

#24_004.0
March 07, 2024

AXR Napa Valley
Attn: Don Van Laeken
3199 St. Helena Highway
North St. Helena, CA
94574
don@axrnapavalley.com

RE: AXR Winery, Cave Portal One – Visibility Findings

Dear Don:

As requested, on Monday, February 26, 2024, my Senior Associate (Rachel Brinkerhoff, PLA6186) and I performed a site visit to evaluate the visibility of the proposed Cave Portal One from the easement road/ driveway within the winery's parcel. The accompanying exhibit includes six (6) photos taken from the center of that easement road facing the portal location. At the time of our visit, a winery representative placed two (2) orange construction cones on top of a pile of gravel approximately 3-4' high at the approximate location where the internal driveway leading to portal #1 begins. As noted below the location of the proposed portal is to be located some 16' from this intersection, within the existing hillside. As evident in the photographs, the cones are not visible from any of the six (6) photo locations. Also evident is the abundance of existing trees and shrubs providing ample screening of the proposed portal.

We also reviewed the architectural plans prepared by Signum Architecture. We focused our attention on page G0.02 which includes the site plan that shows the location of portal #1 and page A40.1 which provides a section through the proposed portal detailing its effective height.

After reviewing the photos, walking the easement, and reviewing the architectural plans for the project, it is our professional opinion that portal #1 will be sufficiently screened so as not to be visible from the private driveway on the AXR property. The following factors led us to this conclusion:

1. The existing trees and shrubs between the existing driveway and the proposed portal #1 are healthy and adequate to screen the proposed portal from the view from the driveway in question. In our opinion, no additional planting is necessary;
2. The depth of the portal (some sixteen (16) feet from the end of the shotcrete wall) renders it invisible from the subject driveway;
3. The driveway that provides access to the portal slopes downward at an approximate 7% grade further reducing any portion of the portal height that could potentially be visible;
4. The design of the portal with its proposed overhang down slope reduces the effective height of the portal as shown on A40.1;

5. The sloping shotcrete walls along both sides of the driveway leading to portal #1 provide additional screening; and
6. Due to the orientation of the proposed portal, as depicted on sheet G0.04 of the architectural plans, it will not be visible from the subject driveway.

Respectfully submitted,

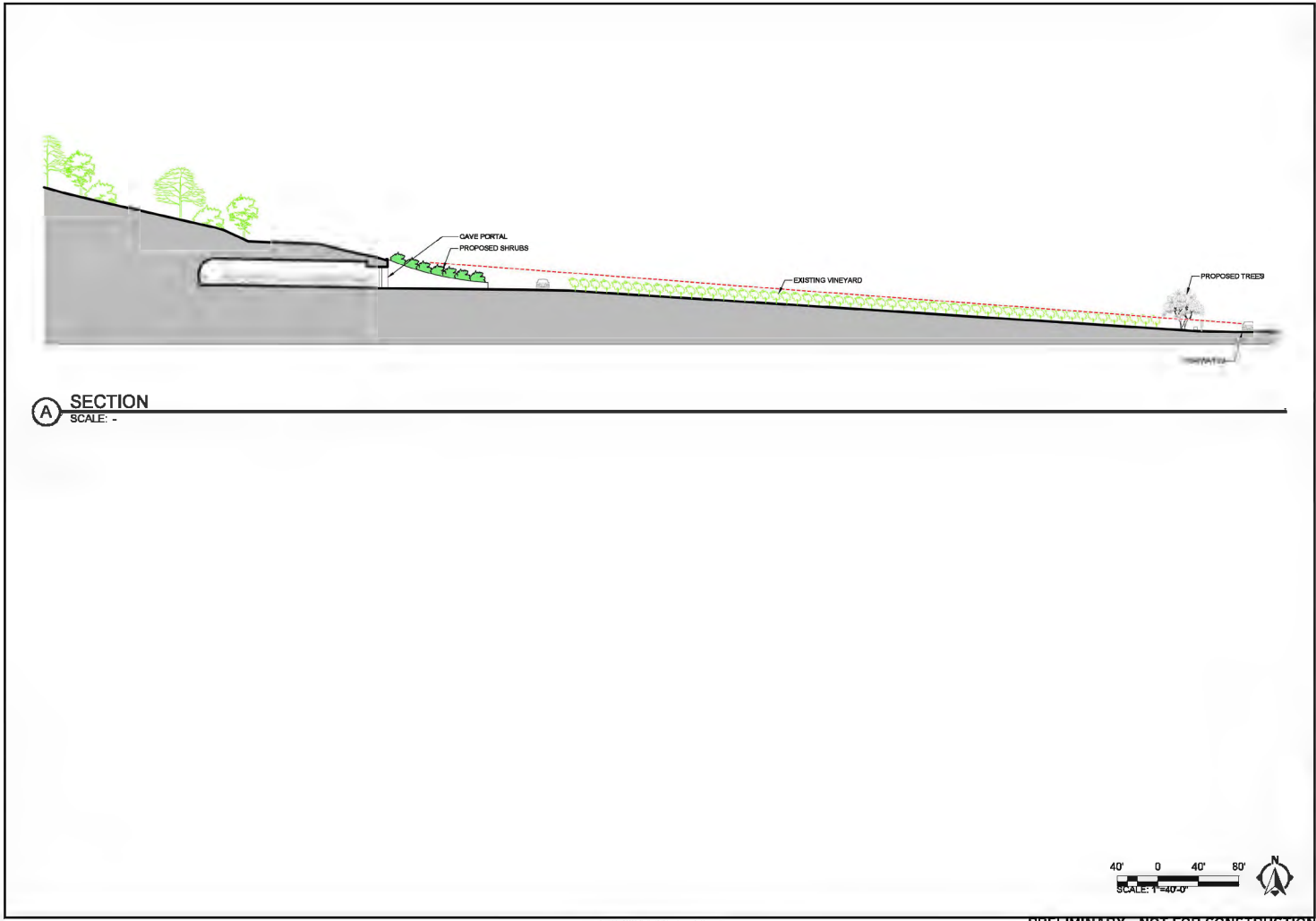


Susan Heiken, PLA 6296

Enclosures:

- Exhibit 1--Photographs taken from private driveway
- Revised Architectural Plans prepared by Signum Architectural, dated April 2023, incorporated by reference





AXR WINERY
NAPA VALLEY

DATE	BY

STUDIO 1818
LANDSCAPE ARCHITECTURE

AXR WINERY NAPA VALLEY
VISUAL IMPACT ANALYSIS
SANTA HELENA, CALIFORNIA

DATE	APRIL 4, 2023
DRAWN BY	
CHECKED BY	
DESIGNED BY	
SHEET NO.	L-2.0

PRELIMINARY - NOT FOR CONSTRUCTION

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