



A Tradition of Stewardship
A Commitment to Service

MEMORANDUM

To: Board of Supervisors	From: Donald Barrella
Date: January 25, 2021	Re: Public Hearing Item – 13C. Anthem Winery Appeal Hearing

The Staff Report for Item 13C inadvertently refers to a section “Exception to Conservation Regulations” on page 8 within a discussion of necessary findings which must be made for the Board of Supervisors to uphold the decision by the Planning Commission to approve the Anthem Winery Major Modification (Project). No such exception is, or was contemplated by the Project. This section should be deleted and replaced with an enumeration of the required Viewshed findings which is included in the project applications and description, and which findings were previously discussed and made by the Planning Commission, as shown and enumerated in Attachment A (Revised Recommended Findings - P20-00320-MOD) of the Commission’s February 5, 2020 hearing report.

The Staff Report should be revised to read as follows:

Viewshed

1. The project as designed or modified is consistent with Chapter 18.108, *Conservation Regulations*, of the code;
2. 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 colortone screen the predominant portion of the proposed structure;
3. The proposed structure, access roads and other site improvements are sited and designed to minimize adverse effects on views from designated public roads;
4. The proposed structure, access road and other site improvements, including earthmoving or grading, and benches or shelves minimize the removal of vegetation;
5. The siting and design of site improvements and access roads minimize grading and alteration of natural landforms and topography;

6. 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;

7. 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 or geologic 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;

~~Exception to Conservation Regulations:~~

- ~~1. Roads, driveways, buildings and other man-made structures have been designed to complement the natural landform and to avoid excessive grading.~~
- ~~2. Primary and accessory structures employ architectural and design elements which in total serve to reduce the amount of grading and earthmoving activity required for the Project including the following elements: a) multiple floor levels which follow existing, natural slopes; b) foundation types such as poles, piles, or stepping levels which minimize cut and fill and the need for retaining walls; c) fence lines, walls, and other features which blend with the existing terrain rather than strike off at an angle against it.~~
- ~~3. The Project minimizes removal of existing vegetation, incorporates existing vegetation into the final design plan, and replacement vegetation of appropriate size, quality and quantity is included to mitigate adverse environmental effects. Board Agenda Letter Tuesday, January 26, 2021 Page 8.~~
- ~~4. Disturbance to streams and watercourses shall be minimized, and the encroachment, if any, is the minimum necessary to implement the Project.~~
- ~~5. The Project does not adversely impact threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction as identified on the County's environmental sensitivity maps.~~