

“A”

Recommended Findings

**ZONING ADMINISTRATOR HEARING – JANUARY 22, 2025
RECOMMENDED FINDINGS**

**PADIS RESIDENCE VIEWSHED PROTECTION PROGRAM
P24-00207-VIEW
3023 DRY CREEK ROAD, NAPA 94558
APN: 035-470-044-000**

ENVIRONMENTAL:

The Zoning Administrator has received and reviewed the Categorical Exemption Determination 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 15302 (Class 2 Replacement or Reconstruction).
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 as proposed does not encroach on any stream setbacks, is not located on excessively steep slopes, and 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 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 color tone screen the predominant portion of the proposed structure;

Analysis: The proposed structure is located approximately 130 feet below the unidentified ridgeline above the proposed residence.

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 structure qualifies as a reconstruction and alteration of an existing residence that burned in a structure fire and does not qualify as part of Napa's County Disaster Recovery Viewshed Protection Program. The previously existing structure was built prior to the County's viewshed requirements and was prominently visible from Dry Creek Road, a County designated viewshed road. With the incorporation of the submitted landscape plan designed for vegetative screening of more than 50 percent of the proposed structure, the design will minimize adverse effects on views from designated public roads.

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 does not involve the removal of vegetation.

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

Analysis: The siting and design of site improvements do not involve significant grading nor alteration of natural landforms and topography. The foundation of the original structure is still in tact and will be used for the proposed development without expansion of the existing footprint.

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 has been submitted that, through the installation of three coastal live oaks, four swan hill olive trees, and 13 purple-leaved hopseed bushes, along with existing vegetation, screens approximately 61 percent of the proposed structure.

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 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 structure is not within proximity to identified major or minor ridgelines as viewed from any designated public road nor does it present a visual impact of views of unique topographic features as viewed from any county road.