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Agenda Date: 3/24/2021

Agenda Placement: 2A

Zoning Administrator Board Agenda Letter

TO: Zoning Administrator

FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services

REPORT BY: Sean Trippi, Principal Planner - 299-1353

SUBJECT: Sebastien Marineau-Mes Residence Viewshed Application #P20-00230-VIEW

RECOMMENDATION

Sebastien Marineau-Mes / Sebastien Marineau-Mes Residence / Viewshed Application #P20-00230-VIEW

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological and Tribal Cultural Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval under the Viewshed Protection Program to allow the construction of a new 3,996 sq. ft. single family residence; construction of a new 1,125 sq. ft. garage; construction of a new 972 sq. ft. accessory dwelling unit (ADU) over the garage; swimming pool; driveway improvements to County Road and Street standards; construction of a ±5,000 gallon water storage tank; installation of wastewater treatment system; and, associated infrastructure consistent with the Napa County Code. The project is located on approximately 4.07 acre property within the Agriculture, Watershed & Open Space (AWOS) General Plan designation and Agricultural Watershed (AW) zoning district. 4000 Silverado Trail N, Calistoga, APN: 021-010-077

Staff Recommendation: Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve the Viewshed application subject to the recommended Conditions of Approval.

Staff Contact: Sean Trippi, 707-299-1353; sean.trippi@countyofnapa

Applicant Contact: Jessica Stuenkel / Feldman Architecture, 1648 Pacific Ave., Ste. B, San Francisco, CA 94019 or jstuenkel@feldmanarch.com

EXECUTIVE SUMMARY**That the Zoning Administrator:**

1. Adopt the Mitigated Negative Declaration and Mitigation and Monitoring Reporting Program based on Findings 1 through 7 of Attachment A; and
2. Approve the Viewshed Application (P20-00230-VIEW) based on Findings 8-14 of Attachment A and subject to the conditions of approval in Attachment B.

Discussion:

The applicant submitted a viewshed application to construct a new home, accessory dwelling unit, garage, and associated improvements that sit below a minor ridgeline, on the east side of Silverado Trail. The proposed structures will be visible from Silverado Trail which is identified as a designated public road in the Napa County General Plan and Chapter 18.106 (Viewshed Protection Program) of the Napa County Code. Therefore, the proposed residence and accessory structures are subject to review for compliance with the Viewshed Protection Program prior to issuance of building permits. Given that the project site is located in an environmentally sensitive area, as there are potentially protected animal species and cultural resources, the project does not meet the criteria for administrative review and has been scheduled for review by the Zoning Administrator.

The County's Viewshed Protection Program provides for review of projects in locations such as the project site and establishes standards that must be met prior to project approval. The structures are required to be located and/or screened from view such that visual impacts are reduced. Use of existing natural vegetation, new landscaping, topographical siting, architectural design, and color tone are mentioned in the Viewshed Protection Program as viable ways to reduce the visual impact, and either these techniques must be applied to effectively "screen the predominant portion" (defined as 51% or more of viewable areas as it relates to views or screening of structures and benches and shelves from designated roads) of the proposed structures, or the applicant must seek an exception pursuant to Code Section 18.106.070. The applicant has not requested an exception as per of this proposal.

As proposed, the project has been designed in substantial conformance with the County's viewshed protection manual because it would avoid grading on steep slopes and the structures will be screened from view on Silverado Trail by existing vegetation and proposed landscaping. As shown in the submitted viewshed analysis, the proposed residence and associated driveway improvements will be less than 50% visible from Highway 29.

Staff believes all findings can be made in support of the project and recommends approval subject to the recommended conditions of approval.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact? No

County Strategic Plan pillar addressed:

ENVIRONMENTAL IMPACT

Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological and

Tribal Cultural Resources. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner: Sebastien Marineau-Mes, 619 Diamond Street, San Francisco, CA 94114, sebastien.marineau@gmail.com

Applicant/Representative: Jessica Stuenkel / Feldman Architecture, 1648 Pacific Ave., Ste. B, San Francisco, CA 94019, jstuenkel@feldmanarch.com

General Plan description: Agriculture, Watershed & Open Space (AWOS)

Zoning: Agricultural Watershed (AW)

Code Compliance History:

There are no open or pending code violations for the subject site.

Discussion Points:

Viewshed Review – The ±4.07 acre project site has frontage on the east side of Silverado Trail, approximately ±0.35 miles south of Larkmead Lane and approximately 2.9 miles southeast of the City of Calistoga. The project site is subject to Napa County Zoning Ordinance, Chapter 18.106 (Viewshed Protection Ordinance) because Silverado Trail is identified as a designated viewshed public road in the Napa County General Plan. The land is moderately sloping northeasterly from 0% to 30%, with approximately 3.01 acres of coastal live oak woodland native vegetation and ± 0.6 acres of vineyards. Elevations on the project site range from approximately 300-ft. to 435-ft. above mean sea level (msl). Elevations northeast of the site range between 790 feet to 1800 feet above msl. The proposed development area is approximately 320 feet above msl, located on a bench about 120 feet east of Silverado Trail, well below the minor ridgelines north and east of the site.

As proposed, the project has been designed in substantial conformance with the County's viewshed protection manual because it would avoid grading on slopes in excess of 30 percent and would be located more than 25-feet below the minor ridgeline. As shown in the submitted viewshed analysis, the proposed structures and associated driveway improvements would be partially visible from Silverado Trail but predominantly screened from Silverado Trail by 12 existing trees. However, four of the 12 trees were lost in the Glass fire and will need to be replaced by new vegetation. As the structures are proposed on a fairly level bench with portions of the building cut into the hillside, there will be no substantial changes to the natural landforms and topography. Grading will be limited to the creation of the new building foundations and driveway improvements with limited site disturbance.

Tree Removal/Retention - Approximately 20 trees will be removed to facilitate development. Pursuant to NCC Section 18.108.020 (Conservation Regulations) General Provisions, in the AW zoning district, a minimum of seventy percent vegetation canopy cover as configured on the parcel existing on June 16, 2016 shall be maintained as part of any use involving earth-disturbing activity. The removal of any vegetation canopy cover shall be mitigated by permanent replacement or preservation of comparable vegetation canopy cover, on an acreage basis at a minimum 3:1 ratio unless otherwise set forth below. The applicant has proposed to preserve the required canopy on site to comply with this code section. The preserved vegetation canopy cover will be enforceably restricted with a perpetual protective easement or perpetual deed restriction preserving and conserving the preserved vegetation canopy cover. Trees that are required to be preserved or protected may be maintained or trimmed but any of these trees that are lost, removed or die for whatever reason will need to be replaced.

Building Design/Materials - The architectural design of these structures would utilize a neutral gray cementitious shingle siding on main body of the buildings with cementitious siding along the base, gray tile or metal roof, and low E windows, reflecting 10%-15% of visible light. As such, the project would not degrade the existing character of the site and its surroundings and impacts would be less than significant. The property owner will be required to execute and record in the County Recorder's office a use restriction, in a form approved by County Counsel, requiring building exteriors, and existing and proposed covering vegetation, as well as any equivalent level of replacement vegetation, to be maintained by the owner or the owner's successors so as to "prevent the project from being viewed from any designated public road" in perpetuity pursuant to County Code, Chapter 18.106.050. (C).

Ephemeral/Intermittent Drainage - Two ephemeral drainage courses traverse the site per the County Environmental Sensitivity maps, however, according to the biological study, the two non-jurisdictional drainageways do not contain bed-and-bank, ordinary high water marks, or hydrophytic vegetation and therefore do not meet the definition of an ephemeral stream.

SUPPORTING DOCUMENTS

- A . Recommended Findings
- B . Recommended Conditions of Approval and Final Agency Approval Memos
- C . Initial Study/Mitigated Negative Declaration & MMRP
- D . Application Materials
- E . Biological Study
- F . Graphics

Zoning Administrator: Approve

Reviewed By: Charlene Gallina