



Action Minutes

Napa County Zoning Administrator Meeting

Brian Bordona, Zoning Administrator
Michael Parker, Planning Manager
Laura Anderson, County Counsel
Alexandria Quackenbush, Meeting Clerk
Angie Ramirez Vega, Meeting Clerk

Wednesday, August 27, 2025

9:00 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor

1. **AGENDA REVIEW**

Trevor Hawkes gave the agenda review.

2. **PUBLIC HEARING ITEMS**

**A. CHAD MCCOMBER AND LUCIA HOSSFELD / 1270 LOMA VISTA DRIVE /
VIEWSHED PROTECTION PROGRAM APPLICATION #P24-00054**

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 Recommendation: 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

Curtis Sawyer presented the staff report and recommendation. The applicant was present. There was one public comment heard on this item. After receiving testimony, the Zoning Administrator (Charlene Gallina) finds the project Categorical Exempt from CEQA based on Findings 1 through 3 of Attachment A; 2. Approve the Viewshed Protection Program Application (P24-00054) based on Findings 4 through 10 of Attachment A and Subject to the Conditions of Approval in Attachment B.

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

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

Hannah Spencer presented the staff report and recommendation. The applicant was not present. There was no public comment heard on this item. After receiving testimony, the Zoning Administrator (Michael Parker) 1. Consider an Addendum to the previously adopted Mitigated Negative Declaration, and adopt the Findings 1-7 in Attachment A. 2. Approve Viewshed Protection Program Application No. P25-00207-VIEW, based on recommended Findings 8-14 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B.

C. RENE SCHLATTER / SCHLATTER FAMILY ESTATE MICRO-WINERY / USE PERMIT P24-00217-UP

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project will not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological Resources, and Tribal Cultural Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Request: Approval of a Micro-Winery Use Permit for a new 5,000 gallon per year winery in a 4,998 square-foot Type III cave, with 3,798 square feet of production area and 1,200 square feet of hospitality and accessory area. The proposed winery includes tours and tastings for a maximum of 18 visitors per day from 10am to 5pm, with no marketing events, two (2) full-time employees and winery related infrastructure and improvements. The project is requesting an exception to the Napa County Road and Street Standards for sections of the driveway constrained by steep slopes and an existing ephemeral watercourse. Two live oak trees are to be removed along sections of the driveway to accommodate horizontal clearance for emergency vehicles. The project is located on an approximately 35.82-acre parcel within the AW (Agricultural Watershed) zoning district at 1111 Conn Valley Rd, St. Helena, CA approximately 0.25 miles south of Rossi Rd; APNs: 025-180-083-000 (project parcel) & 025-180-082-000 (access parcel).

Staff Contact: Andrew Amelung, Planner II, 1195 Third St, Suite 210, Napa, CA 94559; (707) 253-4307; andrew.amelung@countyofnapa.org

Applicant Contact: Rene Schlatter, 1111 Conn Valley Road, St. Helena, CA 94574; (707) 968-3417; rschlatter@merryvale.com

Applicant Agent: Jarrod Denton, Signum Architecture, 1675 2nd Street, Napa, CA 94559, (707) 531-7653, jarrod@signumarchitecture.com
Andrew Amelung presented the staff report and recommendation. The applicant was present. There were two public comments heard on this item. After receiving testimony, the Zoning Administrator (Michael Parker) 1. Adopt the Initial Study - Mitigated Negative Declaration

(ISMND) and Mitigation Monitoring and Reporting Program (MMRP) based on the recommended Findings 1-7 in Attachment A; 2. Approve an Exception to the Napa County Road and Street Standards based on recommended Findings 8-9 in Attachment A; 3. Approve the Micro-Winery Use Permit Application No. P24-00217, based on recommended Findings 10-15 of Attachment A, and subject to the recommended Conditions of Approval in Attachment B.

3. ADJOURNMENT

Meeting adjourned at 9:51am



ANGIE RAMIREZ VEGA, Clerk of the Meeting