

Exhibit C

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MINUTES
Toro Land Use Advisory Committee
MONDAY, SEPTEMBER 10, 2018

1. Site visit at 2:45 PM at 213755 Vista Dorada, Salinas

SITE VISIT ATTENDEES: Margot Nunes, neighbor; LUAC members: Mike Weaver, Roy Gobets, Lauren Keenan, Bob Rieger

Gary & Nancy Olimpia attended the Toro LUAC meeting at the fire station.

Site visit at 3:20 PM at 209 Pine Canyon Road, Salinas

ATTENDEES: Nick Shaman, owner; Paul Moncrief, attorney representing Mr. Shaman; LUAC members: Mike Weaver, Roy Gobets, Lauren Keenan, Bob Rieger

Mr. Shaman, owner; Shaun McCabe, neighbor; Jim Vocelka, architect for Mr. Shaman; and Paul Moncrief, attorney for Mr. Shaman; all attended the Toro LUAC meeting at the fire station

2. Meeting called to order by Mike Weaver, Chair at 4:05
pm

3. **Roll Call**

Members Present: Mike Weaver, Ron Vandergrift, Roy Gobets, Lauren Keenan, Bob Rieger (5)

Members Absent: Beverly Bean, Mike Mueller, Bill Pyburn (3) Note: All excused absences

4. **Approval of Minutes:**

A. August 27, 2018 minutes

Motion: Ron Vandergrift (LUAC Member's Name)

Second: Lauren Keenan (LUAC Member's Name)

Ayes: 4 Vandergrift, Keenan, Rieger, Weaver

Noes: 0

Absent: 3 Bean, Mueller, Pyburn

Abstain: 1 Gobets, as he was not at the August 27, 2018 meeting

5. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

Question regarding how ridge line construction at East Garrison was allowed. It is HIGHLY offensive and definitely should NOT have been allowed in such a prominent view shed. Which LUAC should have had jurisdiction? Who approved such an egregious affront to the General Plan understanding of what is considered permissible?

6. **Scheduled Item(s)**
See notes below.

7. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects (Refer to pages below)

None

B) Announcements

None

8. **Meeting Adjourned:** 5:30 pm

Minutes taken by: Lauren Keenan

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Toro**

Please submit your recommendations for this application by: August 31, 2018

1. **Project Name:** OLIMPIA GARY L TR (continued from TORO LUAC on 8-27-18)

File Number: PLN170908

Assessor's Parcel Number: 161-411-022-000

Project Location: 13755 Vista Dorada, Salinas

Project Planner: Joe Sidor, Associate Planner

Area Plan: Corral de Tierra area, Toro Area Plan

Project Description: Use Permit and Design Approval to allow construction of safety netting (approximately 80 feet high by 200 linear feet), and associated tree removal.

Recommendation To: Zoning Administrator

Was a County Staff/Representative present at meeting? Yes, Monterey County Planner for PLN170908, Joe Sidor

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Steffani Smith sent email letter to M. Weaver since she & her husband are out of the country.	x		Placement of 80'tall poles as currently proposed is in the middle of Smith's view looking towards Corral Country Club. Requests movement of poles if possible.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Major visual impact of 80' tall poles for neighbors. Proposed project has not been staked and flagged.	"D" (Design District) requires staking and flagging so Planners and Public can see what is being proposed.	Mr. Olimpia is willing to move poles, as is structurally feasible, to accommodate the Smiths (neighbors).

<p>Thoughts of the Country Club members (and guests) regarding the massive size of poles/nets?</p> <p>Further, the 9-10-18 Toro LUAC Field Trip showed that the large County Club Banquet Room view window would look out upon the proposed 80' tall steel poles and 160-feet of netting.</p>	<p>Letter to the County RMA from the Corral de Tierra Country Club was referenced by the Applicant, but not part of the package sent to the LUAC for 8-27-18, or this LUAC 9-10-18. Likewise, a letter signed by immediate neighbors was referenced by the Applicant but was not part of the LUAC package.</p>	
<p>Dimensions of poles holding the netting: 24" at base is enormous.</p>	<p>24" at base has been modified to be 16" at base, due to reduction in original height proposed (120' vs 80' now); thus pole diameter at top is likely 10"?</p>	<p>According to the Applicant, the base diameter of the steel poles is 16" and tapering to about a 10" diameter at 80-foot tall top.</p>
<p>LUAC package of documents was returned to RMA/Planner following the Toro LUAC 8-27-18 meeting. This item was continued for staking and flagging. Unfortunately, LUAC Package was not returned in the Mail in time for the September 10, 2018 Toro LUAC meeting. Project has not been staked and flagged.</p>	<p>RMA Planner Joe Sidor attended the Sept. 10, 2018 Toro LUAC meeting, and was there to answer questions and had some documents/plans.</p>	
<p>Do 80-foot tall poles and netting fit with the neighborhood character?</p>	<p>Homes in the area were built in the mid to late 1960's, 1970's, early 1980's and were limited to 20-foot maximum height. Joe Sidor explained the poles and netting are considered an accessory structure. Accessory structures are limited to a maximum of 15-foot tall which is why this application is a request for a Use Permit, because of its size, 80-foot tall by 160-foot wide.</p>	
<p>Immediately adjacent CdeT Country Club is zoned O/B-8-D (Open Space) Applicable; 21.38.010-.020-.030-.040 Monterey County Regulations for "O" Districts call for promoting a rural atmosphere. The "O" District shall not be applied as a combining District. Is this why VS is not attached to "O"?</p>	<p>Joe Sidor talked some about Open Space Districts and Example of accessory structure, Example: Windmills</p>	



<p>2010 Monterey County General Plan, Toro Area Policies 3.0-Conservation/Open Space; Policies T-3.1, T-3.2, T-3.3 Proposed Olimpia Project is not compatible with these Policies.</p>	<p>Planner Joe Sidor had a manufacturer's sales brochure that showed a small photograph of the proposed netting to be a partially see-through webbed netting. Although the structure, poles and netting will be visible, it won't completely block views. Mr. Sidor explained it has been used on other golf courses, but none yet in Monterey County.</p>	
<p>The name "Vista Dorada" (street) translates to "Golden View", or "Golden Site". The views looking generally east from County Scenic Corral de Tierra Rd. out over the driving range and golf course are "Golden", however, now somewhat hampered by relatively recent plantings of non-native trees believed to be CERCIDIUM, much of which is diseased, dying, and growing into the PG&E power lines overhead.</p>	<p>Will PG&E contractors be trimming, thinning, cutting, removing much of this relatively new CERCIDIUM growth? (Approximately 180 linear feet of non-native plants, believed to be on County Right-of-Way).</p>	
<p>The Project application description includes "associated tree removal".</p>	<p>Per the owner, Mr. Olimpia, these trees have already been removed. Mr. Olimpia says he has 10 Redwood trees he'd like to plant along his frontage to help screen netting.</p>	

ADDITIONAL LUAC COMMENTS

M. Weaver restated this is "D" design area with need for staking/flagging. J. Sidor noted the \$8,000-\$10,000 cost, plus the 3 week wait period, seemed excessive for the applicant.

Seems major issue is the viewshed; many area homes will be looking down upon a very large structure: Four 80'-feet tall poles with 156' of netting strung between them. Houses in the area are all 20' high, or less. Weaver passed around the following exhibits labeled 1 to 18 with brief notes of explanation attached to them.

Exhibit #1 Google Earth satellite view; 13755 Vista Dorada is lowest elevation. Location amid surrounding residential communities, many on hillsides above it. Note; neighboring Paseo Terrano Rd. in CdeT Oaks subdivision has 70+ homes on a public street maintained by the County of Monterey.

Exhibit #2 Google Earth satellite view of the CdeT Country Club Driving Range tee area. Driving Range golf balls are hit south.

Exhibit #3 A ground-view photograph of the house at 13755 Vista Dorada. Assuming the house is built 20-feet high the visual simulation depicts 80-foot high pole netting. The proposed 160-foot netting exceeds the width of the page.

Note: Gary Olimpia said at the LUAC meeting he thought the property at the proposed base of the poles was approximately 15-feet below the foundation of his house, thus the overall height of the poles and netting on this sketch would be lower, possibly appearing 60-feet in elevation in regard to his house.

Exhibit #4 Visual simulation comparison; one of the tallest buildings in the City of Salinas and one everybody is familiar with, is the Salinas Valley Memorial Hospital building. The Salinas Valley Memorial Hospital building is 63-feet tall. The Olimpia proposed pole/net structure is 80-feet tall.

Exhibit #5 Photo is of some of the frontage along Corral de Tierra Rd adjacent to the driving range and Olimpia house, showing overhead PG& E power lines, some native California Live Oaks, and then a long length of non-native foliage believed to be CERCIDIUM. (Unknown who planted this. Historically was not there)

Exhibit #6 Plant sample (a small sample branch with leaves). These are growing adjacent to Corral de Tierra Rd. (adjacent to the driving range and Olimpia house) currently, partially blocking the views from Corral de Tierra Rd. These brushy growth trees are not native to the area and have been identified as possibly CERCIDIUM "Desert Museum". They have been planted under and are growing up toward the PG&E power lines. Many of these are dead and dying

Exhibit #7 Photo: Dead and dying trees, non-native, below PG& E power lines and adjacent to Corral de Tierra Rd., the Country Club Driving Range, and the Olympia house. Trees believed to be spreading CERCIDIUM.

Exhibit #8 Photo view from Corral de Tierra Rd, with drawn approximation marker lines of proposed pole and net structure

Exhibit #9 Monterey County Assessor's Map of the Vista Dorada Subdivision. Olimpia's .863-acre property highlighted in yellow. Dedicated Monterey County Scenic Easement, highlighted in pink, adjacent to Corral de Tierra Rd. on either side of the subdivision access road called Vista Dorada Drive.

Exhibit #10 Monterey County Assessors web page of APN: 161-411-022-000, showing situs 13755 Vista Dorada (highlighted in pink), house built in 1975, .75 acre lot, and proximity to Corral de Tierra Rd, a County Scenic Rd. (highlighted in yellow). Approximate proposed location of proposed poles and netting highlighted in black

Exhibit #11 Google Earth satellite view of the 13755 Vista Dorada house built in 1975 and the surrounding trees and landscaping from year 2009.

Exhibit #12 Google Earth satellite view of 13755 Vista Dorada house and the surrounding trees and landscaping in year 2018.

Exhibit #13 Monterey County Toro Land Use Plan. The Corral de Tierra Country Club is designated Public/Quasi-Public. The P/QP area is highlighted by a yellow circle surrounding the Country Club property highlighted in pink.

Exhibit #14 Monterey County Scenic Highway Corridors & Visual Sensitivity Map. Sensitive areas highlighted in yellow, include view shed areas looking east over the CdeT Country Club from Corral de Tierra Road.

Exhibit #15 Answers the question; What is the zoning of the adjacent Corral de Tierra Country Club, 81 CdeT Rd.? The zoning is O/B-8-D.

Exhibit #16 Monterey County Regulations for Open Space Zoning. The Country Club property is adjacent to proposed steel poles and netting accessory structure. Zoning calls for...promote rural atmosphere.....hold for future generations open space.....

Exhibit #17 Pertinent Monterey County Toro Area Plan Policies T-3.1, T-3.2, T-3.3. The proposed Olimpia project is incompatible with these Policies.

Exhibit #18 Email letter sent on August 31, 2018 to Mike Weaver regarding this proposed accessory structure and its impacts. Sent from Vista Dorada neighbor Steffanie Smith and submitted into the Toro LUAC record. The September 10, 2018 LUAC field trip revealed the Smith's front patio entertainment area and adjoining rec. room bar have views that would be the southern portion of the 80-foot tall pole and netting accessory structure that the Gary Olimpia project proposes.

RECOMMENDATION: Move for approval of proposal

Motion by: Ron Vandergrift (LUAC Member's Name)

Second by: Bob Rieger (LUAC Member's Name)

 Support Project as proposed

 x Support Project with changes-move 2 poles so that the visual impact is less for neighbors

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Vandergrift, Rieger, Keenan (3)

NOES: Weaver, Gobets (2)

ABSENT: Mueller, Bean, Pyburn (3)

ABSTAIN: 0

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Toro**

Please submit your recommendations for this application by: August 31, 2018

2. Project Name: SHAMAN FADHI

File Number: PLN180108

Assessor's Parcel Number: 416-449-014-000

Project Location: 209 Pine Canyon Road, Salinas

Project Planner: Cheryl Ku, Senior Planner

Area Plan: Toro Area Plan

Project Description: After-the-fact Use Permit for an Accessory Dwelling Unit that does not comply with height regulations for the RDR zoning district. After-the-fact Design Approval for a 1,082 square foot detached garage, 1,057 square foot accessory dwelling unit located above a garage, and a 707 square feet exercise room and bathroom. After-the-fact Design Approval for wrought iron fence.

Recommendation To: Zoning Administrator

Was a County Staff/Representative present at meeting? Yes, Planner for PLN180108, Cheryl Ku

Ms. Ku stated that this was an unusual case because the original parcel number was incorrect; it had been mixed up with the neighbor's parcel number, thus the out-of-compliance issues referred to above were not known by the buyer (Mr. Shaman).

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Shaun McCabe	x		Closest neighbor. Has no objection whatsoever of the approval of the after-the-fact Use Permit.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Night lighting. House sits at the top of Pine Canyon with a view of the World, but the World can look up and see house lights at night.	Toro Area Plan -Quality of night sky	Submit a Lighting Plan (to RMA Planning); Lower the wattage, have downward facing light fixtures

ADDITIONAL LUAC COMMENTS

Per the property owner Mr. Fadhi Shaman;

Background info: property was purchased by Shaman as a Short-Sale; all the present buildings were existent, however some windows and toilets had been broken out by the previous owner. Shaman said he visited the County RMA to ask if there were existing problems with the APN he was interested in purchasing and was told no. Shaman, now the owner, only learned of the non-compliance issues listed above when he applied for a permit to put in solar panels on his property. He purchased the property as it is now, and has been repairing it. The previous owner, or owners, had done a considerable amount of construction without County Permits, followed by the property falling into foreclosure.

Per Mr. Shaman, on the 9-10-18 Toro LUAC Field Trip, he said he contracted with a fence builder for a 6-foot tall fence. However, the fencing contractor installed a 7-foot tall fence.

The LUAC Field Trip showed what once was a Redwood Post/Adobe Brick Ranch House (built circa 1962), has subsequently had additions put on either side and above. This entire structure has been painted, including the redwood posts and adobe brick walls. Also, there is a nearby two-story separate structure whose architectural style matches a more recent portion of the Main House. According to Mr. Shaman he thinks these were constructed at the same time.

Apparently there was a mix-up with the RMA records and Shaman's APN was mixed up, swapped, for another near-by property, in error. Mr. Shaman appears to have made a good faith effort to comply with proposed architectural changes to the free-standing second structure on the property that is to be a ADU, with a separate exercise room with separate entrance, both on the second floor, and a parking garage below.

The property is near the very top of Pine Canyon, in a remote area. Regarding compatibility with surrounding neighborhood? It pretty much sits by itself.

RECOMMENDATION:

Motion by: Ron Vandergrift (LUAC Member's Name)

Second by: Roy Gobets (LUAC Member's Name)

Support Project as proposed

x Support Project with changes: Lighting Plan, limit night lighting to enhance the quality of night sky

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 5 Vandergrift, Gobets, Keenan, Rieger, Weaver

NOES: 0

ABSENT: 3 Bean, Mueller, Pyburn

ABSTAIN: 0

13755 Vista Dorada PLN170908

Write a description for your map.

EXHIBIT #1
13755 IS LOWEST
ELEVATION
LOCATION AMONG
SURROUNDING
RESIDENTIAL
COMMUNITIES ON
HILLSIDES ABOVE IT.

Club

NOTE: PASEO
TERRANO IN
CORRAL DE TIERRA
DAILY SUBDIVISION
HAS 4-70 HOLES
PUBLIC STREETS
MAINTAINED BY
MONTEREY COUNTY

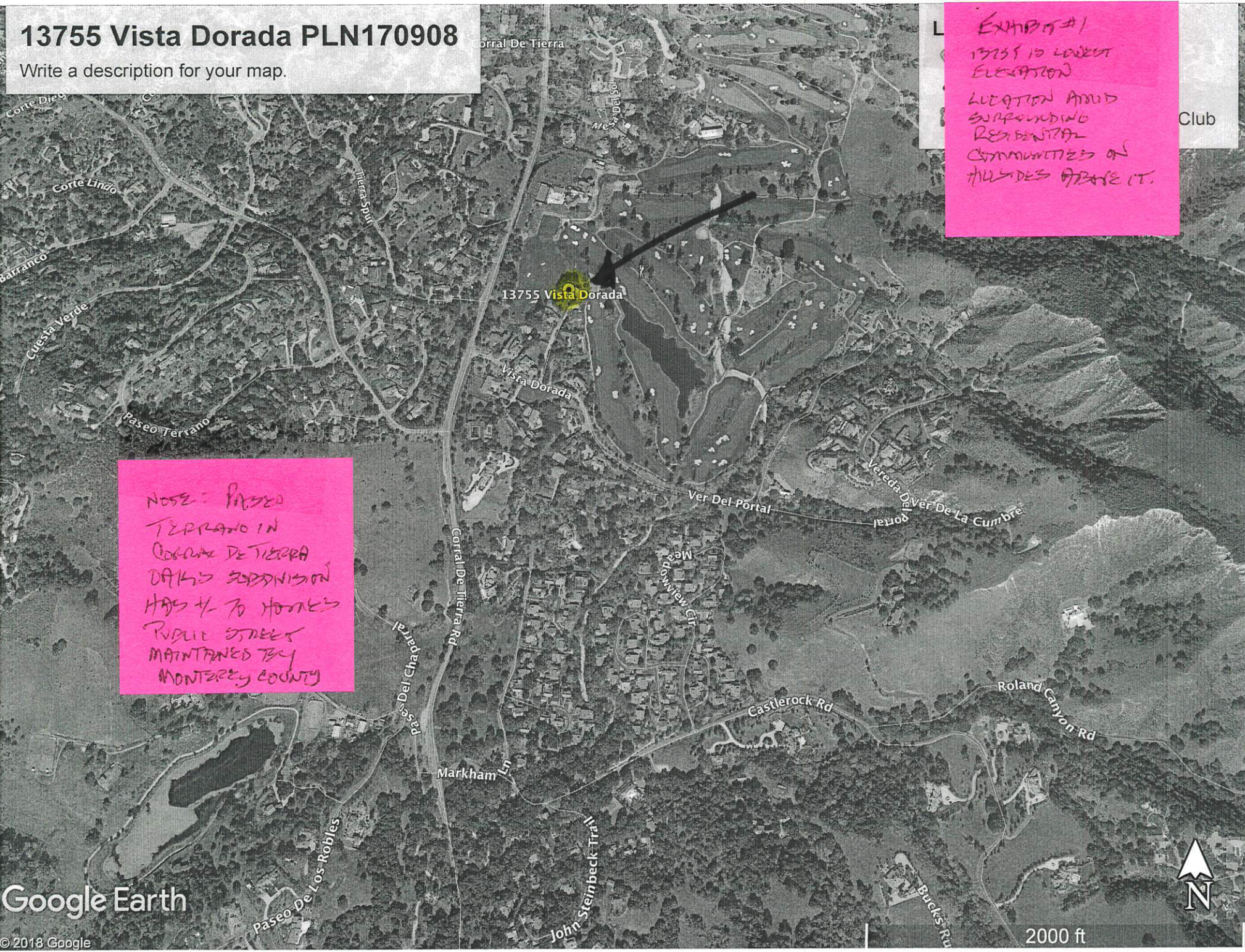
Google Earth

© 2018 Google

2000 ft



Exhibit 1



13755 Vista Dorada PLN170908

Write a description for your map.

EXHIBIT #2
COT C.O.
DRIVING RANGE
TEE AREA
GOLF BANS ARE
HIT SOUTH



Google Earth

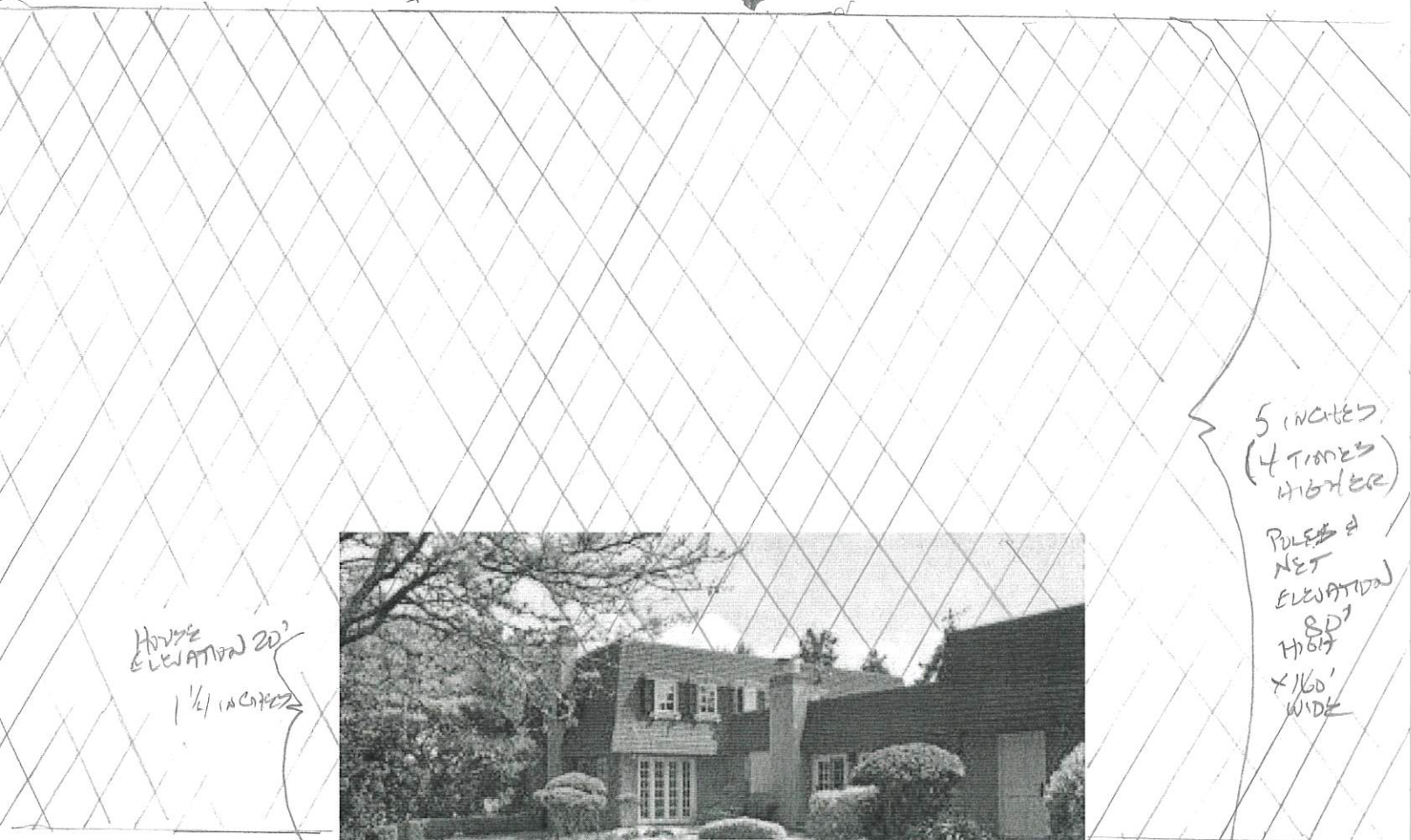
© 2018 Google

500 ft

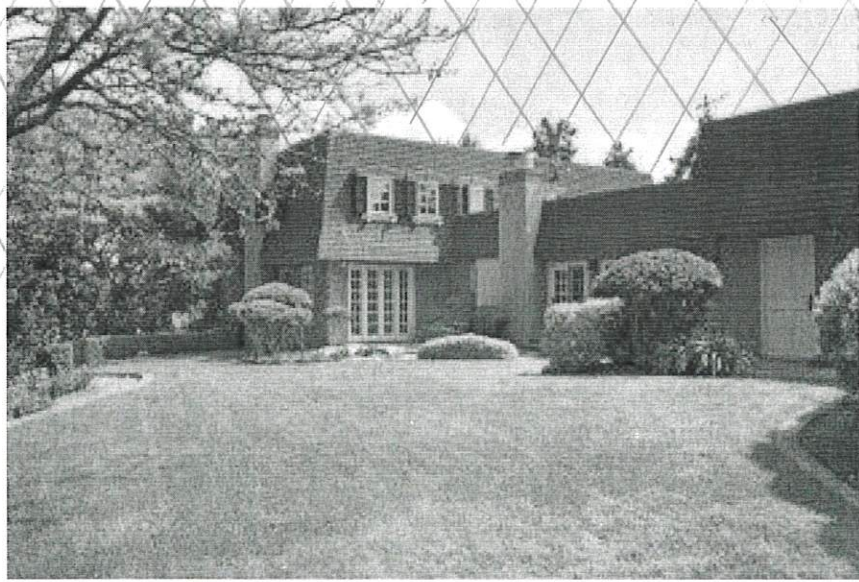
13755 VISTA DEADA
P20 170 903

EXHIBIT #3
VISUAL SIMULATION
80' HIGH NETTING
BEHIND HOUSE

NETTING HEIGHT



HOUSE
ELEVATION 20'
1 1/4" IN CELLS



5 INCHES
(4 TIMES
HIGHER)
POLES &
NET
ELEVATION
80'
HEIGHT
X 160'
WIDE

REGARDING POLES & NETTING STRUCTURE PROPOSAL
 13755 VISTA DORADA
 PLN 170903

EXHIBIT #4
 SALINAS VALLEY
 MEMORIAL HOSPITAL
 IS 63 FT TALL

13755 VISTA DORADA
 PROPOSED NETTING
 STRUCTURE HEIGHT
 IS 80 FT TALL

→ NET STRUCTURE HEIGHT IS 80 FEET



PHOTO IS SALINAS VALLEY MEMORIAL HOSPITAL

Tallest buildings in Salinas

#	Building	Height
2	CHISPA Building	≈88 ft
3	Salinas Valley Memorial Hospital	≈63 ft
4	Monterey Street Parking Garage	
5	Courtyard Salinas Monterey	≈38 ft

16 more rows

Tallest buildings in Salinas - Emporis

<https://www.emporis.com/statistics/tallest-buildings/city/102193/salinas-ca-usa>

PLN 170903

EXHIBIT #5
GROWTH BELOW
P&E POWER LINES
ASSOCIATED TO
C&T RD. &
C&T COUNTRY CLUB
EDGE DEAD Dying
NON-NATIVE TREES





EXHIBIT #6 PL170903
ADJACENT TO COBRAL DE
TIERRA RD.
(SCREENS OCEANFRONT)
NOT NATIVE TO AREA -
POSSIBLY CERCIIDIUM
"DESERT MANISUM"

PLANTED UNDER AND GROWING UP
TOWARD PG&E POWER LINES
MAY BE DEAD OR DYING —

PLN 170903

EXHIBIT 7

DEAD & DYING
TREES - NON NATIVE
BELOW POLE
POWER LINES
ADJACENT TO
CDET ROADWAY
COUNTRY CLUB



PLN/20908

EXHIBIT #8

VIEW FROM
CORRAL DE TIERRA
RD.

VISTA DONADA
"GOLDEN VIEW"

PROPOSED
POLE & NET
STRUCTURE

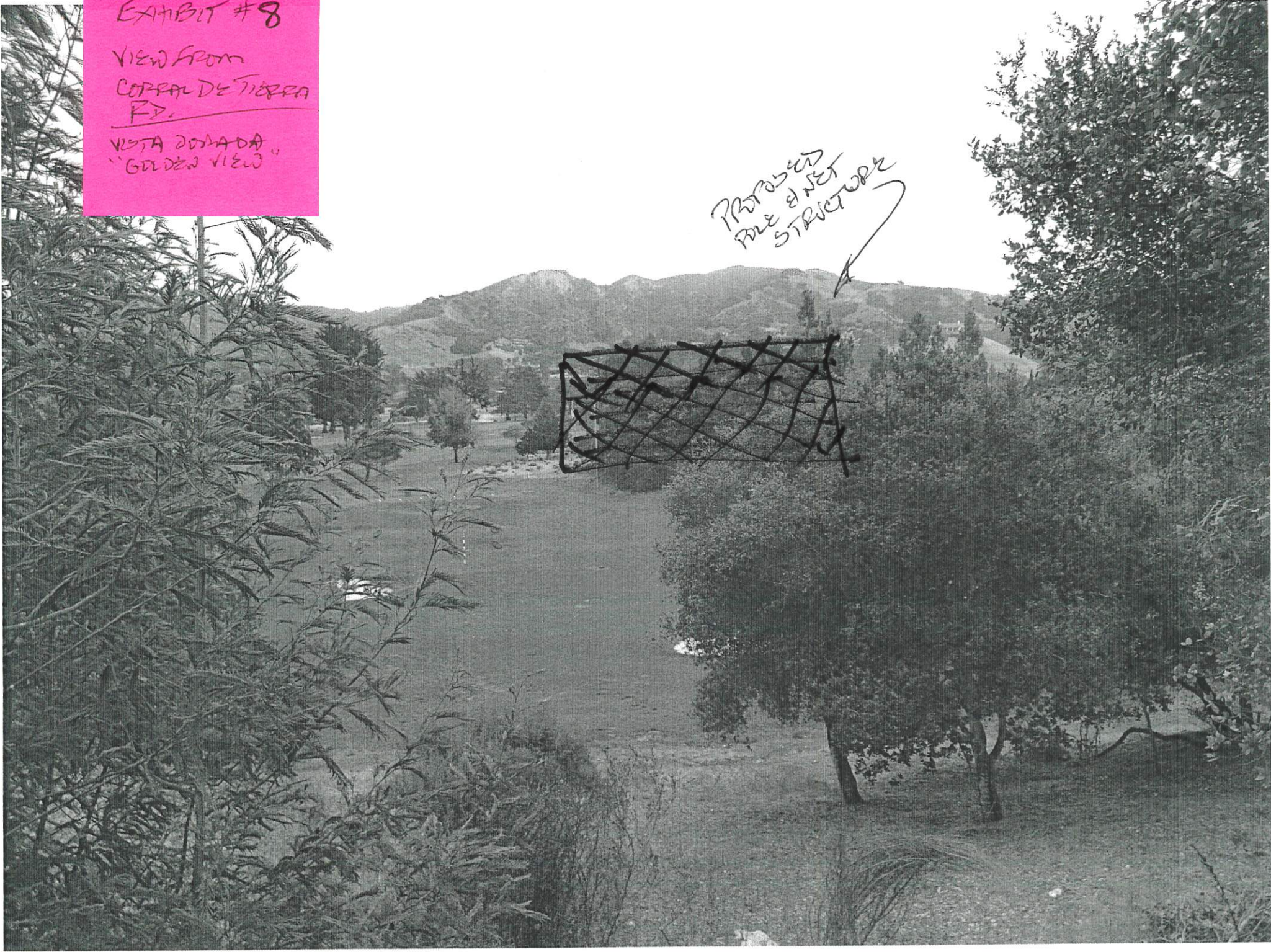


EXHIBIT #9
(YELLOW)
OLIMPIA SITE
VISTA DORADA

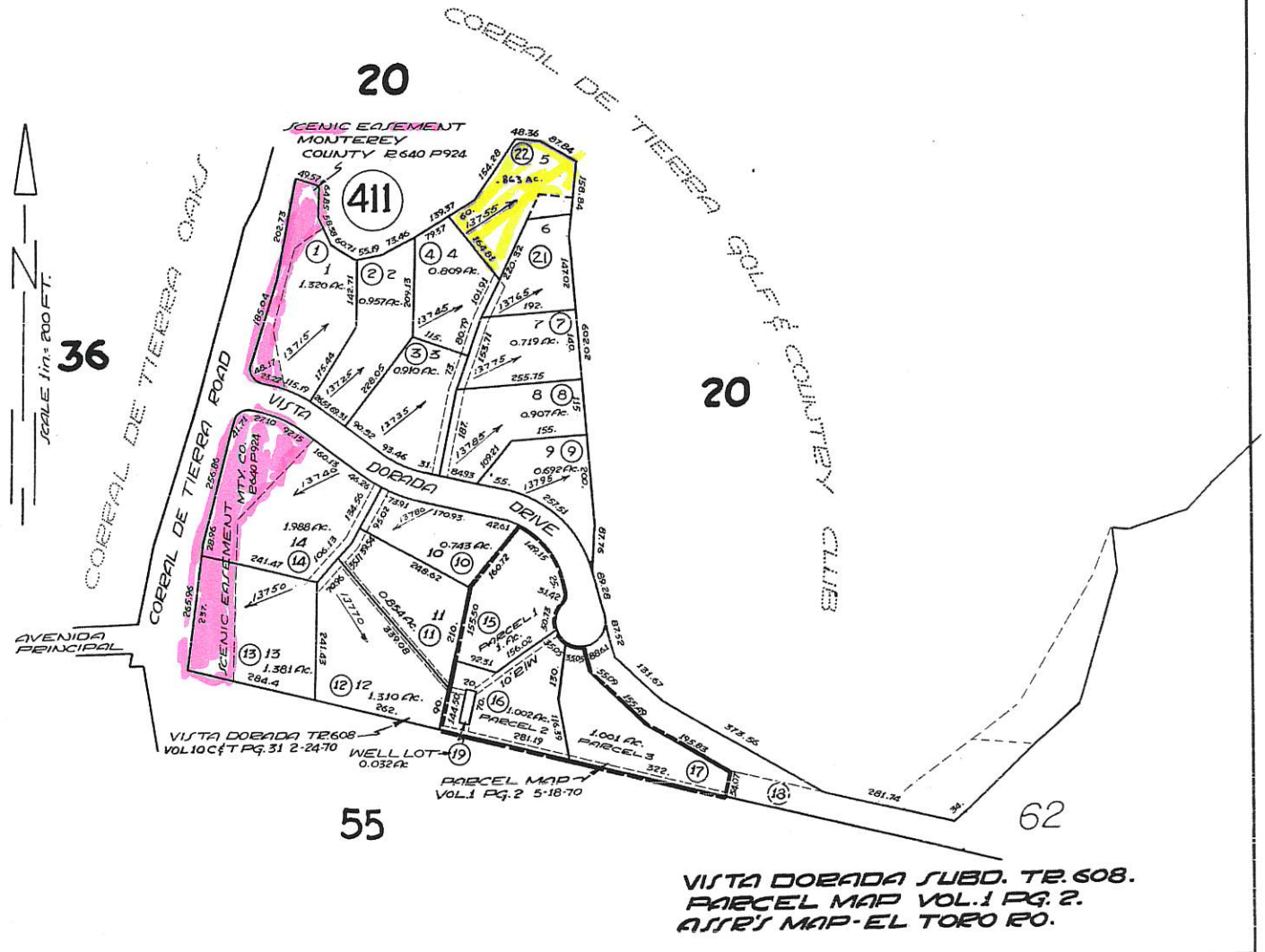
SCENIC EASEMENT
NETTO CART
ROAD

PLN 170 903

OLYMPIA PROPERTY
COUNTY SCENIC
EASEMENT

TAX CODE AREA

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 161 PAGE 41



VISTA DORADA SUBD. TR. 608.
PARCEL MAP VOL. 1 PG. 2.
ASSR'S MAP - EL TORO RO.

EXHIBIT # 10
SITE OF OLYMPIA
PROPERTY

PLAN TO 903
OLYMPIA PROPERTY (PINK)
PROPOSED 80' TAN 160' LONG
STRUCTURE (BLACK)

County Assessor

on
0
Open Map

PRADA
08-9318

WN PL

SAN JOSE CA 95126

Legal Description:

Use Type:
RESID. SINGLE FAMILY
Tax Rate Area: 139-008

Assessment
Year Assd: 2018
Land: \$524,353
Structure(s): \$910,721
Other:
Total Land and Improv: \$1,435,074
HO Exempt?: N
Exemption Amt:

Property Characteristics
Bedrooms: 4
Baths (Full): 2
Baths (Half): 1
Bldg/Liv Area: 4,454
Year Built: 1975
Lot Acres: 0.750
Lot SqFt: 32,670

Recent Sale History
Recording Date: 10/31/2011
Document #: 2011062116
Transfer Amount: \$1,300,000

View More History



Natural Hazard Package

Full Property Detail

Property Reports



Add to Cart \$ 19.95
View Sample

Add to Cart \$ 4.95
View Sample

**The information provided here is deemed reliable, but is not guaranteed.


PLD 17090 B

9/29/2009

Write a description for your map.

EXHIBIT II
13755 VISTA DORADA
BUILT 1975
2004 TREES
LANDSCAPE

Legend

 13755 Vista Dorada



Google Earth

200 ft



PLN 170 908

2018

Write a description for your map.

EXHIBIT 12
CURRENT
TAXED LANDSCAPE

Legend

📍 13755 Vista Dorada

Google Earth

13755 Vista Dorada



200 ft

QUESTION: WHAT IS THE ZONING OF THE ADJACENT COUNTRY CLUB?

Home Create Search Schedule

Announcements

Quick Search: Search for permit information in the box to the right. Citizen Access account is not required for this search.

81 Corral de Tierra Rd

Case No. 14CE00238:

Case

Case Status: Closed

PLN170908

Record Info

Location

81 CORRAL DE TIERRA SALINAS 93908

COUNTRY CLUB

EXHIBIT 15
RE NEIGHBORING
CORRAL
COUNTRY CLUB

Record Details

More Details

Parcel Information

Parcel Number:
161-201-005-000

Planning Area:

Toro

Zoning Notes:

100 front yard setback along Corral De Tierra Rd. where applicable (40.2.4(T))

Fire District:

Monterey County Regional FPD

Zoning:

O/B-8-D(see note)

QUESTION WHAT IS THE ZONING OF THE ADJACENT COUNTRY CLUB?

MONTEREY COUNTY INLAND
Chapter 21.38

O/B-B-D

REN170903

REGULATIONS FOR OPEN SPACE ZONING

DISTRICTS OR "O" DISTRICTS (OPEN SPACE)

Sections:

21.38.010

Purpose. 21.38.020

Applicability. 21.38.030

Uses Allowed. 21.38.040

Uses Allowed, Administrative Permit Required in Each Case. 21.38.050

Uses Allowed, Use Permit Required in Each Case. 21.38.060

Site Development Standards. 21.38.070

Special Regulations. 21.38.010

PURPOSE.

The purpose of this Chapter is to promote a rural atmosphere in an otherwise urban or semi-urban development and to hold for future generations open space in which trees and plants can grow. The "O" district shall not be applied as a combining district. 21.38.020

THIS IS NOT ATTACHED TO "O"

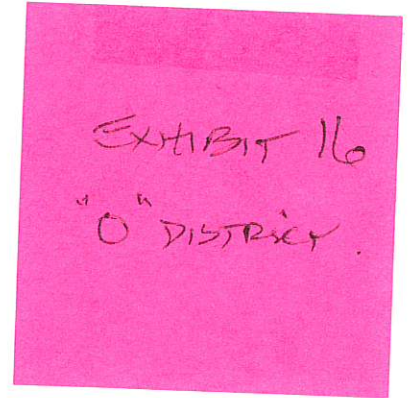


EXHIBIT 17
TORO AREA
PLAN POLICIES

- T-2.5 Fair-share financial contributions from each r Planning Area shall be required to expedite Highway 68 improvements.
- T-2.6 Improvements to Corral de Tierra, River, and designed to accommodate bicycles, horses, and p
- T-2.7 To minimize traffic safety hazards, creation of new direct access points should be prohibited from single-family residences onto Highway 68 and discouraged onto Laureles Grade, River Road, Corral de Tierra Road, and San Benancio Road.
- T-2.8 To enhance and promote sensitive visual resources, the County shall pursue measures to obtain official County Scenic Route designation from the state for Corral de Tierra, San Benancio, Corral de Cielo, River, and Underwood Roads (see *Policy T-3.1*).
- T-2.9 If new sites for office, employment, services, and local conveniences are found to be appropriate, such sites should incorporate designs to allow use of alternate modes of transportation.
- T-2.10 Increasing the accessibility of Toro residents to mass transit, either through maintenance of existing park and ride lots or new bus service, particularly in the Corral de Tierra, San Benancio, and River Road areas, should be studied and implemented.

3.0 - Conservation/Open Space

T-3.1
RURAL

- T-3.1 Within areas designated as “visually sensitive” on the Toro Scenic Highway Corridors and Visual Sensitivity Map (*Figure 16*), landscaping or new development may be permitted if the development is located and designed (building design, exterior lighting, and siting) in such a manner that will enhance the scenic value of the area. Architectural design consistent with the rural nature of the Plan area shall be encouraged.
- T-3.2 Land use, architectural, and landscaping controls shall be applied, and sensitive site design encouraged, to preserve Toro's visually sensitive areas and scenic entrances:
 - a. River Road/Highway 68 intersection; and
 - b. Laureles Grade scenic vista overlooking the Planning Area (*Figure 16*).
- T-3.3 Portions of County and State designated scenic routes shall be designated as critical viewshed as shown on the Toro Scenic Highway Corridors and Visual Sensitivity Map. Except for driveways, pedestrian walkways, and paths, a 100-foot building setback shall be required on all lots adjacent to these routes to provide open space and landscape buffers. This setback may be reduced for

PLN 170 98 B

From: **Steffanie Smith** steffanie@andrewsmithco.com
Subject: Vista Dorada site visit
Date: August 31, 2018 at 7:17 PM
To: michaelrweaver@mac.com



Mike:

I wanted to thank you for bringing the LUAC out to Vista Dorada to visit the Olimpia site. Mike Mueller passed along your email address so that I could write you a note. Mike mentioned that Gary Olimpia was going to try to get his details pulled together to present to LUAC again on Monday September 10th.

I will be out of the country and unable to attend.

You are all welcome to walk around our yard if it is helpful in gaining perspective and view of the proposed nets.

We want to be good neighbors and want to allow Gary to protect his property, but we are concerned about the location of the poles and hope that the trees will hide them. If we can prevent the pole nearest to us from being in the middle of our view shed that would be great. Keeping the pole a bit obscured or near the tree line that would be appreciated. I think our eyes will get used to looking through nets, would prefer not to have a giant pole in the middle of our view shed.

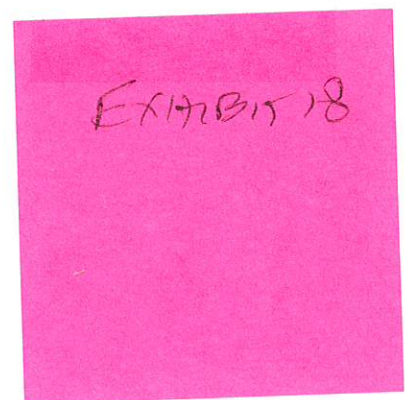
I know you have many interests to take into consideration, but I wanted to just send you my thoughts.

Certainly, appreciate your commitment to supporting the community.

All the best, Steffanie

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