

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

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## MEMORANDUM

**Date:** November 12, 2014

**To:** Monterey County Planning Commissioners

**From:** John H. Ford, RMA-Services Manager  
David J. R. Mack, Associate Planner

**Subject:** Bollenbacher & Kelton (Ferrini Ranch) – PLN040758  
Agenda Item No. 7

During the last Planning Commission hearing, there was discussion on the development of out-come based conditions relative to potential visual impacts and project design. Language relative to the out-come based conditions was not including in the Planning Commission staff report; therefore Staff has developed the attached conditions and revisions for consideration.

### **New condition 139 -- LUPINE FIELD**

The grading of the Lupine Field will be designed to achieve visual screening of the proposed development around the perimeter of the Lupine Field and retain the existing character of the Lupine Field by achieving the following design objectives:

1. The new berm shall be designed to retain the natural overall character of the Lupine Field, including the gentle slope of the site and preserve as large an area of visual lupine growth as possible visible from Highway 68.
2. The new high point in the Lupine Field shall be capable of completely screening new homes on lots 16-28 from view on Highway 68.
3. A revegetation plan shall be prepared by a County approved biologist to preserve the existing seedstock and re-establish the lupine field's existing quality. The revegetation plan shall include an assessment of the population density of the existing lupine and provide success criteria to be met on a yearly basis in re-establishing the Lupine Field. The revegetation plan shall remain in place until the success criteria have been met for two consecutive years.

Prior to issuance of any permits or recordation of Final Map, the design of the Lupine Field grading and revegetation plan shall be reviewed and approved by the RMA Planning Department.

### **New condition 140 –DESIGN CRITERIA**

CC&R's shall establish design criteria for development of lots within areas of Visual Sensitivity. The County shall be made a party to the design criteria within the CC&R's and shall administer the provisions of the design criteria through review of a discretionary permit (Administrative or Use Permit) based upon Visually Sensitive criteria. The Design Criteria shall include the following provisions:

- Building height shall not exceed 20 feet above average natural grade.
- The structures shall be of a low profile design, using the natural topography and vegetation to minimize visibility and reduce visual impacts.
- Structure colors shall be natural earth tones. No white colors or bright colors contrasting with the natural setting are permitted.
- Materials shall use finishes that minimize reflective surfaces.
- Structure design shall mitigate impacts to the night sky through prohibition of skylights, and windows shall be oriented away from common public viewing areas

The Design Criteria shall be placed within the CC&Rs and recorded on the property with recordation of the Final Map.

**Modify Condition 10** with the following provision:

- Street lights on poles are not permitted within the subdivision, if lighting is necessary it shall be placed on low profile bollards direction light only down on the road.

**Alternative to MM 3.1-6 (Condition 81) -- MESA DESIGN CRITERIA**

CC&R's shall establish design criteria for development of Parcel D and lots on the Mesa within the area of Visual Sensitivity. The County shall be made a party to the design criteria within the CC&R's and shall administer the provisions of the design criteria through review of a discretionary permit (Administrative or Use Permit) based upon Visually Sensitive criteria. The Design Criteria shall include the following provisions:

1. No structures shall be visible from Highway 68 or from River Road
2. Lighting shall be limited to bollard style lighting and not result in any glare or light spillover visible from Highway 68 or River Road.
3. Building Design shall preclude light spillover from internal or exterior lighting.
4. Landscaping trees shall be limited to native oak trees and shall not include ornamental trees and other landscape materials that would appear out of place at this highly visible location.
5. Building height shall not exceed 20 feet above average natural grade.

The Design Criteria shall be placed within the CC&Rs and recorded on the property with recordation of the Final Map.

**New condition 141 -- BERM DESIGN ON PARCEL D**

The berms on Parcel D shall be designed and constructed to maintain the existing slopes and topographic features of the natural hillside. The berms shall appear as a continuation of the existing slopes and natural landforms. The berms shall be capable of completely screening future buildings from view. The height and design of the berms shall be demonstrated by flagging and staking in the field prior to approval of the improvement plans.

The design of the berms shall be shown on the grading and improvement plans, and berms shall be installed as part of the subdivision improvements.