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CEQA  
Exemption Memorandum

1270 Loma Vista Drive Viewshed Protection Program  
Application #P24-00054  
Zoning Administrator Hearing Date August 27, 2025



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**Planning, Building & Environmental Services**

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**Brian D. Bordona**  
Director

To:	Zoning Administrator	From:	Curtis Sawyer, Planner II
Date:	August 27, 2025	Re:	P24-00054 1270 Loma Vista Drive Viewshed Protection Program Categorical Exemption Determination 1270 Loma Vista Dr, Napa, 94558 APN: 039-670-014

**Background:**

On March 11, 2024, the Applicant submitted a Viewshed application to allow for the reconstruction of a fire damaged single-family home, a 2,500 gallon fire suppression water storage tank, landscaping and associated road improvements. The previous home, approximately 1,455 square-feet in size, was lost in the 2017 Napa County fires. The planned reconstructed single-family home is proposed to be approximately 3,129 square-feet and will be constructed in the same location and utilize the existing building pad as the previous home.

**Existing Conditions and Environment Setting:**

The proposed project is located on an approximately 6.02-acre parcel. The project is located within the Agricultural, Watershed & Open Space (AWOS) General Plan designation and the Agricultural Watershed (AW) Zoning District. The project is located at 1270 Loma Vista Drive, Napa, CA 94558. APN: 039-670-014.

**Entitlement History:**

Existing entitlements on the property include the building permits for the original single-family residence and a series of Erosion Control Plan(s) previously approved for established vineyards on the property.

**CEQA Exemption Criteria and Analysis:**

Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA. This project qualifies as an exempt activity under two sections of Article 19:

Class 3: New Construction or Conversion of Small Structures [California Code of Regulations (CCR) §15303  
Consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

Class 4: Minor Alterations to Land [California Code of Regulations (CCR) §15304

Consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes.

The scope of the project is limited to the replacement and reconstruction of a fire-damaged residential structure, water storage tank, and associated roadway improvements. The previous home, approximately 1,455 square-feet in size, was lost in the 2017 LUN Complex fires. The planned reconstructed single-family home is proposed to be approximately 3,129 square-feet. The reconstructed residence will be constructed in the same location and utilize the existing building pad. Although the home will be accessed using the existing driveway, the project does propose a series of driveway improvements which include road winding and the installation of turnouts as required per the Napa County Road and Streets Standards. As a residential structure, the property will be of substantially the same purpose and capacity as the structure replaced and will be within the previously established development footprint. The proposed landscaping is designed to shield at least 51 percent of the structure from Silverado Trail and State Highway 29, both county viewshed roads. This application does not propose the removal of healthy, mature, scenic trees, and as a condition of approval the applicant will be required to submit landscaping and irrigation plans for review and approval by the Planning Division prior to the issuance of any building permits associated with this permit.

**Conclusion:**

The project is categorically exempt from CEQA under Section 15303 and Section 15304.