

Exhibit E

This page intentionally left blank.

Jeff A Crockett Building Designs

209 San Benancio Road

Salinas, CA 93908

February 11, 2022

Monterey County Housing and Community Development Agency
Attn: Fionna Jensen
1441 Schilling Place
2nd Floor – South
Salinas, CA 93901

Re: Phelps Visual Impact Report – PLN 210148
Single Family Residence Located at 25800 Paseo de Los Robles, Salinas, CA 93908

Dear Fionna:

The above referenced proposed project is subject to the California Environmental Quality Act and the Monterey County General Plan Toro Area Plan regulatory contexts. The Monterey County Housing and Community Development Agency is the lead agency for this project. The proposed project involves the construction of a new 5,008 square foot single family dwelling with an attached 482 square foot garage, a detached 936 square foot garage, a 700 square foot pool house, along with 4,800 square feet of driveway, and 4,350 square feet of hardscape.

LOT DESCRIPTION:

Assessor's Parcel Number for the proposed project is 161-561-011-000. The legal address is 25800 Paseo de Los Robles, an unincorporated portion of Salinas, Monterey County, California. The proposed project consists of a 3.63 acre parcel with approximately 2.25 acres dedicated as scenic easement. The above referenced property is bounded by developed parcels to the north, west and south.

The proposed project is within the Patee Ranch Subdivision along the southwest side of Paseo de Los Robles located within the Toro Area Plan defined as "Highly Sensitive". Please refer to **Exhibit "A"**, Monterey County Scenic Highway Corridors and Visual Sensitivity Map. The building site was previously graded as part of the subdivision development plan, keeping a parallel berm towards the east view shed. The building pad has two large mature Oak trees, which divide the building envelope into three areas. Please refer to Site Plan, **Exhibit "B"**.

PROJECT DESIGN:

The proposed project design is a single story, ranch style residence with a single story detached garage and pool house. All three structures will be finished with a board and batt exterior wood siding with an earth tone pallet. Window frames will be black. The predominately 4/12 pitch roof will be light grey in color and constructed of non-reflective standing seam metal.

OBSERVATION:

There are two (2) locations along Corral de Tierra Road where the proposed project site is visible. Please refer to **Exhibit "C"**, **Vantage points "1" and "2"**.

Vantage Point "1" as shown on **Exhibit "D"**, nestled among various trees and hills, has a visibility time of 12 to 13 seconds while traveling south along Corral de Tierra Road at a speed of 45 mph (speed limit is 50 mph).

Vantage Point "2" as shown on **Exhibit "E" and Exhibit "E-1"**, has a visibility time of 6 to 7 seconds while traveling north and south along Corral de Tierra Road at a speed of 40 mph (speed limit is 40 mph). The site line is filtered through numerous Oak trees along Corral de Tierra Road.

The proposed detached garage is not visible from the scenic corridor. The top of a gable on the proposed pool house, and the south side of the home including the living room and bedroom wing is visible from **Vantage Point "2"**, totaling approximately 110 lineal feet.

Landscaping has been planted in critical areas in an effort to mitigate the exposure to the view shed of the building site and to afford a pre-development visualization of landscape screening.

If you have any questions and/or comments regarding this report, please do not hesitate to contact me via e-mail at jeffcrock@comcast.net or phone at (831)484-2265.

Sincerely,



Jeff A. Crockett

Enclosures

Exhibit "A"

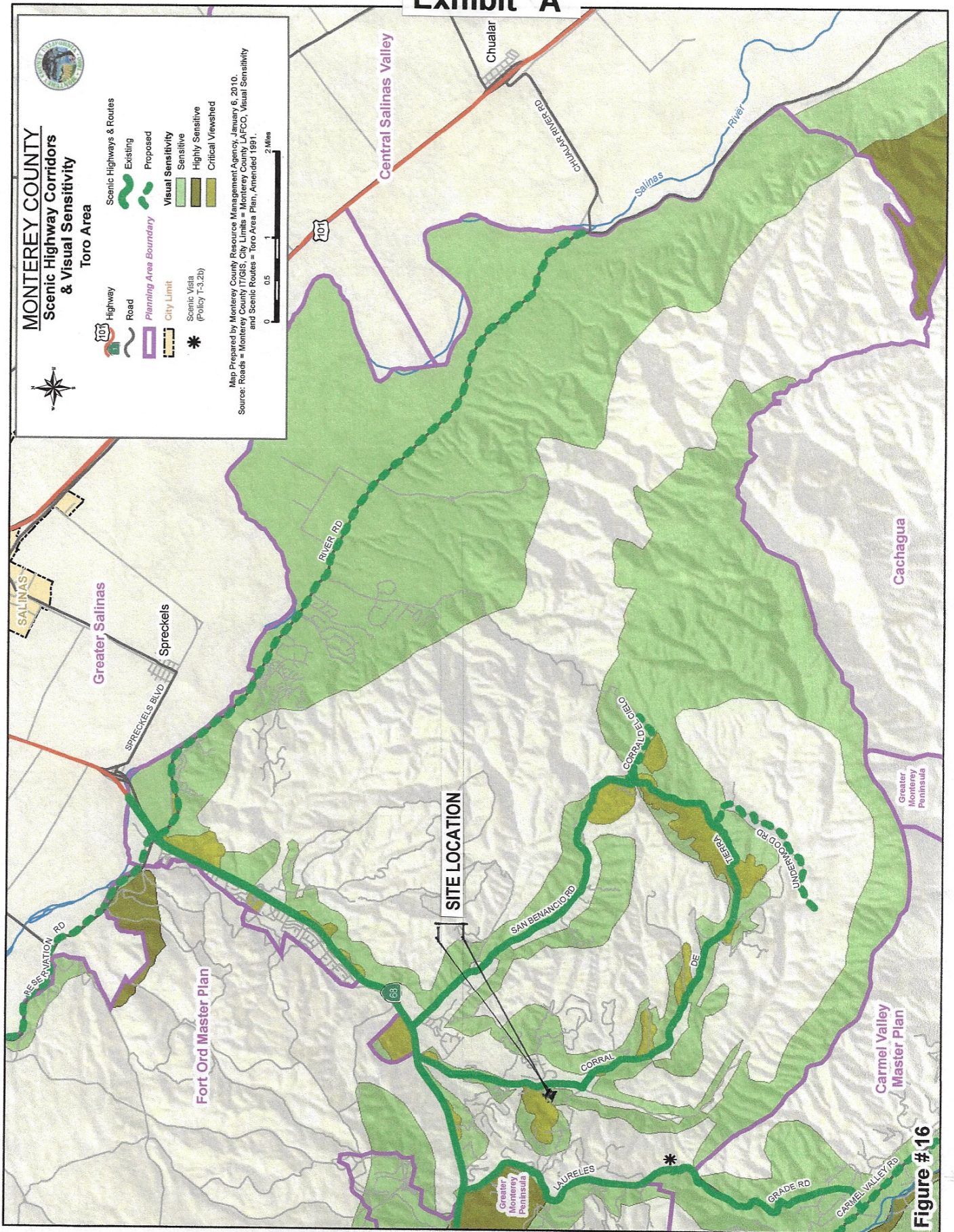


Figure #16

Exhibit "B"

A CROSS SECTION

PROPOSED: 12000' - 1' 9 1/2"
EXISTING: 11000' - 1' 10"

B CROSS SECTION

SITE PLAN

NOTES:
No trees will be removed. Grading will be approx. 500 cu. yds. cut and 500 cu. yds. fill.

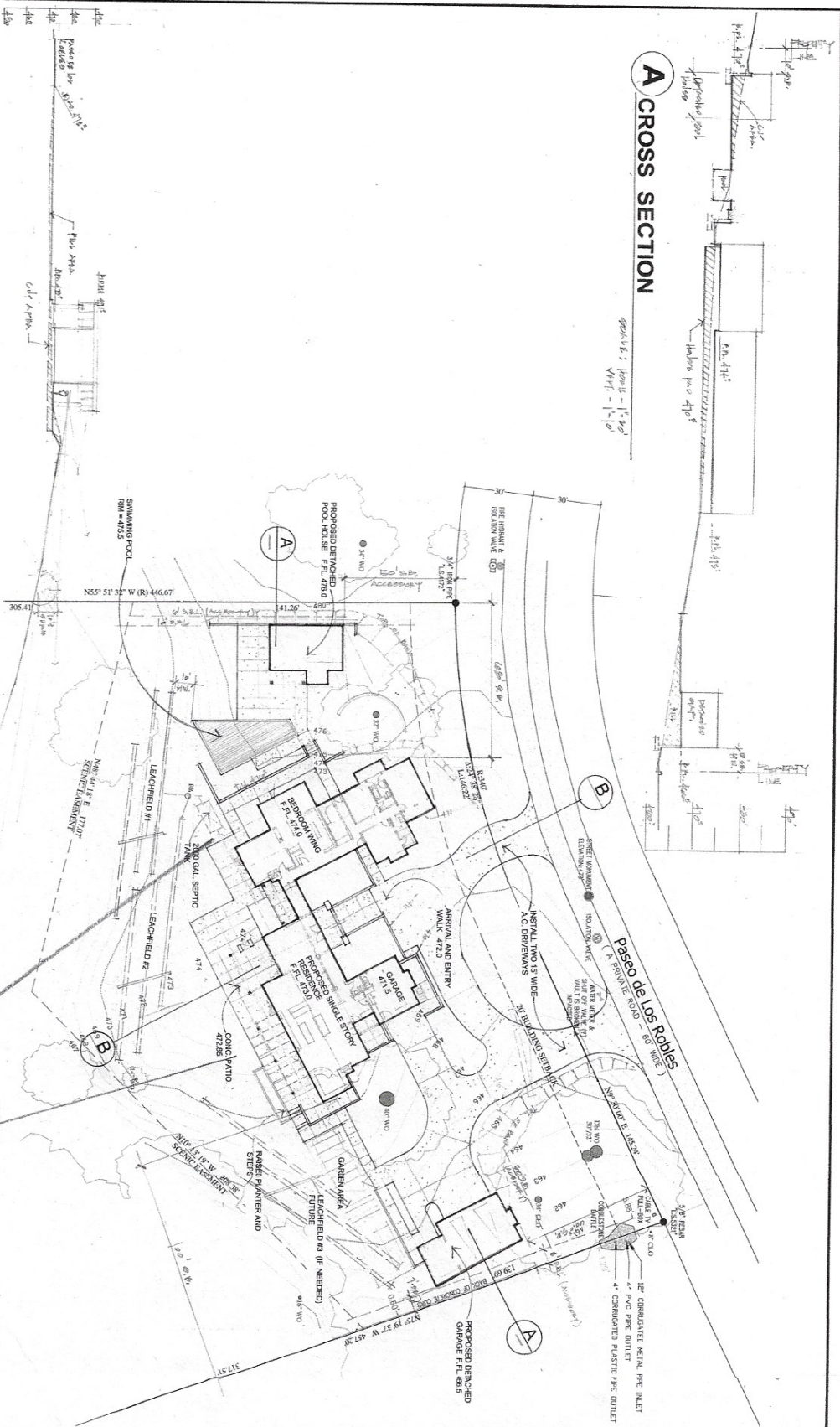


Exhibit "C"



Exhibit "D"

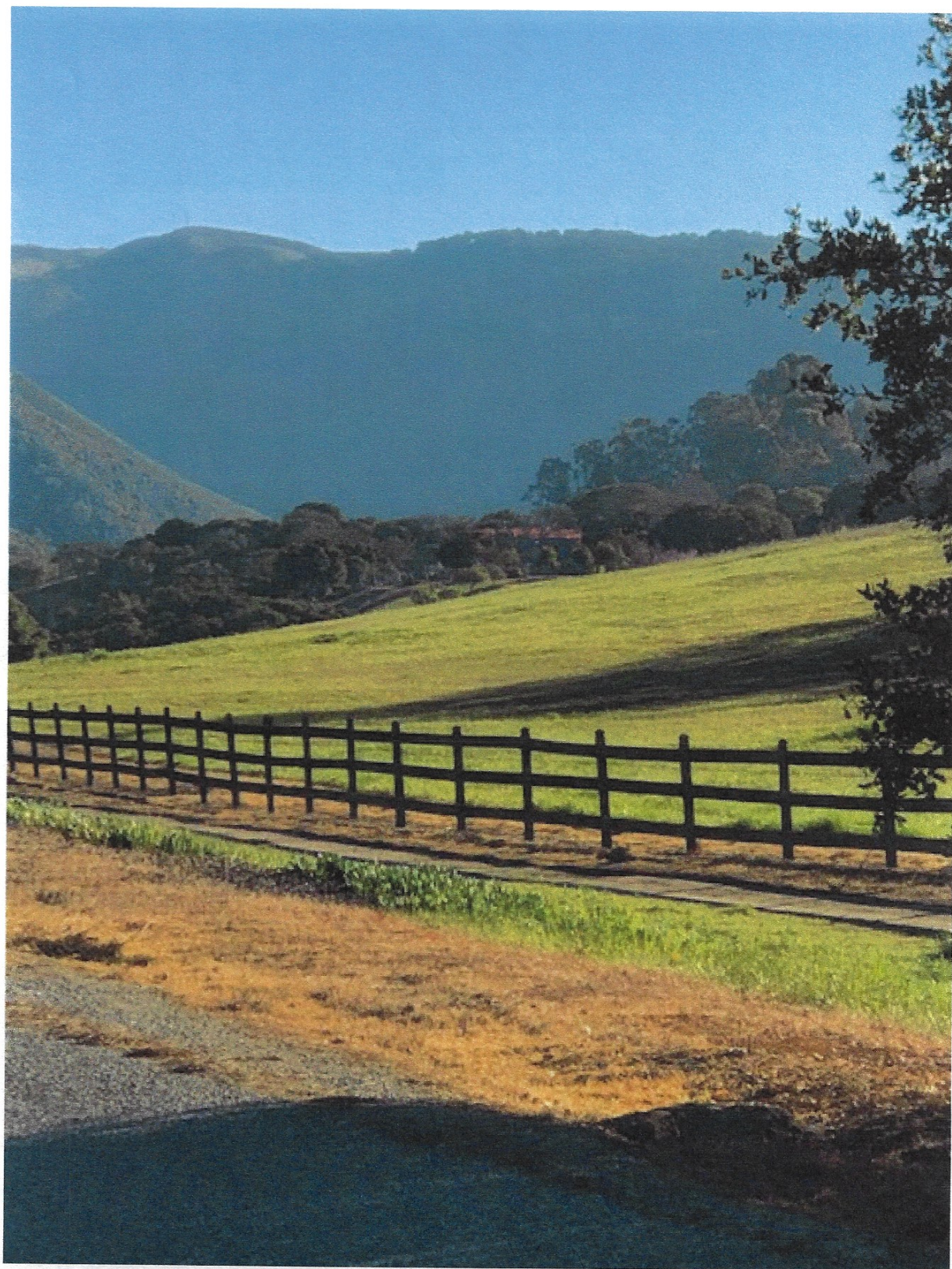


Exhibit "E"

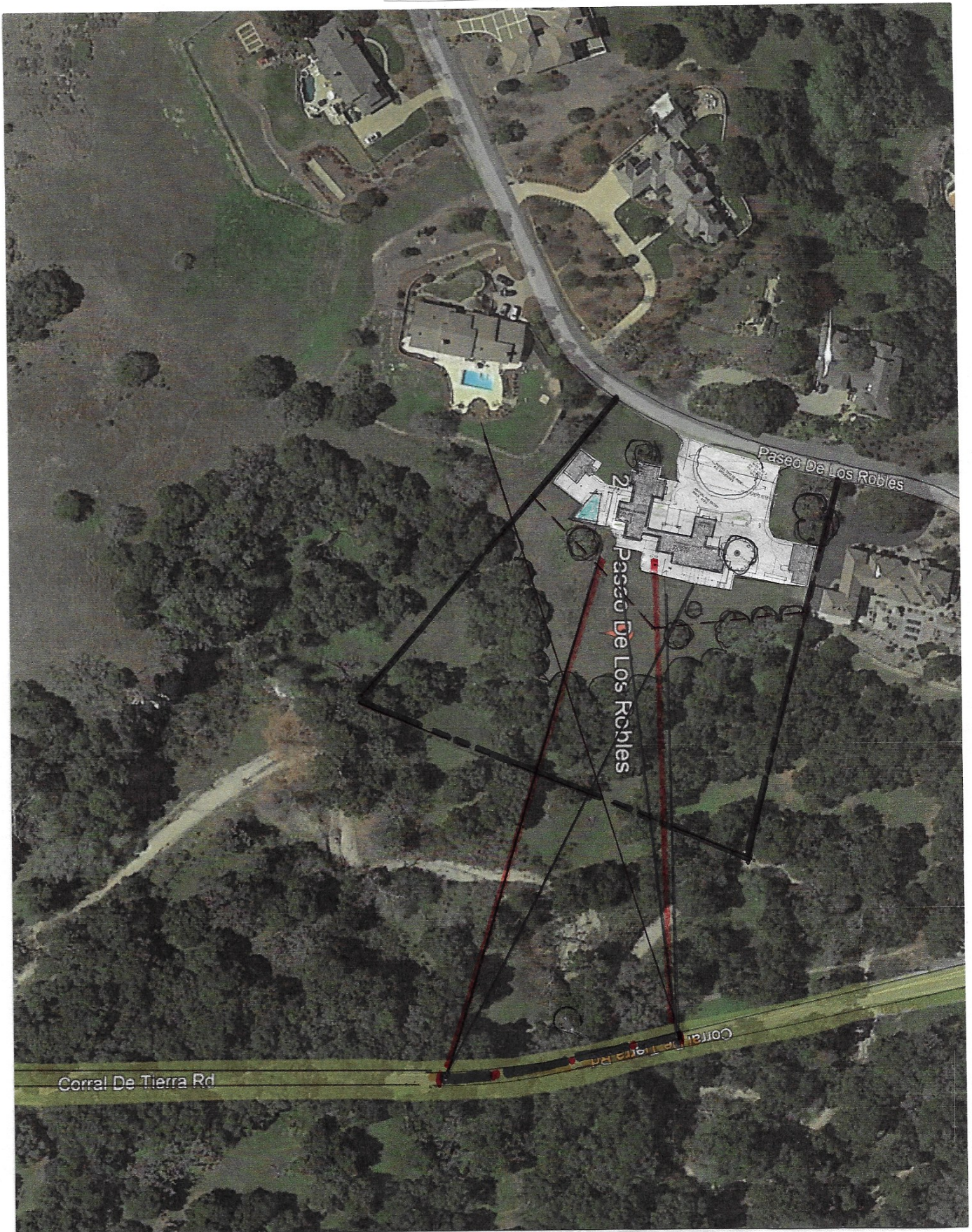


Exhibit "E-1"



Copyright © 2010