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Recommended Findings

**ZONING ADMINISTRATOR HEARING – MARCH 24, 2021
RECOMMENDED FINDINGS**

**SEBASTIEN MARINEAU-MES RESIDENCE VIEWSHED
Application Number P20-00230-VIEW
4000 Silverado Trail N., Calistoga, California
APN #021-010-077**

ENVIRONMENTAL:

The Zoning Administrator has received and reviewed the proposed Mitigated Negative Declaration 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 Zoning Administrator has read and considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) prior to taking action on said Mitigated Negative Declaration and the proposed project.
2. The Mitigated Negative Declaration and MMRP are based on independent judgment exercised by the Zoning Administrator.
3. The Mitigated Negative Declaration and MMRP were prepared and considered in accordance with the requirements of the California Environmental Quality Act (CEQA).
4. There is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment provided that measures to mitigate potentially significant impacts to biological resources are incorporated into the project approval.
5. There is no evidence, in considering the record as a whole that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.
6. 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.
7. The Secretary of the Zoning Administrator is the custodian of the records of the proceedings on which this decision is based. The records are located at the Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California.

VIEWSHED PERMIT:

8. The project as designed or modified is consistent with Chapter 18.108, Conservation Regulations, of the code.

Analysis: In accordance with Chapter 18.108, no construction occurs on slopes of 30 percent or greater. In conjunction with the viewshed application, the Engineering Division has conditioned the submittal of a storm water pollution prevention plan and incorporation

of best management practices, as necessary. Plans will be reviewed by staff to meet all the requirements and intent pursuant to Chapter 18.108. The majority of the mature vegetation on the project site will be preserved and will reduce visual impacts as shown on the submitted plans.

9. If the highest point of the proposed project is located more than twenty-five (25) 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 color tone; or if the highest point of the proposed structure is within twenty-five (25) vertical feet of a major or minor ridgeline, that the existing vegetation, proposed landscaping, topographical siting, architectural design, and color tone screen the predominant portion of the proposed structures.

Analysis: The development area is over 400-feet below a minor ridgeline north/northeast of the site. The proposed structures have been designed in such a way to limit excessive cuts and tree removal to locate the development. Proposed architectural design of the structures will utilize earth-tone colors with non-reflective roof materials. Existing vegetation and landscaping will serve to soften and break up portions of the building façades.

10. The proposed structures, access roads and other site improvements are sited and designed to minimize adverse effects on views from designated viewshed roads.

Analysis: As designed, the proposed structures and driveway improvements will be screened from views on viewshed roads due to the existing trees and vegetation. As shown in the submitted viewshed analysis, the proposed structures and associated driveway improvements will be partially visible from Silverado Trail but the project has been designed in color and texture and to blend into the background and will also retain existing trees to provide screening.

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

Analysis: The development is located on a bench approximately 120-feet east of Silverado Trail with the least amount of slope thereby limiting the amount of grading. The proposed driveway to serve the project loops from Silverado Trail around the east side of the vineyard in front of the proposed structures. Existing oak trees on the property will be retained as part of the proposed project to effectively screen the residence from designated viewshed roads.

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

Analysis: The development is located outside the steepest portions of the property. The driveway is proposed on portions of the site with less than 15% slopes with most of the driveway screened from view by the existing vineyard. The siting of the structures on less sloped portions of the property and the proposed driveway location helps minimize the required grading and alterations of the natural landform and topography.

13. 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 viewshed roads through preservation of existing vegetation and the planting of new vegetation and provide for defensible space in conformance with state law.

Analysis: Many existing oak trees will be retained to provide screening. Retention of this vegetation, along with the planting of a few new trees to replace those trees lost in the fires will provide adequate screening. The project has been conditioned to comply with defensible space requirements.

14. The proposed structures and associated improvements substantially conform to the Design Manual in order to reduce their visual impact on the views of major and minor ridgelines as viewed from any designated viewshed 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 (all of which are not applicable to this site).

Analysis: The proposed structure will be located below the minor ridgeline approximately 400 feet to the north/northeast of the proposed project location. Therefore, as designed the proposed project and associated improvements substantially conform to the County's Design Manual, and thereby reduce visual impacts on ridgelines. No unique topographic or geologic features are applicable to this subject site.