

Planning, Building & Environmental Services

# Marineau-Mes Accessory Structures Viewshed Protection Program

P25-00207-VIEW (formerly P25-00121)

Presented by Hannah Spencer



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# Presentation Outline

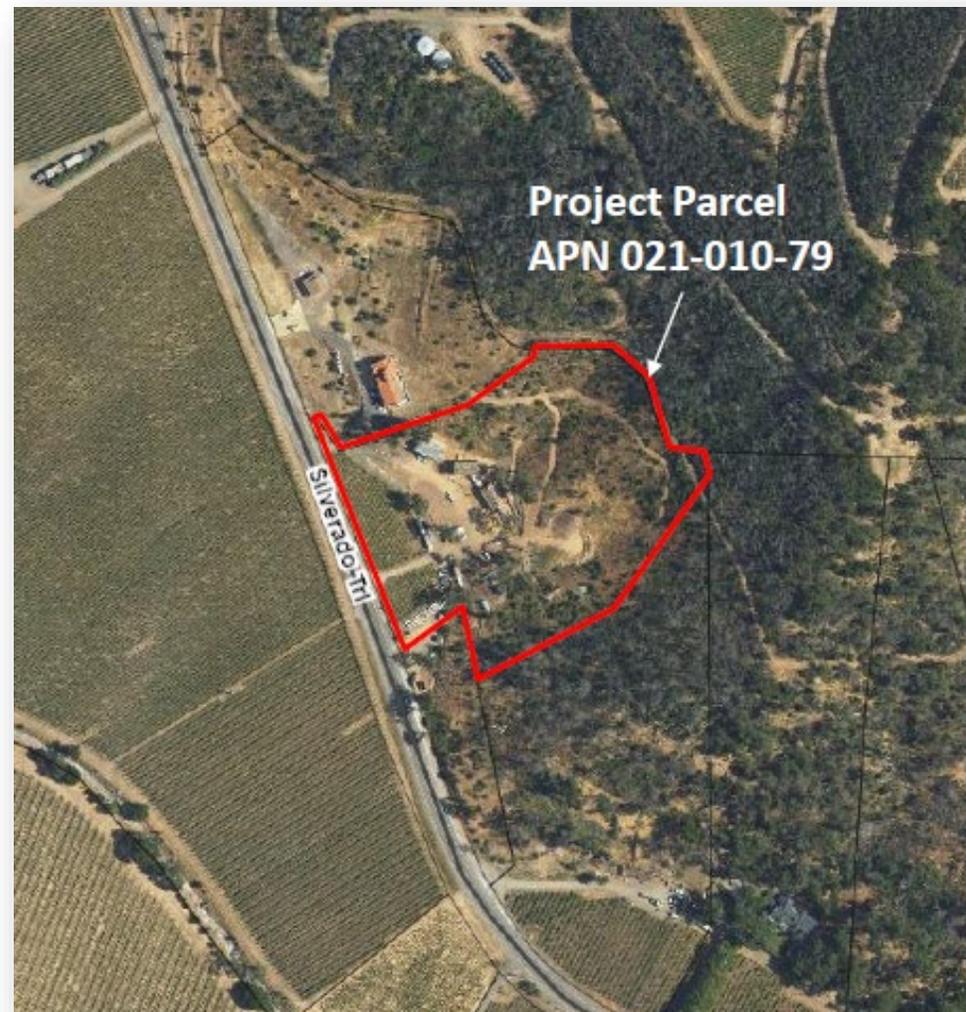
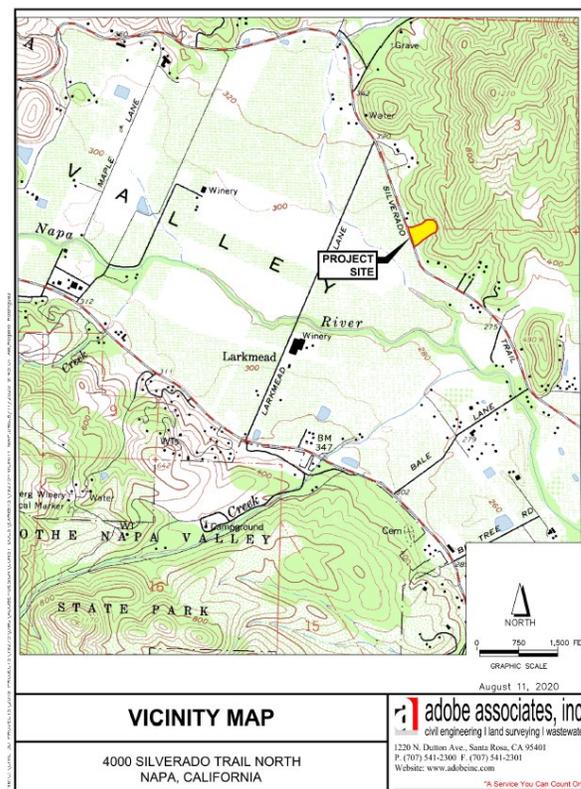
- Existing Setting
- Viewshed Permit Request
- Project Analysis and CEQA Review
- Staff Recommendation



# Existing Setting

## Project Parcel

- 4000 Silverado Trail N.
- APN 021-010-079
- 5.67 acres
- AWOS General Plan
- AW Zoning District



# Existing Setting

## Project Parcel

- Main Residence 3,992 sq. ft.
- Garage with ADU 2,329 sq. ft.
- Swimming Pool
- Pump House, Water Tanks
- Landscaping
- Driveway
- Well & Septic System
- 1.84-acre Vineyard
- Damaged by 2020 Glass Fire



*Spring 2025 Site Visit*

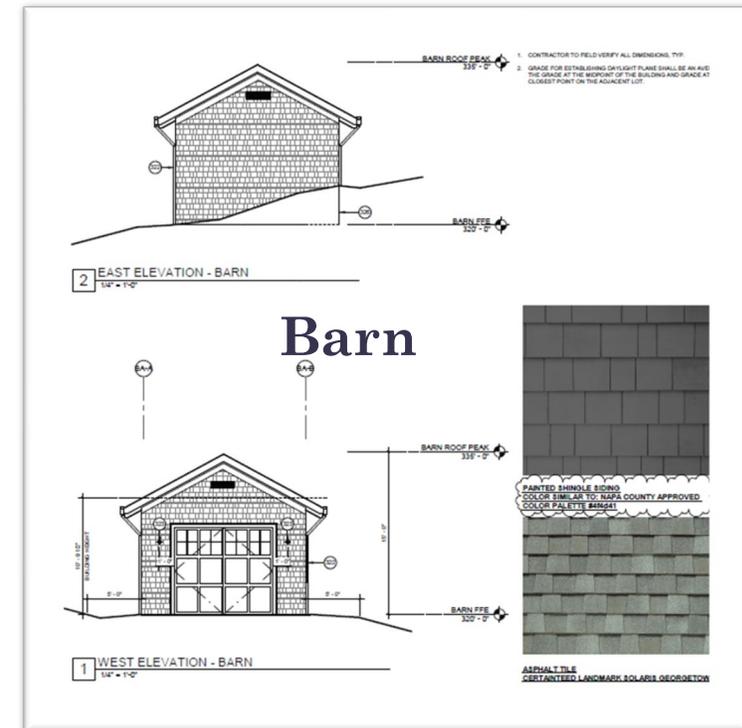
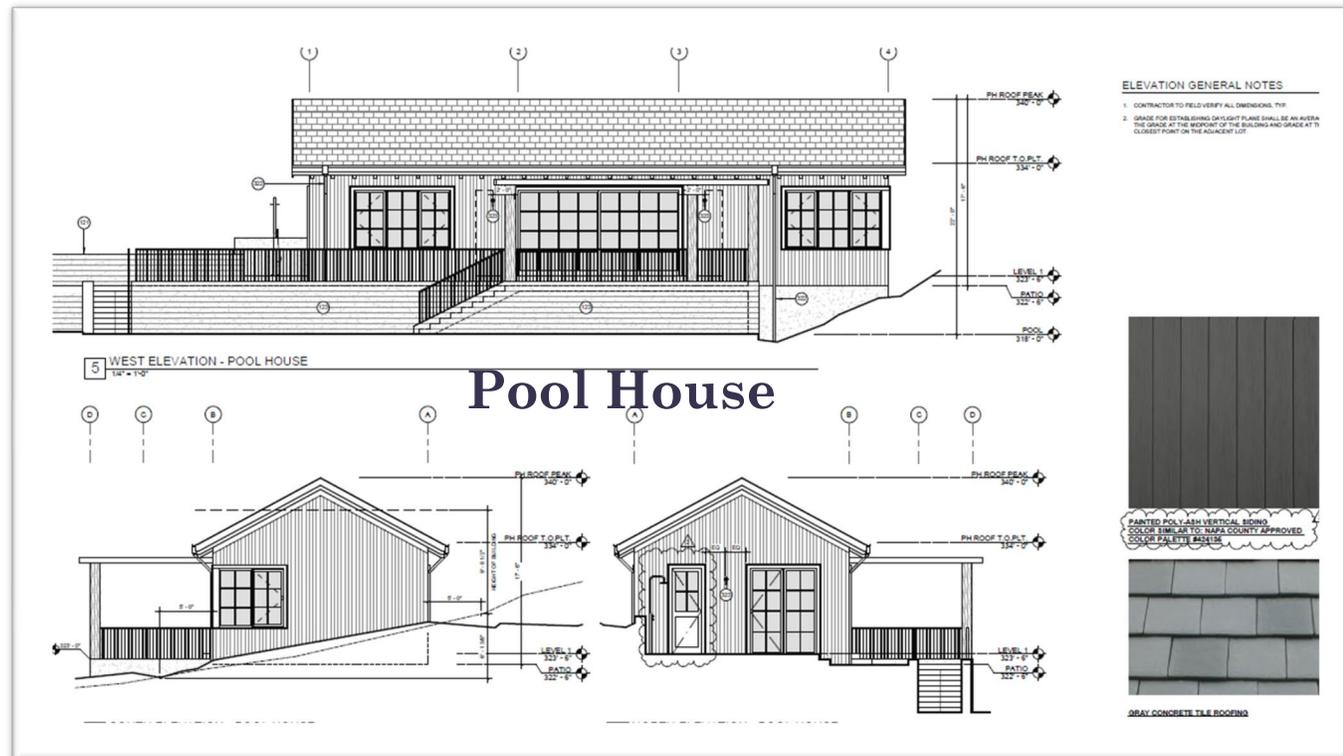


*Spring 2024 Google Street View*

# Viewshed Permit Request

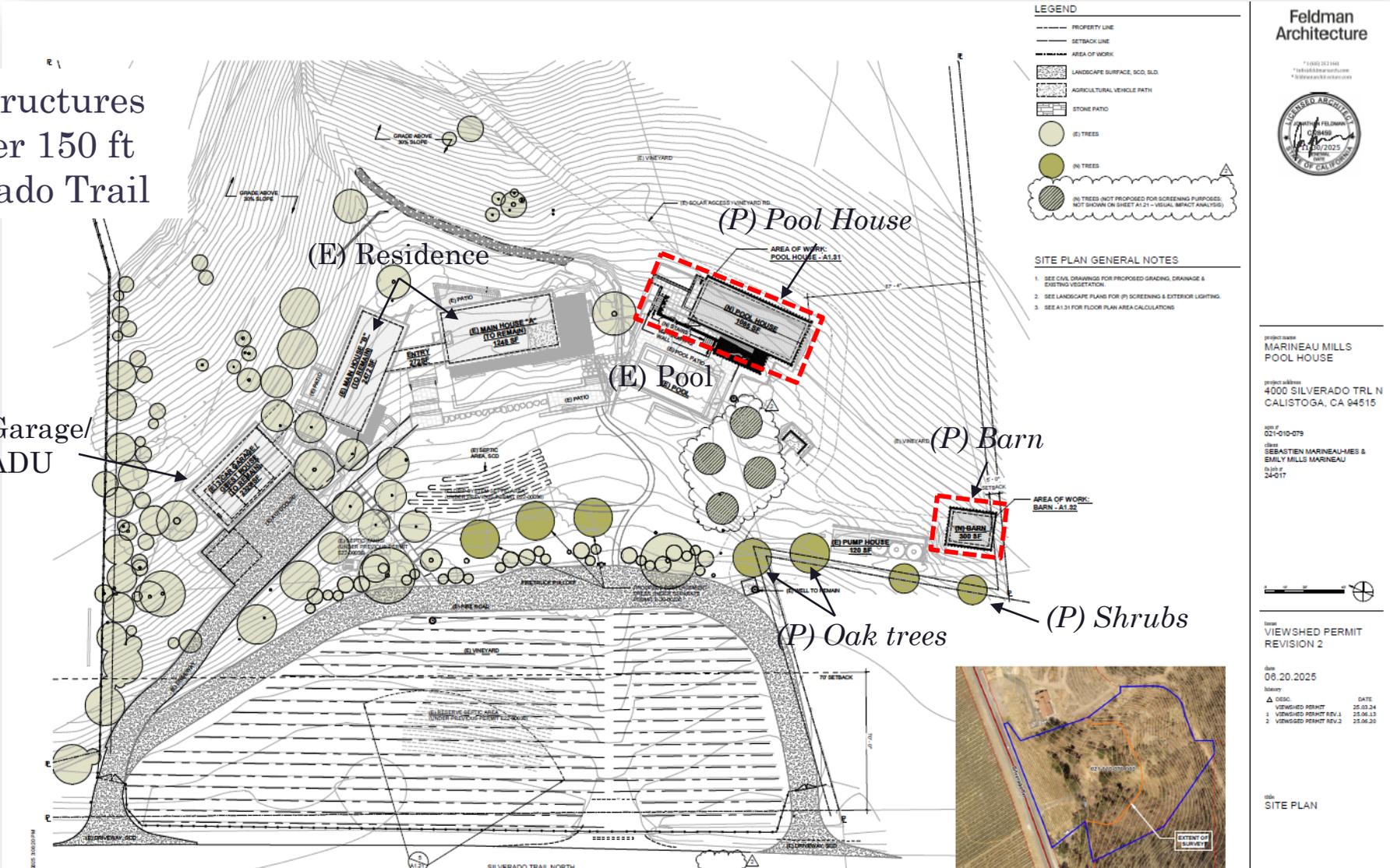
## Construct two accessory structures:

- Pool House – 1,085 sq. ft., 22 ft. tall
- Barn – 300 sq. ft., 15 ft. tall
- Landscaping

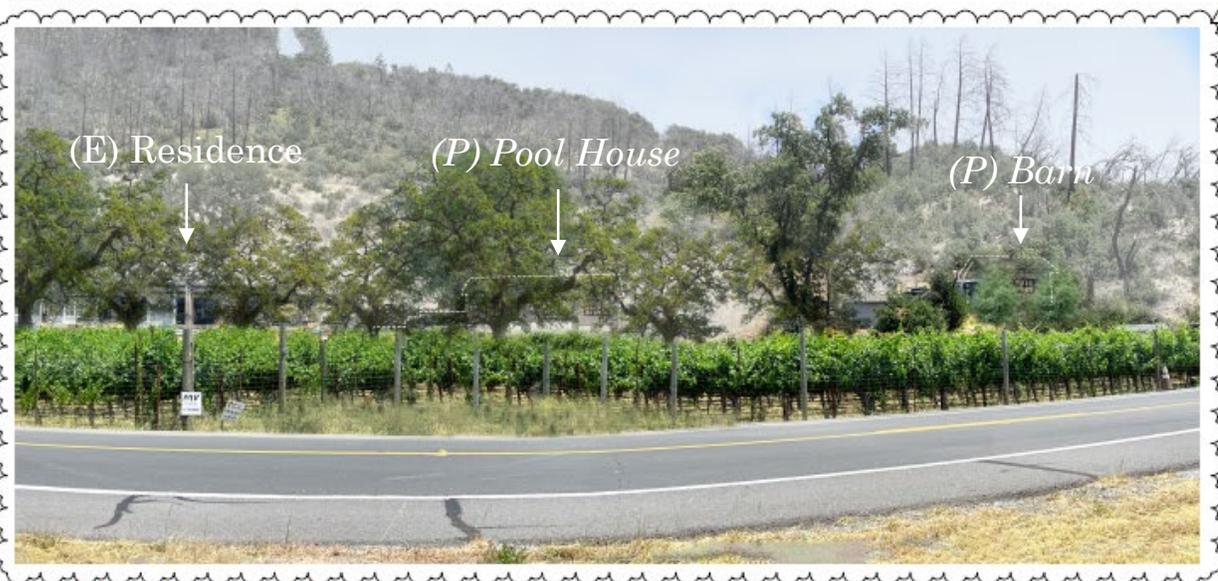
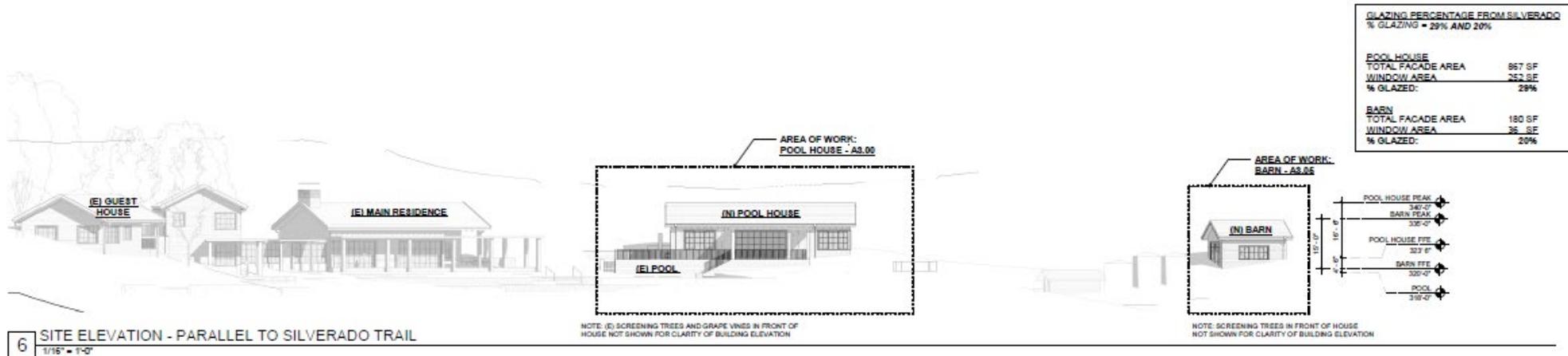


# Viewshed Permit Request – Site Plan

Proposed structures set back over 150 ft from Silverado Trail



# Proposed Screening



**5 VISUAL IMPACT ANALYSIS 2**

## Visual Screening:

- Retain existing Coast live oak trees
- Add 2 Coast live oak trees
- Add 2 Catalina Cherry Shrubs
- Use dark, non-reflective building materials

# Viewshed Analysis

## Viewshed Protection Findings:

1. Consistency with Conservation Regulations (NCC Sec. 18.108)
2. Reduce impacts on ridgelines
3. Minimize adverse effects on views from designated public roads through siting and design
4. Minimize vegetation removal
5. Minimize alteration of natural landforms and topography
6. Add landscaping, retain existing vegetation
7. Conform with Design Manual, reduce impacts to unique topographic features



# CEQA Analysis

## Addendum to Marineau-Mes Residence Viewshed MND:

- No new impacts or increases in previously analyzed impacts
- Comply with mitigation for tribal cultural and biological resources
- Subsequent Mitigated Negative Declaration not required

## Public Trust:

- Project well 650 ft from Significant Stream
- Pumping capacity limited to 10gpm
- Groundwater use limited to 2.205 acre-feet (90% of annual recharge)



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# Public Comment

- Interested party comment letter, dated June 5, 2025
- Landowner comment letter, dated August 25, 2025



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# Recommendation

**Option 1** – Approve the Applicant’s Proposal  
*(Staff Recommendation)*

**Option 2** – Modify the Applicant’s Proposal  
*(Requires Continuance to a Date Certain)*

**Option 3** – Deny the Applicant’s Proposal



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# Thank you

Hannah Spencer

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