape screening in conformance with the Viewshed Protection Program. The proposed project is located on slopes of approximately 20%. The existing in-ground spa is located below the existing rear deck. The spa is to be removed and the site is to be restored to native conditions. The spa will be replaced at a higher elevation, to be attached to a 548 square foot deck expansion. This will bring all development onto the same level and allow for appropriate American Disability Act (ADA) access. A small plunge pool and sauna are also proposed to be installed atop the rear deck expansion. The eastern portion of the deck will be at existing grade and will continue west to be elevated approximately 5 feet and 3 inches from existing grade. The deck will be installed on concrete footings and will be surrounded with a wood facade. The spa's associated mechanical equipment will be installed under the deck and screened from view. The majority of the deck expansion will include security railing at its perimeter. The applicant proposes using natural earthtone materials and earthtone paints to blend the improvements into the environment.

The proposed project also includes the expansion of an existing front and side porch, to better provide ADA access. The porch expansion will use identical natural materials and earthtone paint to blend the improvements into the hillside. Screening vegetation will be installed to screen the improvements from view from Silverado Trail.

The proposed project will be screened a minimum of 51% by vegetative screening within five (5)-years of the establishment of the landscaping. Existing Oak trees, twenty-one new 15-gallon Oleander bushes, four (4) new

15-gallon Chaste trees, one (1) new 36" box Olive tree, and Creeping Fig vines will be planted to achieve substantial screening as viewed from Silverado Trail. The proposed landscaping will maintain defensible space surrounding the proposed project, in conformance with state law. All proposed lighting will be downward casting. The proposed project is in compliance with the Viewshed Protection Program Design Manual.

Access: The site gains access from a private road that stems from State Highway 29.

Public Comments: No public comments have been received prior to publication of this staff report.

SUPPORTING DOCUMENTS

A. Recommended Findings

B. Recommended Conditions of Approval

C. Categorical Exemption Memorandum

D. Viewshed Protection Program Application

E. Graphics

“A”

Recommended Findings

Yount Ridge Cellar LLC Pool and Patio Viewshed Protection Program
Application #P22-00328
Zoning Administrator Hearing Date February 28, 2024

**ZONING ADMINISTRATOR HEARING – FEBRUARY 28, 2023
RECOMMENDED FINDINGS**

**YOUNT RIDGE CELLAR LLC POOL AND PATIO VIEWSHED PROTECTION PROGRAM APPLICATION
P22-00328-VIEW
7400 St. Helena Hwy, Napa, CA 94558
APN 031-130-029-000**

ENVIRONMENTAL:

The Zoning Administrator has received and reviewed the proposed Categorical Exemptions pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County's Local Procedures for Implementing CEQA, and finds that:

1. The project is categorically exempt from CEQA under Section 15301 (Class 1 Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures).
2. The site of this proposed project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5 and is not within the boundaries of any airport land use plan.
3. The Planning, Building and Environmental Services Director is the custodian of the records of the proceedings on which this decision is based. The records are located at the County Planning, Building & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California.

VIEWSHED PROTECTION PROGRAM FINDINGS:

The following findings must be made in order for the Zoning Administrator to approve a Viewshed Protection Program Use Permit pursuant to County Code Section 18.106.050.B:

4. The project as designed or modified is consistent with Chapter 18.108 of the code;

Analysis: The project is consistent with Chapter 18.108 (Conservation Regulations) of the Napa County Code. No construction occurs on slopes of 30% or greater or within a stream setback. No native trees or native vegetation are proposed to be removed within the scope of this request.

5. 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;

Analysis: The highest point of the proposed structure is located more than twenty-five vertical feet below a designated minor ridgeline. Existing vegetation, proposed landscaping, topographical siting, architectural design, and colortone materials screen the predominant portion of the proposed structures. A minimum of 51% of the structures will be screened within

two (2) - five (5) years of establishment of screening vegetation. The proposed patio and safety guardrail will be painted with an earthtone color.

6. The proposed structure, access roads and other site improvements are sited and designed to minimize adverse effects on views from designated public roads;

Analysis: A substantial portion of the proposed project will be screened from view from Highway 29 and Oakville Grade (designated nearby viewshed public roads) with existing and proposed vegetation.

7. The proposed structure, access road and other site improvements, including earthmoving or grading, and benches or shelves minimize the removal of vegetation;

Analysis: The proposed project will occur in a previously disturbed area and will minimize the removal of existing vegetation. The proposed project will protect existing vegetation and proposes the planting of new native screening vegetation.

8. The siting and design of site improvements and access roads minimize grading and alteration of natural landforms and topography;

Analysis: The proposed project minimizes grading and alteration to natural landforms and topography. The extent of the proposed project's grading includes the removal of an existing spa and site restoration/revegetation. The proposed project includes the installation of a new premanufactured spa and deck that will be installed aboveground.

9. 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;

Analysis: The proposed project will be screened by a minimum of 51% by vegetative screening within five (5)-years of the establishment of the landscaping. Existing Oak trees, twenty-one new 15-gallon Oleander bushes, four new 15-gallon Chaste trees, one new 36" box Olive tree, and Creeping Fig vines will be planted to achieve substantial screening as viewed from Highway 29 and Oakville Grade. The proposed landscaping will maintain defensible space surrounding the proposed project, in conformance with state law.

10. 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;

Analysis: The proposed project and associated improvements substantially conform with the Viewshed protection Program Design Manual to reduce their visual impact on the views of minor and major ridgelines as viewed from any designated public roads and unique topographic or geologic features as viewed from any county road. The proposed project includes vegetative screening that screens a substantial portion of the new structure, downward facing lighting, and includes earthtone materials to blend the improvements into the surrounding area. The proposed project is designed in a manner that would not bring attention to the project site from view from Silverado Trail or any protected unique topographic landforms.

“B”

Recommended Conditions of Approval

Yount Ridge Cellar LLC Pool and Patio Viewshed Protection Program
Application #P22-00328
Zoning Administrator Hearing Date February 28, 2024

**ZONING ADMINISTRATOR HEARING – FEBRUARY 28, 2024
RECOMMENDED CONDITIONS OF APPROVAL**

**YOUNT RIDGE CELLAR LLC POOL AND
PATIO VIEWSHED PROTECTION PROGRAM APPLICATION
P22-00328-VIEW
7400 St. Helena Hwy, Napa, 94558
APN 031-130-029-000**

This Permit encompasses and shall be limited to the project commonly known as **Yount Ridge Cellar LLC Pool and Patio, located at 7400 St. Helena Hwy, Napa**. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as “Reserved” and, therefore, have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 PROJECT SCOPE

This Permit encompasses and shall be limited to:

- 1.1 Removal and replacement of an existing spa, installation of a 1-person cold plunge, 548 square foot deck addition, 105 square foot porch addition, 60 square foot outdoor sauna, American Disability Act (ADA) improvements, and landscape screening in conformance with the Viewshed Protection Program.

The outdoor improvements shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved. Any expansion of or change in use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

3.0 MONITORING COSTS

All Staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions of approval and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the property owner or permittee. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until issuance of a Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the permittee's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the project:

- 4.1 GROUND WATER MANAGEMENT – WELLS **[RESERVED]**
- 4.2 AMPLIFIED MUSIC **[RESERVED]**
- 4.3 TRAFFIC **[RESERVED]**
- 4.4 PARKING **[RESERVED]**
- 4.5 BUILDING DIVISION – USE OR OCCUPANCY CHANGES **[RESERVED]**
- 4.6 FIRE DEPARTMENT – TEMPORARY STRUCTURES **[RESERVED]**
- 4.7 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM
The installation, operation and maintenance of the spa, plunge pool, and sauna shall be in conformance with the Napa County Mosquito Abatement District's program for eliminating mosquito sources and managing mosquito-breeding areas in order to reduce mosquitoes to a tolerable and healthful level.
- 4.8 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, MECHANICAL EQUIPMENT, AND TRASH ENCLOSURE AREAS

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County.
- b. All landscaping shall be permanently maintained in accordance with the landscaping approved by the County.
- c. **[RESERVED]**
- d. The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint color that differs from the approved building permit. Highly reflective surfaces are prohibited.
- e. **[RESERVED]**

4.9 NO TEMPORARY SIGNS **[RESERVED]**

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. Environmental Health Division operational conditions as stated in their Memorandum dated February 20, 2024.

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 **[RESERVED]**

4.13 PREVIOUS CONDITIONS

The permittee shall comply with all previous conditions of approval for the project. To the extent there is a conflict between a previous condition of approval and these conditions, the more stringent conditions shall control.

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition environmental, building and/or other applicable permit applications:

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Environmental Health Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated February 20, 2024.

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 the permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

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

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the CBC or any State or local amendment adopted thereto.
- b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a "J" number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.

c. **[RESERVED]**

6.3 LIGHTING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.
- b. All exterior lighting, including landscape lighting, shall be shielded and directed downward; located as low to the ground as possible; the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.

6.4 LANDSCAPING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division's review and approval prior to the issuance of any building permit associated with this permit. The plan shall be prepared pursuant to the Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.
- b. Plant materials shall be purchased locally when practical, and, to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.
- c. No trees greater than 6" diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio and shown on the landscaping plans for the Planning Division's review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with project development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.
- d. Evergreen screening shall be installed between the industrial portions of the operation (e.g., tanks, crushing area, parking area, etc.) and any off-site residence from which these areas can be viewed.

- e. **[RESERVED]**
- 6.5 **COLORS**

The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.
- 6.6 **OUTDOOR STORAGE/SCREENING/UTILITIES [RESERVED]**
- 6.7 **MECHANICAL EQUIPMENT [RESERVED]**
- 6.8 **TRASH ENCLOSURES[RESERVED]**
- 6.9 **ADDRESSING [RESERVED]**
- 6.10 **HISTORIC RESOURCES [RESERVED]**
- 6.11 **DEMOLITION ACTIVITIES**
 - a. Final demolition plans of the removal of the existing spa shall be submitted for building permit issuance. A site plan prepared by a qualified professional shall denote streams, stream setbacks, existing and proposed improvements and slopes. No new construction or earthmoving activities are allowed within established stream setbacks unless specifically approved as part of this permit in COA No.1.0 (Scope) above. As determined by the PBES Director or designee, temporary construction fencing shall be placed at the stream setback line to prevent unauthorized encroachments.
 - b. A landscape or restoration plan for the demolition area (existing residential and accessory structures) shall be submitted showing how the area will be restored to its natural vegetation state to the extent feasible. The landscape plan shall be approved by the PBES Director or designee prior to installation.
- 6.12 **VIEWSHED – EXECUTION OF USE RESTRICTION**

The property owner shall execute and record in the county recorder's office a use restriction, in a form approved by County Counsel, requiring exterior earthtone paint colors, exterior earthtone materials, existing screening vegetation, and new screening vegetation to be maintained by the owner or the owner's successor so as to maintain conformance with the County Code.
- 6.13 **PERMIT PREREQUISITE MITIGATION MEASURES [RESERVED]**
- 6.14 **PARCEL CHANGE REQUIREMENTS [RESERVED]**
- 6.15 **FINAL MAPS [RESERVED]**

6.16 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING
PROCESS **[RESERVED]**

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENT

Please contact Engineering Services with any questions regarding the following:

a. **GRADING & SPOILS**

All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.

b. **DUST CONTROL**

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

c. **AIR QUALITY**

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.
2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.
3. Cover all haul trucks transporting soil, sand, or other loose material off-site.
4. Remove all visible mud or dirt tracked onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
5. All vehicle speeds on unpaved roads shall be limited to 15 mph.
6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required State Regulations). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfaq_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

d. **STORM WATER CONTROL**

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the State Regional Water Quality Control Board.

7.2 **ARCHEOLOGICAL FINDING**

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

7.3 **CONSTRUCTION NOISE**

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities only shall occur daily between the hours of 8:00 AM to 5:00 PM.

7.4 CONSTRUCTION MITIGATION MEASURES
[RESERVED]

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT
PROPOSAL **[RESERVED]**

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES [RESERVED]

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence:

9.1 FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.

9.2 SIGNS **[RESERVED]**

9.3 GATE/ENTRY STRUCTURES **[RESERVED]**

9.4 LANDSCAPING

Landscaping shall be installed in accordance with the approved landscape plan.

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS **[RESERVED]**

9.6 DEMOLITION ACTIVITIES

All demolition activities associated with the removal of the existing spa shall be completed, landscaping installed, and debris cleared from the subject parcel.

9.7 GRADING SPOILS

All spoils piles shall be removed in accordance with the approved grading permit and/or building permit.

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL
CERTIFICATE OF OCCUPANCY **[RESERVED]**

9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL
CERTIFICATE OF OCCUPANCY **[RESERVED]**



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

To:	Mathew Ringel, Project Planner	From:	Kim Withrow, Environmental Health Supervisor <i>KDW</i>
Date:	February 20, 2024	Re:	Yount Ridge Cellars Viewshed 7400 St. Helena Highway 031-130-029 P22-00328

This Division has reviewed a viewshed application requesting approval to construct a new pool and related improvements as described and depicted in application materials. Since the pool will serve a permitted bed and breakfast, it must be constructed to meet requirements in the California Pool Code. At this time, we have no objection to approval of the viewshed application with the following condition of approval:

1. Since the pool and related facilities are serving a permitted bed and breakfast facility, the pool, spa, and cold plunge must be constructed to commercial standards and comply with the California Pool Code (excerpts from the California Health and Safety Code, California Code of Regulations, California Building Code and California Electrical Code). Complete plans for the swimming pool and ancillary areas must be submitted to this Division for review and approval prior to approval of building permits. An annual pool permit will be required. Contact Brittany Urquhart at 707-251-1074 or by email at Brittany.Urquhart@countyofnapa.org for an appointment to submit plans.

“C”

CEQA Categorical Exemption Memorandum

Yount Ridge Cellar LLC Pool and Patio Viewshed Protection Program
Application #P22-00328
Zoning Administrator Hearing Date February 28, 2024



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Planning, Building & Environmental Services

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

Main: (707) 253-4417
Fax: (707) 253-4336

Brian D. Bordona
Director

To:	Zoning Administrator	From:	Matt Ringel, Project Planner
Date:	February 28, 2024	Re:	P22-00328-VIEW; Yount Ridge Cellar LLC Pool and Patio Categorical Exemption Determination 7400 St. Helena Hwy, Napa Assessor's Parcel No. 031-130-029-000

Pursuant to Section 303 of Napa County's Local Procedures for Implementing the California Environmental Quality Act (CEQA), the Planning division has prepared this environmental evaluation for the proposed Yount Ridge Cellar LLC pool and patio Viewshed Application (P22-00328-VIEW) under the Viewshed Protection Program, as defined in Chapter 18.106 of the Napa County Code.

The viewshed application proposes the removal and replacement of an existing spa, installation of a cold plunge, back deck addition, front porch addition, outdoor sauna, American Disability Act (ADA) improvements, and landscaping screening in conformance with the Viewshed Protection Program.

Existing Setting:

The project is located on an 8.17-acre parcel at 7400 St. Helena Hwy, Napa, Assessor Parcel Number 031-130-029-000. The parcel is located approximately 1.2 miles north of the Town of Yountville, on the eastern side of Highway 29. The property is within the AP (Agricultural Preserve) Zoning District and within the AR (Agricultural Resource) General Plan land use designation. The project site is located on the northeastern portion of the parcel, approximately 360 feet above mean sea level. The parcel itself has a varied terrain, with slopes exceeding 50% in undeveloped northern and eastern portions of the parcel. The entrance of the parcel begins on the Valley floor and quickly elevates to a peak of the Yountville Hills, an outcropping of hills located in the center of the Valley. Soils on site consist of Hambright-Rock outcrop complex, 2 to 30 percent slopes. The majority of the parcel is underlain by Late Tertiary Assemblages that are Andesitic to Basaltic Lava Flows.

The project parcel is developed with a single-family residence (with authorization to operate an owner occupied Bed and Breakfast), detached garage, and wine cave, in-ground spa, and deck. The surrounding land uses include vineyards, wineries, and residential development on large parcels, the nearest of which is approximately 680 feet to the east from the existing residence. The project site is located outside of the boundaries of the 100- and 500-year flood hazard zones. Existing native vegetation of the site includes Coast Live Oak habitat. Based on the information contained in Napa County's environmental maps, there are no archeological sites within one mile of the project site. The

project site is not located on any of the lists of hazardous material sites compiled pursuant to Government Code Section 65962.5.

CEQA Exemption Criteria and Analysis:

Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA, including CEQA Guidelines Section 15301 (Categorical Exemption Class 1, Existing Facilities) which exempts interior and exterior alterations to existing structures and Section 15303 (Categorical Exemption Class 3, New Construction or Conversion of Small Structures) which exempts the construction of new structures, including single-family residences, a second dwelling unit, and appurtenant structures.

Under CEQA Guidelines Section 15300.2, a Class 3 Categorical Exemption cannot be applied to projects where; (1) the cumulative impact of successive projects of the same type in the same place, over time is significant, (2) where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances, (3) if the project would result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, (4) the project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code, and (5) the project may cause a substantial adverse change in the significance of a historical resource.

Based upon the above analysis there is no reasonable possibility that the project or its cumulative impact would have a significant effect on the environment or damage scenic resources. The criteria for the Viewshed Protection program require that any proposed improvement be substantially screened from view from any designated scenic road and designated landforms. The proposed project includes the protection of existing screening vegetation and the planting of new vegetation to screen a significant portion (over 51%) of the proposed structure from view from any designated scenic roadway and landform. The proposed project will not be visible from any designated state scenic highway and will be screened from view from all designated viewshed landforms, such as Mount Saint John. The proposed project will not cause a substantial adverse change to a historical resource. Based on the proposed project as described above, the Yount Ridge Cellar LLC pool and patio application request meets the criteria for eligibility as a Class 1 and Class 3 Categorical Exemption from CEQA.

“D”

Viewshed Protection Program Application Packet

Yount Ridge Cellar LLC Pool and Patio Viewshed Protection Program
Application #P22-00328
Zoning Administrator Hearing Date February 28, 2024



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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: RANDAL E. BRYANT

Telephone #: (707) 963 - 8638 Fax #: () _____ - _____ E-Mail: randy@rebengineeringinc.com

Mailing Address: P.O. BOX 113 ST. HELENA CA 94574
No. Street City State Zip

Status of Applicant's Interest in Property: PROJECT ENGINEER

Property YOUNT RIDGE CELLARS, LLC Owner's _____ Name: _____

Telephone #: (650) 509 - 0876 Fax #: () _____ - _____ E-Mail: _____

Mailing Address: 7400 ST. HELENA HWY NAPA CA 94558
No. Street City State Zip


Site Address/Location: 7400 ST. HELENA HWY NAPA CA 94558
No. Street City State Zip

Assessor's Parcel #: 031 - 130 - 029 Parcel Size: 8.2 ± acres Development Area Size: 0.04 ± acres


Slope Range of Development Area: 12.8 % to 26.7 %

(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.

 9/20/22
Signature of Applicant Date

Randy Bryant, P.E.
Print Name

 Date: 2022.07.05 23:37:37 -07'00'
Signature of Property Owner Date

Eric Fenster, COO
Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

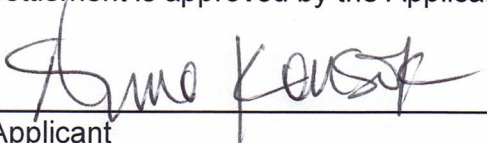
Application Fee: \$ _____ Receipt. No. _____ Received by: _____ Date: _____

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

9/8/2022

Date

Property Owner (if other than Applicant)

Project Identification



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AGENT AUTHORIZATION

Only the Owner, Contractor or their Authorized Agent may submit plans for permits. To authorize a third party agent, the agent must bring this signed form, or a wet signed letter, which identifies them and the person they are representing, and for what jobs they may obtain permits. The letter must contain all the information requested on this form.

This form must accompany ALL applications that are being filed by an Authorized Agent.

Faxes Are Not Accepted.

As the owner of the property, I understand that the application for any permit (i.e. Building, Plumbing, Mechanical and/or Electrical) must be signed by the Owner of the property, his/her duly Authorized Agent, or licensed Contractor. This procedure also applies to the Contractor's Agents.

I understand that I may designate a third party, such as a tenant or person in my employ, to sign the application for a permit on my behalf. I further understand that the person's only responsibility or function is to acquire a permit on my behalf.

I am aware that the responsibility for the construction and compliance to codes and ordinances is entirely mine and I accept the same.

Therefore, as the owner or contractor of the above listed property,

I do hereby authorize (Please Print) Michael A. Yoder

To apply/obtain a building permit for Yount Ridge Cellars LLC

in my name by affixing my name followed by their Signature on the application.

OWNER/CONTRACTOR'S SIGNATURE: 

OWNER/CONTRACTOR'S ADDRESS: 7400 St. Helena Hwy, Napa, CA 94558

OWNER/CONTRACTOR'S PHONE #: 650-509-0876

CONTRACTOR'S STATE LICENSE #: _____

“E”

Graphics






NAPA COUNTY LAND USE PLAN 2008 – 2030





LEGEND



URBANIZED OR NON-AGRICULTURAL

-  Study Area
-  Cities
-  Urban Residential*
-  Rural Residential*
-  Industrial
-  Public-Institutional

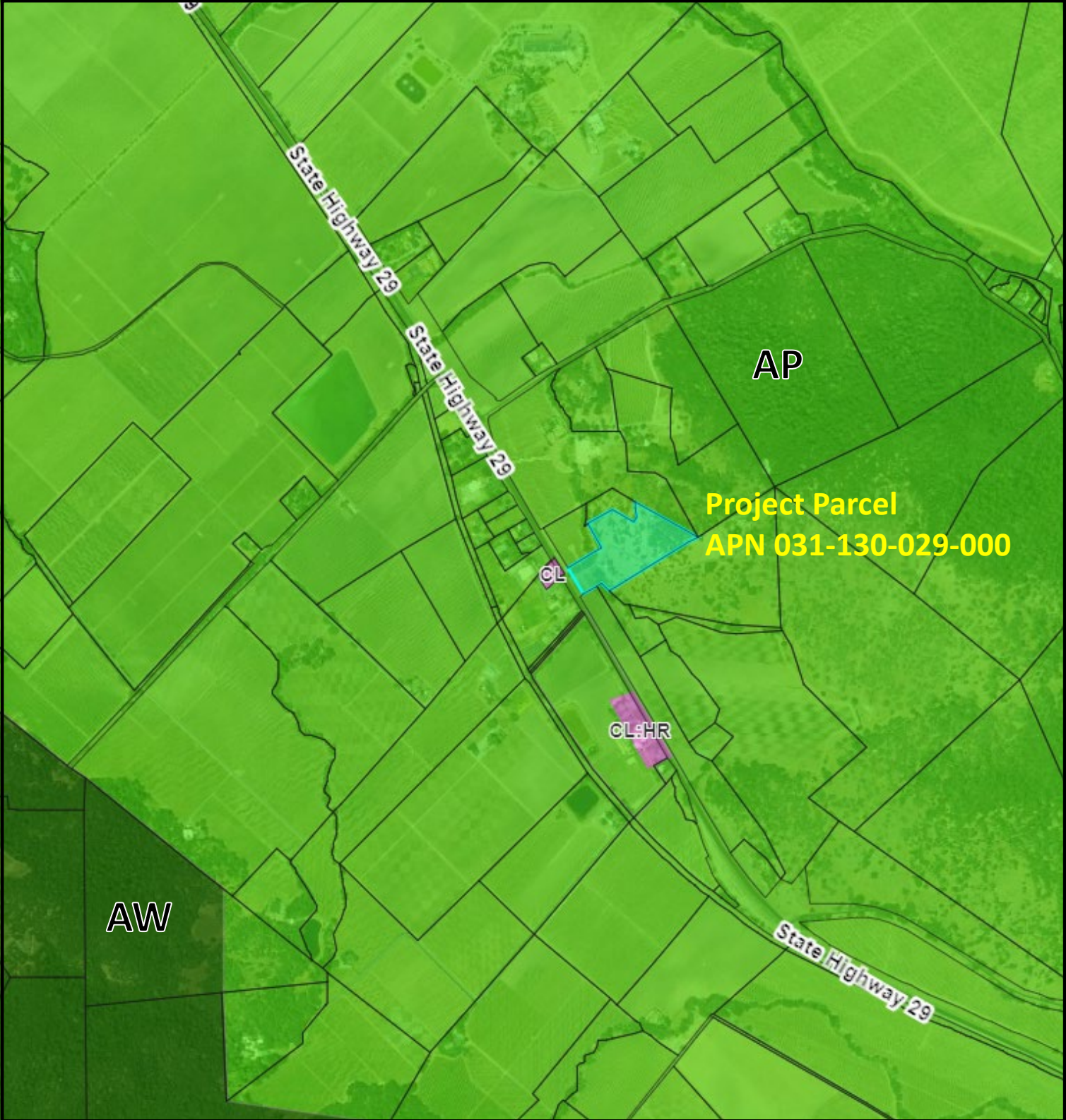
OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

TRANSPORTATION

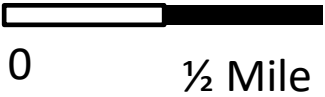
-  Mineral Resource
-  Limited Access Highway
-  American Canyon ULL
-  City of Napa RUL
-  Landfill - General Plan
-  Road
-  Airport
-  Railroad
-  Airport Clear Zone

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations



LEGEND

- Zoning
- Parcels



ZONING MAP



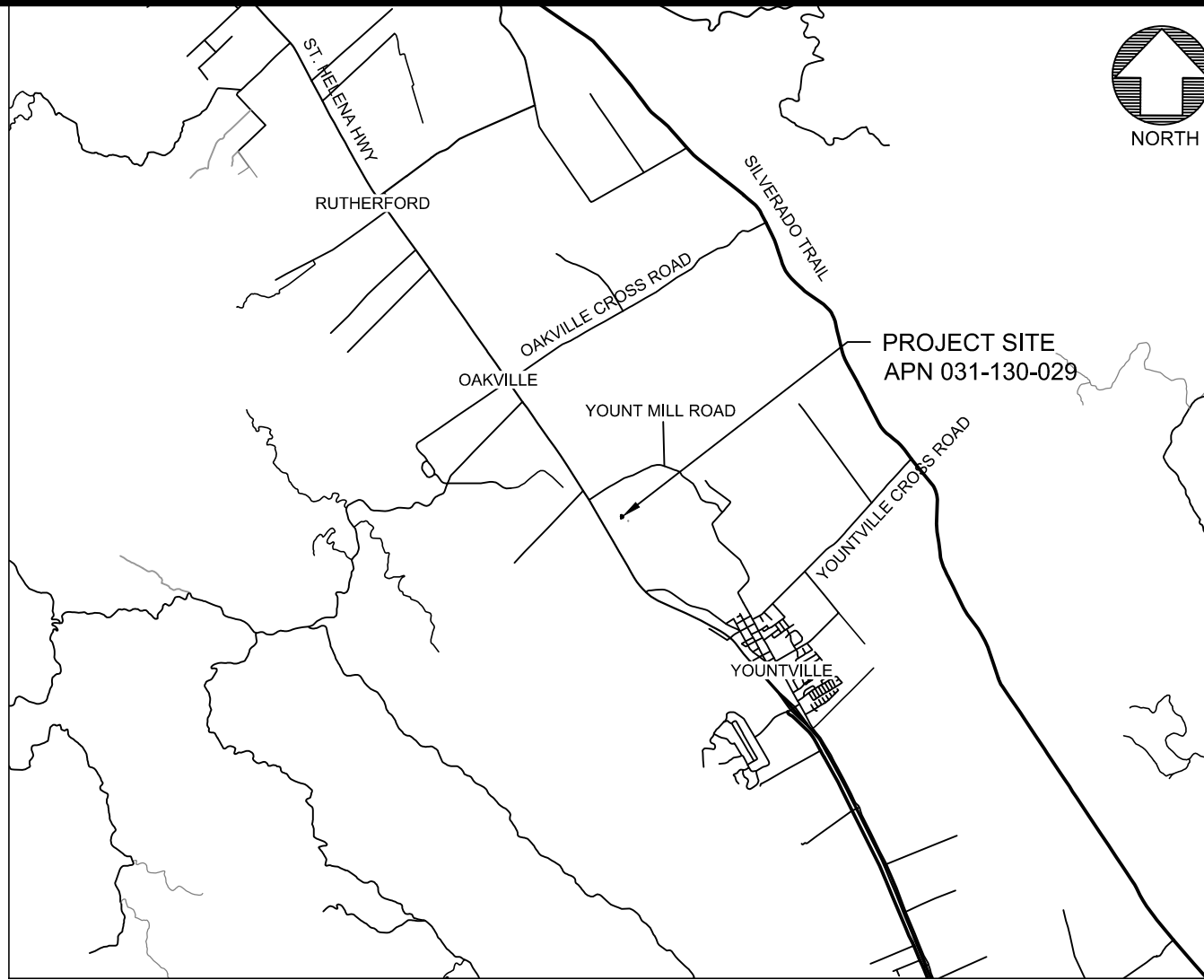
Existing Conditions



Existing Conditions

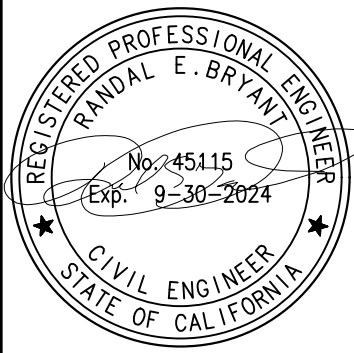
SCOPE OF WORK
CONSTRUCT A POOL, SPA, ENTRY DECK, TRELLIS, &
WRAP-AROUND PORCH

RESIDENTIAL POOL VIEWSHED PLAN
FOR THE
YOUNT RIDGE CELLAR LLC
7400 ST. HELENA HWY
NAPA, CA 94558
A.P.N. 031-130-029



VICINITY MAP
NOT TO SCALE

REB
CIVIL AND
STRUCTURAL
ENGINEERING
SURVEYING AND
LAND PLANNING
PHONE: 707 963 8638
345 LA FATA STREET
SUITE F - PO BOX 113
ST HELENA, CA 94574
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consent by REB Engineering, Inc. is
prohibited.



REV	DESCRIPTION	DRAWN	CHECK
1	10/20/2023	MAY	REB
2	4/10/2024	NLS	REB
3	PLAN CHECK COMMENTS		
4			
5			
6			
7			
8			
9			
10			

PROJECT INFORMATION

PROJECT OWNER(S)

CIVIL ENGINEER

YOUNT RIDGE CELLARS, LLC
C/O SONYA SORO
7400 ST HELENA HIGHWAY,
NAPA CA 94558
PH: (650) 509-0876

RANDAL BRYANT, P.E., P.L.S.
REB ENGINEERING, INC
P.O. BOX 113
ST. HELENA, CA 94574
PH: (707) 963-8638

LANDSCAPE ARCHITECT

SURVEYOR

TORI JOHNSON
10957 WESTSIDE ROAD
HEALDSBURG, CA 95448
(505)-903-0892

RANDAL E. BRYANT, P.E., P.L.S.
REB ENGINEERING, INC
P.O. BOX 113
ST. HELENA, CA 94574
PH: (707) 963-8638

GEOTECHNICAL ENGINEER

JIM GLOMB
GEOTECHNICAL AND ENVIRONMENTAL CONSULTING, INC.
152 WEEKS WAY
SEBASTOPOL, CA 95472
(707) 237-2703

PROJECT #: 1941-YOUNT RIDGE CELLARS, LLC
SOILS REPORT: GEOTECHNICAL INVESTIGATION
GARAGE REMODEL AND SWIMMING POOL
DATED: JANUARY 25, 2022

BUILDING AREAS

NAMES:	EXISTING:	PROPOSED:
MAIN RESIDENCE	4,013 FT ²	NO CHANGE
GARAGE	480 FT ²	NO CHANGE
ROOFTOP DECK	1,203 FT ²	NO CHANGE
DECK	1,615 FT ²	1,500 FT ²
POOL	0 FT ²	157 FT ²

OVERALL PROJECT CUT AND FILL:
CUT = 3.33 ± cu.yd.
FILL = 0 ± cu.yd.
NET = 3.33 ± cu.yd. (CUT)

Sheet List Table

Sheet Number	Sheet Title
VC1	TITLE SHEET
VC2	POOL GRADING AND DRAINAGE PLAN
VC3	POOL CROSS SECTIONS
VC4	NOTES AND DETAILS
L1.0	SITE PLAN
L1.1	LANDSCAPE PLAN IMAGES
L4.0	ELEVATIONS
L4.1	ELEVATIONS

DRAFTED BY: NJS
CHECKED BY: MAY

DESIGNED BY: REB

JOB #: 1688

ORIGINAL DATE: 09/19/2022

SHEET SIZE: 24X36

SCALE: 1" = 60'

SHEET TITLE:

TITLE SHEET

SHEET:

VC1

1 OF 8 SHEETS

LEGEND			
ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
ℓ	PROPERTY LINE	OH	OVER HEAD LINE
ℓ	CENTER LINE	D	DRAINAGE LINE
ℓ	FLOW LINE	E	POWER LINE
FG	FINISH GRADE	S	SEPTIC LINE
EG	EXISTING GRADE	W	WATER LINE
R/W	RIGHT OF WAY	SL	STREET LIGHTING
STA	STATION	FH	FIRE HYDRANT
RSP	ROCK SLOPE PROTECTION	PUE	PUBLIC UTILITY EASEMENT
UON	UNLESS OTHERWISE NOTED	JP	JUNCTION POLE
EP	EDGE OF PAVEMENT	RCR	REINFORCED CONCRETE PIPE
OC	ON CENTER	CMP	CORRUGATED METAL PIPE
OWY	DRIVEWAY	CPP	CORRUGATED PLASTIC PIPE
SHDR	SHOULDER	SS	SANITARY SEWER
(E)	EXISTING	SSMH	SANITARY SEWER MANHOLE
(P)	PROPOSED	PVMT	PAVEMENT
HP	HIGH POINT	APPRX	APPROXIMATE
LP	LOW POINT	AC	ACRE
ELEV.	ELEVATION	Δ	CONTROL POINT
HC	HANDICAPPED	S.A.P.	SEE ARCHITECTURAL PLANS
ADA	AMERICAN DISABILITIES ACT	S.L.P.	SEE LANDSCAPE PLANS
LOAK	LIVE OAK TREE	OAK	OAK TREE
PINE	PINE TREE	CYP	CYPRESS TREE

HIGHWAY 29

R/W
104 FT

SITE PLAN

SCALE: 1" = 60'

HORIZONTAL & VERTICAL DATUM:

THIS MAP IS BASED ON FIELD SURVEY INFORMATION PERFORMED BY REB ENGINEERING, INC IN SEPTEMBER, 2021. THE HORIZONTAL COORDINATES FOR THIS MAP ARE BASED ON NAD83-STATE PLANE ZONE II & THE NAVD88 FOR THE VERTICAL DATUM (SURVEY DATA POST-PROCESSED USING N.G.S. O.P.U.S.). CONTOURS ARE SHOWN EVERY 2 FEET IN AREAS SURVEYED BY R.E.B. ENGINEERING, INC.

PROPERTY LINES:

THE PROPERTY LINES SHOWN HEREON ARE BASED ON PRELIMINARY SURVEY DATA, AND ARE FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY SURVEY MAP AND SHOULD NOT BE USED AS SUCH.

UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

[illegible]

YOUNT RIDGE CELLAR LLC
7400 ST. HELENA HWY, NAPA, CA 94558
A.P.N. A.P.N. 031-130-029

DRAFTED BY: NJS	CHECKED BY: MAY
--------------------	--------------------

DESIGNED BY:
REB

JOB #: 1688

ORIGINAL DATE:
09/19/2022

SHEET SIZE:
24X36

SCALE: 1" = 10'

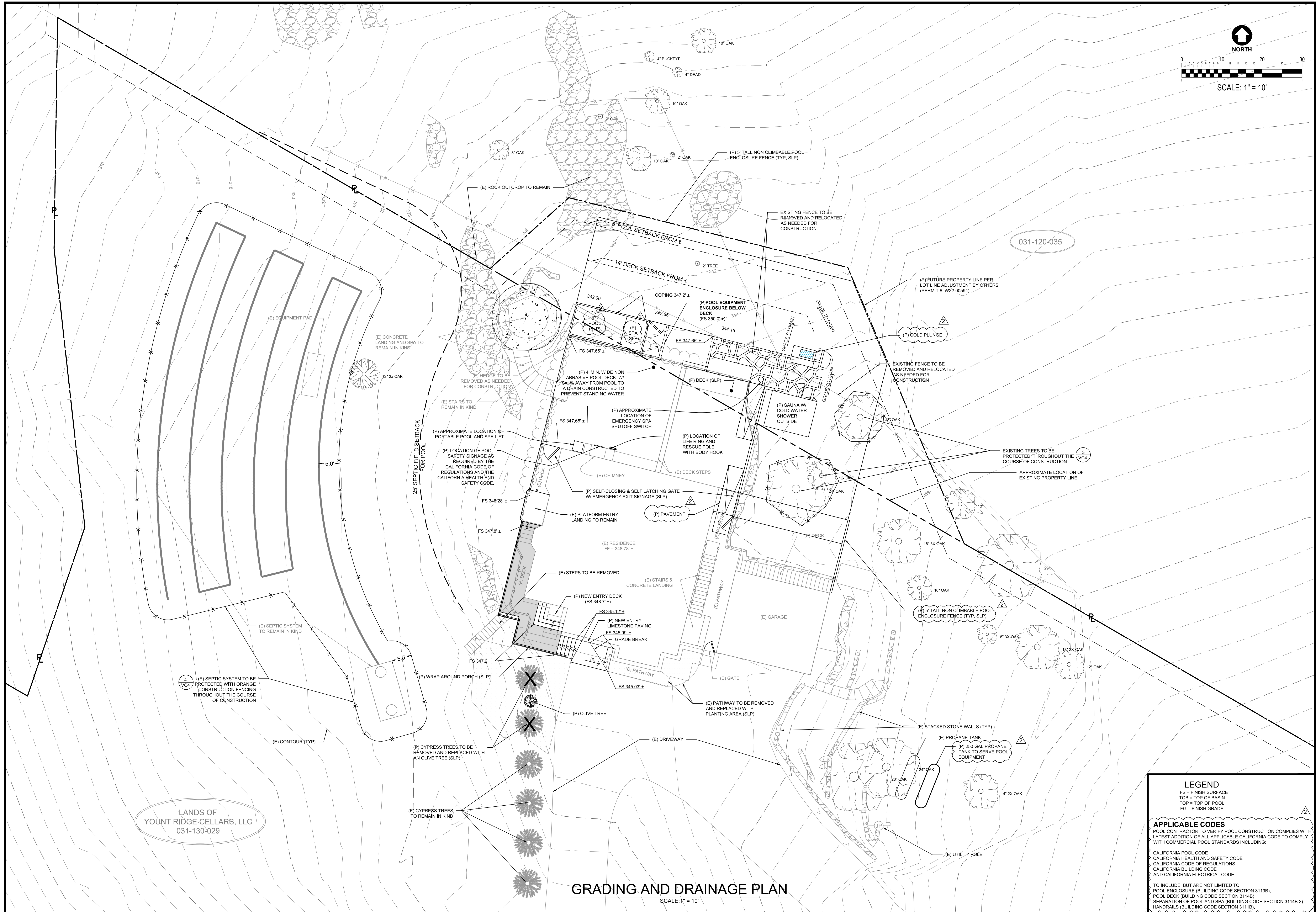
SHEET TITLE:

POOL GRADING AND DRAINAGE PLAN

SHEET:

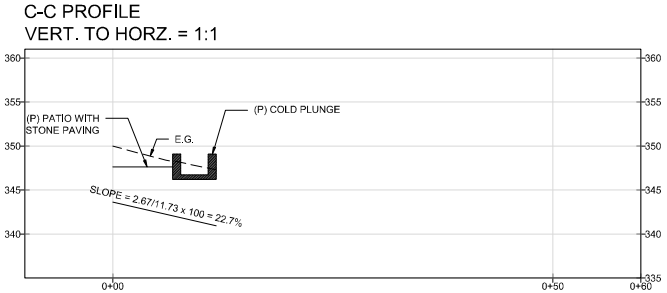
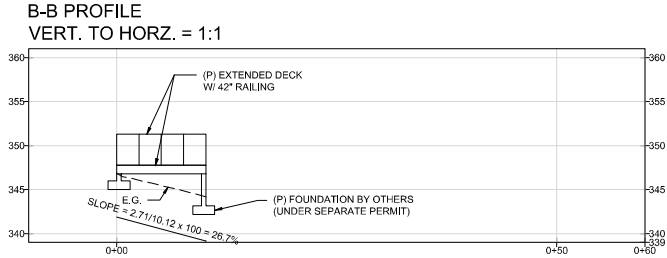
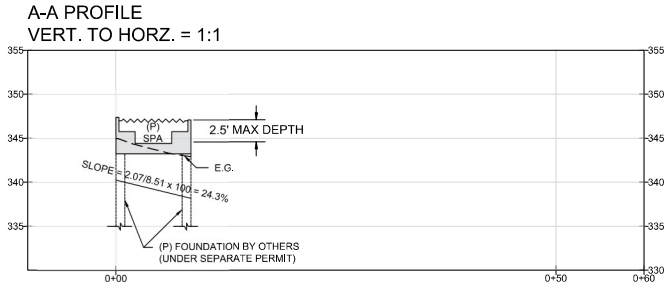
VC2

2 OF 8 SHEETS





KEY MAP
SCALE: 1" = 10'



SLOPE SECTIONS
SCALE: 1" = 10'
HORIZ. : VERT. = 1:1

POOL QUANTITIES		
CUT	FILL	TOTAL
3.33 ± yd³	0 ± yd³	3.33 ± yd³

POOL SLOPE TABLE	
SECTION	%SLOPE
A-A	24.3
B-B	26.7
C-C	22.7
AVERAGE SLOPE:	73.7/3 = 24.6%

NOTE: EXCESS SPOILS THAT ARE GENERATED DURING CONSTRUCTION GRADING WILL BE REMOVED FROM SITE AND TRANSPORTED TO THE WASTE WATER CONNECTION LANDFILL OR A NAPA COUNTY APPROVED LOCATION. THEY MAY ALSO BE REUSED ON SITE WITH ENGINEER AND NAPA COUNTY APPROVAL.

REB

CIVIL AND STRUCTURAL ENGINEERING
SURVEYING AND LAND PLANNING

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345 LA FATA STREET
SUITE F - PO BOX 113
ST HELENA, CA 94574

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REGISTERED PROFESSIONAL ENGINEER

NO. 45415

EXP. 9-30-2024

CIVIL ENGINEER

STATE OF CALIFORNIA

REV	DESCRIPTION	DRAFT	CHECK
1	ISSUED	MAY	REB
2	PLAN CHECK COMMENTS	REB	REB
3	PLAN CHECK COMMENTS		
4			
5			
6			
7			
8			
9			
10			

YOUNT RIDGE CELLAR LLC

7400 ST. HELENA HWY, NAPA, CA 94558

A.P.N. 031-130-029

DRAFTED BY:	CHECKED BY:
NJS	MAY
DESIGNED BY:	
REB	
JOB #:	
1688	
ORIGINAL DATE:	
09/19/2022	
SHEET SIZE:	
24X36	
SCALE:	
1" = 10'	
SHEET TITLE:	
POOL CROSS SECTIONS	
SHEET:	
VC3	

3 OF 8 SHEETS

G:\Shared drives\JOBS\1688\PLAN\VS PLAN\VS-REV2\PLAN SHEETS\CROSS-SECTIONS-2023 05 24 Plotted: 5-24-23 at 18:58

PLOTTED BY ALMA DE HARO

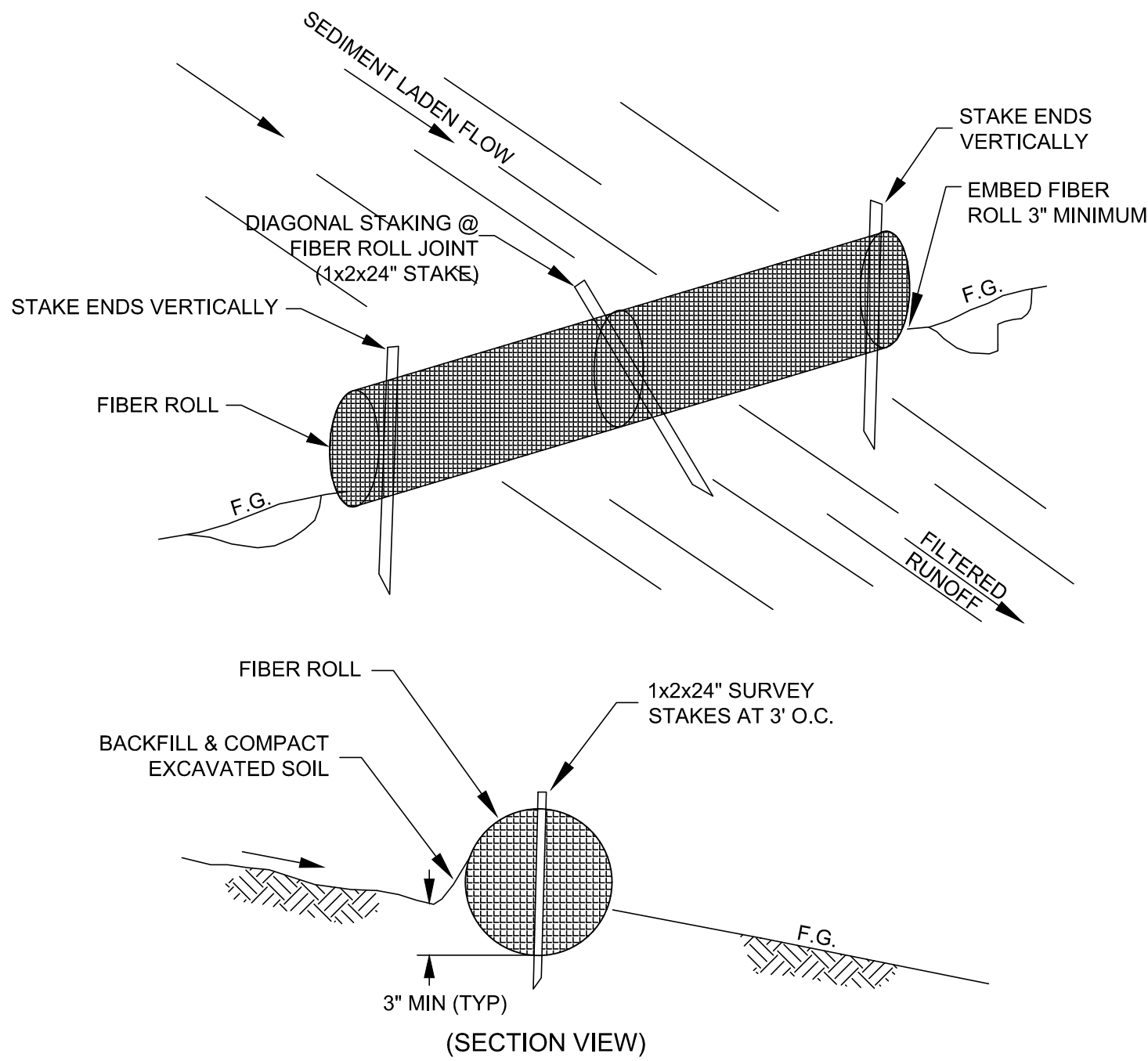
41

GRADING NOTES

1. SITE SHALL BE VISUALLY INSPECTED BY THE CONTRACTOR TO DETERMINE THE EXTENT OF CLEARING, GRUBBING AND GRADING WORK TO BE DONE PRIOR TO BEGINNING CONSTRUCTION.
2. THE ELEVATIONS GIVEN ON THIS PLAN ARE APPROXIMATE ONLY, AND ARE FOR THE ROUGH LAYOUT OF DRIVEWAY AND DRAINAGE IMPROVEMENTS. SOIL REQUIREMENTS PERTAINING TO COMPACTION, CONSOLIDATION, CONSTRUCTION, AND STABILITY ARE PER SOILS ENGINEERS RECOMMENDATIONS. DISCREPANCIES BETWEEN THE SOILS ENGINEERS RECOMMENDATIONS AND THESE PLANS SHOULD BE BROUGHT TO THE ATTENTIONS OF THE PROJECT ENGINEER FOR CLARIFICATION IMMEDIATELY. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL TOPS AND TOES OF SLOPES AND RETAINING WALLS IN THE FIELD. IT MAY BE NECESSARY TO INSTALL ADDITIONAL RETAINING WALLS TO CATCH EXISTING SLOPES AND AVOID EXCESS GRADING. RETAINING WALLS ARE TO BE DESIGNED BY OTHERS AND APPROVED BY THE NAPA COUNTY BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
3. THIS DRAWING DOES NOT REPRESENT A PROPERTY SURVEY. PROPERTY LINES HAVE BEEN PLOTTED FOR INFORMATIONAL PURPOSES ONLY AND ARE APPROXIMATE.
4. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF THERE IS A CONFLICT, NOTIFY THE ENGINEER AND OBTAIN A CLARIFICATION. NO DEVIATIONS OR SUBSTITUTIONS SHALL BE ALLOWED WITHOUT OBTAINING WRITTEN APPROVAL FROM THE ENGINEER.
5. SHOULD ANY CONTRACTOR OR SUBCONTRACTOR FIND ANY DEFICIENCIES, ERRORS, CONFLICTS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS OR SHOULD HE BE IN DOUBT AS TO THEIR MEANING OR INTENT, HE SHALL NOTIFY THE ENGINEER FOR A WRITTEN CLARIFICATION, ADDENDUM, ETC. SHOULD HE FAIL TO DO SO BEFORE SUBMITTING A PROPOSAL, HE CANNOT CLAIM ADDITIONAL COMPENSATION FROM OWNER FOR WORK REQUIRED TO COMPLETE THE WORK.
6. CONTRACTOR WILL LEAVE THE CONSTRUCTION AREA IN AN ORDERLY CONDITION AT THE END OF EACH DAY.
7. ALL WORK WILL BE CONDUCTED IN CONFORMANCE WITH CAL-OSHA REQUIREMENTS.
8. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT 800-642-2444 PRIOR TO START OF ANY CONSTRUCTION.
9. ALL MATERIAL WILL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT AND DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE COUNTY INSPECTOR, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
11. THE EARTH WORK DESIGNATED ON THESE PLANS IS FOR THE EXCAVATION OF A BUILDING SITE, INSTALLING A DRIVEWAY AND ALL DRAINAGE REQUIREMENTS. ALL EXCAVATED SOILS ARE TO BE PROTECTED FROM EROSION AS SHOWN ON PLANS. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL SPOILS IN A MANNER APPROVED BY THE COUNTY OF NAPA.
12. OWNER TO ACKNOWLEDGE ROADWAY EASEMENT SO AS TO NOT OBSTRUCT ACCESS IN ANYWAY.

POOL & DECK NOTES

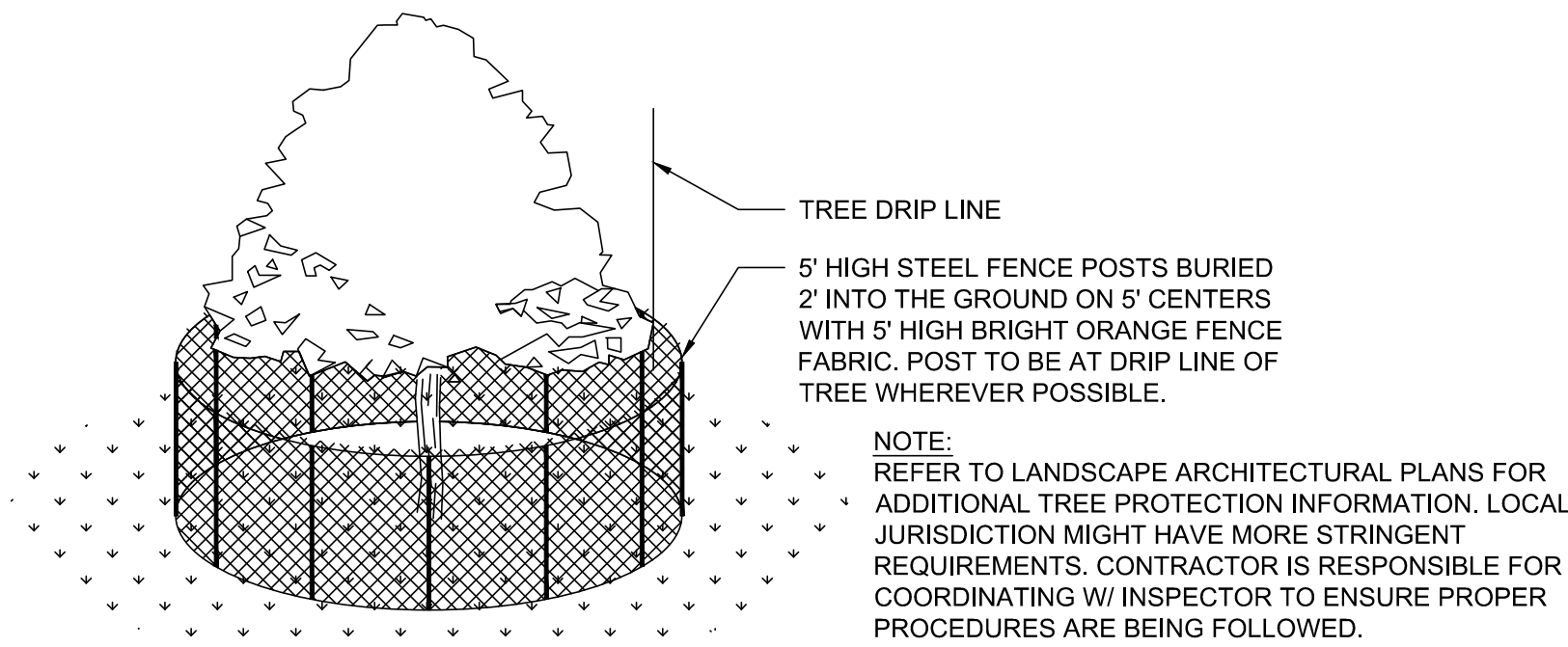
1. THE POOL FINISH SHALL BE WHITE AND/OR COMPLY WITH SECTION 3108B.3 IN THE CALIFORNIA BUILDING CODE 2022. THE SPA MAYBE A LIGHT COLOR APPROVED BY THE ENFORCEMENT AGENCY.
2. THE DECK MUST BE SLIP RESISTANT, CLEANABLE, NON ABRASIVE OF CONCRETE OR LIKE MATERIAL FLUSH WITH THE TOP OF THE POOL COPING 4' FROM POOL'S EDGE AS PER SECTION 3114B IN THE CALIFORNIA BUILDING CODE 2022.
3. THE POOL ENCLOSURE, DOORS AND/OR GATES SHALL NOT ALLOW PASSAGE OF A 4-INCH DIAMETER SPHERE, PER SECTION 3119B IN THE CALIFORNIA BUILDING CODE 2022.



1
VC4

STRAW WATTLE SEDIMENT BARRIER (SECTION)

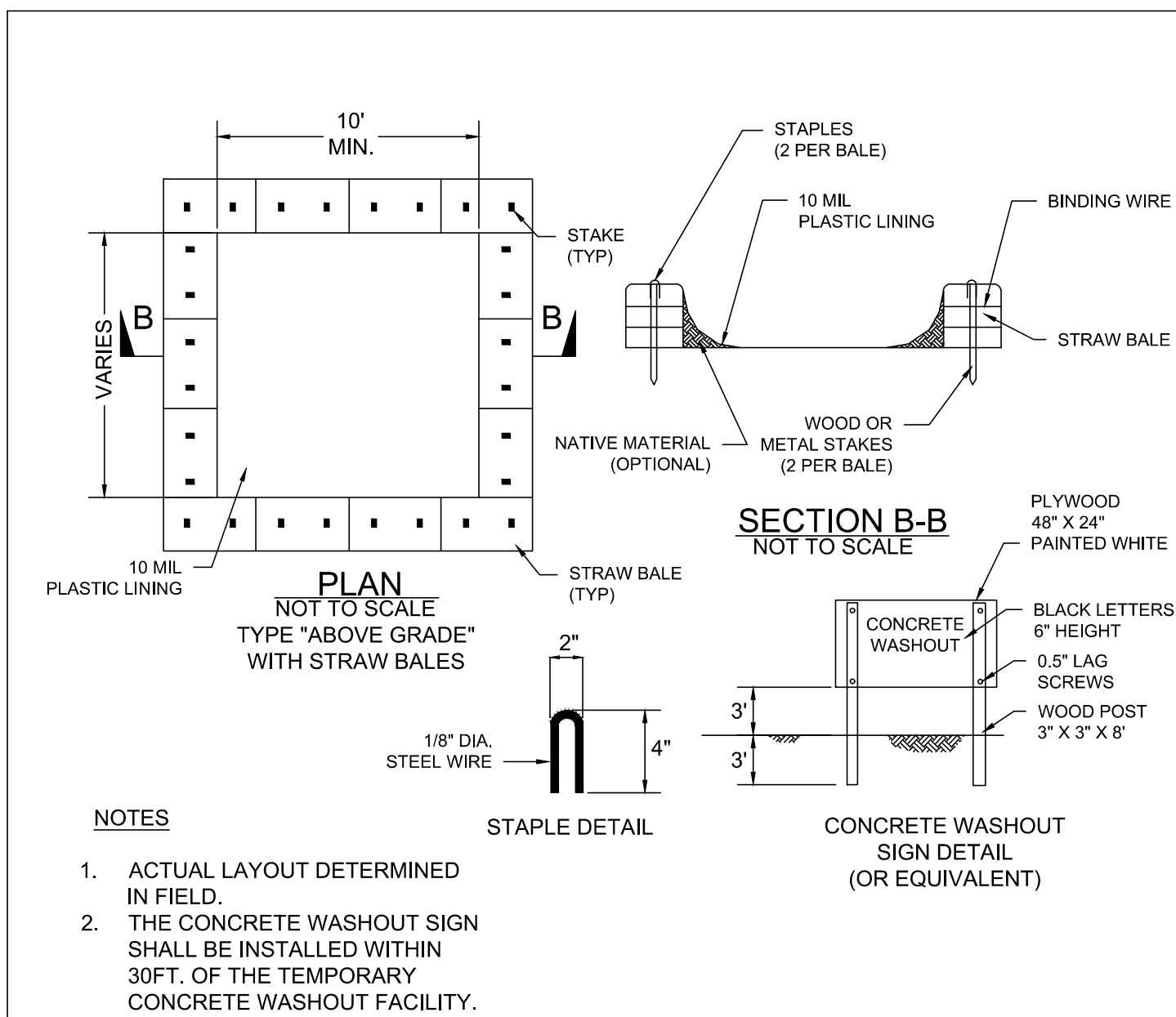
NOT TO SCALE



3
VC4

TREE PROTECTION

NOT TO SCALE

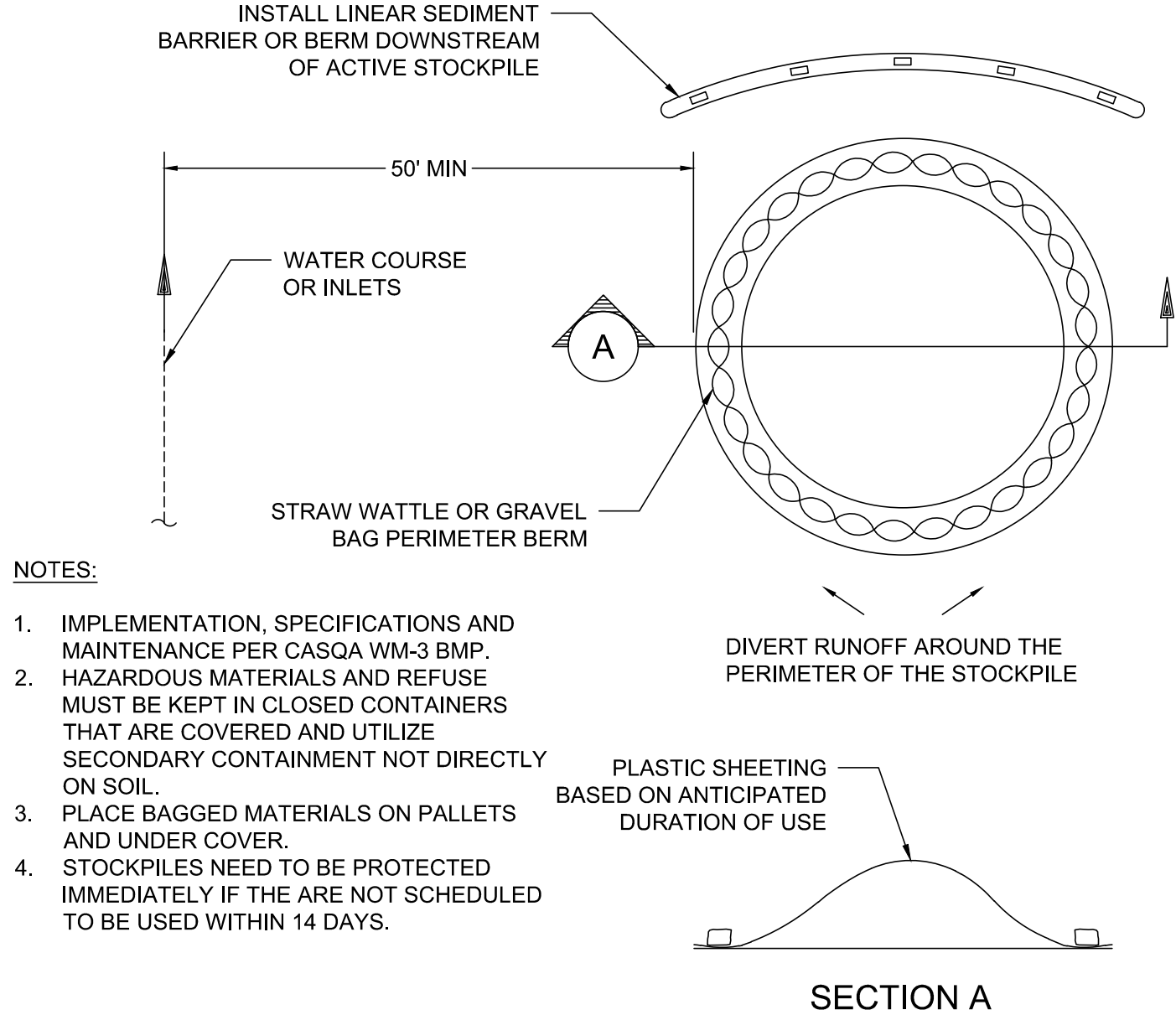


- NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

5
VC4

CONCRETE WASHOUT AREA

NOT TO SCALE

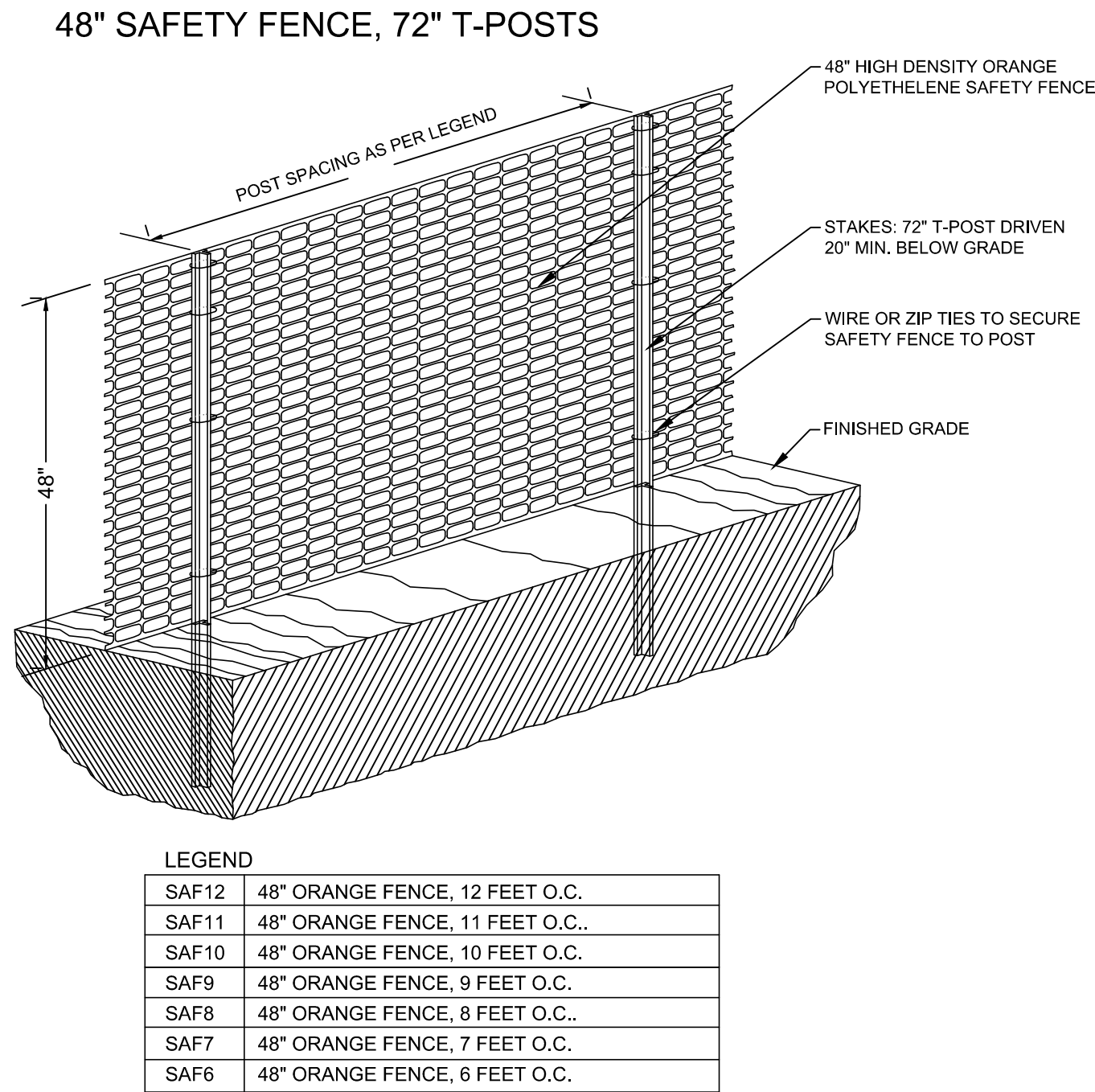


- NOTES:
1. IMPLEMENTATION, SPECIFICATIONS AND MAINTENANCE PER CASQA WM-3 BMP.
 2. HAZARDOUS MATERIALS AND REFUSE MUST BE KEPT IN CLOSED CONTAINERS THAT ARE COVERED AND UTILIZE SECONDARY CONTAINMENT NOT DIRECTLY ON SOIL.
 3. PLACE BAGGED MATERIALS ON PALLETS AND UNDER COVER.
 4. STOCKPILES NEED TO BE PROTECTED IMMEDIATELY IF THE ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS.

2
VC4

STOCKPILE PROTECTION

NOT TO SCALE



LEGEND	
SAF12	48\"
SAF11	48\"
SAF10	48\"
SAF9	48\"
SAF8	48\"
SAF7	48\"
SAF6	48\"

1. ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

4
VC4

SAFETY FENCE DETAIL

NOT TO SCALE

REB

CIVIL AND
STRUCTURAL
ENGINEERING
SURVEYING AND
LAND PLANNING

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REGISTERED PROFESSIONAL ENGINEER
KARL E. BRITTON
No. 45115
Exp. 9-30-2024
CIVIL ENGINEER
STATE OF CALIFORNIA

REV	DESCRIPTION	DRAFT	CHECK
1	10/20/2021	MAY	REB
2	NO CHANGES THIS SHEET		
3	NO CHANGES THIS SHEET		
4			
5			
6			
7			
8			
9			
10			

YOUNT RIDGE CELLAR LLC

7400 ST. HELENA HWY, NAPA, CA 94558
A.P.N. 031-130-029

DRAFTED BY:	NJS	MAY
DESIGNED BY:	REB	
JOB #:	1688	
ORIGINAL DATE:	09/19/2022	
SHEET SIZE:	24X36	
SCALE:	NTS	
SHEET TITLE:		
NOTES AND DETAILS		
SHEET:	VC4	
4	OF 8	SHEETS



MATERIAL & FINISH SCHEDULE:

- Entry Paving :
18"x36"x1" Leuder's Limestone Paving
- Deck:
Decking: 2x6 composi or porcelain decking to match (e) redwood decking and to meet pool code.
- Entry Trellis:
Painted Aluminum Tube, Color to match railing color
- Guard Rail:
Aluminum cable rail w/ black posts to match existing
- Pool Fence:
Min. 5' tall, 1-1/2"x4" black vinyl coated welded wire fencing w/ black steel posts

- Pool:
8'x20' Pre-fab pool & integral spa from MOD pools, exterior color black, interior color white to meet pool code
- Sauna
Pre-fab cedar sided sauna from Finnish Sauna Builders or eq.
- Cold Plunge
Pre-fab cold plung from Renu Therapy with adjacent transfer wall, color black

LIGHTING SCHEDULE - LOW VOLTAGE

Symbol	Quantity	Manufacturer	Model #	Description	Lamp w/ wattage	Mounting
	15	WAC	Quad 6091-27-BZ	Shielded Path Light	3.0w, 100 lumen	Ground stake
	3	FX-Luminare	MD-LED20WFL-BZ	Down Lights w/ shroud	20w	Tree colar
	8	WAC	4011-9/15 VAC-2700K-BZ	Step Lights	2W	TBD
			Per Pool Contractor	Pool Lights		

- NOTES:
- Path lights are shielded with all light pointed to ground
 - Down lights are shielded with all light directed into the site to provide light @ entry
 - Railing lights omitted
 - Internal pool lights to be LED with minimal lighting for safety. No lighting of waterfall edge

Scientific Name	Common Name	Size	Spacing	Mature Height
Trees & Screen Shrubs				
OE <i>Olea europaea</i>	Olive Tree	36" box	18'	20'
VA <i>Vitex agnes-castus</i>	Chaste Tree	15 gal	12'	12'
NO <i>Nerium Oleander 'White'</i>	Oleander	15 gal	8'	10'
Vines on Pool Wall				
<i>Ficus pumila</i>	Creeping Fig	1 gal	36"	
600 SF Entry Garden & Under Deck				
<i>Olea europaea 'Little Olle'</i>	Dwarf Olive	5 gal	48"	
<i>Pittosporum tobira</i>	Pittosporum	5 gal	60"	
<i>Buxus sempervirens</i>	Boxwood	5 gal	48"	
<i>Teucrium 'Aureum'</i>	Bush Germander	5 gal	48"	
<i>Euphorbia characias</i>	Spurge	1 gal	36"	
<i>Rosmarinus 'Blue Spires'</i>	Rosemary	1 gal	48"	
<i>Lavandula 'Goodwin Creek'</i>	Lavender	1 gal	36"	
<i>Iris germanica</i>	Bearded Iris	1 gal	18"	
<i>Cistus hybridus</i>	Rockrose	5 gal	48"	
<i>Epilobium sp. 'Marin Pink'</i>	CA Fuschia	1 gal	24"	
<i>Rosa 'Icy Drift'</i>	Groundcover Rose	5 gal	60"	

Applicable Codes
Pool contractor to verify pool construction complies with all applicable California Code to comply with Commercial Pool Standards including:

- California Pool Code
California Health and Safety Code
California Code of Regulations
California Building Code
and California Electrical Code
- To include, but are not limited to,
Pool Enclosure (Building Code Section 3119B),
Pool Deck (Building Code Section 3114B)
Separation of pool and spa (Building Code Section 3114B.2)
Handrails (Building Code Section 3111B).

tori johnson
landscape architect

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505-803-0892
tori.jhnsn@gmail.com



Yount Ridge Residence
7400 St. Helena HWY
Yountville, California 94599

Project Phase:

Design Review

REVISIONS:

- 12/22/23 Design Review Revisions
4/13/23 Design Review Revisions

Date:

4/13/23

Scale:

1/8"=1'-0"

Sheet Title:

Site Plan

Sheet Number:

L1.0

PLANTING SCHEDULE



Olea europaea



Vitis agnus-castus



Nerium oleander, White



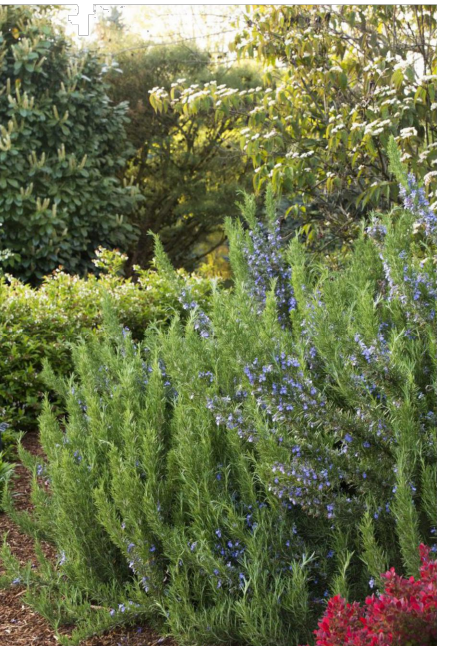
Olea 'Little Ollie'



Teucrium fruticans



Euphorbia characias



Romaninus 'Blue Spires'



Lavandula 'Goodwin Creek'



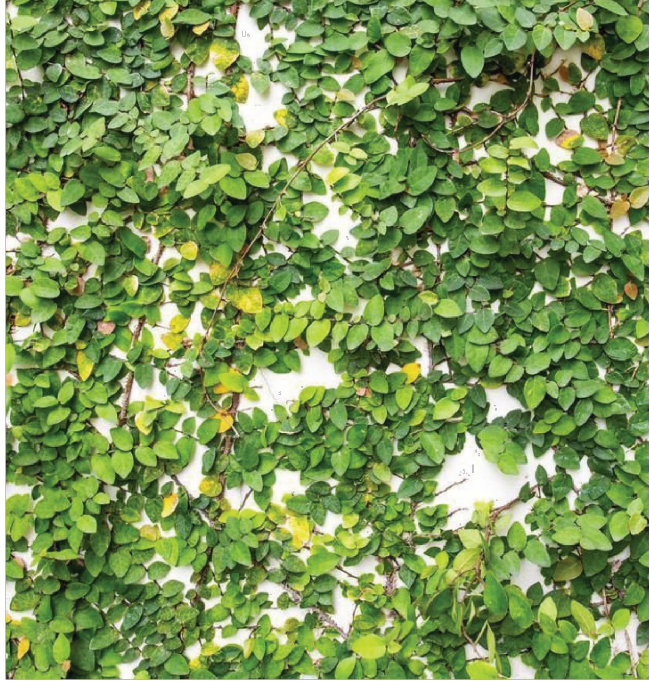
Rosa 'Joy Drift'



Pittosporum tobira



Buxus sempervirens



Ficus pumila



Iris germanica

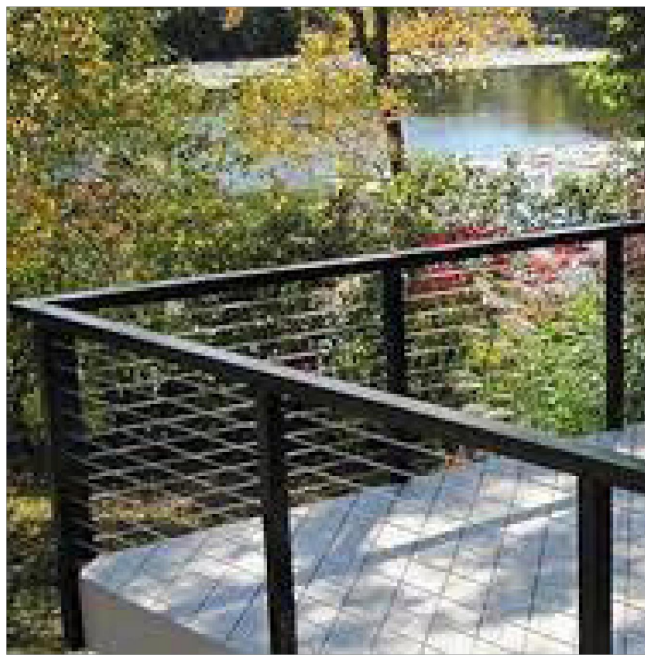


Cistus hybridus

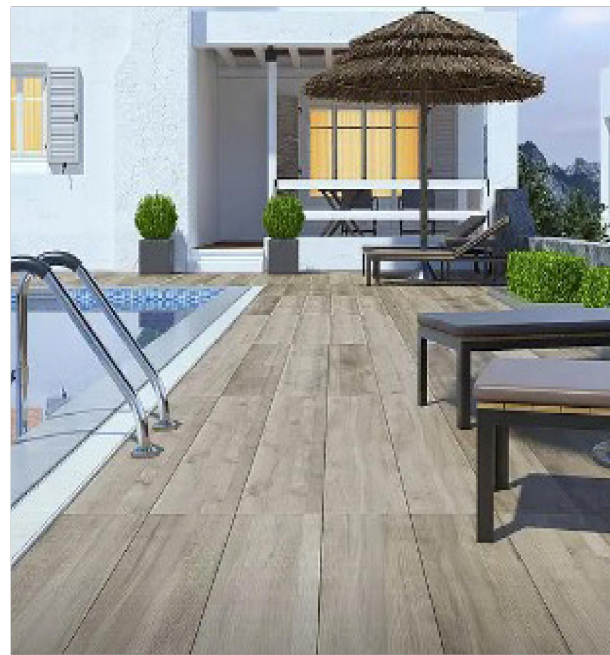


Epilobium 'Marin Pink'

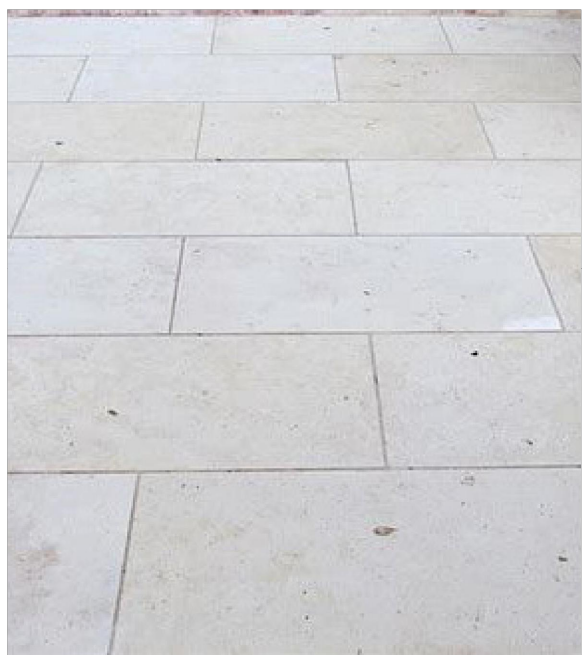
MATERIALS SCHEDULE



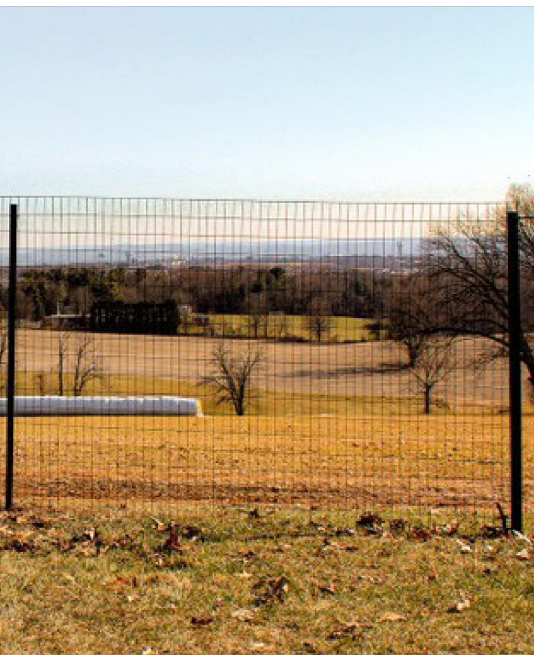
Aluminum Cable Railing (Existing)



Porcelain or compost decking to match (e) redwood decking



Leuder's Limestone Paving



1-1/2x4 black vinyl coated welded wire mesh fencing, .min. 5' tall with black steel posts



8x20 MOD Pool & Spa, exterior color black, interior color white



Renu Therapy Cold Plunge, black exterior



Pre-fab Cedar Sauna Structure

LIGHTING SCHEDULE

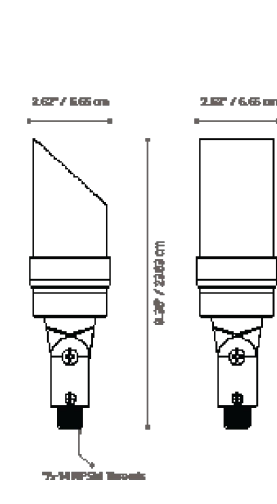
FXLuminaire.



MD: Down Light

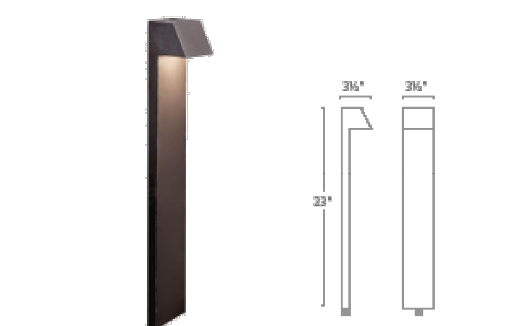


Features and Flexibility Allowed
With so many fixtures and convenient wattage options, the MD is the go-to halogen down light solution for an array of applications.



QUAD LED PATH LIGHT

6091



PRODUCT DESCRIPTION
Stark down-light blends seamlessly into pathways while providing soft, even illumination.

WAC LANDSCAPE LIGHTING

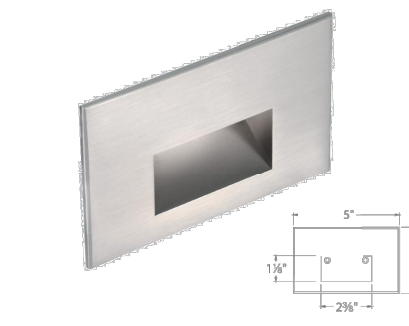
Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Horizontal rectangle step light designed for safety and style on stairways, patios, decks, walkways, driveways and parking garages.

FEATURES
• Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
• IP66 rated. Protected against high pressure water jets
• Conveniently adapts into existing LED system
• Invisible hardware
• Provides constant lumen output against voltage drop
• 50,000 hour

RECTANGLE STEP LIGHTS 12V

4011



PRODUCT DESCRIPTION
Horizontal rectangle step light designed for safety and style on stairways, patios, decks, walkways, driveways and parking garages.

FEATURES
• Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
• IP66 rated. Protected against high pressure water jets
• Conveniently adapts into existing LED system
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• 50,000 hour

WAC LANDSCAPE LIGHTING

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Project:
Location:

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• Provides constant lumen output against voltage drop
• 50,000 hour

ORDERING NUMBER

Color Temp	CR	Finish
6091	Clear	27° 2700K Silver White
6091	Clear	30° 3000K Pure White
6091	Clear	35° 3500K Pure White

ORDERING NUMBER

Color Temp	CR	Finish
6091	Clear	27° 2700K Silver White
6091	Clear	30° 3000K Pure White
6091	Clear	35° 3500K Pure White

Example: 6091-300K

Headlighting.com
Phone: (800) 326-2285
Fax: (800) 326-2285

Headlighting.com
Phone: (800) 326-2285
Fax: (800) 326-2285

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4/13/23

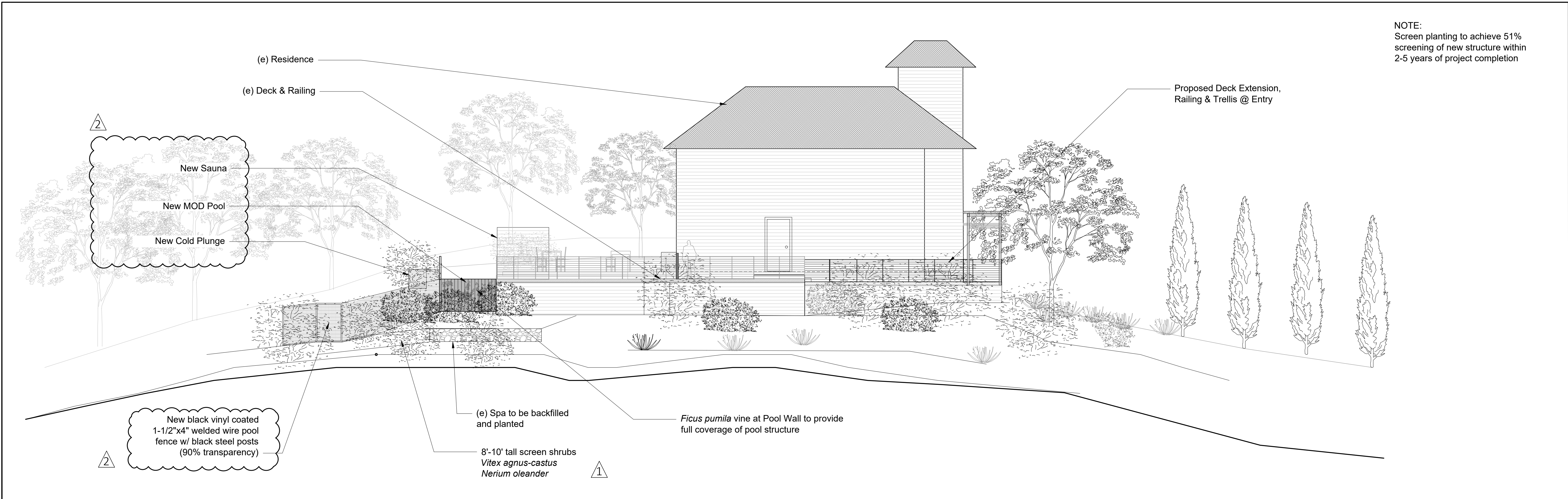
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Landscape Plan Images

Sheet Number:

L1.1

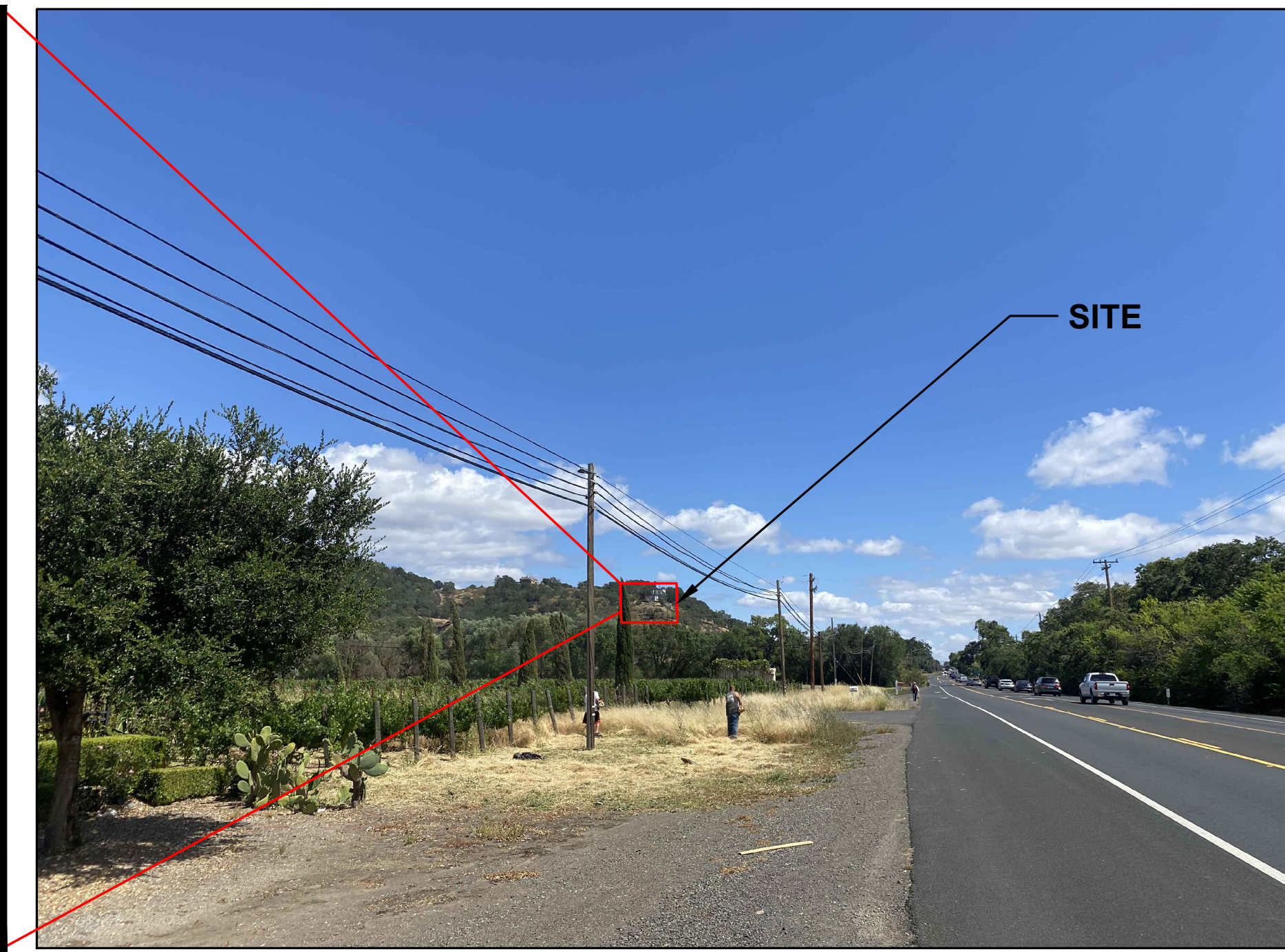


1 WEST ELEVATION

SCALE: 1/8" = 1'-0"



B2 PHOTO MONTAGE OF NEW POOL AND SCREENING

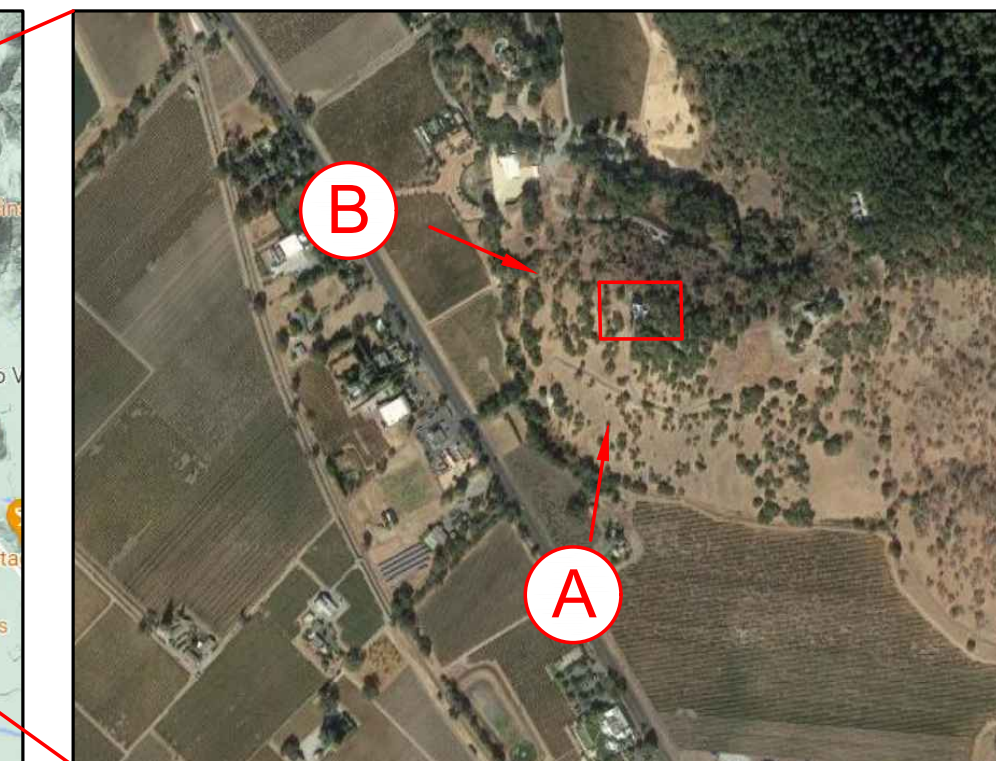
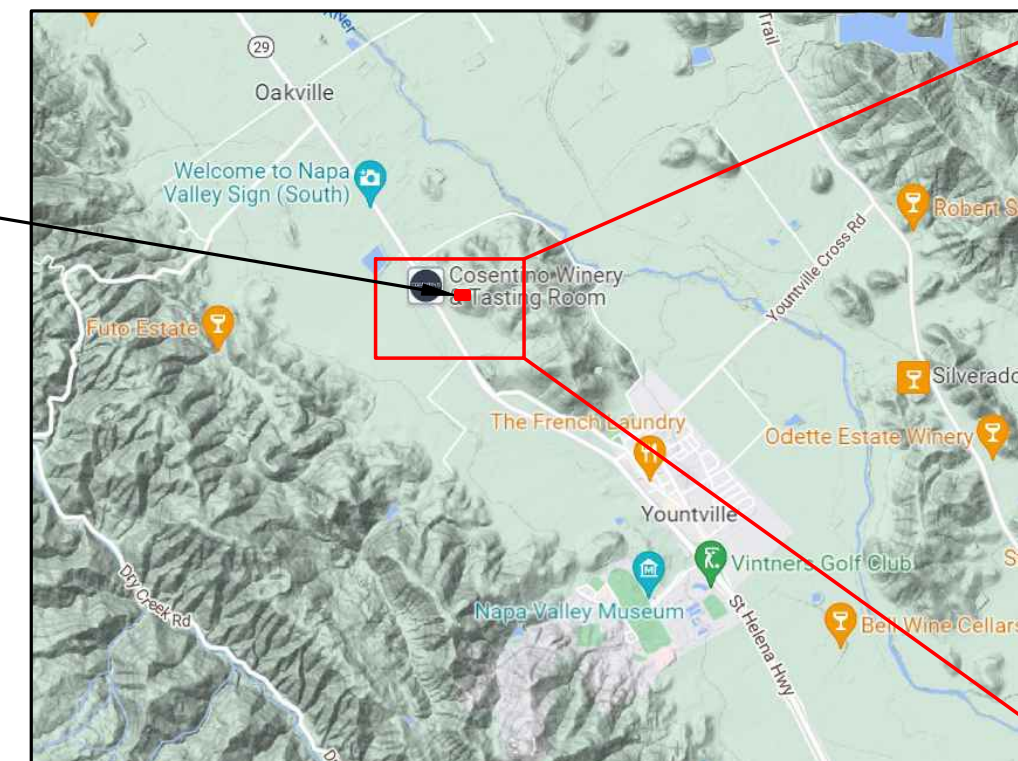


B STORY POLE SITE PHOTO - HWY 29 SOUTH BOUND LOOKING EAST



A STORY POLE SITE PHOTO - HWY 29 NORTH BOUND LOOKING EAST

REFERENCE MAP - 7400 St. Helena Highway



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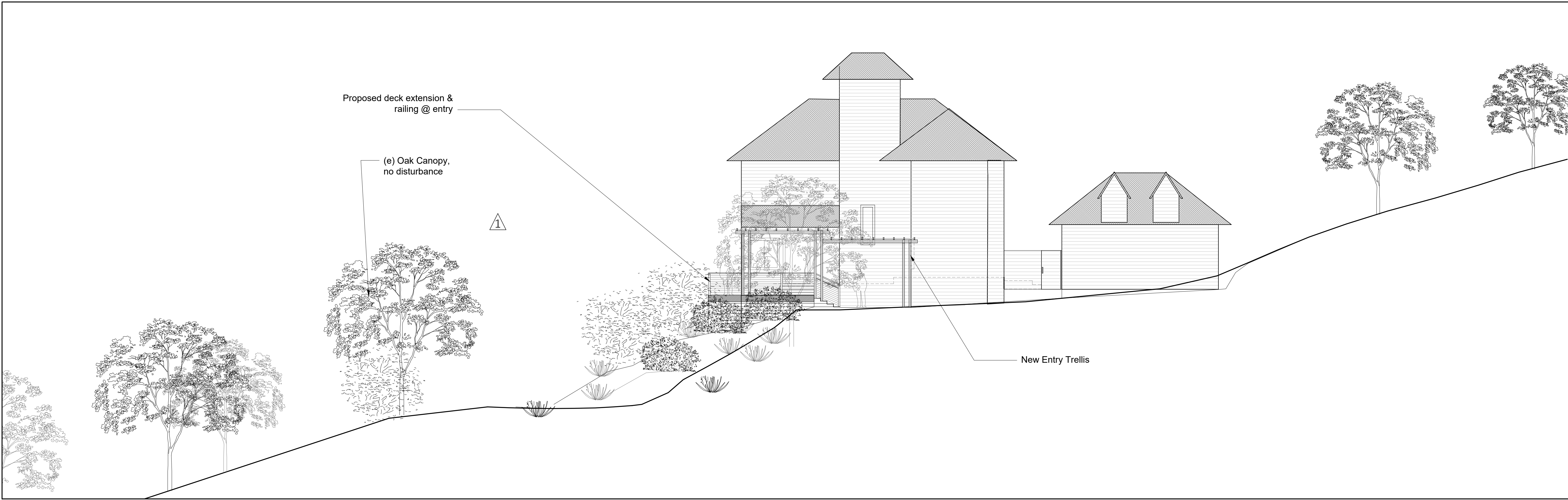
1/8" = 1'-0"

Sheet Title:

Elevations

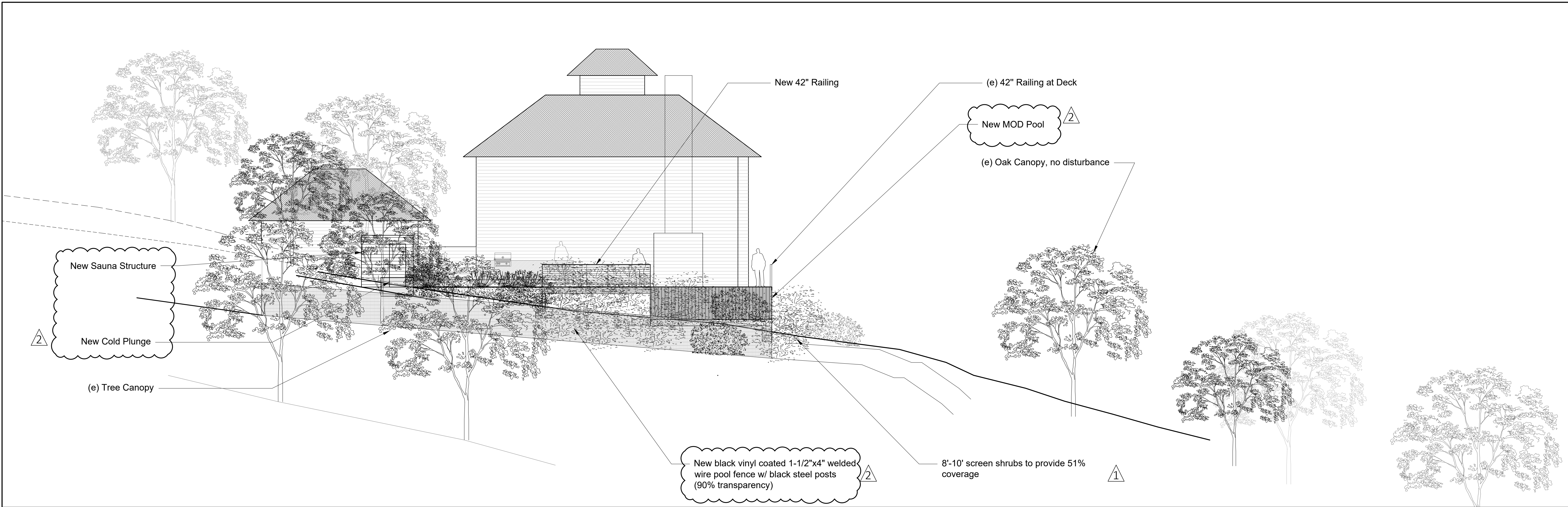
Sheet Number:

L4.0



2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



1 NORTH SECTION/ELEVATION

SCALE: 1/8" = 1'-0"

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1/8" = 1'-0"

Sheet Title:

Elevations

Sheet Number:

L4.1