



Napa County

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Legislation Details

File #: 24-352 **Version:** 1
Type: Public Hearing **Status:** Agenda Ready
File created: 2/22/2024 **In control:** Zoning Administrator
On agenda: 2/28/2024 **Final action:**
Title: 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

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

Sponsors: Zoning Administrator

Indexes:

Code sections:

Attachments: 1. A - Recommended Findings, 2. B - Recommended Conditions of Approval, 3. C - CEQA Memo, 4. D - Viewshed Protection Program Application, 5. E - Graphics

Date	Ver.	Action By	Action	Result
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