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Recommended Findings

ZONING ADMINISTRATOR HEARING – AUGUST 27, 2025
RECOMMENDED FINDINGS

1270 LOMA VISTA DRIVE VIEWSHED PROTECTION PROGRAM APPLICATION
P24-00054-VIEW
1270 LOMA VISTA DR, NAPA 94558
APN: 039-670-014

ENVIRONMENTAL:

The Zoning Administrator has received and reviewed the Categorical Exemption Memorandum dated August 27, 2025, 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 to 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. The records are located at the Napa 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 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 does not encroach within stream setbacks and is located on relatively flat slopes on top of a minor ridgeline in a previously disturbed area. Furthermore, the project does not involve the removal of trees or natural habitat, and as such is consistent with the Napa County Conservation Regulations as described in NCC 18.108.

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 colortone screen the predominant portion of the proposed structure;

Analysis: The proposed structure is located approximately 694-feet below a major ridgeline to the east. However, the proposed single-family home is situated directly at the top of a minor ridgeline. Because of this, the home, water tank, and associated landscaping has been designed to conform with the 51% screening requirement as required by the Napa County Viewshed Protection Ordinance. Additionally, the home will be designed with approved earthtone colors and is consistent with the Napa County Design Manual. Exterior elements such as window treatments will conform with the Napa County Design Manual to reduce glare. Any and all exterior lighting will be downward angled, compliant with the Napa County Design Manual requirements.

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: The proposed single-family residence is a reconstruction of a home lost during the 2017 LNU Complex Fires. Although it replaces a previously existing structure, the proposed home is larger in size and therefore does not qualify for administrative review under Napa County's Disaster Recovery Viewshed Protection Program (Section 8.80.090). The original home, constructed prior to adoption of the County's Viewshed Protection Program, was prominently visible from two designated viewshed roads: Silverado Trail and State Highway 29. Additionally, the property was previously surrounded by dense oak woodland, which was largely destroyed during the 2017 fire.

To minimize visual impacts, the applicant has incorporated a comprehensive landscape plan prepared by Wendt Landscape Architecture, which includes vegetative screening designed to obscure more than 51% of the proposed structure from public view within five years. The project has been designed in accordance with the Napa County Design Manual and the Viewshed Protection Program. Proposed exterior colors are earthtone, consistent with viewshed guidelines and have been reviewed and found to be in conformance by Planning staff. Colors consist of brown and dark grey, as identified on the associated plans. The combination of site design, appropriate materials and colors, and the proposed landscape plan ensures that the development will reduce potential visual impacts from designated public roadways.

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 structure and associated road improvements do not involve the removal of vegetation. Grading associated with the homesite or required roadwork have been evaluated by Napa County Fire and Engineering divisions. The proposed home will utilize the existing building pad, and the site will be accessed by an existing driveway. Furthermore, Engineering and Fire have recommended approval of this project and have evaluated the proposed roadway improvements, which do not trigger the need for a Conservation

Regulations exception or a road and streets standards exception.

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

Analysis: The site improvements have been carefully planned to preserve the natural terrain—no significant grading or alteration of existing landforms is required. By reusing the foundation of the original structure, the project minimizes earthwork across the site. While certain road enhancements—such as turnout installations and targeted roadway widening—are necessary, the design relies on an existing, previously approved driveway that once served the prior single-family home, which was destroyed in the 2017 LNU Complex Fires.

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: A landscape plan prepared by Wendt Landscape Architecture has been submitted and reviewed by the appropriate County divisions. The plan complies with Napa County Fire Safe Regulations and demonstrates that 51% of the proposed structure will be screened from viewshed roads Silverado Trail and State Highway 29 within five years. As shown on Sheet L1 of the project plan set, the proposed landscaping includes species such as Coast Live Oak, Chinese Pistache, Butterfly Bush, Mush Anemone, Compact Escallonia, Eve Case Coffeeberry, Rockspray Cotoneaster, Pink Lady Hawthorn, California Fuchsia, and White Icicle. Project renderings provided by James Jefferey Architects further illustrate compliance with the 51% screening requirement.

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 features as viewed from any county road. The following landforms will be considered to be unique topographic 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 structure is compliant with the requirements of NCC 18.106.050. The applicant has designed the project to minimize visual impacts of views of unique topographic features as viewed from any county road. The exterior of home has been designed with earthtone colors and elements such as window treatments will conform with the Napa County Design Manual to reduce glare. Any and all exterior lighting will be downward angled, complaint with the Napa County Design Manual requirements.