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Recommended Findings

Yount Ridge Cellar LLC Pool and Patio Viewshed Protection Program
Application #P22-00328
Zoning Administrator Hearing Date February 28, 2024

ZONING ADMINISTRATOR HEARING – FEBRUARY 28, 2023
RECOMMENDED FINDINGS

YOUNT RIDGE CELLAR LLC POOL AND PATIO VIEWSHED PROTECTION PROGRAM APPLICATION
P22-00328-VIEW
7400 St. Helena Hwy, Napa, CA 94558
APN 031-130-029-000

ENVIRONMENTAL:

The Zoning Administrator has received and reviewed 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 15301 (Class 1 Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures).
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. The records are located at the County Planning, Building & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California.

VIEWSHED PROTECTION PROGRAM FINDINGS:

The following findings must be made in order for the Zoning Administrator to approve a Viewshed Protection Program Use Permit pursuant to County Code 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. No native trees or native vegetation are proposed to be removed within the scope of this request.

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 colortone; 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 colortone screen the predominant portion of the proposed structure;

   Analysis: The highest point of the proposed structure is located more than twenty-five vertical feet below a designated minor ridgeline. Existing vegetation, proposed landscaping, topographical siting, architectural design, and colortone materials screen the predominant portion of the proposed structures. A minimum of 51% of the structures will be screened within

two (2) - five (5) years of establishment of screening vegetation. The proposed patio and safety guardrail will be painted with an earthtone color.

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 from view from Highway 29 and Oakville Grade (designated nearby viewshed public roads) with existing and proposed vegetation.

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 will occur in a previously disturbed area and will minimize the removal of existing vegetation. The proposed project will protect existing vegetation and proposes the planting of new native screening vegetation.

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

   Analysis: The proposed project minimizes grading and alteration to natural landforms and topography. The extent of the proposed project's grading includes the removal of an existing spa and site restoration/revegetation. The proposed project includes the installation of a new premanufactured spa and deck that will be installed aboveground.

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 will be screened by a minimum of 51% by vegetative screening within five (5)-years of the establishment of the landscaping. Existing Oak trees, twenty-one new 15-gallon Oleander bushes, four new 15-gallon Chaste trees, one new 36" box Olive tree, and Creeping Fig vines will be planted to achieve substantial screening as viewed from Highway 29 and Oakville Grade. The proposed landscaping will maintain defensible space surrounding the proposed project, in conformance with state law.

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 earthtone materials to blend the improvements into the surrounding area. The proposed project is designed in a manner that would not bring attention to the project site from view from Silverado Trail or any protected unique topographic landforms.