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Recommended Findings

**ZONING ADMINISTRATOR HEARING – AUGUST 27, 2025
RECOMMENDED FINDINGS**

**MARINEAU-MES ACCESSORY STRUCTURES VIEWSHED
Application Number P25-00207-VIEW
4000 Silverado Trail N., Angwin, California
APN: 021-010-079-000**

ENVIRONMENTAL:

The Zoning Administrator has received and reviewed the proposed Addendum to the previously adopted Mitigated Negative Declaration 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 Zoning Administrator has read and considered the Addendum and the previously adopted Mitigated Negative Declaration prior to taking action on the proposed project.
2. The Addendum to the previously adopted Mitigated Negative Declaration is based on independent judgment exercised by the Zoning Administrator.
3. The Addendum to the previously adopted Mitigated Negative Declaration was prepared and considered in accordance with the requirements of the California Environmental Quality Act (CEQA).
4. There is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment.
5. There is no evidence, in considering the record as a whole that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.
6. The site of this proposed project is not on any of the lists of hazardous waste sites numerated under Government Code Section 65962.5 and is not within the boundaries of any airport land use plan.
7. The Secretary of the Commission 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):

8. The project as designed or modified is consistent with NCC Chapter 18.108;

Analysis: The project as proposed does not encroach on any stream setbacks, is not located on slopes of 30 percent or greater, 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 Chapter 18.108.

9. 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 color tone screen the predominant portion of the proposed structure;

Analysis: The development area is over 400 feet below a minor ridgeline north/northeast of the site, located in existing disturbed areas of the property. The project proposes relatively small structures and the use of existing access improvements, resulting in limited cut and fill. No tree or vegetation removal is necessary to accommodate the development. Additionally, proposed architectural design of the structures will utilize dark earth-tone colors with non-reflective roof materials. Existing vegetation and new landscaping will provide adequate visual screening from designated public roads.

10. The proposed structure, access roads and other site improvements are sited and designed to minimize adverse effects on views from designated public roads;

Analysis: As designed, the proposed structures will be screened adequately from views on viewshed roads due to a combination of existing trees and vegetation, new landscaping, and existing water tanks. As shown in the submitted viewshed analysis, the proposed structures will be partially visible from Silverado Trail, but the project has been designed in color and texture to blend with the background and will also retain existing trees to provide screening. With the incorporation of the submitted landscape plan designed for vegetative screening of more than 51 percent of the proposed structure, the design will minimize adverse effects on views from designated public roads.

11. The proposed structure, access road and other site improvements, including earthmoving or grading, and benches or shelves minimize the removal of vegetation;

Analysis: The project proposes relatively small accessory structures and use of existing access improvements resulting in limited cut and fill. No tree or vegetation removal is necessary to accommodate the development.

12. 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 new accessory structures will be sited next to existing structures, in areas previously disturbed by grading and

construction activities associated with the previously approved residence and vineyard, which are outside the steepest portions of the property.

13. 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 two Coast Live Oak trees and two Catalina Cherry shrubs, along with retaining vegetation associated with the original Marineau-Mes Residence viewshed project, screens over 51 percent of the proposed structures. Additionally, the project has been conditioned to comply with defensible space requirements.

14. 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 structures will be located over 400 feet below the minor ridgeline north/northeast of the project property. Therefore, as designed, the proposed project and associated improvements substantially conform to the County's Design Manual and thereby reduce visual impacts on ridgelines. No unique topographic or geologic features are applicable to this subject site.