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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



A Tradition of Stewardship
A Commitment to Service

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.

Randy Bryant 9/20/22 Eric Fenster Date: 2022.07.05 23:37:37 -07'00'
Signature of Applicant Date Signature of Property Owner Date

Randy Bryant, P.E. Eric Fenster, COO
Print Name Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

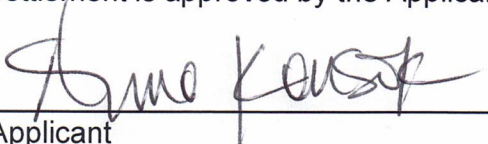
Application Fee: \$ _____ Receipt. No. _____ Received by: _____ Date: _____

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

Property Owner (if other than Applicant)

9/8/2022

Date

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: _____

A handwritten signature in black ink, appearing to read "Anne K. Yoder", written over a horizontal line.

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

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

CONTRACTOR'S STATE LICENSE #: _____