

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

Wednesday, August 27, 2025

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
Angie Ramirez Vega, 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 meets at 1195 Third Street, Suite 310, Napa, California, 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Zoning Administrator. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Zoning Administrator's office no less than 72 hours prior to the meeting date by contacting (707) 253-4417 or meetingclerk@countyofnapa.org.

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**

- A. CHAD MCCOMBER AND LUCIA HOSSFELD / 1270 LOMA VISTA DRIVE / VIEWSHED PROTECTION PROGRAM APPLICATION #P24-00054 [25-1426](#)

CEQA Status: Consideration and possible adoption of Categorical Exemptions Class 3 and 4: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Section 15303 (Class 3 New Construction or Conversion of Small Structures) and Section 15304 (Class 4 Minor Alterations to Land), which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15303 & 15304. See also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B.] The project site is not included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5.

Request: Review and approval of an application under the Viewshed Protection Program, as defined in Chapter 18.108 of the Napa County Code, for the reconstruction of a fire damaged single-family home, water storage tank, and associated roadway improvements. The previous home, approximately 1,455 square-feet in size, was lost in the 2017 Napa County fires (LNU Complex Fires). The planned reconstructed single-family home is proposed to be approximately 3,129 square-feet and will be constructed in the same location and utilize the existing building pad. Road improvements consist of a series of turnout locations and general road widening, compliant with Napa County Road and Streets Standards. Additionally, the project proposes landscaping to adequately screen the project from designated viewshed roads while also meeting the 51% screening requirement of the Viewshed Protection Program. The project is located on a 6.02-acre parcel within the Agriculture, Watershed & Open Space (AWOS) General Plan and the Agricultural Watershed (AW) Zoning District.

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

Staff Contact: Curtis Sawyer, Planner II, (707) 299-1361, or curtis.sawyer@countyofnapa.org

Applicant Contact: Chad McComber & Lucia Hossfeld, (415) 672-8000 or chadmccomber5@gmail.com

Attachments: [Attachment A. Recommended Findings](#)
[Attachment B. Recommended Conditions of Approval](#)
[Attachment C. CEQA Exemption Memo](#)
[Attachment D. Application](#)
[Attachment E. Viewshed Plans](#)
[Attachment F. Graphics](#)

B. MARINEAU-MES ACCESSORY STRUCTURES VIEWSHED PROTECTION PROGRAM / PERMIT NO. P25-00207-VIEW (formerly P25-00121) [25-1447](#)

CEQA status: Consideration and possible adoption of an Addendum to the previously adopted 2021 Mitigated Negative Declaration prepared for the Marineau-Mes Residence Viewshed (State Clearinghouse Number: 2021020357). Pursuant to CEQA Guidelines Section 15164(b) and Section 15162(a), an addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or if none of the conditions contained in Section 15162 calling for preparation of a subsequent negative declaration have occurred. This project site is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of an application under the Viewshed Protection Program, as defined in Chapter 18.106 of the Napa County Code, for the construction of two residential accessory structures within view of Silverado Trail North, a County designated viewshed road. The project consists of a 1,085 square-foot pool house surrounded by a 665 square-foot outdoor patio, a 300 square-foot barn, and a landscape plan that will screen approximately 60% percent of the proposed structures from view from the designated road. The project is located on a 5.67-acre parcel within the Agricultural Watershed (AW) Zoning District and has a General Plan designation of Agriculture, Watershed and Open Space (AWOS). 4000 Silverado Trl N, Angwin, CA 94515. APN: 021-010-079.

Staff Recommendation: Consider the Addendum to the previously adopted 2021 Mitigated Negative Declaration prepared for the Marineau-Mes Residence Viewshed Permit and approve the Marineau-Mes Accessory Structures Viewshed Protection Permit, as conditioned.

Staff Contact: Hannah Spencer, Planner III, 1195 Third St, Suite 210, Napa, CA 94559; (707) 253-4018; Hannah.spencer@countyofnapa.org

Applicant Contact: Jessica Stuenkel with Feldman Architecture Steve & Judith Padis, 1648 Pacific Ave., Suite B San Francisco, CA 94019, (415) 856-9083, or jstuenkel@feldmanarch.com

Attachments: [P25-00207 - Attachment A Recommended Findings](#)
[P25-00207 - Attachment B Recommended Conditions of Approval](#)
[P25-00207 - Attachment C CEQA Memo \(MND Addendum\)](#)
[P25-00207 - Attachment D 2021 Adopted MND - P20-00230](#)
[P25-00207 - Attachment E Public Comments](#)
[P25-00207 - Attachment F Viewshed Application](#)
[P25-00207 - Attachment G Viewshed Application - Project Plans](#)
[P25-00207 - Attachment H Graphics](#)
[P25-00207 - Attachment I 2024 Water Availability Analysis - P22-00212-ECP](#)

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 8/22/2025 BY 5:00PM. 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