

MONTEREY COUNTY MINOR SUBDIVISION

MEETING: May 13, 2004 @ 9:00 a.m.	AGENDA NO.: 2
SUBJECT: A Minor Subdivision (PLN990181/Ng) of a 414.76 acre parcel to create four parcels; Lot 1 of 10.1 acres, Lot 2, 10.2 acres, Lot 3, 190.18 acres and Lot 4 204.28 acres the two 10+ acre parcel each contain an existing single family dwelling. All lots will be served by individual wells and septic tanks. The property is at 10600 Camino Nuevo Road, Hidden Hills (Assessor's Parcel Number 416-191-001-000), south of Highway 68 and west of Boots Road, Hidden Hills area, Greater Monterey Peninsula Area Plan	
DEPARTMENT: Planning and Building Inspection	

RECOMMENDATION: Staff recommends that the Minor Subdivision Committee adopt the Negative Declaration, **Exhibit A**, and approve PLN990181/NG subdividing one lot with two existing homes into four parcels one ten acre parcel for each existing home and two parcels currently vacant, subject to the Findings and Evidence in **Exhibit B** and Conditions of Approval in **Exhibit C**.

SUMMARY: Lit and Sintao Ng submitted an application to subdivide a 410 acre parcel into four parcels. The application was submitted on January 23, 2001 and found complete on June 3, 2003. Staff conducted Interdepartmental Review and environmental review through the Initial Study process and prepared a Negative Declaration pursuant to section 15063 of the CEQA Guidelines.

The 410 acre parcel is zoned RDR/10-UR-VS and RDR/10-UR-D. Both of these districts are rural density residential with a 10 acre minimum lot size and an Urban Reserve overlay. The land west of the terminus of Camino Nuevo is also zoned for Design Approval (“D”) district, while slopes and land visible from Highway 68 and other public viewing areas are zoned Visually Sensitive or (“VS”) district. The minor subdivision parcels are all equal to or larger than 10 acres and conform to the zoning requirement **Exhibit D**. The parcels all contain either developed sites, or sites outside of the view shed. A vicinity map is included as **Exhibit E**.

The application has been reviewed pursuant to California Environmental Quality Act (CEQA) Guidelines section 15063 and has been circulated pursuant to section 15073. The Initial Study was filed with the County Clerk of Monterey County for 30 days, and circulated to the State of California. There were no responses that required changes in the document or project proposal. The Initial study is part of the Planning file [PLN990181] for this project.

OTHER AGENCY INVOLVEMENT: The following agencies have reviewed the project and those that are checked (“✓”) have recommended conditions:

✓	Water Resources Agency
✓	Environmental Health Division
✓	Public Works Department
✓	Salinas Rural Fire District
	Greater Monterey Peninsula LUAC

Conditions from the reviewing agencies have been incorporated into the project recommendations. exempt from providing an inclusionary housing contribution. The proposed project was reviewed by the Greater Monterey Peninsula Area Land Use Advisory Committee on July 21, 2003. This LUAC voted 2-0 to recommend approval of the project.

Lynne H. Mounday, Planning and Building Services Manager
831-883-7545
moundayl@co.monteret.ca.us

Report reviewed by Dale Ellis, Asst. Director of Planning

Cc: Minor Subdivision Committee Members; County Counsel; Environmental Health; Public Works; Water Resources Agency; Salinas Rural Fire Department; Scott Hennessy; Dale Ellis; Lynne Mounday; Linda Rotharmel; Applicant; Representative; Owners.

Attachments:

Staff Report Data Sheet	
Exhibit "A"	Negative Declaration and Initial Study
Exhibit "B"	Recommended Findings and Evidence
Exhibit "C"	Recommended Conditions
Exhibit "D"	Tentative Parcel Map
Exhibit "E"	Vicinity Map

Notes:

- 1) This project may be appealed to Planning Commission pursuant to Title 19.16.020B.

PROJECT INFORMATION FOR PLN990181

File No:	PLN990181	Project Title:	NG LIT TR
Project Status:	COMPLETE	File Sub-Type:	MS
Primary APN:	416-191-001-000	Permit Type:	MS
Zoning:		Planning Team:	PPT
Plan Designation:		Planning Area:	Greater Monterey
Peninsula Area			
Planner Name:	MOUNDAY		
Coastal Zone (Y/N):	N	Appealable to CC:	N
Project Location:	10600 EL CAMINO NUEVO MONTEREY		

Project Description: Minor Subdivision to allow the division of a 410 acre parcel into two-ten acre parcels, a 190 acre parcel and a 200 acre parcel and a waiver of policies to allow for overhead utilities. The property is located at the end of Camino Nuevo (Assessor's Parcel Number 416-191-001-000), south of Highway 68, Hidden Hills area.

ENVIRONMENTAL DATA

Environmental Status:	Negative Declaration Prepared	State Review Req'd:	N
Review Begins:	4/5/2004	End of Review:	4/26/200
NOD Filed Date:			
Potential Impacts:			

KEY DATES

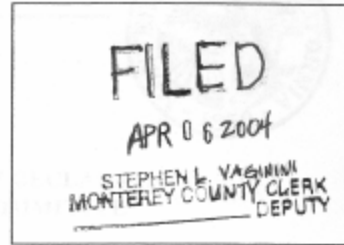
Request Date:	4/7/1999	Application Given:	4/21/1999
Application Date:	1/23/2001	30 Day Deadline:	2/22/2001
Complete Date:	6/3/2003	Incomplete Date:	2/16/2001
Final Decision Date:		884 Final Action Date:	

PROJECT LOG and SCHEDULED EVENTS

1. 4/14/1999 Project Initialized
2. 2/7/2001 Greater Monterey Peninsula AC agenda item
3. 2/12/2001 IDR Meeting Agenda
4. 5/13/2004 Minor Sub Committee Item

EXHIBIT A

County of Monterey
State of California
**NEGATIVE
DECLARATION**



Project Title: NG LIT TR
File Number: PLN990181& GP010055
Owner: NG LIT TR
10600 EL CAMINO NUEVO
MONTEREY CA 93940

Project Location: 10000 EL CAMINO NUEVO MONTEREY
Primary APN: 416-191-001-000
Project Planner: *Lynne Hownday*
Permit Type: Minor Subdivision

Project Description: Minor Subdivision to allow the division of a 410 acre parcel into two-ten acre parcels, a 190 acre parcel and a 200 acre parcel and a waiver of policies to allow for overhead utilities. The property is located at the end of Camino Nuevo (Assessor's Parcel Number 416-191-001-000), south of Highway 68, Hidden Hills area.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Decision Making Body (check one):

- | | | |
|---|---|--|
| <input type="checkbox"/> Planning Commission | <input checked="" type="checkbox"/> Subdivision Committee | Responsible Agency: County of Monterey |
| <input type="checkbox"/> Zoning Administrator | <input type="checkbox"/> Chief of Planning Services | Review Period Begins: 04/05/2004 |
| <input type="checkbox"/> Board of Supervisors | <input type="checkbox"/> Other: | Review Period Ends: 04/26/2004 |

Further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, Monterey County Courthouse, 240 Church St., Salinas, CA (831) 755-5025

MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT
PO BOX 1208 SALINAS, CA 93902
PHONE: (831) 755-5025 FAX: (831) 755-5487



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Lit & Sintao Ng Minor Subdivision

File No.: PLN990181

Project Location: The property is located at the end of Camino Nuevo (Assessor's Parcel Number 416-191-001-000), south of Highway 68, Hidden Hills area.

Name of Property Owner: Lit Ng Trust

Name of Applicant: Lit & Sintao Ng

Assessor's Parcel Number(s): 416-191-001-000

Acreage of Property: 410.32

General Plan Designation: RURAL DENSITY RESIDENTIAL, 10 ACRES/UNIT

Zoning District: "RDR/10-UR-VS" [Rural Density Residential, 10 acre minimum lot size with Urban Reserve and Visual Sensitivity Overlay Districts] & RDR [Rural Density Residential]

Lead Agency: Planning and Building Inspection Department. County of Monterey

Prepared By: Lynne H. Mounday / Luis Osorio

Date Prepared: February , 2004

Contact Person: Lynne H. Mounday/Luis Osorio [Project Planner]

Phone Number: 831-883-7545/ 831-883-7525

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Project Description:

The project is the minor subdivision of a 410 acre parcel into 4 parcels; Lot one is 10.10 acres, Lot two is 10.20 acres, Lot 3 is 190.18 acres and Lot 4 is 204.28 acres and a waiver of policies to allow for overhead utilities. The purpose of the division is to create parcels that may be transferred by the trust, and creates the potential for two new homes and accessory structures. The property is located at the end of Camino Nuevo (Assessor's Parcel Number 416-191-001-000), south of Highway 68, Hidden Hills area.



B. Environmental Setting and Surrounding Land Uses:

The parcel to be divided is located on steeply rolling terrain south of Highway 68 in the vicinity of Highway 68 between York Road to the west and Boots Road to the east. The vegetation is Oak Woodland intermixed with stands of Coastal Chaparral with a few areas of native grasslands. The property has two home sites that have been developed with water, power and driveway access by the applicants who occupy the homes. To the east there is the Mesa Hills West Subdivision of 1-3 acres lots created in the late 1970's, to the west is the Monterra Subdivision and Tehama Golf Course, to the south are properties along Saddle Road and in the Tierra Grande residential tract in Carmel Valley. The property to the north across the Canyon Del Rey watershed is the Laguna Seca Office Park, Laguna Seca Ranch Estates Number 1 and the Laguna Seca Golf Course, all residential, commercial and recreational land uses.

III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation.

	General Plan/Area Plan <input checked="" type="checkbox"/>	Air Quality Mgmt. Plan <input type="checkbox"/>
Specific Plan	<input type="checkbox"/>	Airport Land Use Plans <input type="checkbox"/>
Water Quality Control Plan	<input type="checkbox"/>	Local Coastal Program-LUP <input type="checkbox"/>

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | | |

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

Check here if this finding is not applicable

FINDING: For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE: The proposed minor subdivision is limited in scope. Two new parcels with development potential are created. The two 10+ acre parcels are already developed, and will add no new impact. The 204.28 acre and the 190.18 acre parcels have potential for future growth, but that growth is highly speculative due to a shortage of water in the local aquifers. Furthermore there is no current proposal to subdivide these parcels, although they are described as being for “possible future development”. Development including driveways to serve the two existing homes is not proposed to require any changes. The lots will not generate noise, but will be subject to over flight noise inbound to the Monterey Peninsula Airport. A condition of approval will be to require avigation easements if requested by the Airport District. There will be no impact upon the Laguna Seca Recreation area due to the 1.5 miles distance east from the project location and the nature of the terrain and intervening hills and ridges. The property contains no mineral resources of economic value, except for the water contained in strata at depth. It is not the site of any former waste or landfill operation and the materials of the soil do not contain hazardous constituents such as arsenic or asbestos. There are no known or recorded archaeological sites and no historic structures on the property. The small amount of growth will not require the addition of extensive public utilities or urban services. See description of project and consultant soils and geotechnical reports contained in the Planning file PLN990181.

B. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has

been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ Signature	_____ Date
_____ Printed Name	_____ Title

V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3) (D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

The conditions of the minor subdivision will require that the property be deed-restricted from visibility from Highway 68, a State Scenic Highway, this will avoid night light visibility in the scenic highway corridor. The provisions of the VS zoning district and the policies of the Greater Monterey Peninsula Area Plan and General Plan will preclude ridgeline development. Any future development proposed on slopes equal to or in excess of 30% will require a separate public hearing before a discretionary permit decision-maker of the County of Monterey. A condition of approval is that all slopes of 30% or greater be placed in a Scenic easement that does not allow further development and that said Scenic Easement be granted to the County of Monterey in perpetuity.

2. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

These lands are not agricultural lands.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The division of two additional undeveloped lots from a parcel that includes two developed lots for a total of four lots where one now exists will not significantly impact air quality due both to the insignificant number of lots created, and to the uses to which these lots may be put. The development of two new homes will have a very minor impact upon air quality.

4. BIOLOGICAL RESOURCES			Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:	Potentially Significant Impact				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion/Mitigation:

Pursuant to the Zander and Associates Biological assessment of September 10, 1999 there was the potential for certain protected animal and plant species to occur although none were observed. To protect and provide for the continued existence of appropriate habitat and to avoid natural watering and nesting sites the recommendations of the biological assessment are to be incorporated as conditions. Further, the development of two additional development sites will be areas subject to additional biological assessment by deed restriction prior to the issuance of Building Permits. There are no known impacts at this time, but the report recognizes the migratory nature of some species of concern and the possible influx of individuals due to available habitat. A condition of approval requires that the Final Parcel Map show building envelopes located outside of biologically significant habitat as identified in the Zander Report of September 10, 1999.

5. CULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Disturb any human remains, including those interred outside of formal cemeteries? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The archaeological sensitivity zone shown on Figure 4 of the Greater Monterey Peninsula Area Plan indicates that the property is located in a low to moderate sensitivity zone. Field review by staff indicates that there is no surface indication of any midden, shell fragments or pictograph rock outcrops that could be construed as evidence of prehistoric occupation sites. The requirement for an archaeological report was waived pursuant to the above field review.

6. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				<input checked="" type="checkbox"/>
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source:) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii)	Strong seismic ground shaking? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS			Less Than Significant		
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
iv) Landslides? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) Result in substantial soil erosion or the loss of topsoil? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Discussion/Conclusion/Mitigation:

Geoconsultants Inc. prepared a preliminary Geologic Assessment on March 22, 2000. Following the recommendations of the report will reduce any development of two lots to an insignificant impact. Among the recommendations of the report are that any development of structures avoid the Chupines Fault and that structures not be built upon quaternary landslide deposits. Both of these were mapped in the report. Specific recommendations to be incorporated as conditions of approval include:

- “1) A geotechnical (soil and foundation) investigation shall be completed for any future development and recommendations for grading, drainage, cut slopes, and foundations incorporated into site planning.”
- “2) Septic system leach fields for any additional residences shall be carefully located so as not to jeopardize slope stability.”

The conditions of the approval of the minor subdivision shall require that all recommendations of the Geologic report be required prior to new or further development of the lots, and that a note to that effect be required on the Final Parcel Map.

7. HAZARDS AND HAZARDOUS MATERIALS			Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:	Potentially Significant Impact				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The locations of building envelopes on lots 3 and 4 (200 acre and 190 acre parcels) are conditioned pursuant to Salinas Rural Fire District requirements to provide adequate fire response from the Laureles Grade Station. In addition fire suppression requirements for adequate fire flow will be required prior to parcel development with single-family dwellings. Access to the dwellings is from Boots Road a lateral feeder street not directly an emergency evacuation route. Additionally the increased traffic from two new lots is not sufficient to lower the level of service on Boots Road, Saddle Road, or Highway 68.

8. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The PES Environmental Inc. report of March 28, 2003 described the geo-hydrology and impact of two additional wells drilled on each of the 200 acre and 190 acre parcels proposed for this minor subdivision. The two 10 acre parcels are already served by a well and mutual water system. The report concluded that there is adequate water in the Monterey shale aquifers and of adequate quality to provide water for two additional homes on wells without jeopardizing surrounding wells or well fields. See the PES Environmental Inc Report dated March 28, 2003 in PLN 990181 file. The summary of their findings begins on page 12, and the recommendations for mitigation begin on page 14. They are careful to point out that location of septic systems and careful evaluation is critical to the continued health and well-being of well systems. Requiring water conserving devices on all new development is also important. It should be noted that the Environmental Health Division of the Health Department has already issued well permits for lots 3 & 4 and the wells have been installed. It is now important and should be conditioned that the leach fields be specifically sited on the map to prevent contamination of the wells.

9. LAND USE AND PLANNING		Less Than Significant	With Mitigation	Less Than Significant	No Impact
Would the project:	Potentially Significant Impact	Incorporated	Impact	Impact	Impact
a) Physically divide an established community? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

There are a number of development policies related to the future development of two new lots, that should be implemented or facilitated by the approval of this minor subdivision. For example policy 17.3.1.1 Adequate fire road access, 26.1.4.3 Assurance of a long term water supply, 26.1.6.2 (GMP) Open space, low intensity educational and recreational uses should be considered to be appropriate and compatible land uses in environmentally sensitive areas and areas of high visual sensitivity., 26.1.9.1 (GMP) Development on canyon edges and hilltops shall be designed to minimize the visual impact of the development, 36.04.1 meet slope density requirements, [this project does, although building envelopes haven't been selected], 40.2.5 Encourage landowners to dedicate scenic easements, 40.2.9 Protect scenic areas by using 100' setbacks, 51.1.4 Riding and hiking trails should be acquired and developed with the intent of creating a coordinated, area wide trails system. All motorized vehicles shall be

prohibited from using these trails, 56.2.2.1 Placement of existing utility lines underground shall be encouraged, particularly along Carmel Valley Road, Laureles Grade and Highway 68, 62.1.14 All development proposals shall make provision for low or moderate income housing in accordance with the Inclusionary Housing Ordinance.

10. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See PLN990181 file, containing geologic report from Geoconsultants Inc. dated March 22, 2000 and Section IVA of this Initial Study.

11. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground born vibration or ground born noise levels? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

The minor subdivision will be conditioned to require an avigation easement for parcels in the flight path of the Monterey Peninsula Airport.

12. POPULATION AND HOUSING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See planning file PLN990181 and section IVA of this Initial Study.

13. PUBLIC SERVICES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:					
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a)	Fire protection? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Police protection? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Schools? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See planning file PLN990181 and section IVA of this Initial Study.

14. RECREATION		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See planning file PLN990181 and section IVA of this Initial Study.

15. TRANSPORTATION/TRAFFIC			Less Than Significant		
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e) Result in inadequate emergency access? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f) Result in inadequate parking capacity? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Discussion/Conclusion/Mitigation:

See planning file PLN990181 and section IVA of this Initial Study.

16. UTILITIES AND SERVICE SYSTEMS			Less Than Significant		
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

16. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See planning file PLN990181 and section IVA of this Initial Study.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source:) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

See planning file PLN990181 and section IVA of this Initial Study.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

For purposes of implementing Section 735.5 of Title 14, California Code of Regulations: If based on the record as a whole, the Planner determines that implementation of the project described herein, will result in changes to resources A-G listed below, then a **Fish and Game Document Filing Fee** must be assessed. Based upon analysis using the criteria A-G, and information contained in the record, state conclusions with evidence below.

- A) Riparian land, rivers, streams, water courses, and wetlands under state and federal jurisdiction.
- B) Native and non-native plant life and the soil required to sustain habitat for fish and wildlife;
- C) Rare and unique plant life and ecological communities dependent on plant life, and;
- D) Listed threatened and endangered plant and animals and the habitat in which they are believed to reside.

- E) All species of plant or animals listed as protected or identified for special management in the Fish and Game Code, the Public Resources Code, and the Water Code, or regulations adopted thereunder.
- F) All marine terrestrial species subject to the jurisdiction of the Department of Fish and Game and the ecological communities in which they reside.
- G) All air and water resources the degradation of which will individually or cumulatively result in the loss of biological diversity among plants and animals residing in air or water.

De minimis Fee Exemption: For purposes of implementing Section 735.5 of the California Code of Regulations: A *De Minimis Exemption* may be granted to the **Environmental Document Fee** if there is substantial evidence, based on the record as a whole, that there **will not** be changes to the above named resources V. A-G caused by implementation of the project. State conclusions with evidence below using the above criteria, and follow Planning and Building Inceptions Department Procedures for filing a de minimis exemption.

Conclusion: The project will be required to pay the fee.

Evidence: The biological assessment indicates that the undeveloped land provides significant habitat for many plant and animal species including listed species. While the development entitlement will affect only a miniscule portion of the property, it will nevertheless have a small impact that will require further review by the Department of Fish and Game. See Initial Study section 4, and the Biological Assessment dated November 8, 1999 prepared by Zander and Associates 150 Ford Way Suite 101 Novato, California 94945. (415)-897-8781

IX. REFERENCES

1. Project Application/Plans contained in planning file PLN990181.
2. Biological Resource Assessment (of the Ng property) prepared by Zander and Associates, 150 Ford way Suite 101, Novato, California dated November 8, 1999

Preliminary Geological Assessment, Assessor's Parcel Number 416-191-001-000 prepared by Geoconsultants Inc, 1450 Koll Drive Suite 114, San Jose California 95112-4612, dated March 22, 2000

Project Specific Hydrogeologic Report for Lt Ng 4 lot minor subdivision, prepared by PES Environmental, Inc. 1682 Novato Boulevard Suite 100, Novato, California 94947-7021, prepared March 28, 2003.
3. Monterey County General Plan
4. Greater Monterey Peninsula Area Land Use Plan

EXHIBIT B
RECOMMENDED FINDINGS AND EVIDENCE
PLN990181 – Ng

1. **FINDING – CONSISTENCY.** The Project, as conditioned is consistent with applicable plans and policies of the Greater Monterey Peninsula Area Plan; Title 19, Subdivision Ordinance; and the Monterey County Zoning Ordinance, Title 21 that designate and set development standards for this area as appropriate for rural density residential development.

EVIDENCE:

- (a) **Project Site.** The property is located at the west end of Camino Nuevo (10600) fronting and south from Highway 68 in the hidden Hills area of the Greater Monterey Peninsula area Plan
- (b) **Regulations.** The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with:
1. Greater Monterey Peninsula Land Use Area Plan.
 2. Monterey County Coastal Subdivision Ordinance (Title 19).
 3. Chapter 21.16.060B of the Monterey County Zoning Ordinance regulations for development in the rural density residential zone.
 4. Chapter 21.50.030C of the Monterey County Zoning Ordinance regulations for referral to the City of Monterey.
 5. Chapter 21.46.060C Development standards for subdivisions
 6. Chapter 18.40 of the Monterey County Codes relative to Inclusionary Housing (Ordinance 04185).
- (c) **Land Use Plan.** The project area is designated for Rural Density Residential 10acres/unit) under the Greater Monterey Peninsula Land Use Plan.
- (d) **Zoning.** The parcel is zoned “RDR/10-UR-D and RDR/10-UR-VS (Rural Density Residential 10 Acres/unit, Urban Reserve, Design Control and Visually Sensitive.
- (e) **Existing Conditions.** The existing lot has a total of 410 acres and two existing residential units. The existing structures have all necessary public facilities.
- (f) **Minimum Lot Size.** The minimum building site that may be created is 10 acres (Title 21.16.060B. Parcel 1 would have 10.1 and Parcel 2 would have 10.2 acres, Parcel 3 would have 190.18 acres and parcel 4 would have 204.28 acres.
- (g) **Access.** The project is in conformance with access requirements in that it abuts El Camino Nuevo, a private road with access to Highway 68 via Boots and Bit Roads.
- (h) **Inclusionary Housing.** There are two existing residences located on the subject property. The project consists of dividing one existing lot of record into four lots with one existing residence on two of the new lots. Section 18.40.060C Monterey County Codes (Ordinance 04185, effective May 23, 2003) exempts projects that create one or two lots or units. The proposed project will create two new lots containing two existing housing units.
- (i) **No Violations.** Staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property that no violations exist on the property. A condition is included to assure that all zoning abatement costs, if any, have been paid.

- (j) LUAC. On February 7, 2001, the Greater Monterey Peninsula Land Use Advisory Committee voted 2 to 0 to recommend approval of the project. The Committee approved the application with the understanding that it was proposed for estate planning purposes.
- (k) Public Testimony. No testimony, either written or oral was received during the course of the public hearing process to indicate that there is any inconsistency with these plans or policies.
- (l) Materials in project file PLN990181/Ng.

2. **FINDING – HEALTH AND SAFETY.** The establishment, maintenance, or operation of the minor subdivision will not, under the circumstances of the 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 improvement in the neighborhood, or to the general welfare of the County.

EVIDENCE:

- (a) The project as described in the application and accompanying materials was reviewed by the Department of Planning and Building Inspection, Environmental Health Division, Public Works Department, applicable Fire Department, and Water Resources Agency. The respective departments 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; or the County in general. There has been no indication from these agencies that the site is not suitable for the proposed development.

3. **FINDING - WATER IMPACT/HIDDEN HILLS AREA:** There presently exists in the Hidden Hills area of Monterey County area a serious overdraft in the aquifers, together with water quality problems throughout the area. Review and conditions for water treatment of the pumped water for these lots is available in the planning file and through the review of the project by the Environmental Health Division of the Monterey County Health Department.

4. **EVIDENCE:**

- (a) Since each lot will have one residence with one well, there is no creation or expansion of water demanding uses at this time. Consideration of new uses that demand water will be required to provide proof of a long-term water supply for review and consideration of the County.
- (b) Materials in project file PLN990181/Ng.

5. **FINDING - SITE SUITABILITY.** The site is suitable for the use proposed.

EVIDENCE:

- (a) The project has been reviewed for suitability by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, North County Fire District, Parks Department, and Environmental Health Division. There has been no indication from these agencies that the site is not suitable. Conditions recommended by these agencies have been incorporated to the project conditions.
- (b) Staff conducted on-site visits to verify that the site is suitable for this use.
- (c) Necessary public facilities are required by condition of the minor subdivision.
- (d) Required easements for existing facilities (e.g. water, sewer, etc.) crossing property lines will be established on the final map (Conditions 6 and 7).

6. **FINDING- CEQA/NEGATIVE DECLARATION.** Minor Subdivision (PLN990181/Ng) is found to have no significant effect upon the environment pursuant to CEQA Guidelines section 15063 and a Negative Declaration to this effect has been prepared and circulated pursuant to CEQA Guidelines section 15073.

EVIDENCE:

- (a) Section 15063 details the requirements for the preparation of an Initial study.
 - (b) PLN990181 is a residential 4-lot subdivision that conforms to the adopted General Plan and zoning.
 - (c) No variances or exceptions are required.
 - (d) All services and access to the proposed parcels to local standards are available.
 - (e) Based on available information, there is no reasonable possibility that the proposed activity will have a significant effect on the environment due to unusual circumstances.
 - (f) File No. PLN990181/Ng; administrative record.
7. **FINDING:** The project may be appealed to the Planning Commission.
EVIDENCE: Section 19.16.020B Monterey County Subdivision Ordinance (Title 19).

Exhibit C Monterey County Planning and Building Inspection Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: <i>NG Minor Subdivision</i> <i>File No: PLN990181</i> <i>APNs: 416-191-001-000</i> <i>Approval by: Monterey County Minor Subdivision Committee</i> <i>Date: May 13, 2004</i>
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**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
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<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		<p>PBD029 - SPECIFIC USES ONLY</p> <p>This minor subdivision permit (PLN990181) allows the filing of a Parcel Map for 4 lots subject to completion of all conditions antecedent to recordation and subject to being in substantial compliance with the approved tentative Parcel map. The property is located at 10600 El Camino Nuevo, Assessor’s Parcel Number, and 416-191-001-000. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Recordation of the Final Parcel Map contemplated by this permit shall not occur unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection and appropriate land use department heads. 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. (Planning and Building Inspection)</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

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2		<p>PBD025 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the (HEARING BODY) for Assessor's Parcel Number _____ on (DATE). The permit was granted subject to 35 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)</p>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to filing final map	
3		<p>EH1 - WATER SYSTEM PERMIT</p> <p>Prior to filing the Final Parcel Map obtain a new or amended water system permit from the Division of Environmental Health for parcels 1 and 2. (Environmental Health)</p>	Submit necessary application, reports and testing results to EH for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to filing final map	

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4		<p>EH2 - WATER SYSTEM IMPROVEMENTS (CO. PERMITTED SYSTEM)</p> <p>Submit a schematic of the existing water system for Parcels 1 and 2 and engineered plans for any water system improvements.</p> <p>Design the water system improvements to meet the standards as found in Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations and as found in the Residential Subdivision Water Supply Standards. Submit engineered plans for the water system improvements, including plans for secondary treatment, and any associated fees to the Director of Environmental Health for review and approval prior to installing (or bonding) the improvements. (Environmental Health)</p>	Submit engineered plans for the water system improvements, including plans for secondary treatment, and any associated fees to EH for review and approval prior to installing (or bonding) the improvements.	CA Licensed Engineer /Owner/ Applicant	Prior to filing final map	
5		<p>EH4 - FIRE FLOW STANDARDS</p> <p>Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency.</p> <p>(Environmental Health)</p>	Submit evidence to the Division of Environmental Health that the proposed water system improvements have been approved by the local fire protection agency.	CA Licensed Engineer /Owner/ Applicant	Prior to installing or bonding water system improvements for Parcels 1 and 2.	

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6		<p>EH5 - INSTALL/BOND WATER SYSTEM IMPROVEMENTS</p> <p>The developer shall install the water system improvements to serve parcels 3 and 4 and any appurtenances needed or shall enter into a Subdivision Improvement Agreement with the County to install the water system improvements and provide security guaranteeing the performance of the Agreement.</p> <p>(Environmental Health)</p>	The developer shall install the water system improvements to and within the subdivision and any appurtenances needed or shall enter into a Subdivision Improvement Agreement with the County to install the water system improvements and provide security guaranteeing the performance of the Agreement.	CA Licensed Engineer /Owner/ Applicant	Prior to filing final map	
7		<p>EH44 - WELL LOTS</p> <p>Submit a tentative map indicating the proposed well lots, water distribution, and access easements for the water system for Parcels 1 and 2 and for the individual wells to serve Parcels 3 and 4 to the Director of Environmental Health for review and approval. Once approved, well lots and easements shall appear as part of the final map.</p> <p>(Environmental Health)</p>	Submit plans to the Division of Environmental Health for review and approval.	CA Licensed Engineer /Owner/ Applicant	Prior to filing final map	
8		<p>PW0033 – SURVEYOR CHECK-LIST</p> <p>Thirty days prior to expiration date of the tentative map, Step A (8-Items) of the County Surveyor’s Check Off List for Parcel Map Processing shall be completed.</p> <p>(Public Works)</p>	Subdivider shall submit items included in County Surveyors Check Off List to DPW for review and approval.	Subdivider	Prior to filing final map	
9		<p>PW0031 – PARCEL MAP</p> <p>File a parcel map delineating all existing and required easements or rights-of-way and monument new lines.</p> <p>(Public Works)</p>	Applicant’s surveyor shall prepare parcel map, submit to DPW for review and approval.	Owner/ Applicant/ Engineer	Prior to filing final map	

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10		PW0009 – DEDICATION (OPL) Dedicate to the County of Monterey area within the official plan line of State Highway 68. (Public Works)	Applicant’s surveyor shall prepare description of area to be dedicated. DPW can prepare deed.	Owner/ Applicant/ Surveyor	Prior to filing final map	
11		PW0037 – ROUTE 68 IMPROVEMENT FEE Contribute \$ 10,629.00 per lot for lots 3 & 4 as the pro rata share contribution for improvements within the Highway 68 corridor. This figure is based upon the amount used during the year 2000 and shall be updated annually in accordance with the Engineering News Record Construction Cost Index improvements to State Route 68. The amount shall be made payable to the County of Monterey and shall be paid prior to recordation of the Final Parcel Map. (Public Works)	Applicant shall pay to DPW required Traffic Mitigation Fee.	Owner/ Applicant	Prior to filing final map	
12		PW0025 – GRADING PERMIT A grading permit shall be obtained from the Planning and Building Inspection Department if required. (Public Works)	Subdivider to make application for Grading Permit.	Subdivider	Prior to Commencement of Grading	
13		PW0020 – PRIVATE ROADS Designate all subdivision roads as private roads. (Public Works)	Subdivider’s Surveyor shall designate private roads on final map.	Subdivider	Ongoing	
14		PW0017 – NATURAL DRAINAGE EASEMENT Designate all natural drainage channels on the final map by easements labeled “Natural Drainage Easement”. (Public Works)	Subdivider’s surveyor shall include labeling as described on Final Map.	Subdivider/ Surveyor	Prior to filing final map	

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15		PW0036 – EXISTING EASEMENTS AND ROW Provide for all existing and required easements or rights of way. (Public Works)	Subdivider’s Surveyor shall include all existing and required easements or rights of way on Parcel Map.	Subdivider/ Surveyor	Prior to filing final map	
16		WR38 - ROAD AND DRAINAGE MAINTENANCE AGREEMENT Developer shall have the sole responsibility for the care, maintenance, and repair of road and drainage improvements installed as a condition of approval of the subdivision. Upon each conveyance of each lot in the subdivision, developer shall be jointly obligated with the succeeding owners to perform such obligation pro rated on the basis of the remaining number of lots still owned by the developer. Developer’s obligation shall cease upon the conveyance of the last lot in the subdivision. Prior to filing the final map, a copy of a signed and notarized <i>Road and Drainage Maintenance Agreement</i> shall be provided to the Water Resources Agency for approval. The agreement shall be recorded concurrently with the final map. (Water Resources Agency)	Submit the signed and notarized original Agreement to the Water Resources Agency for review and approval prior to recordation. (A copy of the County’s standard agreement can be obtained at the Water Resources Agency.)	Owner/ Applicant	Prior to filing final map	
17		WR35 - CANYON DEL REY DRAINAGE CONTRIBUTION The applicant shall contribute to a fund for drainage facilities improvements in Canyon Del Rey a proportionate share to be determined by the County Water Resources Agency. (Water Resources Agency)	Submit the contribution to the Water Resources Agency.	Owner/ Applicant	Prior to filing the final map	
18		WR45 - WELL INFORMATION The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency)	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	

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19		<p>PKS004 – RECREATIONAL TRAILS EASEMENT</p> <p>The Applicant shall offer to dedicate a twenty (20) foot public recreational trail easement over the subdivided property in accordance with the trails component of the applicable Land Use Plan and in conference with Parks Department. The trail easement shall be offered to the County through an Irrevocable Offer to Dedicate Agreement, which shall set forth the terms, conditions, restrictions and subsequent use and location of the public recreational trail. The specific trail alignment shall be located entirely within the trail easement as described and shown on the Applicant’s Final Map. The Director of Parks and the Director of Planning and Building Inspection shall approve the final alignment for the trail easement. The trail easement shall not be opened to the public for trail access until such time as the County accepts the trail easement under the terms and conditions of the Irrevocable Offer to Dedicate, and thereafter assumes the responsibility for the public trail.</p> <p>(Parks and Planning and Building Inspection Departments)</p>	<p>1. Contact and meet with the Parks Department and the Planning Building Inspection Department to formulate the public recreation trail easement after receipt of IDR comments. Planning and Parks will have copies of the IDR comments for review by the owner/applicant.</p>	Owner/ Applicant	Upon receipt of Parks and PBI IDR comments, but prior to recordation of Final Parcel Map	
20		<p>FIRE001 - ROAD ACCESS</p> <p><i>Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a</i></p>	<p><i>Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.</i></p>	<i>Applicant or owner</i>	Prior to issuance of Building Permits	

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		<p>minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. Responsible Land Use Department Salinas Rural Fire District.</p>	<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	
21		<p>FIRE002 - ROADWAY ENGINEERING The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department: Salinas Rural Fire District.</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	
			<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	

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22		<p>FIRE006 - DEAD-END ROADS (4) <i>For parcels greater than 20 acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 5280 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than 1320-foot intervals. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department: Salinas Rural Fire District.</i></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<i>Applicant or owner</i>	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection for each phase of development.</p>	<i>Applicant or owner</i>	Prior to final building inspection	
23		<p>FIRE007 - DRIVEWAYS <i>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of</i></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<i>Applicant or owner</i>	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	<i>Applicant or owner</i>	Prior to final building inspection.	

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		<p>curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department: Salinas Rural Fire District.</p>				
24		<p>FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address.</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of building permit.</p>	

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		<p>When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.</p> <p>Responsible Land Use Department: Salinas Rural Fire District.</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	
25		<p>FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL)</p> <p>For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons.</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<p>Applicant or owner</p>	<p>Prior to issuance of grading and/or building permit.</p>	

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		<p>For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. Responsible Land Use Department: Salinas Rural Fire District.</p>	<p>Applicant shall schedule fire dept. clearance inspection</p>	<p>Applicant or owner</p>	<p>Prior to final building inspection</p>	
<p>26</p>		<p>WATER FOR FIRE PROTECTION A minimum fire protection water supply of 10,000 gallons per parcel shall be provided for parcels 1 and 2. The existing water storage located on the 10 acre parcels (lots 1 and 2) are estimated by the applicant to be 10,000galoons for parcel 1c and 25,000 gallons respectively. Upon verification by the Salinas Rural Fire District, these quantities of water storage would be acceptable for lots 1 and 2 with the addition of a wharf hydrant (one or two 2-1/2" outlets) on each parcel. Department: Salinas Rural Fire District.</p>	<p>Applicant to schedule inspection and verification with the Salinas Rural Fire District. Verification of the compliance with this condition to be established by the Fire District within the Office Link function of the PermitsPlus permit tracking system.</p>	<p>Applicant or owner</p>	<p>Prior to filing final map</p>	

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27		<p>FIRE015 - FIRE HYDRANTS/FIRE VALVES <i>For parcels 31 and 4 a fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. Responsible Land Use Department: Salinas Rural Fire District.</i></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection	

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28		<p>FIRE016 - SETBACKS <i>All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect.</i> Responsible Land Use Department: Salinas Rural Fire District.</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	<i>Applicant or owner</i>	Prior to issuance of grading and/or building permit.	
			<p><i>Applicant shall schedule fire dept. clearance inspection</i></p>	<i>Applicant or owner</i>	Prior to final building inspection	
29		<p>PBD024 - NOTE ON MAP-STUDIES Fire conditions # 20 through 27 above shall be placed on the final map or a separate sheet to be recorded with the final map stating that: Fire conditions 20-27 noted hereon pertain to the development and restriction of improvements permitted and regulated under the ministerial and discretionary permit authority of the Monterey County Planning and Building Inspection Department and the Salinas Rural Fire District. These recommendations shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (Planning and Building Inspection)</p>	<p>Final recorded map with notes shall be submitted to PBI and Public Works for review and approval.</p>	Owner/ Applicant	Prior to filing final map	

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30		PBD007 – EASEMENT - AVIGATION The developer shall convey an avigation easement to the Monterey Peninsula Airport District. (Planning and Building Inspection)	Submit approved and recorded avigation easement to PBI.	Owner/ Applicant	Prior to filing final map	
31		PBD010 – EASEMENT - SCENIC SLOPE A scenic easement shall be conveyed to the County over those portions of the property where the slope exceeds ___ percent. A scenic easement deed shall be submitted to, and approved by, the Director of Planning and Building Inspection prior to issuance of grading or building permits. (Planning and Building Inspection)	Submit scenic easement to PBI for approval.	Owner/ Applicant	Prior to filing final map	
32		PBD012 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) calendar days of project approval – prior to filling of the Notice of Determination. This fee shall be paid on or before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first. The project shall not be operative, vested or final until the filing fees are paid. (Planning and Building Inspection)	Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first.	Owner/ Applicant	Prior to filing final map	

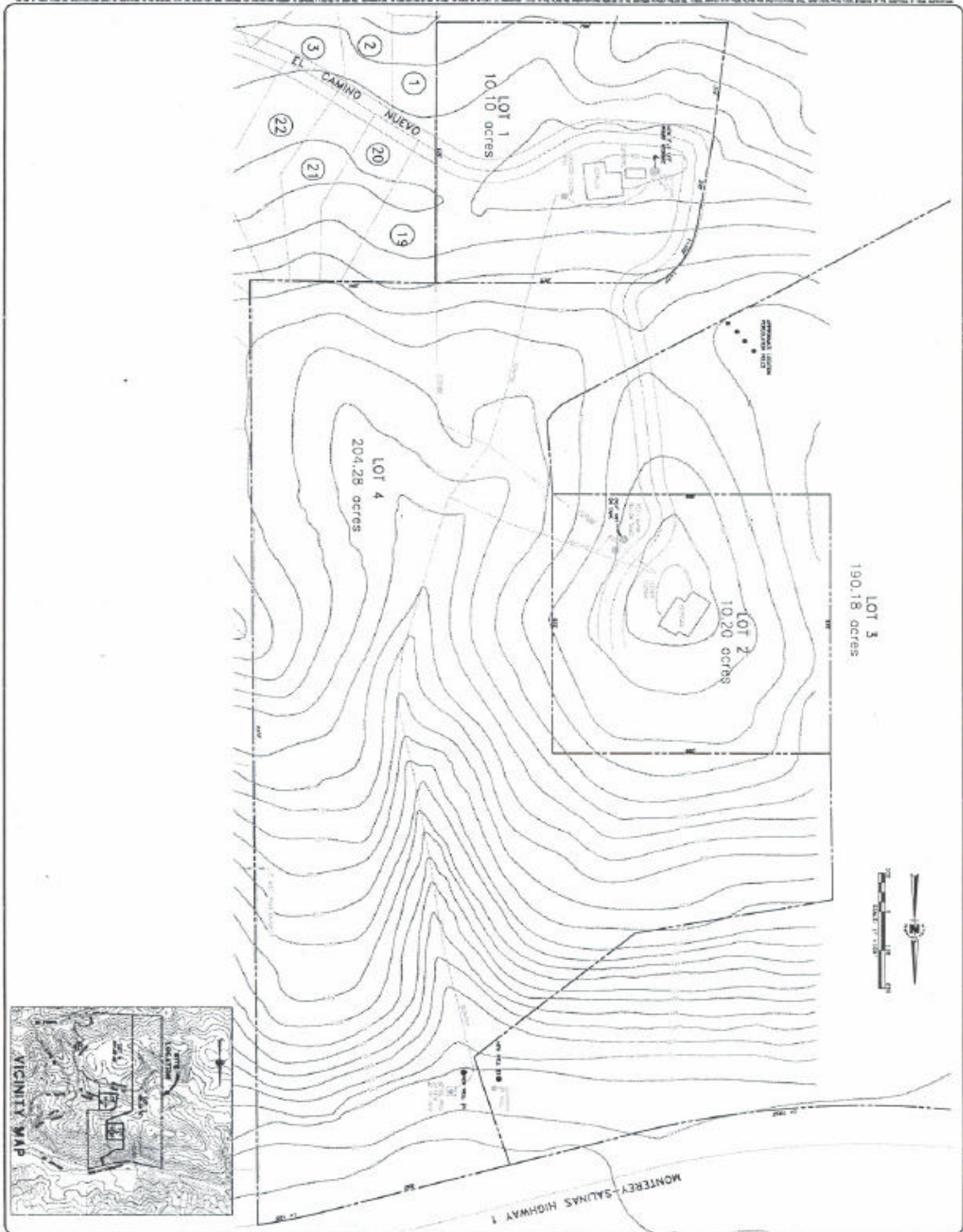
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
33		<p>PBD016 - INDEMNIFICATION AGREEMENT</p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney’s fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (Planning and Building Inspection)</p>	<p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBI.</p>	<p>Owner/ Applicant</p>	<p>Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
34		<p>PBD024 - NOTE ON MAP-STUDIES A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A Biological Assessment Report dated November 8, 1999, has been prepared on this property by Zander Associates [LIB030108], and is on file in the Monterey County Planning and Building Inspection Department in file # PLN990181. The recommendations contained in said report shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (Planning and Building Inspection)</p>	Final recorded map with notes shall be submitted to PBI and Public Works for review and approval.	Owner/ Applicant	Prior to Record-action of Final Map	
35		<p>PBD024 - NOTE ON MAP-STUDIES A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "A Preliminary Geological Assessment Report dated March 1, 2000, has been prepared on this property by Geoconsultants Inc.[LIB030107], and is on file in the Monterey County Planning and Building Inspection Department in file # PLN990181. The recommendations contained in said report shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (Planning and Building Inspection)</p>	Final recorded map with notes shall be submitted to PBI and Public Works for review and approval.	Owner/ Applicant	Prior to Record-action of Final Map	

LOTS 1-4 WATER SYSTEM

EXHIBIT D

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DATE	17-APR-2017
BY	WALDO
NO.	1 OF 1
SCALE	AS SHOWN

PREPARED FOR: **LOT 40**
WATER SYSTEM
 FOR FOUR (4) LOTS
 APR 418-131-001
 MONTEREY CITY LANDS
 COUNTY OF MONTEREY, CALIFORNIA

SESTOR ENGINEERS, INC.
 CIVIL ENGINEERING - SURVEYING - LAND PLANNING
 2750 BUREAU AVENUE, SUITE 100, MONTEREY, CALIFORNIA 93940
 TEL: 408.386.8800 FAX: 408.386.8801

PRELIMINARY
 NOT FOR CONSTRUCTION

DATE	17-APR-2017
BY	WALDO
NO.	1 OF 1
SCALE	AS SHOWN

EXHIBIT E

Vicinity Map

