



## Action Minutes

### Napa County Zoning Administrator Meeting

Brian Bordona, Zoning Administrator  
Michael Parker, Planning Manager  
Laura Anderson, County Counsel  
Alexandria Quackenbush, Meeting Clerk  
Aime Ramos, Meeting Clerk

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Wednesday, February 28, 2024

9:00 AM

Board of Supervisors Chambers  
1195 Third Street, Third Floor

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1. **AGENDA REVIEW**

Brian Bordona gave the agenda review.

2. **PUBLIC HEARING ITEMS**

**A. YOUNT RIDGE CELLAR LLC / VIEWSHED PROTECTION PROGRAM  
APPLICATION #P22-00328**

**CEQA Status:** Consideration and possible adoption of Categorical Exemptions Class 1 and 3: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA). See Section 15301 (Class 1 Minor Alteration to Existing Facilities) which exempts interior and exterior alterations to existing structures and Section 15303 (Class 3 New Construction) which exempts the construction of new structures, including single family residences, a second dwelling unit, and appurtenant structures. The project site is not located on any of the lists of hazardous material sites compiled pursuant to Government Code Section 65962.5.

**Request:** Review and approval of an application under the Viewshed Protection Program, as defined in Chapter 18.106 of the Napa County Code (NCC), to remove and replace an existing spa, install a cold plunge, deck addition, porch addition, outdoor sauna, American Disability Act (ADA) improvements, and landscape screening in conformance with the Viewshed Protection Program. The project is located on an approximately 8.17-acre parcel within the Agricultural Preserve (AP) Zoning District and has a General Plan designation of Agricultural Resource (AR). 7400 St. Helena Hwy, Napa. APN: 031-130-029-000.

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

**Staff Contact:** Matt Ringel, Planner II, (707) 299-1351, or [matthew.ringel@countyofnapa.org](mailto:matthew.ringel@countyofnapa.org)

**Applicant Contact:** Kelly Patterson, (617) 733-1778, or [patterson@watershedpartners.com](mailto:patterson@watershedpartners.com)

Matt Ringel presented a summary of the staff report and recommendation. The applicant was present via Zoom. There were no public comments heard on this item. After receiving testimony, the Zoning Administrator decided to find the project Categorically Exempt from CEQA based on Findings 1 through 3 of Attachment A; and approve the Viewshed Protection Program Application (P22-00328) based on Findings 4 through 10 of Attachment A and Subject to the Conditions of Approval in Attachment B.

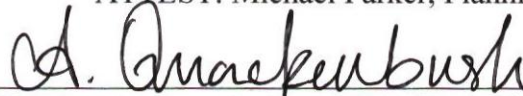
**3. ADJOURNMENT**

Meeting adjourned.



BRIAN BORDONA, Zoning Administrator

ATTEST: Michael Parker, Planning Manager



ALEXANDRIA QUACKENBUSH, Clerk of the Meeting