

**Before the Zoning Administrator
in and for the County of Monterey, State of California**

In the matter of the application of:

OLIMPIA (PLN170908)

RESOLUTION NO. 18 - 065

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that the project is the construction of safety netting, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Use Permit and Design Approval to allow construction of an approximately 80 feet high by 160 linear feet safety net for a single-family dwelling adjacent to a driving range, and associated tree removal, subject to seven (7) conditions of approval.

13755 Vista Dorada, Corral de Tierra, Toro Area Plan
(APN: 161-411-022-000)

The Olimpia application (PLN170908) came on for a public hearing before the Monterey County Zoning Administrator on December 6, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY** - The proposed project and/or use, as conditioned, is consistent with the policies of the 2010 Monterey County General Plan, Toro Area Plan, and other County health, safety, and welfare ordinances related to land use development.
EVIDENCE:
 - a) The proposed project involves the construction of safety netting approximately 80 feet high by 160 linear feet, and associated planted tree removal. The netting would be supported between four steel poles, each with a maximum base width of 16 inches.
 - b) The netting is proposed to provide protection to a single-family dwelling and yard area adjacent to a golf course driving range. According to the Applicant, golf balls hit from the driving range tees regularly land on the subject residential parcel, resulting in a safety hazard to residents and limiting use of the yard area.
 - c) The property is located at 13755 Vista Dorada, Corral de Tierra (Assessor's Parcel Number 161-411-022-000), Toro Area Plan. The parcel is zoned Low Density Residential, with Building Site 8 and Design Control overlays (LDR/B-8-D). Pursuant to Monterey County Code (MCC) Sections 21.14.030.F, 21.44.040.C, and 21.62.030.B, LDR/B-8-D zoning allows structures accessory to a principle permitted use, and allows structures to exceed the established height limit for the district, subject to the granting of a Use Permit and Design Approval. Therefore, the project is an allowed land use for this site.

- d) Pursuant to MCC Section 21.42.030.H, the Building Site 8 (B-8) overlay district allows development of non-habitable accessory structures where such addition can be found to not adversely affect the constraints which caused the B-8 district to be applied to the property (e.g.; water supply, water quality, sewage disposal capabilities, and/or traffic impacts). In this case, the B-8 overlay district was applied to this area of the County due to water supply constraints. The project does not involve water use or an intensification of water use; therefore, the County finds that the proposed development would not adversely affect the constraint which caused the B-8 district to be applied to the property.
- e) The subject 0.842-acre (36,679 square feet) parcel, Assessor's Parcel Number (APN) 161-411-022-000, is identified as Lot 5 and a portion of Lot 6, on the Final Map for the Vista Dorada Subdivision, at Volume 10, Cities and Towns, Page 31, recorded on February 25, 1970, and on a Grant Deed at Reel 965, Page 403, recorded on March 14, 1975 (Document No. G08257). Additionally, the County approved development of a single-family dwelling with an attached garage on the lot in 1975, as well as subsequent and related building permits. Therefore, the County recognizes the subject parcel as a legal lot of record.
- f) No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and/or regulations of the MCC. The County finds that the proposed development is consistent with the text, policies, and regulations in the applicable documents.
- g) Review of Development Standards. The development standards for non-habitable accessory structures in the LDR zoning district are identified in MCC Section 21.14.060. Required setbacks in this LDR district are 50 feet (front), 1 foot (rear), and 6 feet or 1 foot (sides). The proposed structure would have a front setback of 115 feet, a rear setback of 40 feet, and a minimum side setback of 6 feet.

The site coverage maximum in this LDR district is 25 percent for lots greater than 20,000 square feet. The existing lot is approximately 0.842-acres or 36,679 square feet, which would allow site coverage of approximately 9,170 square feet. The existing single-family dwelling and attached garage result in site coverage of 4,454 square feet (12.14 percent). However, in this case, due to the type of structure proposed, the proposed safety netting would not increase the existing site coverage. Floor area ratio does not apply in this LDR zoning district, yet the existing two-story single-family dwelling and attached garage result in floor area of 5,454 square feet (14.87 percent).

The maximum allowed height in this LDR zoning district for non-habitable accessory structures is 15 feet above average natural grade. The proposed safety netting and poles would have a height of 80 feet above average natural grade. Pursuant to MCC Section 21.62.030.B, Height and Setback Exceptions, poles may be constructed to a greater height than the limit established for the district subject to securing a

Use Permit. In this case, consistent with MCC, the Applicant has applied for a Use Permit to allow the poles (and netting) to exceed the established height limit. Additionally, the County has applied Condition No. 6, Height Verification, to ensure the height of the finished safety netting structure, including the poles, conforms to the plans and a maximum allowed height of 80 feet.

Therefore, pursuant to MCC and as proposed, the project conforms to applicable development standards.

- h) Design. See Finding No. 2 and supporting Evidences.
- i) Visual Resources, Public Viewshed, and Visual Access. The project site is not located within a visually sensitive area, as shown on Figure 16 (Toro Visual Scenic Highway Corridors and Visual Sensitivity Map) of the 2010 Monterey County General Plan, and the project does not involve ridgeline development. See Finding No. 2 and supporting Evidences.
- j) Cultural Resources. The project site is located in an area identified in County records as having a high archaeological sensitivity. Although located in an area of high sensitivity, an archaeological survey (LIB180292) prepared for the project site concluded that there is no surface evidence of potentially significant archaeological resources. Therefore, there is no evidence that any cultural resources would be disturbed, and the potential for inadvertent impacts to cultural resources is limited. The County has applied a standard condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- k) Biological Resources. Per the biological survey prepared for the proposed development (LIB180293), the project would not result in impacts to sensitive plant or wildlife species, or habitat. Based on available sources, the type of safety netting proposed (i.e., golf course netting) is not considered hazardous to birds and bats, and reports of entanglements are rare.
- l) Forest Resources. Per the arborist report (LIB180291) prepared for the proposed development, the project may result in removal of up to 14 planted trees, 13 of which are non-native Leland cypress or Canary Island pine. Non-native trees do not require a County entitlement prior to removal. One native tree, a 10-inch diameter Coast Live oak, may be removed as a result of the proposed development. Coast Live oaks are considered protected under MCC; however, pursuant to MCC Section 21.64.260.D.2, up to three protected trees on a lot may be removed in a one-year period. Therefore, the proposed tree removal is consistent with MCC.
- m) Pursuant to the LUAC Procedure Guidelines adopted by the Monterey County Board of Supervisors, the project was referred to the Toro Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the proposed project at a duly-noticed public meeting on August 27, 2018, at which all persons had the opportunity to be heard, and voted 4 – 0 – 1 (3 LUAC members absent) to continue the item to the next LUAC meeting on September 10, 2018. At the meeting on September 10, 2018, the LUAC again reviewed the proposed development, and voted 3 – 2 (3 LUAC members absent) to

support the project with a proposed change to move 2 poles to reduce the potential visual impact for neighbors.

At the LUAC meetings, interested members of the public expressed concerns related to the proposed height and potential viewshed impacts, staking and flagging, accuracy of the project description. The questions and concerns regarding the project description and location were answered and resolved at the LUAC meeting on September 10, 2018. See Finding No. 2 and supporting Evidences in response to the proposed height and potential viewshed impacts.

Regarding staking and flagging, the County did not require staking and flagging for the following reasons: the project site is not located within a visually sensitive area, as shown on the Toro Area Scenic Highway Corridors and Visual Sensitivity map (Figure 16); the project does not involve ridgeline development; and, due to the type of development proposed, the cost of staking and flagging would have been excessive. Additionally, the visual analysis prepared by Denise Duffy & Associates for the proposed project (LIB180110) concluded that the development would not result in impacts to the surrounding viewshed and would not be visible from a visually sensitive area. The County's adopted staking and flagging criteria allow flexibility and discretion in determining the scope of staking and flagging required for a project. Based on the reasons stated above, as well as a County staff site inspection on October 20, 2017, staking and flagging was not required in this case. The visual analysis submitted for the proposed development, a copy of which was provided to the Toro LUAC, satisfied the County's requirement for review.

The LUAC members also asked if the poles could be moved behind remaining trees to provide additional screening, or if the number of poles could be reduced from 4 to 3. The Applicant agreed to consider these options when submitting construction plans.

- n) The project planner conducted a site inspection on October 20, 2017, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC.
- o) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN170908.

2. **FINDING:** **DESIGN** – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

EVIDENCE: a) The proposed project involves the construction of safety netting on a residential lot that is adjacent to a golf course driving range.
b) Pursuant to MCC Chapter 21.44, the proposed project site and surrounding area are designated as a Design Control Zoning District ("D" zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.

- c) Color and Material Finishes. The Applicant proposes black netting and poles. Based on the Visual Impact Analysis (LIB180110) prepared for the proposed development, the proposed color would be largely invisible from a distance, and would blend with the surrounding environment.
- d) Neighborhood Character. The proposed safety netting would be located adjacent to a golf course driving range; therefore, the netting is consistent with the surrounding environment, and the proposed development would not contrast with the neighborhood character. The proposed netting would also conform to all applicable development standards, as entitled pursuant to MCC (see Finding No. 1, Evidence g above).
- e) Visual Resources, Public Viewshed, and Visual Access. The project site is not located within a visually sensitive area, as shown on Figure 16 (Toro Visual Scenic Highway Corridors and Visual Sensitivity Map) of the 2010 Monterey County General Plan, and the project does not involve ridgeline development. As proposed, the project would not result in adverse visual impacts, and the project is consistent with the applicable scenic resource policies of the 2010 General Plan and the Toro Area Plan.

Per the Visual Impact Analysis (LIB180110) prepared for the proposed development, the project site is not located within, nor visible from, a visually sensitive area. Also, the site is predominantly not visible from any public viewing area or roads. The visual analysis also noted that views of the proposed safety netting would be obscured by site topography, vegetation, existing structures and infrastructure (Corral de Tierra Country Club utilities and fencing), distance, and minimized by design. Additionally, the proposed development would not block views of any natural features in the area, and would not detract from the natural beauty of the surrounding undeveloped ridgelines and slopes within the public viewshed. The project site is also not visible from Highway 68 due to distance, and is not readily visible from Corral de Tierra Road due to screening from topography, vegetation, and existing structures and infrastructure.

The visual analysis concluded that the potential visual impacts from the project are limited, would not obstruct the surrounding scenic viewshed, and would not result in an adverse change to the visual quality or visual characteristics of the overall vicinity of the project site. Therefore, as proposed, the project is consistent with the Toro Area Plan policies regarding open space, and would not degrade the scenic value of the area (Policy T-3.1).

- f) The project planner conducted a site inspection on October 20, 2017, to verify that the proposed project on the subject parcel conforms to the applicable plans and MCC, will not adversely impact the neighborhood character or scenic/visual resources, and minimizes development within the public viewshed.
- g) Based on the evidence described above, the County finds that the project, as proposed and conditioned, conforms to the policies and

development standards of the applicable plans and ordinances related to land use development. The proposed safety netting structure is consistent with the surrounding/adjacent character (i.e.; golf course driving range). Additionally, the proposed development would not result in a significant impact on a public viewshed. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development, and the respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. Conditions recommended by RMA-Planning have been incorporated.
 - b) The project planner conducted a site inspection on October 20, 2017, to verify that the site is suitable for the proposed use.
 - c) The following technical reports have been prepared:
 - Visual Impact Analysis (LIB180110) prepared by Denise Duffy & Associates, Inc., Monterey, California, March 8, 2018;
 - Arborist Report (LIB180291) prepared by Michael Bench, Consulting Arborist, Prunedale, California, October 2, 2017;
 - Phase I Inventory of Archaeological Resources (LIB180292) prepared by Ruben Mendoza, Registered Archaeologist, Salinas, California, November 25, 2017; and
 - Biological Survey (LIB180293) prepared by Ed Mercurio, Biological Consultant, Salinas, California, November 24, 2017.

County staff has independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed.

- d) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN170908.

4. **FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on the subject property.
 - b) The project planner conducted a site inspection on October 20, 2017, to verify that there are no violations on the property.

- c) There are no known violations on the subject parcel.
- d) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN170908.

5. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by RMA-Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, and Water Resources Agency, and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) The Applicant submitted a Visual Impact Analysis (LIB180110) for the project. The report concluded that potential visual impacts would be limited because the site is predominantly not visible from any public viewing areas or roads. Potential views along Corral de Tierra Road are obstructed/minimized by topography, vegetation, and existing development. The report further concluded that the proposed development would not obstruct any scenic viewsheds. See also Finding No. 2 and supporting evidences above.
 - c) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in RMA-Planning File No. PLN170908. See Finding No. 3, Evidence c above; and Finding No. 6, Evidence e below.

6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of new facilities or structures.
 - b) The proposed project consists of the construction of a safety netting structure approximately 80 feet high and 160 linear feet in length. The netting would provide protection from golf balls for a single-family dwelling and yard area located on the project parcel and adjacent to a golf course driving range. Therefore, the proposed development is consistent with the parameters of the Class 3 categorical exemption in Section 15303 of the CEQA Guidelines.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. There is no substantial evidence

of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class.

- d) No evidence of significant adverse environmental effects were identified during staff review of the development application, nor during a site visit on October 20, 2017.
- e) The technical reports prepared for the project do not identify any potential significant or cumulative impacts. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact. See Finding No. 3, Evidence c, and Finding No. 5 and supporting evidences above.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Planning Commission.
- EVIDENCE:** Pursuant to Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21), the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator. The decision of the Planning Commission would be final and may not be appealed.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Find that the project is the construction of safety netting, which qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- B. Approve a Use Permit and Design Approval to allow construction of an approximately 80 feet high by 160 linear feet safety net for a single-family dwelling adjacent to a driving range, and associated tree removal, in general conformance with the attached plan and seven (7) conditions of approval, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 6th day of December, 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO THE APPLICANT ON DEC 07 2018

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DEC 17 2018

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Planning Commission in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services offices in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County RMA Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN170908

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit and Design Approval (RMA-Planning File No. PLN170908) allow the construction of safety netting approximately 80 feet high by 160 linear feet, and associated planted tree removal. The property is located at 13755 Vista Dorada, Corral de Tierra (Assessor's Parcel Number 161-411-022-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the RMA Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA-Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Use Permit and Design Approval (Resolution Number 18 - 065) were approved by the Monterey County Zoning Administrator for Assessor's Parcel Number 161-411-022-000 on December 6, 2018. The permit was granted subject to seven (7) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA-Planning."

Proof of recordation of this notice shall be furnished to RMA-Planning prior to issuance of grading and/or construction permits. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and construction permits, the Owner/Applicant shall provide proof of recordation of this notice to RMA-Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA-Planning staff and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (RMA-Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on December 6, 2021, unless actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA Chief of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

6. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to RMA-Building Services and RMA-Planning for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the planning and building permit associated with this project. The height of the safety netting, including the poles, shall not exceed 80 feet. (RMA-Planning and RMA-Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or construction permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the final inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to RMA-Building Services and RMA-Planning that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

7. PDSP001 - REMOVAL / PARTIAL REMOVAL OF SAFETY NETTING STRUCTURE (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If the Corral de Tierra Country Club, or its successor in interest, converts the driving range to a non-golf use that alleviates the need for the safety netting, then the Applicant shall reduce the visual impact of the safety netting structure. The Applicant shall fully remove the netting, and either fully or partially remove the poles. The poles may be reduced to and retained at a standard height of 15 feet for non-habitable accessory structures. The full or partial removal shall be initiated within nine (9) months of the termination or conversion of use of the driving range. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Within nine (9) months of the termination or conversion of use of the driving range, the Applicant shall fully remove the netting, and either fully or partially remove the poles.

CORRAL DE TIERRA COUNTRY CLUB
LOT 5
APN: 161-201-005

PROPERTY LOCATION:
13755 VISTA DORADA DRIVE
SALINAS, CA 93908
ASSESSOR'S PARCEL: 161-411-077
PRESENT ZONING:
LDR/ B-8-D (LOW DENSITY RESIDENTIAL)
1. GROSS AREA
2. DENSITY OF PARCELS
3. LOT COVERAGE

SURVEYOR:
BRIAN M. WILSON
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVE. SUITE B
SEASIDE, CA 93955
(831) 899-7899 VOICE
(831) 899-7879 FAX
36679.45 SQ. FT. = 0.842 ACRES
1.187 UNITS PER ACRE (MAX 2.0 ALLOWED)
3889 SQ. FT. = 0.089 ACRES = 10.6%

NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA.
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- A RECORD OF SURVEY WILL BE FILED WITH THE COUNTY OF MONTEREY SHOWING THE MONUMENTATION SET WITH THIS BOUNDARY SURVEY.
- CONTOUR INTERVAL = 2 FEET.
- ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM.
- DENOTES A FOUND ¾" IRON PIPE, UNTAGGED, UNLESS OTHERWISE NOTED.
- DENOTES A FOUND 1 ½" IRON PIPE, UNTAGGED.

LEGEND:

— FENCE LINE
AC ASPHALTIC CONCRETE
BFP BACK FLOW PREVENTER
CONC. CONCRETE
DI DRAIN INLET
(E) EXISTING
EB ELECTRIC BOX
EP EDGE OF PAVEMENT
FFE FINISHED FLOOR ELEVATION
GM GAS METER
HB HOSE BIB
ICV IRRIGATION CONTROL VALVE
LP LIGHT POST
MRW MASONRY RETAINING WALL
PG&E PG&E VAULT
(P) PROPOSED
(TBR) TO BE REMOVED
TEL TELEPHONE VAULT
UV UTILITY VAULT
UP UTILITY POLE
UR UTILITY RISER
WM WATER METER
WV WATER VALVE
○ APPROXIMATE DRIPLINE

CORRAL DE TIERRA COUNTRY CLUB
LOT 5
APN: 161-201-005

HITCHCOCK
LOT 6
APN: 161-411-021

NUNES
LOT 7
APN: 161-411-007

FOUND MCS INC MAG NAIL & DISC
TAGGED LS 5992

SMITH
LOT 4
APN: 161-411-004

MUELLER
LOT 2
APN: 161-411-002

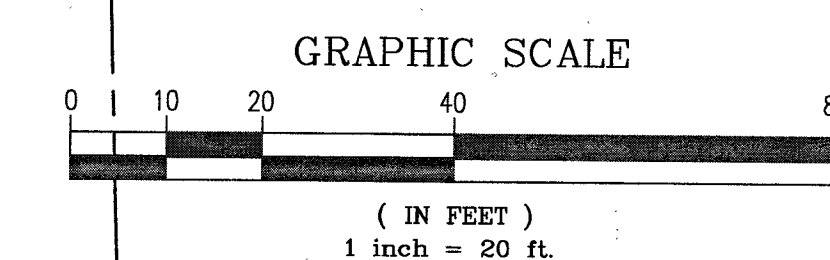


SITE PLAN

LOT 5 & A PORTION OF LOT 6
VISTA DORADA SUBDIVISION
VOLUME 10, CITIES & TOWNS, PAGE 31
SALINAS COUNTY OF MONTEREY STATE OF CALIFORNIA
PREPARED FOR
GARY OLIMPIA

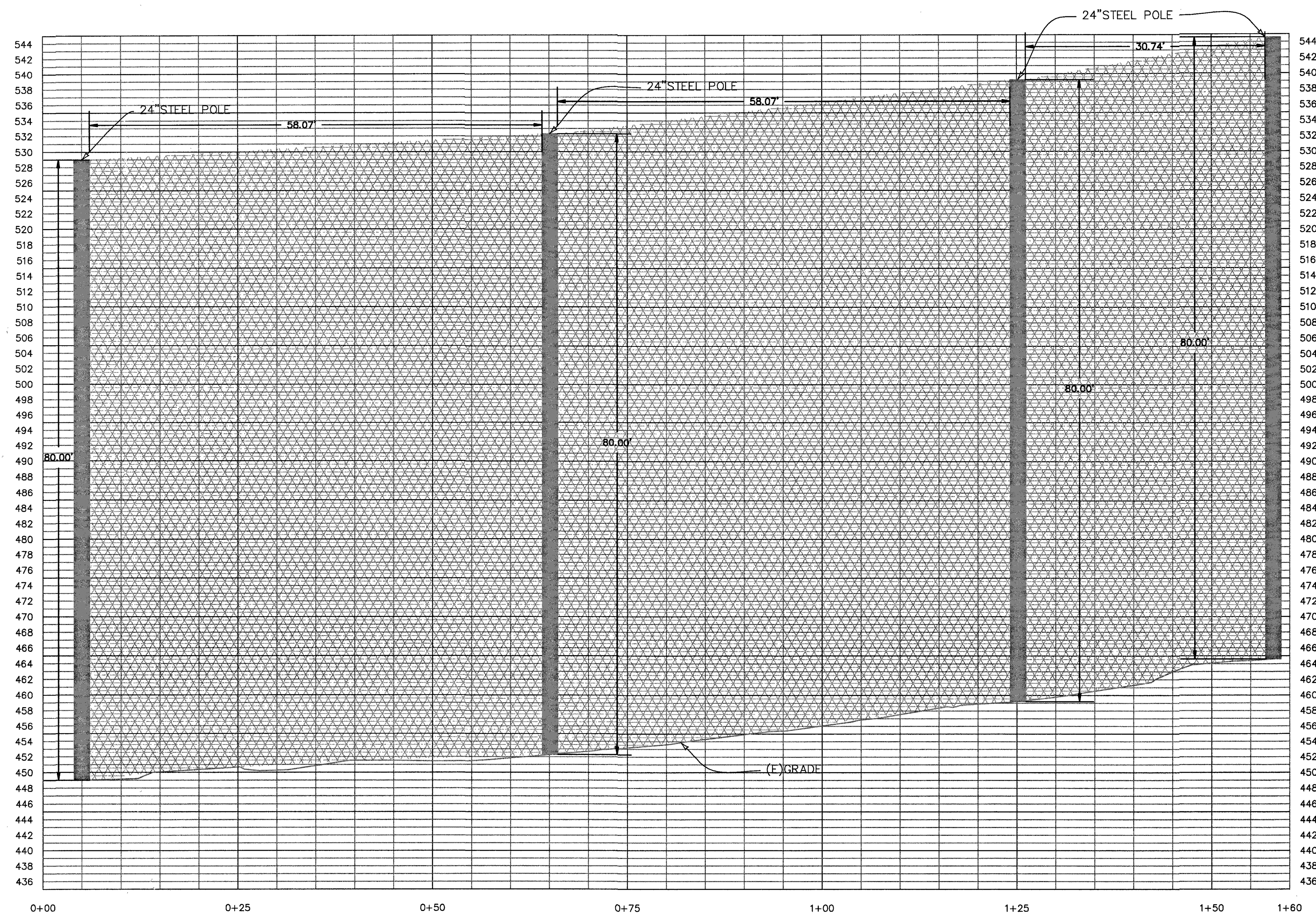
BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 CHARLES AVE. SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955

SCALE 1" = 20' DATE JUNE, 2018 DRAWN BY RNT SHEET C1 OF TWO

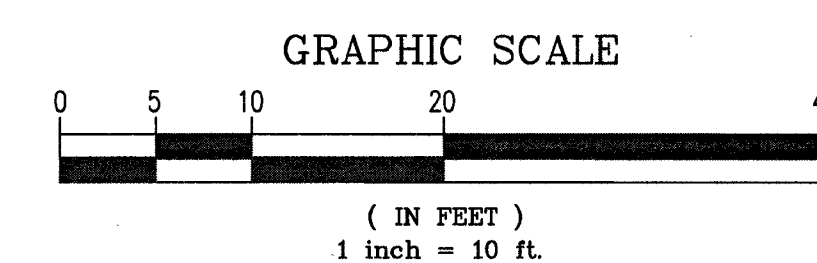


NOTES:

1. THE 24" STEEL POLES WILL BE ENGINEERED AND INSTALLED BY NETSERVICES. THIS PROFILE IS PROVIDED FOR CONVENIENCE TO REPRESENT THE ABOVE GROUND ELEVATIONS FOR THE POLES & NETTING.



A STEEL POLE & NETTING PROFILE
SCALE: 1" = 10'



REVISIONS			PROFILE			
DATE	BY		LOT 5 & A PORTION OF LOT 6			
			VILLA DORADA SUBDIVISION			
			VOLUME 10, CITIES & TOWNS, PAGE 31			
			SALINAS COUNTY OF MONTEREY STATE OF CALIFORNIA			
			PREPARED FOR			
			GARY OLIMPIA			
			BY			
			MONTEREY BAY ENGINEERS, INC.			
			CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING			
			607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955			
SCALE	DATE	DRAWN BY	SHEET			
AS SHOWN	JUNE, 2018	RNT	C2			
JOB No. 18-055			OF TWO			