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## Recommended Findings

**ZONING ADMINISTRATOR HEARING – APRIL 29, 2026**  
**RECOMMENDED FINDINGS**

**YOUNT MILL RESIDENCE VIEWSHED**  
**P25-00015-VIEW**  
**YOUNT MILL ROAD, NAPA, CA 94558**  
**APN: 031-120-042-000**

**ENVIRONMENTAL:**

The Zoning Administrator has received and reviewed the CEQA Determination from staff and the proposed Categorical Exemptions 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 project is categorically exempt from CEQA under Section 15303 (Class 3 New Construction or Conversion of Small Structures) and Section 15304 (Class 4 Minor Alterations of Land).
2. 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.
3. The Planning, Building and Environmental Services Director is the custodian of the records of the proceedings on which this decision is based. Records are located at the Napa County Planning, Building, and Environmental Services Department, 1195 Third Street, 2<sup>nd</sup> Floor, Napa, California.

**VIEWSHED PROTECTION PROGRAM FINDINGS:**

The following findings must be made in order for the Zoning Administrator to approve a project applicable to the Viewshed Protection Program pursuant to Napa County Code (NCC) Section 18.106.050(B):

4. The project as designed or modified is consistent with Chapter 18.108 of the code;

**Analysis:** The project is consistent with Chapter 18.108 (Conservation Regulations) of the Napa County Code. No construction occurs on slopes of 30% or greater or within a stream setback.

5. If the highest point of the proposed project is located more than twenty-five 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 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 structure;

**Analysis:** The highest point of the proposed structure is located 206 feet below the closest major or minor ridgeline. To reduce the project’s visual impacts, measures are proposed to be implemented such as proposed landscaping, topographical siting, architectural design, and color

tone, to reduce the visual impacts of the ridgeline. The proposed landscaping consists of a landscaping plan to add 14 oak trees, five (5) 24" box non-fruiting olive trees, 11 36" box non-fruiting olive trees, and eight (8) box hedges +36" above finished grade. The topographical siting of the proposed residence utilizes a knoll located west of the site, towards Highway 29, providing a natural screening from the county road. The architectural design of the proposed residence utilizes the existing landform conditions to reduce environmental and viewshed impacts, by designing a single-story structure that follows the existing landform. The color tone for the residence varies from earth-tone selections such as Iron Ore, Dark Bronze, Black, and the use of stone, to achieve a project that shall not have any adverse viewshed effects on the ridgeline.

6. The proposed structure, access roads and other site improvements are sited and designed to minimize adverse effects on views from designated public roads;

**Analysis:** A substantial portion of the proposed project will be screened with a proposed professionally prepared landscaping plan. Earthtone color paint scheme and use of natural materials such as Iron Ore, Dark Bronze, Black, and the use of stone, will blend the project into the existing character of Yount Mill Road and minimize adverse effects on views from Highway 29, a designated viewshed road.

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

**Analysis:** The proposed project has been designed to minimize the removal of vegetation, by limiting the construction on a portion of the project parcel which has naturally lower slopes. The proposed project will retain the majority of the existing vegetation and proposes the planting of vegetation for screening. The vegetation retention requirements of NCC Section 18.108.020 (Conservation Regulations - General Provisions) are not applicable to this project as it is located outside of an Agricultural Watershed and located in the Agricultural Preserve. However, the applicant acknowledges the removal of individual oak trees and, while not applicable, is satisfying the minimum 2:1 replacement ratio set forth in Conservation Policy 24(c) of the Napa County General Plan.

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

**Analysis:** The siting and design of site improvements for the proposed project do not involve significant grading nor alteration of natural landforms and topography. By limiting the construction on a portion of the project parcel which has naturally lower slopes, the project shall minimize grading and alteration of natural landforms and topography. Additionally, the building envelope was selected to utilize the topographic features to assist in screening the proposed structures, such as the knoll to the west of the project parcel.

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

**Analysis:** The proposed project has provided a proposed landscape plan which was designed with the objective of screening 51% of the proposed structures within five (5)-years of the establishment of the landscaping. The landscape plan consists of fourteen oak trees, five 24" box non-fruiting olive trees, eleven 36" box non-fruiting olive trees, and eight box hedges +36" above finished grade. The proposed landscaping will maintain defensible space surrounding the proposed project, integrated into the landscape plan.

10. The proposed structure and associated improvements substantially conform with the Design Manual in order to reduce their visual impact on the views of major and minor ridgelines as viewed from any designated public 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;

**Analysis:** The proposed project and associated improvements substantially conform with the Viewshed Protection Program Design Manual to reduce their visual impact on the views of minor and major ridgelines as viewed from any designated public roads and unique topographic or geologic features as viewed from any county road. The proposed project includes vegetative screening that screens a substantial portion of the new structure, downward facing lighting, and includes color tones to blend the facility into the surrounding area. The proposed project is designed in a manner that would not bring attention to the project site from view from Highway 29 or any protected unique topographic landforms.