

## MONTEREY COUNTY MINOR SUBDIVISION COMMITTEE

<b>Meeting:</b> September 28, 2006. Time 12:00 AM	<b>Agenda Item No.:</b> 3
<b>Project Description consists of:</b> 1) A Minor Subdivision Tentative Map for the division of an existing 50 acre parcel into two parcels of 6.7 and 43.3 acres, respectively to separate two existing single family dwellings in two separate parcels. No additional building sites or site improvements are included as part of the proposal; 2) Zoning reclassification to remove the "B-6" zoning overlay from the property's "LDR/B-6-D-S"(Low Density Residential, Building Site, Design Review and Site Plan Review overlay zoning designation).	
<b>Project Location:</b> 8025 Carmel Valley Road, Carmel Valley	<b>APN:</b> 169-031-019-000
<b>Planning Number:</b> PLN050193	<b>Name:</b> KRASZNEKEWICZ
<b>Plan Area:</b> Carmel Valley Master Plan	<b>Flagged and Staked:</b> No
<b>Zoning Designation:</b> "LDR/B-6-D-S" or [Low Density Residential, Building Site Zoning and Design Control District and Site Plan Review Zoning District Overlays].	
<b>CEQA Action:</b> Adopt Mitigated Negative Declaration	
<b>Department:</b> RMA-Planning Department	

### **RECOMMENDATION:**

Staff recommends that the Minor Subdivision Committee recommend the following actions to the Planning Commission:

- 1) Adopt the Mitigated Negative Declaration (**Exhibit E**);
- 2) Adopt the Condition Compliance and Mitigation Monitoring Reporting Plan (**Exhibit D**); and
- 3) Approve the proposed Tentative Map subject to the recommended Findings and Evidence (**Exhibit C**) and recommended Conditions of Approval (**Exhibit D**).

### **OVERVIEW OF PROPOSED ACTION:**

The subject property is located in mid-Carmel Valley north of Camel Valley Road across from Meadows Road within the area of Carmel Valley Master Plan. If approved the Tentative Parcel Map would divide the 50-acre parcel into two parcels of 6.7 and 43.3 acres, respectively. Additionally, the purpose of the minor subdivision is to locate two existing single-family dwellings on two separate parcels. The county allowed the first residence to be built with a building permit; a second residence was granted with an Administrative Permit in December of 1999 under (PLN990339).

The subject parcels Land Use Designation is low density residential with a 2.5 acre minimum. The property is zoned "LDR/B-6-D-S" or Low density Residential, Building Site District, Design District and Site Plan Review Overlays. The majority of the surrounding land uses or zoning designations are designated for residential uses, ranging from low density residential (LDR) with a minimum lot size of one acre to LDR with a minimum lot size of 2.5 acres per unit.

The subject 50 acre parcel currently maintains a "B-6" zoning overlay which limits the property to its current size by not allowing any further subdivision therefore, a zoning reclassification to remove the B-6 overlay is required to allow the subdivision. If approved the resulting combined allowable density under the General Plans current land use designations would result parcels with a combined density of up to 9 additional units. This calculations based on the current land use designation of 2.5 acres per unit and slope density calculation has the potential for a significant cumulative impact directly effecting the level of service on Highway because sections of the highway are currently operating at unacceptable levels of service, any new impacts resulting from the additional residential units would be considered a significant impact.

**DISCUSSION:** See (**Exhibit B**)

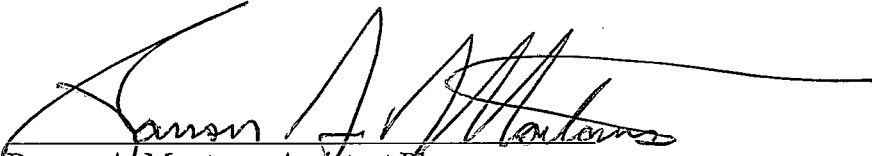
## OTHER AGENCY INVOLVEMENT:

- ✓ Planning and Building Inspection Department
- ✓ Carmel Valley Fire Protection District
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ Housing and Redevelopment

All the above checked agencies, Divisions and departments have reviewed this project. Carmel Valley Fire Protection District, Public Works, Parks Department, Environmental Health Division Water Resources Agency have provided conditions of approval (**Exhibit D**).

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. The LUAC recommended a continuance of there review because the applicant was not present and would like the opportunity to review the Mitigated Negative Declaration.

**Note:** The project is appealable to the Board of Supervisors.



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cc: Minor Subdivision Committee (5); Carmel Valley Fire Protection District, Public Works, Parks Department, Environmental Health Division Water Resources Agency; Housing and Redevelopment, Jacqueline R. Onciano; Ramon A. Montano, Carol Allen, Property Owner; Applicants Representative Mark Blum, Project File.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Discussion
	Exhibit C	Recommended Findings and Evidence
	Exhibit D	Recommended Conditions of Approval
	Exhibit E	Documents (Mitigated Negative Declaration) Initial Study
	Exhibit F	Tentative Parcel Map
	Exhibit G	Correspondence related to zoning clarification
	Exhibit H	Board Resolution No. 02-024

Luis A. Osorio, Senior Planner, reviewed this report

## EXHIBIT A

### Project Information for PLN050193

Project Title: **KRASZNEKEWICZ JOHN & SARAH**

Location: **8025 CARMEL VALLEY RD CARMEL**

Primary APN: **169-031-019-000-M**

Applicable Plan: **Carmel Valley Master Plan**

Coastal Zone: **No**

Permit Type: **Minor Subdivision**

Zoning: **LDR/B-6-D-S**

Environmental Status: **Exempt**

Plan Designation: **CV MASTER PLAN**

Advisory Committee: **Carmel Valley**

Final Action Deadline (884): **1/8/2006**

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#### Project Site Data:

Lot Size: **50 ACRES**

Coverage Allowed: **25%**

Coverage Proposed: **N/A**

Existing Structures (sf): **N/A**

Height Allowed: **30'**

Proposed Structures (sf): **N/A**

Height Proposed: **N/A**

Total Sq. Ft.: **2,178,000**

FAR Allowed: **N/A**

FAR Proposed: **N/A**

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#### Resource Zones and Reports:

Environmentally Sensitive Habitat: **No**

Erosion Hazard Zone: **LOW**

Biological Report #: **N/A**

Soils Report #: **N/A**

Forest Management Rpt. #: **N/A**

Archaeological Sensitivity Zone: **HIGH**

Geologic Hazard Zone: **MON/HIGH**

Archaeological Report #: **N/A**

Geologic Report #: **N/A**

Fire Hazard Zone: **HIGH**

Traffic Report #: **N/A**

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#### Other Information:

Water Source: **WELL**

Sewage Disposal (method): **SEPTIC**

Water Dist/Co: **N/A**

Sewer District Name: **N/A**

Fire District: **CVFPD**

Grading (cubic yds.): **0.0**

Tree Removal: **N/A**

Date Printed: **06/15/2006**

## **EXHIBIT B DISCUSSION**

**ZONING ISSUES:** The subject parcel is located in the Mid Valley area surrounded by properties designated as Low Density Residential with a 2.5 acre minimum lot size. According to the zoning map, the subject property is zoned "LDR/B-6-D-S" or Low Density Residential, with Building Site, Design Review and Site Plan Review overlay districts. The "B-6" overlay limits the property to its current size; therefore, a zoning reclassification to remove the "B-6" overlay is required to allow the subdivision. During project review, staff found that the "B-6" overlay was applied to the subject parcel in error. This conclusion is supported by review of County records, i.e. zoning maps and recorded land use activities on the parcel preceding the current project, as follows in the discussion below.

The subject parcel was once part of a larger property within the James Meadows Tract, and was a part of two previous applications for standard subdivisions. The first was Villas Carmel Del Pacifico subdivision which was not approved; the second was La Questa standard subdivision which was approved by the Board of Supervisors. The conditions of approval of this subdivision included a reclassification of the property to the "R-1-B-6-O" zoning classification; however, the final map for this subdivision was not recorded and the reclassification never took place. In 1985, the subsequent property owners, the Big Sur Land Trust, applied for a minor subdivision dividing the 497 acre tract into two parcels of 100 and 397 acres respectively. This application was approved but the approval did not include any zone changes therefore the zoning remained "K-G-J-B-4" until 1993 when the County rezoned the Greater Monterey Peninsula Area Plan including the Carmel Valley Master Plan Area.

The zoning maps indicate that the property was zoned "K-G-J-B-4" until 1993. In 1993, the County rezoned the entire Greater Monterey Peninsula Area including the Carmel Valley Master Plan Area to reflect the newly adopted land use designations under the General Plan. The new zoning map included the "B-6" designation for the subject parcel; however, the Board resolution did not specify a particular reason for reclassifying the subject parcel. The rezoning adopted by the Board of Supervisors for the Carmel Valley Master Plan Area did not include the direct application of the "B-6" to any parcel. This designation is only applied specifically on a case by case basis through the review of subdivision proposals to limit further subdivision of property. Therefore, staff can only conclude that the "B-6" overlay was applied to the property in error. Regardless of the mapping error, from a technical stand point a zoning reclassification is necessary to remove the "B-6" overlay and to correct the error. The reclassification to remove the overlay would not result in any potentially significant impacts (See Section 15 below for additional discussion).

**CONCLUSION:** The record clearly indicates that the subject parcel was zoned "K-G J-B-4" until it was reclassified by the Board in 1993 through the broad rezoning of the Greater Monterey Peninsula and the Carmel Valley Master Plan Area. The resolution of the Board of Supervisors rezoning these areas does not specify the addition of the "B-6" overlay to the subject parcel. Based on discussions with staff, review of the previous projects and applications affecting the subject site, and review of the zoning maps, staff can positively conclude that the "B-6" was placed on the subject parcel in error.

**TRAFFIC ISSUES:**

The project as proposed would not result in any direct impacts to traffic. However, the project does carry the potential for indirect impact as a result of the subdivision because the generation of any new traffic resulting from potential development of additional residential units including caretaker units & senior citizen units, would have a cumulatively significant effect on sections of Carmel Valley Road and Highway 1.

The Board of Supervisors has adopted certain policy related to new residential and commercial subdivisions in the area of the Carmel Valley Master Plan. This policy is contained in Board of Supervisors Resolution No. 02-024 (Exhibit 3). Section C of the resolution states "Additional units resulting from new residential and commercial subdivisions in the Carmel Valley Master Plan Area would foreseeably increase daily traffic on already deficient sections of State Highway 1 and Carmel Valley Road." The policy was adopted following the provisions of Policy No. 39.3.2.1 of the Carmel Valley Master Plan which provides that development having the potential for significant traffic impacts on levels of service, be deferred in the event that certain threshold volumes are reached in twelve segments of Carmel Valley Road. These thresholds have been reached according to a report from the Department of Public Works dated December 11, 2001.

Staff from the planning department and the department of Public works has reviewed the subject application in view of the policy mentioned above. Staff has determined that because the proposed project would merely separate existing residential units into separate parcels, it would not result in any direct addition of new vehicular traffic to Carmel Valley Road and Highway 1. However, the resulting parcels would have the potential for development of additional single-family dwellings as well as caretakers units and senior citizen units resulting in the generation of additional vehicular traffic that would further deteriorate the levels of service, contrary to the policies of the Carmel Valley Master Plan and the related Board policy mentioned above. This would be a potentially significant impact.

**CONCLUSION:**

The proposed project would not result in a direct impact to traffic service levels along Carmel Valley Road or Highway 1. However, as stated in section VII (Mandatory Findings of Significance) of the initial study, the project would result in potentially significant cumulative impacts generated by potential additional traffic which would result from development of additional residential units and habitable accessory structures on the proposed parcel. These impacts can be mitigated to a less than significant level through the mitigation measure recommended under section VII.

**ENVIRONMENTAL REVIEW:**

An Initial Study (Mitigated Negative Declaration) was prepared and circulated for public review on September 9, 2006. The study identified impacts associated with cumulative impacts associated with traffic and concluded that impacts resulting from the development could be mitigated to a less than significant level. No comments were received from the public or other reviewing agencies therefore, no issues remain unresolved.

## EXHIBIT C

### FINDINGS AND EVIDENCE

- 1. FINDING: CONSISTENCY 1)** - The project as described in Condition No. 1, and as conditioned, is consistent with the plans, policies, requirements, and standards of the Monterey County Subdivision Ordinance (Title 19) Monterey County General Plan, Carmel Valley Master Plan, and the Monterey County Zoning Ordinance (Title 21).

**EVIDENCE:** (a) The text, policies, and regulations in the above documents have been evaluated during the course of review for this application. No conflicts were found to exist. No communications were received during the course of review of the project to indicate that there is any inconsistency with the text, policies, and regulations in these documents.

(b) The property is located at 8025 Carmel Valley Road Carmel Valley Area North of Shulty Road, (Assessor's Parcel Number 169-031-019-000), Carmel Valley Master Plan. The property is zoned "LDR/B-6-D-S" or Low Density Residential, Building Site Zoning and Design Control District and Site Plan Review Zoning District Overlay. The proposed parcel sizes would comply with the size requirements of the properties' Land use & zoning designation.

(c) The zoning designation of the property includes the "B-6" zoning overlay under which the property could not be subdivided. However, staff determined through review of County records that this designation was applied to the project in error and does not apply to the site. The project application includes a zoning reclassification to remove the "B-6" overlay from the property to correct the error. Therefore, the project is consistent with zoning and land use designations.

(d) The project planner conducted a site visit in January 2006, to verify that the project on the subject parcel complies with the plans listed above.

(e) The subject parcel currently maintains two single-family dwellings. Each dwelling would be located on separate parcels and conform to the site development standards under the current zoning designation as recorded in the Planning File (No. PLN050193).

(f) The project was referred to the Carmel Valley Land Use Advisory Committee for review in accordance with the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236.

- 2. FINDING: CONSISTENCY 2)** - The proposed project is consistent with the current policy of the Board of Supervisors Board of Supervisors (Resolution No. 02-024) of denying new residential and commercial subdivisions that would generate additional vehicular traffic on Carmel Valley Road and State Highway One, pending construction of certain highway/road capacity-infrastructure improvements to portions of those roads.

**EVIDENCE:** (a) Approval of the proposed project is conditioned to prohibit development of habitable accessory structures (senior citizen units, caretaker units, and additional residential units) on the proposed lots in order to avoid the generation of additional vehicular traffic and to maintain the existing levels of service on Carmel Valley Road and Highway 1. Therefore, development of the proposed project would not result in the generation of additional vehicular trips that would further reduce the existing levels of service of Carmel Valley Road and Highway 1 contrary to the provisions of the current Board Policy.

(b) No additional development is proposed in any of the parcels resulting from the subdivision and approval of the project is conditioned to restrict the

development of additional habitable structures that would generate additional vehicular traffic on Carmel Valley Road and State Highway 1

- (c) The proposed project would result in the creation of one additional lot where a single family residence already exists and no additional traffic-generating development is proposed in the area of the Carmel Valley Master Plan Area.
- (d) The application, plans, and supporting materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development in Planning File No. PLN050193.

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

- EVIDENCE:**
- (a) The following agencies have reviewed the project: the Monterey County Planning and Building Inspection Department, Carmel Valley Fire Protection District, Public Works, Parks Department, Environmental Health Division Water Resources Agency. There has been no indication from these agencies that the site is not suitable. Recommended conditions have been incorporated.
  - (b) No additional development is proposed in any of the parcels resulting from the proposed subdivision.
  - (c) The Initial Study/draft Mitigated Negative Declaration indicates that there are no rare or endangered species existing on the property and that there is no habitat likely to support such species. Appropriate mitigation measures are incorporated into the project.
  - (d) The land is not in a flood zone according to FEMA maps and letters in file number PLN050193.
  - (e) The information prepared for the subdivision indicates that the land is suitable for the proposed development and recommended conditions have been incorporated into the project (see Finding No. 5 below).

**4. FINDING: SUBDIVISION ORDINANCE** - That none of the findings found in Section 19.04.025.I of the Subdivision Ordinance can be made for denial of the application.

- EVIDENCE:**
- (a) Section 19.04.025.I requires that the subdivision be denied if any one of the findings is made. Planning staff has analyzed the project against the findings for denial outlined in this section. The map and its design and improvements are consistent with the County General Plan, the Carmel Valley Master Plan. The site has been determined to be physically suitable for the type and density of development (see Evidence below). The design and improvements are not likely to cause substantial environmental damage, substantially and avoidably injure fish, wildlife, or their habitat, or cause serious public health problems because no new development is proposed as part of this project. The design and improvements will not conflict with easements for access through or use of property within the proposed subdivision. Planning staff reviewed the Title Report and applicable recorded documents to identify all easements and ensure that the project does not conflict with existing easements.
  - (b) The division of the resulting 50-acres lot into two lots of approximately 6.7 and 43.3 acres would allow existing and potential new development to comply with the 2.5 acre/unit density requirement. Additionally, the new parcel resulting from the minor subdivision provides for adequate building sites as evidenced by the application materials submitted for the project and review of these materials by staff.
  - (c) The application, plans, and support materials, including information submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development.
  - (d) The on-site inspection of the parcel by the project planner.

**5. FINDING:** **CEQA** The project will not have a significant adverse impact on the environment. An Initial Study and Mitigated Negative Declaration was prepared for the project and it was determined that the project would have no significant impacts. A Mitigated Negative Declaration was filed with the County Clerk on September 7, 2006 noticed for public review. The draft Mitigated Negative Declaration reflects the independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study and during the public review process. The Monterey County Planning and Building Inspection Department, 168 West Alisal Street, 2<sup>nd</sup> Floor, Salinas is the custodian of the documents and the materials that constitute the record of proceedings upon which the adoption of the Mitigated Negative Declaration is based.

**EVIDENCE:** (a) County staff prepared an Initial Study and draft Mitigated Negative Declaration for the project in compliance with the California Environmental Quality Act (CEQA), its Guidelines, and the Monterey County CEQA. The Initial Study provided substantial evidence that the project, with the addition of mitigation measures, would not have significant environmental impacts. A Mitigated Negative Declaration was filed with the County Clerk on September 7, 2006 and noticed for public review. The public review period ended September 27, 2006. All comments received on the Initial Study were considered as well as all evidence in the record, which includes studies, data, and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented or discussed during public hearings; staff reports that reflect the County's independent judgment and analysis regarding the above referenced studies, data, and reports; application materials; and expert testimony. Among the studies, data, and reports analyzed as part of the environmental determination are the following:

1. Project Application/Plans
2. Monterey County General Plan
3. Carmel Valley Master Plan
4. Board of Supervisors' Resolution No. 02-024
5. The 2004 Transportation Agency of Monterey County (TAMC), Project Study Report (PSR)
6. Research conducted by staff in the records contained in the following files corroborating the erroneous placement of the B-6 zoning on the subject property:

(La Questa Subdivision) Planning File SB00762

(Big Sur Land Trust Minor Subdivision) Planning File MS 83-08

(Carmel Valley View LTD Lot Line Adjustment) Planning File LLA90-16

County records relating to building permits planning files and maps relating of subsequent zonings; and personal references from staff present during the processing of Board action rezoning the areas listed in the County Zoning reclassification per resolution 93-111.

- (b) The Monterey County Planning and Building Inspection Department prepared an Initial Study/draft Mitigated Negative Declaration pursuant to CEQA. The Initial Study identified several potentially significant impacts, and mitigation



measures that would reduce those impacts to levels of insignificance are incorporated into the project. The Initial Study is on file in the office of Planning and Building Inspection and is hereby incorporated by reference in project file (PLN050193). All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval (Exhibit D).

- (c) A Mitigation Monitoring and Reporting Plan (Exhibit E) has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation.

- 6. FINDING: FISH AND GAME** - For Purposes of the Fish and Game Code, the project will not have a potential for adverse impact on fish and wildlife resources upon which the wildlife depends.

**EVIDENCE:** (a) Staff analysis contained in the Initial Study and Mitigated Negative Declaration and the record as a whole indicate the project may or will not result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game regulations.

(b) Initial Study and Negative Declaration contained in the project file PLN050193.

- 7. FINDING: INCLUSIONARY HOUSING** - The proposed project complies with the requirements of the Inclusionary Housing Ordinance.

**EVIDENCE:** The project is exempt from the requirements of the Ordinance under the provisions Section 18.40.010.

- 8. FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses and any other applicable provisions of the County's zoning ordinance (Title 20). No violations exist on the property. Zoning violation abatement cost, if any, have been paid.

**EVIDENCE:** Based on staff's site visit and verification of the Monterey County Planning and Building Inspection Department records, no violations exist on subject property.

- 9. FINDING: HEALTH & SAFETY** - The establishment, maintenance, and operation of the proposed development applied for 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 or to the general welfare of the County.

**EVIDENCE:** Preceding findings and supporting evidence.

- 10. FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors.

**EVIDENCE:** Chapter 19.16 of Title 19, Monterey County Subdivision Ordinance.

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## EXHIBIT D

### Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan

Project Name: John Krasznakewicz

File No: PLN050193 APNs: 169-031-019-000

Date referred by the Minor Subdivision Committee: September 28, 2006

Final Approval by: Board of Supervisors

*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Impact Addressed, and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
1		<b>PBD029 - SPECIFIC USES ONLY</b> This Minor Subdivision (PLN050193) allows for the division of an existing 50-acre parcel into two parcels of 6.7 and 43.3 acres, respectively. The Minor Subdivision is proposed to locate two existing single-family dwellings on two separate parcels. No additional building sites or site improvements are included as part of this proposal. The property is located at 8025 Carmel Valley Road Carmel Valley (Assessor's Parcel Number 169-031-019-000), north of Carmel Valley Road, Carmel Valley Master Plan Area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. 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 the appropriate authorities approve additional permits. <b>[Resource Management Agency (RMA) - Planning Department]</b>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

Permit Cond. Number	Mtg. Number	Impact Addressed, and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
2		<p><b>PBD016 - INDEMNIFICATION AGREEMENT</b></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. <b>(RMA-Planning Department)</b></p>	<p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to PBL.</p>	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, which-ever occurs first and as applicable	

Permit Cond. Number	Mitig. Number	Impact Addressed, and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
3		<b>PBD025 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice, which states: "A permit (Resolution No. _____) was approved by the Board of Supervisors for Assessor's Parcel Number 169-031-019-000 on _____, 2006. The permit was granted subject to 14 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. <b>(RMA-Planning Department)</b>	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to recordation of the Parcel Map	
4		<b>PBD022 - MITIGATION MONITORING PROGRAM</b> The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. <b>(Planning and Building Inspection)</b>	1) Enter into agreement with the County to implement a Mitigation Monitoring Program.  2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner/ Applicant	Prior to recordation of the Final Map	

Permit Cond. Number	Mitig. Number	Impact Addressed, and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
5		<p><b>PBD – EASEMENT - SCENIC SLOPE – NON STANDARD CONDITION</b></p> <p>The property owner shall be required to dedicate to the County a scenic easement over those portions of the property where the slope exceeds 30% percent. A scenic easement deed shall be submitted to, and approved by, the Director of Planning and Building Inspection prior to recordation of the Parcel Map permits. <b>(RMA-Planning Department)</b></p>	Submit scenic easement to PBI for approval.	Owner/ Applicant	Prior to recordation of the Parcel Map	
6		<p><b>PBD – ACCESSORY STRUCTURE DEVELOPMENT LIMITATION</b></p> <p>A Deed restriction shall be recorded on the subject properties stating that “No additional residential units, caretaker units or senior citizen units are allowed on this property until the construction of capacity-increasing improvements to state Highway 1 have been completed and the adoption of General Plan/Master Plan policies relating to the Level of Service on Carmel Valley Road that would allow additional vehicular traffic from such units without further decreasing the traffic levels of service.” <b>(RMA-Planning Department)</b></p>	Deed restriction language to be submitted to and approved by Planning and Building Inspection.	Applicant	Prior to recordation of the Final Map	

Permit Cond. Number	Mitig. Number	Impact Addressed, and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
7		<p><b>FIRE007 - DRIVEWAYS</b></p> <p>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 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. <b>(Carmel Valley Fire Protection District).</b></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.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

<i>Permit Cond. Number</i>	<i>Mtg. Number</i>	<i>Impact Addressed, 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>
8		<p><b>FIRE011 - ADDRESSES FOR BUILDINGS</b></p> <p>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. 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. <b>(Carmel Valley Fire Protection District).</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	



Permit Cond. Number	Mitig. Number	Impact Addressed, and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
9		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(Carmel Valley Fire Protection District).</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.  Applicant shall schedule fire dept. clearance inspection	Applicant or owner  Applicant or owner	Prior to issuance of grading and/or building permit.  Prior to final building inspection	
10		<b>PW0022 - FIRE REQUIREMENTS FOR ROADS</b> Improve roads in accordance with requirements of the local fire jurisdiction. <b>(Public Works)</b>	Subdivider shall submit improvement plans prepared by his Engineer to local fire jurisdiction and to DPW for approval. Roads to be constructed in accordance with approved plans.	Subdivider	Prior to Recordation of Final Map	
11		<b>PW0031 - PARCEL MAP</b> File a parcel map delineating all existing and required easements or rights-of-way and monument new lines. <b>(Public Works)</b>	Applicant's surveyor shall prepare parcel map, submit to DPW for review and approval.	Owner/ Applicant/ Engineer	Prior to Recordation of Parcel Map	



<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Impact Addressed, 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>
12		<b>PW0033 – SURVEYOR CHECK-LIST</b> 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. <b>(Public Works)</b>	Subdivider shall submit items included in County Surveyors Check Off List to DPW for review and approval.	Subdivider	Prior to Recordation of Parcel Map	
13		<b>PW0036 – EXISTING EASEMENTS AND ROW</b> Provide for all existing and required easements or rights of way. <b>(Public Works)</b>	Subdivider's Surveyor shall include all existing and required easements or rights of way on Parcel Map.	Subdivider/ Surveyor	Prior to Recordation of Parcel Map	

**END OF CONDITIONS**

**MITIGATION MEASURE (S)**

*\*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>Impact Addressed, 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>
6	1	<b>MM#1.0:</b> A Deed restriction shall be recorded on the subject properties stating that "No additional residential units, caretaker units or senior citizen units are allowed on this property until the construction of capacity-increasing improvements to state Highway 1 have been completed and the adoption of General Plan/Master Plan policies relating to the Level of Service on Carmel Valley Road that would allow additional vehicular traffic from such units without further decreasing the traffic levels of service." ( <b>RMA-Planning Department</b> )	Deed restriction language to be submitted to and approved by Planning and Building Inspection.	Applicant	Prior to recordation of the Final Map	

**END OF MITIGATIONS**

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

**EXHIBIT E**

**FILED**  
SEP 07 2006  
STEPHEN L. VAGNINI  
MONTEREY COUNTY CLERK  
DEPUTY

**Project Title:** KRASZNEKEWICZ JOHN & SARAH  
**File Number:** PLN050193  
**Owner:** KRASZNEKEWICZ JOHN & SARAH MILES  
PO BOX 369  
BIG SUR CA 93920-0369

**Project Location:** 8025 CARMEL VALLEY RD CARMEL  
**Primary APN:** 169-031-019-000  
**Project Planner:** RAMON MONTANO  
**Permit Type:** Minor Subdivision

**Project Description:** PROJECT DESCRIPTION CONSISTS OF: 1) A MINOR SUBDIVISION TENTATIVE MAP FOR THE DIVISION OF AN EXISTING 50 ACRE PARCEL INTO TWO PARCELS OF 6.7 AND 43.3 ACRES, RESPECTIVELY TO SEPARATE TWO EXISTING SINGLE FAMILY DWELLINGS IN TWO SEPARATE PARCELS. NO ADDITIONAL BUILDING SITES OR SITE IMPROVEMENTS ARE INCLUDED AS PART OF THE PROPOSAL; 2) ZONING RECLASSIFICATION TO REMOVE THE "B-6" ZONING OVERLAY FROM THE PROPERTY'S "LDR/B-6-D-S"(LOW DENSITY RESIDENTIAL, BUILDING SITE, DESIGN REVIEW AND SITE PLAN REVIEW OVERLAY ZONING DESIGNATION). THE PROPERTY IS LOCATED AT 8025 CARMEL VALLEY ROAD CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 169-031-019-000), NORTH OF CARMEL VALLEY ROAD, CARMEL VALLEY MASTER PLAN 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):

- ☐ Planning Commission  
☐ Zoning Administrator  
☒ Board of Supervisors

- ☐ Subdivision Committee  
☐ Chief of Planning Services  
☐ Other: \_\_\_\_\_

Responsible Agency: County of Monterey

Review Period Begins: 09/07/2006

Review Period Ends: 09/27/2006

For further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, 168 West Alisal St, 2nd Floor, Salinas, CA (831) 755-5025

Date Printed: 09/07/2006

# MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT  
168 WEST ALISAL, 2<sup>ND</sup> FLOOR, SALINAS, CA 93901  
(831) 755-5025 FAX: (831) 755-9516



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN that the Monterey County Planning and Building Inspection Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Minor subdivision and rezoning reclassification (Krasznekewicz PLN050193). The property is located at 8025 Carmel Valley Road Carmel Valley (Assessor's Parcel Number 169-031-019-000), north of Carmel Valley Road, Carmel Valley Master Plan Area. (see description below).

The Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Planning and Building Inspection Department, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas. The Minor Subdivision Committee will consider this proposal at a meeting on **September 28, 2006 at time** in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 1st Floor, Salinas California. Written comments on this Mitigated Negative Declaration will be accepted from **September 7, 2006 to September 27, 2006**. Comments can also be made during the public hearing.

### **Project Description:**

**The project consists of:** 1) A Minor Subdivision Tentative Map for the division of an existing 50 acre parcel into two parcels of 6.7 and 43.3 acres, respectively to separate two existing single family dwellings in two separate parcels. No additional building sites or site improvements are included as part of the proposal; 2) Zoning reclassification to remove the "B-6" zoning overlay from the property's "LDR/B-6-D-S" (Low Density Residential, Building Site, Design Review and Site Plan Review overlay zoning designation).

### FOR ADDITIONAL INFORMATION CONTACT:

Ramon A. Montano, Project Planner  
Monterey County Planning & Building Inspection Department  
168 West Alisal, 2<sup>nd</sup> Floor  
Salinas, CA 93901  
(831) 755-5169

**For reviewing agencies:** The Planning and Building Inspection Department requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Department if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

Distribution: (see below)

- ☐ No Comments provided  
☐ Comments noted below  
☐ Comments provided in separate letter

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Return to: Ramon A. Montano  
Monterey County Planning and Building Inspection Dept.  
168 West Alisal St, 2<sup>nd</sup> Floor  
Salinas, CA 93901

From: Agency Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

#### DISTRIBUTION

1. County Clerk's Office
2. Planning and Building Inspection Department
3. Camel Valley Fire Protection District
4. Public Works Department
5. Parks Department
6. Environmental Health Division
7. Water Resources Agency
8. Housing and Redevelopment
9. County Counsel
10. Applicant's Representative Mark A. Blum
11. Margaret Robbins
12. Property Owner Mr. John Krasznecwicz

# MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT

168 West Alisal St. 2<sup>nd</sup> Floor, Salinas, CA 93901

PHONE: (831) 755-5025 FAX: (831) 755-9516



## *INITIAL STUDY*

### *I. BACKGROUND INFORMATION*

**Project Title:** Krasznekewicz Minor Subdivision

**File No.:** PLN050193

**Project Location:** Carmel Valley

**Name of Property Owner:** John and Sarah Krasznekewicz

**Name of Applicant:** John Krasznekewicz

**Assessor's Parcel Number(s):** 169-031-019-000

**Acreage of Property:** 50 acres

**General Plan Designation:** Low Density Residential 2.5 Acres per Unit

**Zoning District:** "LDR/B-6-D-S" or Low Density Residential, with Building Site Review, Design Control and Site Plan Review Overlays.

**Lead Agency:** Monterey County Planning Department

**Prepared By:** Ramon A. Montano

**Date Prepared:** September 6, 2006

**Contact Person:** Ramon A. Montano Project Planner

**Phone Number:** (831) 755-5169

## **II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING**

### **A. Project Description:**

The project consists of a:

- A Minor Subdivision Tentative Parcel Map allowing the division of an existing 50-acre parcel into two parcels of 6.7 and 43.3 acres, respectively and would separate the existing dwellings into separate parcels. No additional building sites or site improvements shall be required or are included as part of this proposal.
- Zoning reclassification to remove the "B-6" zoning overlay from the property's "LDR/B-6-D-S"(Low Density Residential, Building Site, Design Review and Site Plan Review overlay zoning designation).

### **B. Environmental Setting and Surrounding Land Uses:**

The subject property is located in mid-Carmel Valley north of Camel Valley Road across from Meadows Road within the area of Carmel Valley Master Plan. The property is 50 acres and is sparsely covered with native grasses and coast live oaks. The property is mostly undeveloped and approximately 25 acres of the total 50 acres is significantly constrained by areas in excess of 30%. During Project Review, no environmentally sensitive habitat or plant and animal species were identified in the Greater Monterey Inventory and Analysis or the Counties Geographical Information systems Maps. Therefore an on site biological report was not required because no development effecting physical changes to the site are proposed as part of the project that would result in new potentially significant impacts.

The subject parcels Land Use Designation is low density residential with a 2.5 acre minimum. The property is zoned "LDR/B-6-D-S" or Low density Residential, Building Site District, Design District and Site Plan Review Overlays. The majority of the surrounding land uses or zoning designations are designated for residential uses, ranging from low density residential (LDR) with a minimum lot size of one acre to LDR with a minimum lot size of 2.5 acres per unit. ... The subject 50 acre parcel currently maintains a B-6 zoning overlay which limits the property to its current size by not allowing any further subdivision therefore, a zoning reclassification to remove the B-6 overlay is required to allow the subdivision. If approved the resulting combined allowable density under the General Plans current land use designations would result parcels with a combined density of up to 9 additional units. This calculation is based on the current land use designation of 2.5 acres per unit and slope density calculation.



Figure 1 Project Location

### ***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 checked="" 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 type="checkbox"/> Aesthetics                             | <input type="checkbox"/> Agriculture Resources   | <input type="checkbox"/> Air Quality                       |
| <input type="checkbox"/> Biological Resources                   | <input type="checkbox"/> Cultural Resources      | <input type="checkbox"/> Geology/Soils                     |
| <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input 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 environmental factors listed above have been reviewed in light of the current proposed Minor Subdivision and Zoning reclassification. It has been determined that the proposed Minor Subdivision and zoning reclassification will not have a significant effect on the environment because no physical changes are proposed as part of this application. Staff has analyzed the proposed subdivision and finds that because each parcel will contain one existing residential unit no new impacts associated with changes to the land or additional traffic will be created. The properties are restricted from further subdivision and have been condition to limit the potential development

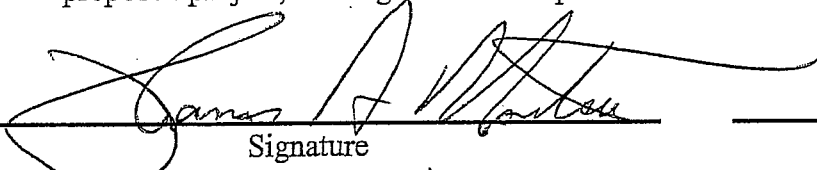
**B. DETERMINATION**

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

9-7-2006  
Date

RAMON A. MONTANO  
Printed Name

Assistant Planner  
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

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion/Conclusion:

The project does not include any new development therefore; it will not result in any physical changes to the site that would result in any new potential environmental impacts. See previous Sections II. (A) (*Project Description*), B (*Environmental Setting*) and Section IV. (A) (*Environmental Factors Potentially Affected*), as well as issue specific, referenced, county resources, (Monterey County General Plan, Carmel Valley Master Plan).

### 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:**

The project does not include any new development therefore; it will not result in any physical changes to the site that would result in any new potential environmental impacts. See previous Sections II. (A) (*Project Description*), B (*Environmental Setting*) and Section IV. (A) (*Environmental Factors Potentially Affected*), as well as issue specific, referenced, county resources, (Monterey County General Plan, Carmel Valley Master Plan).

**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:**

The project does not include any new development therefore; it will not result in any physical changes to the site that would result in any new potential environmental impacts. See previous Sections II. (A) (*Project Description*), B (*Environmental Setting*) and Section IV. (A) (*Environmental Factors Potentially Affected*), as well as issue specific, referenced, county resources, (Monterey County General Plan, Carmel Valley Master Plan).

#### 4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

#### Discussion/Conclusion:

The property is 50 acres in size and sparsely covered with native grasses and coast live oaks. The property is mostly undeveloped and approximately 25 acres of the total 50 acres are significantly constrained by slopes in excess of 30%. During project review, no environmentally sensitive habitat or plant and animal species were identified per the Greater Monterey Peninsula Area Plan Inventory and Analysis and the County's geographical information systems maps. Therefore an on site biological report was not required because no development is proposed as part of the project which would result in new potentially significant impacts.

## 5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

The project does not include any new development therefore; it will not result in any physical changes to the site that would result in any new potential environmental impacts. See previous Sections II. (A) (*Project Description*), B (*Environmental Setting*) and Section IV. (A) (*Environmental Factors Potentially Affected*), as well as issue specific, referenced, county resources, (Monterey County General Plan, Carmel Valley Master Plan).

## 6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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"/>	

### Discussion/Conclusion:

The project does not include any new development therefore; it will not result in any physical changes to the site that would result in any new potential environmental impacts. See previous Sections II. (A) (*Project Description*), B (*Environmental Setting*) and Section IV. (A) (*Environmental Factors Potentially Affected*), as well as issue specific, referenced, county resources, (Monterey County General Plan, Carmel Valley Master Plan).

## 7. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No 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 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 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 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 checked="" type="checkbox"/>



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**7. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:	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 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 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 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 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 checked="" type="checkbox"/>

**Discussion/Conclusion:**

The project does not include any new development therefore; it will not result in any physical changes to the site that would result in any new potential environmental impacts. See previous Sections II. (A) (*Project Description*), B (*Environmental Setting*) and Section IV. (A) (*Environmental Factors Potentially Affected*), as well as issue specific, referenced, county resources, (Monterey County General Plan, Carmel Valley Master Plan).

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**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 type="checkbox"/>	<input checked="" 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"/>

## 8. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

The project does not include any new development therefore; it will not result in any physical changes to the site that would result in any new potential environmental impacts. See previous Sections II. (A) (*Project Description*), B (*Environmental Setting*) and Section IV. (A) (*Environmental Factors Potentially Affected*), as well as issue specific, referenced, county resources, (Monterey County General Plan, Carmel Valley Master Plan).

## 9. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: )	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

## 9. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion:

The subject parcel is located in the Mid Valley area of Carmel Valley. The parcel and surrounding properties are designated as Low Density Residential with a 2.5 acre minimum lot size. According to the zoning map the property is zoned "LDR/B-6-D-S" or Low density Residential, with Building Site, Design Review and Site Plan Review overlay districts. The "B-6" overlay limits the property to its current size and therefore a zoning reclassification to remove the B-6 overlay is required to allow the subdivision. During project review, staff found that the "B-6" overlay was applied to the subject parcel in error. This conclusion is supported by review of County records, i.e. zoning maps and recorded land use activities on the parcel preceding the current project.

The subject parcel was once part of a larger property within the James Meadows Tract, and was a part of two previous applications for standard subdivisions. The first was Villas Carmel Del Pacifico subdivision which was not approved; the second was La Questa standard subdivision which was approved by the Board of Supervisors. The conditions of approval of this subdivision included a reclassification of the property to the "R-1-B-6-O" zoning classification; however the final map for this subdivision was not recorded and the reclassification never took place. The zoning maps indicate that the property was zoned "K-G-J-B-4" until 1993. The County rezoned the entire area of the Carmel Valley Master Plan in that year to reflect the land use designations of the General Plan. The new zoning map included the "B-6" designation for the subject parcel. However, the overall zoning of the area within the Carmel Valley Master Plan did not include the application of the "B-6" overlay to any parcel; this designation is only applied specifically on a case by case basis through the review of subdivision proposals to limit further subdivision of property. Therefore, staff can only conclude that the "B-6" overlay was applied to the property in error. Regardless of the mapping error, from a technical stand point a zoning reclassification is necessary to remove the "B-6" overlay and to correct the error. The reclassification to remove the overlay would not result in any potentially significant impacts (See Section 15 below for additional discussion).

# 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:

The project does not include any new development therefore; it will not result in any physical changes to the site that would result in any new potential environmental impacts. See previous Sections II. (A) (*Project Description*), B (*Environmental Setting*) and Section IV. (A) (*Environmental Factors Potentially Affected*), as well as issue specific, referenced, county resources, (Monterey County General Plan, Carmel Valley Master Plan).

# 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-borne vibration or ground-borne 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"/>
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 type="checkbox"/>	<input checked="" 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:**

The project does not include any new development therefore; it will not result in any physical changes to the site that would result in any new potential environmental impacts. See previous Sections II. (A) (*Project Description*), B (*Environmental Setting*) and Section IV. (A) (*Environmental Factors Potentially Affected*), as well as issue specific, referenced, county resources, (Monterey County General Plan, Carmel Valley Master Plan).

**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:**

The project does not include any new development therefore; it will not result in any physical changes to the site that would result in any new potential environmental impacts. See previous Sections II. (A) (*Project Description*), B (*Environmental Setting*) and Section IV. (A) (*Environmental Factors Potentially Affected*), as well as issue specific, referenced, county resources, (Monterey County General Plan, Carmel Valley Master Plan).

**13. PUBLIC SERVICES**

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

### 13. PUBLIC SERVICES

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Other public facilities? (Source: )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion/Conclusion:

The project does not include any new development therefore; it will not result in any physical changes to the site that would result in any new potential environmental impacts. See previous Sections II. (A) (*Project Description*), B (*Environmental Setting*) and Section IV. (A) (*Environmental Factors Potentially Affected*), as well as issue specific, referenced, county resources, (Monterey County General Plan, Carmel Valley Master Plan).

### 14. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

The project does not include any new development therefore; it will not result in any physical changes to the site that would result in any new potential environmental impacts. See previous Sections II. A (*Project Description*) and B (*Environmental Setting*) and Section IV. A (*Environmental Factors Potentially Affected*), as well as issue specific, referenced, county resources, (Monterey County General Plan, Carmel Valley Master Plan).

### 15. TRANSPORTATION/TRAFFIC

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:**

The project as proposed would not result in any direct impacts to traffic. However, the project does carry the potential for indirect impact as a result of the subdivision because the generation of any new traffic resulting from potential development of additional residential units including caretaker units & senior citizen units, would have a cumulatively significant effect on sections of Carmel Valley Road and Highway 1.

The Board of Supervisors has adopted certain policy related to new residential and commercial subdivisions in the area of the Carmel Valley Master Plan. This policy is contained in Board of Supervisors Resolution No. 02-024 (Exhibit 3). Section C of the resolution states "Additional units resulting from new residential and commercial subdivisions in the Carmel Valley Master Plan Area would foreseeably increase daily traffic on already deficient sections of State Highway 1 and Carmel Valley Road." The policy was adopted following the provisions of Policy No. 39.3.2.1 of the Carmel Valley Master Plan which provides that development having the potential for significant traffic impacts on levels of service, be deferred in the event that certain threshold volumes are reached in twelve segments of Carmel Valley Road. These thresholds have been reached according to a report from the Department of Public Works dated December 11, 2001.

Staff from the planning department and the department of Public works have reviewed the subject application in view of the policy mentioned above. Staff has determined that because the proposed project would merely separate existing residential units into separate parcels, it would not result in any direct addition of new vehicular traffic to Carmel Valley road & Highway 1. However, the resulting parcels would have the potential for development of additional single-family dwellings as well as caretakers units and senior citizen units resulting in the generation of additional vehicular traffic that would further deteriorate the levels of service, contrary to the policies of the Carmel Valley Master Plan and the related Board policy mentioned above. This would be a potentially significant impact.

Conclusion:

The proposed project would not result in a direct impact to traffic service levels along Carmel Valley Road or Highway 1. However, as stated above and in section VII (Mandatory Findings of Significance,) the project would result in potentially significant cumulative impacts generated by potential additional traffic which would result from development of additional residential units. These impacts can be mitigated to a less than significant level through the mitigation measure recommended under section VII.

16. UTILITIES AND SERVICE SYSTEMS		Less Than Significant			
Would the project:		Potentially Significant Impact	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"/>
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:

The project does not include any new development therefore; it will not result in any physical changes to the site that would result in any new potential environmental impacts. See previous Sections II. (A) (*Project Description*), B (*Environmental Setting*) and Section IV. (A) (*Environmental Factors Potentially Affected*), as well as issue specific, referenced, county resources, (Monterey County General Plan, Carmel Valley Master Plan).



## 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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/impact:

The proposed Minor Subdivision does not effect items a) or c) as previously discussed in section IV A of this document.

The two resulting parcels from the proposed minor subdivision would have the potential for development of 9 additional residential units and additional caretaker or senior citizen units. This calculation is based on the current land use designation of 2.5 acres per unit and slope density calculation formula contained in policy No. 36.0.04 of the General Plan. Therefore, because the property has the potential for additional residential units, staff has identified this as a potential for cumulative impact associated with the cumulative traffic impacts and current levels of service on Highway 1 and Carmel Valley Road.

### Conclusion:

The potential for additional trips generated from potential additional residential development is considered a significant impact. Therefore, in order to mitigate the potential significant impact a restriction will be placed on the properties to not allow development of any additional residential units, caretaker units or senior citizen units. Until capacity-increasing improvements to state Highway 1 are built and new general plan/area plan policies related to the Level of Service on Carmel Valley Road that would allow additional vehicular traffic from such units without further decreasing the traffic levels of service.

### **Mitigation Measure:**

- 1.0 A Deed restriction shall be placed on the subject properties to not allow any additional residential units, caretaker units or senior citizen units until the construction of capacity-increasing improvements on Carmel Valley Road and State Highway 1 and the adoption of General Plan/Master Plan policies relating to the Level of Service on Carmel Valley Road that would allow additional vehicular traffic from such units without further decreasing the traffic levels of service.

## ***VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES***

### **Assessment of Fee:**

For purposes of implementing Section 753.5 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 753.5 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. Using the above criteria, state conclusions with evidence below, and follow Planning and Building Inceptions Department Procedures for filing a de minimis exemption.

**Conclusion:** The project (will/will not) be required to pay the fee.

**Evidence:** Based upon staffs analysis of the information contained in the record and a site visit it has determined that the project as proposed will not effect any resources found in criteria A-G listed above.

## ***IX. REFERENCES***

- A) Project Application/Plans
- B) Carmel Valley Master Plan EIR (Keith Higgins Traffic Report)
- C) Monterey County General Plan
- D) Carmel Valley Master Plan
- E) The 2004 Transportation Agency of Monterey County (TAMC), Project Study Report (PSR)
- F) Research conducted by staff in the records contained in the following files corroborating the erroneous placement of the B-6 zoning on the subject property:

La Questa Subdivision File SB

Minor Subdivision MS 83-08

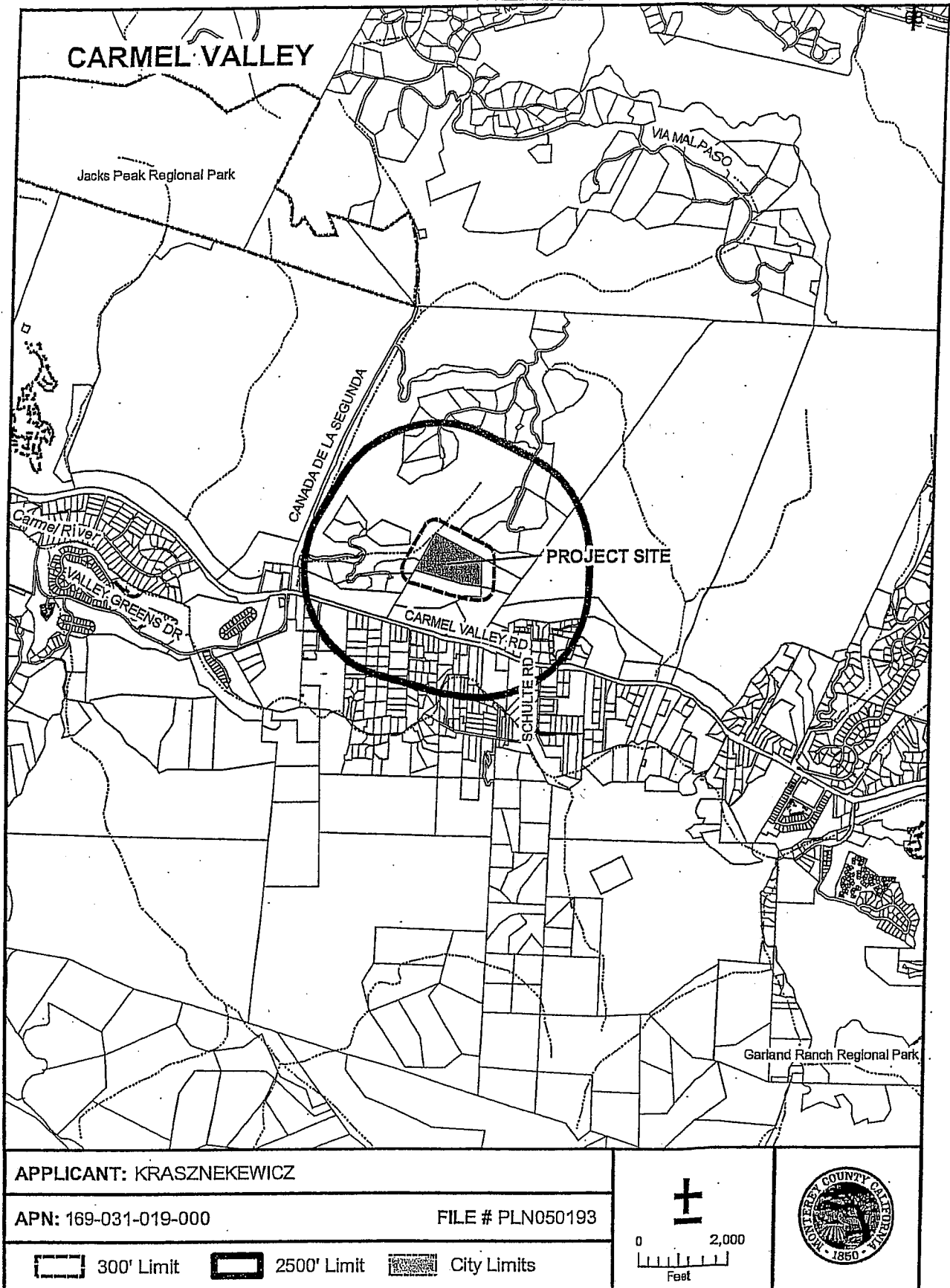
Lot Line Adjustment file, LLA90-16

County records relating to building permits planning files and maps relating of subsequent zonings; and personal references from staff present during the processing of Board action rezoning the areas listed in the County Zoning reclassification per resolution 93-111

## ***X. EXHIBITS***

- 1. Vicinity Map
- 2. Tentative Map
- 3. Board of Supervisors Resolution NO. 02-024

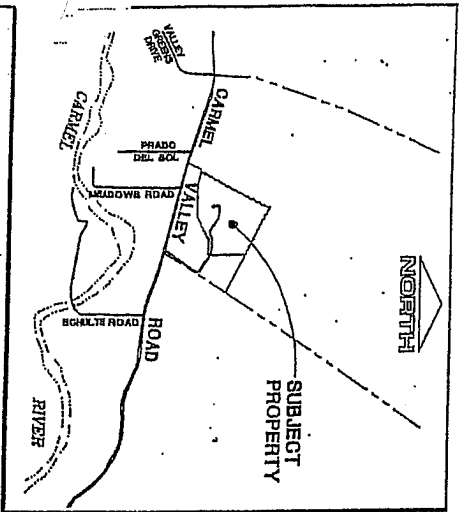
EXHIBIT 1  
TO THE INITIAL STUDY



PLANNER: MONTANO

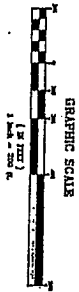
# EXHIBIT 2 TO THE INITIAL STUDY

## VICINITY MAP



## LEGEND

- PROPERTY BOUNDARY
- EXISTING ELEVATION CONTOUR
- EXISTING PAVED ROAD
- NEW LOT LINE
- EASEMENT
- WATER PIPE
- ROAD & UTILITY EASEMENT
- UNDERGROUND ELECTRIC

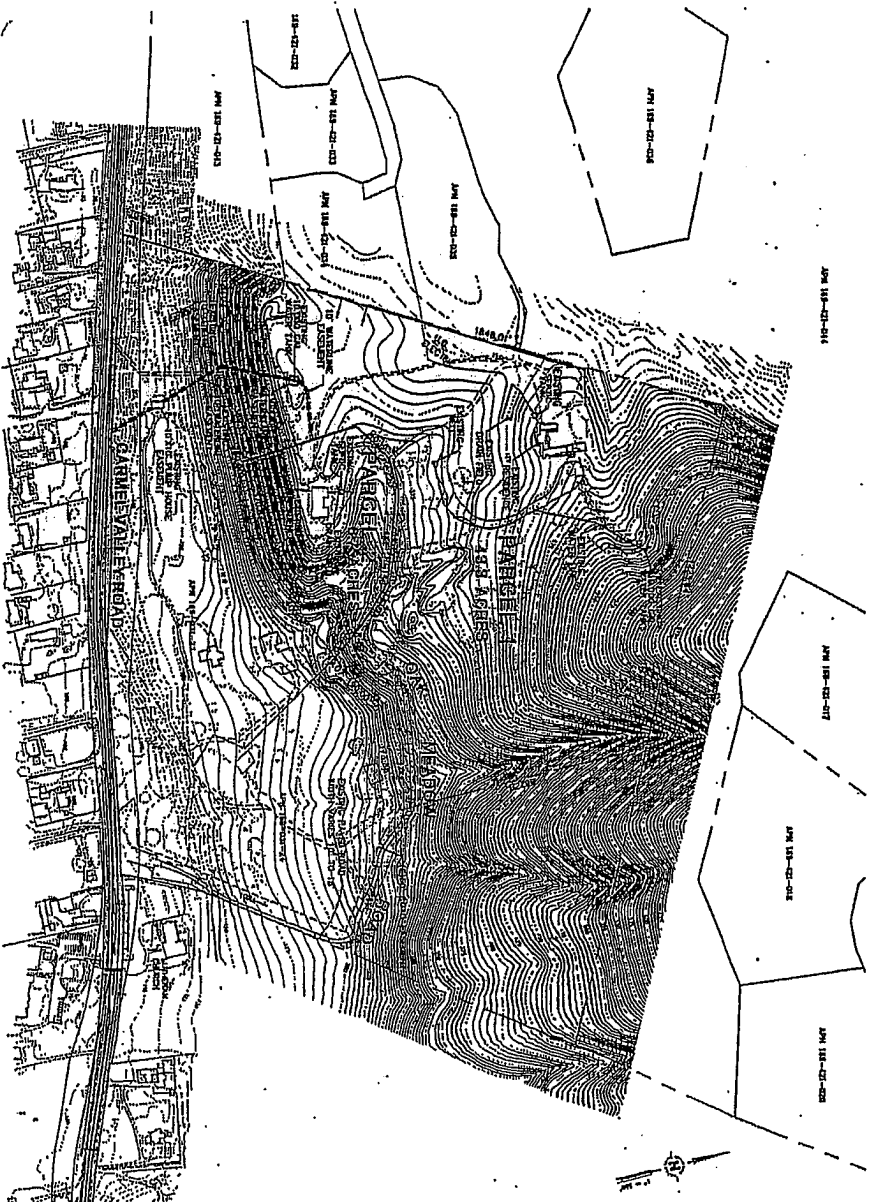


- SUBDIVIDER'S STATEMENT**
- EXISTING ZONING, LUR 2.5.
  - PROPOSED USE OF THE LAND, RESIDENTIAL.
  - EROSION CONTROL SHALL BE IN ACCORDANCE WITH MONTEREY COUNTY EROSION CONTROL REGULATIONS AND REGULATIONS.
  - WATER SUPPLY BY EXISTING NEWMOON WELL ON PARCEL 1 AND EXISTING SERVICE DEPOSIT BY NEWMOON SEPTIC TANK.
  - THE REMOVAL, NONE.
  - PUBLIC AREAS TO BE DEDICATED, NONE.
  - MAXIMUM HEIGHT, NEITHER PROPERTY TO EXCEED COUNTY ZONING LIMITS, OF TWO EXISTING LOCAL RESIDENCES.

- GENERAL NOTES**
- A.P. 168-031-18 & 20
  - THE SIZE, LOCATION AND TYPE OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY.
  - EXISTING OVERHEAD UTILITIES SHALL REMAIN. NEW UTILITIES SHALL BE PLACED UNDERGROUND.

**OWNER / APPLICANT**  
JOHN AND SARA HANSEN  
2005 CARMEL VALLEY ROAD  
CARMEL, CALIF. 95008

**PROJECT SUMMARY**  
NUMBER OF RESIDENTIAL LOTS: 2  
LOT SIZES: 6.7 TO 43.3 ACRES  
AVERAGE LOT SIZE: 25.0 ACRES  
TOTAL PARCEL AREA: 50.0 ACRES  
MINIMUM ALLOWABLE NUMBER OF LOTS PER ACRE DENSITY FORMULA: 18.2



**VESTING TENTATIVE PARCEL MAP**  
**PROPOSED MINOR SUBDIVISION**  
APN # 168-031-18/20  
CARMEL VALLEY, CALIFORNIA

**WHE WHITSON ENGINEERS**  
1000 LANTANA LANE, SUITE 100  
CARMEL, CALIF. 95008  
TEL: 831.923.1234  
FAX: 831.923.1235  
WWW.WHITSONENGINEERS.COM

SCALE: 1" = 200'  
MAY 31, 2008

EXHIBIT 3  
TO THE INITIAL STUDY

*Before the Board of Supervisors of the  
County of Monterey, State of California*

RESOLUTION NO. 02-024

A Resolution of the Monterey County Board of  
Supervisors Providing Policy Direction to Staff  
and Guidance to the Planning Commission to  
Disapprove Subdivisions Proposed  
in the Carmel Valley Master Plan Area . . . . . )

**THE BOARD OF SUPERVISORS FINDS, DETERMINES AND DECLARES AS FOLLOWS:**

A. Policy 39.1.6 of the Carmel Valley Master Plan provides for limiting development in the Plan area pending the commencement of construction of a capacity improvement to State Highway 1 known as the Hatton Canyon Freeway. On March 24, 1999, the Transportation Agency for Monterey County removed funding for the Hatton Canyon Freeway from the Regional Transportation Improvement Program, and on June 7, 1999, the California Transportation Commission similarly removed funding for that project from the State Transportation Improvement Program. At this time, the California Department of Transportation has not developed an alternative project to increase capacity on State Highway 1 in the area of Carmel-by-the Sea; and

B. Policy 39.3.2.1 of the Carmel Valley Master Plan calls for semiannual monitoring of traffic volumes on twelve segments of Carmel Valley Road. In the event that certain threshold volumes are reached in any of the twelve road segments, Policy 39.3.2.1 provides for the deferral of development having the potential for significant traffic impacts and effects on Level of Service, until appropriate measures to improve Level of Service are identified and studied. In a report to the Board of Supervisors on December 11, 2001, the Department of Public Works has indicated that critical traffic volume thresholds have been reached in Segments 3 (Ford Road to Laureles Grade Road) and 7 (Schulte Road to Rancho San Carlos Road) of Carmel Valley Road; and

C. Additional units resulting from new residential and commercial subdivisions in the Carmel Valley Master Plan area would foreseeably increase daily traffic on already deficient segments of State Highway 1 and Carmel Valley Road; and

D. To avoid foreseeable adverse impacts to Level of Service on State Highway 1 and Carmel Valley Road, and to ensure compliance with Policies 39.1.6 and 39.3.2.1 of the Carmel Valley Master Plan, the Board of Supervisors desires to provide direction to staff and guidance to the Planning Commission regarding the creation of additional parcels in the Carmel Valley Master Plan area.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. It is the policy of the Board of Supervisors that residential and commercial subdivisions proposed in the Carmel Valley Master Plan Area be denied, pending the construction of left turn pockets on Segments 6 and 7 of Carmel Valley Road (from Robinson Canyon Road to Rancho San Carlos Road), the construction of capacity-increasing improvements to State Highway 1 between its intersections with Carmel Valley Road and Morse Drive, and the adoption of updated General Plan/Master Plan policies relating to Level of Service on Carmel Valley Road. Residential subdivision applications submitted before October 19, 1999 may proceed, so that they may be addressed on their merits with regard to potential traffic generation and all other impacts. Applications for subdivision of any property which has been designated as a Comprehensive Planned Use area for which a Comprehensive Development Plan has been accepted by the Board of Supervisors on or before October 19, 1999 may proceed, so that they may be addressed on their merits with regard to potential traffic generation and all other impacts.

2. To allow for the planning and implementation of improvements to Carmel Valley Road and State Highway 1, and to allow for the development and consideration of new General Plan approaches to link growth with infrastructure, this policy is intended to remain in place until adoption of an updated General Plan for Monterey County, or such other period as may be extended by future Board action.

3. This Resolution extends and augments the existing policy of the Board of Supervisors as set forth in Resolutions 99-379 and 01-133. As a legislative act relating to the rejection or disapproval of projects, adoption of this Resolution is statutorily exempt from the California Environmental Quality Act pursuant to Public Resources Code section 21080(b)(5) and section 15270(a) of Title 14 of the California Code of Regulations (CEQA Guidelines).

On motion of Supervisor Pennycook, seconded by Supervisor Potter, the foregoing resolution is adopted this 22nd day of January 2002, by the following vote:

AYES: Supervisor(s) Armenta, Pennycook, Calcagno, Johnsen and Potter

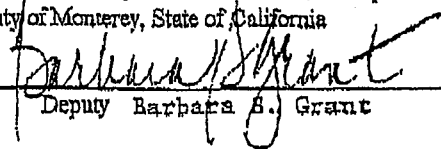
NOES: None

ABSENT: None

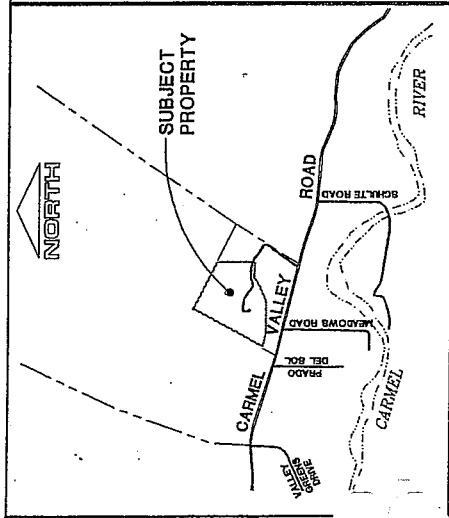
I, SALLY R. REED, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original resolution of said Board of Supervisors duly made and entered in the minutes thereof at page XXXXXX of Minute Book 71, on January 22, 2002.

SALLY R. REED, Clerk of the Board of Supervisors,  
County of Monterey, State of California

By

  
Deputy Barbara B. Grant

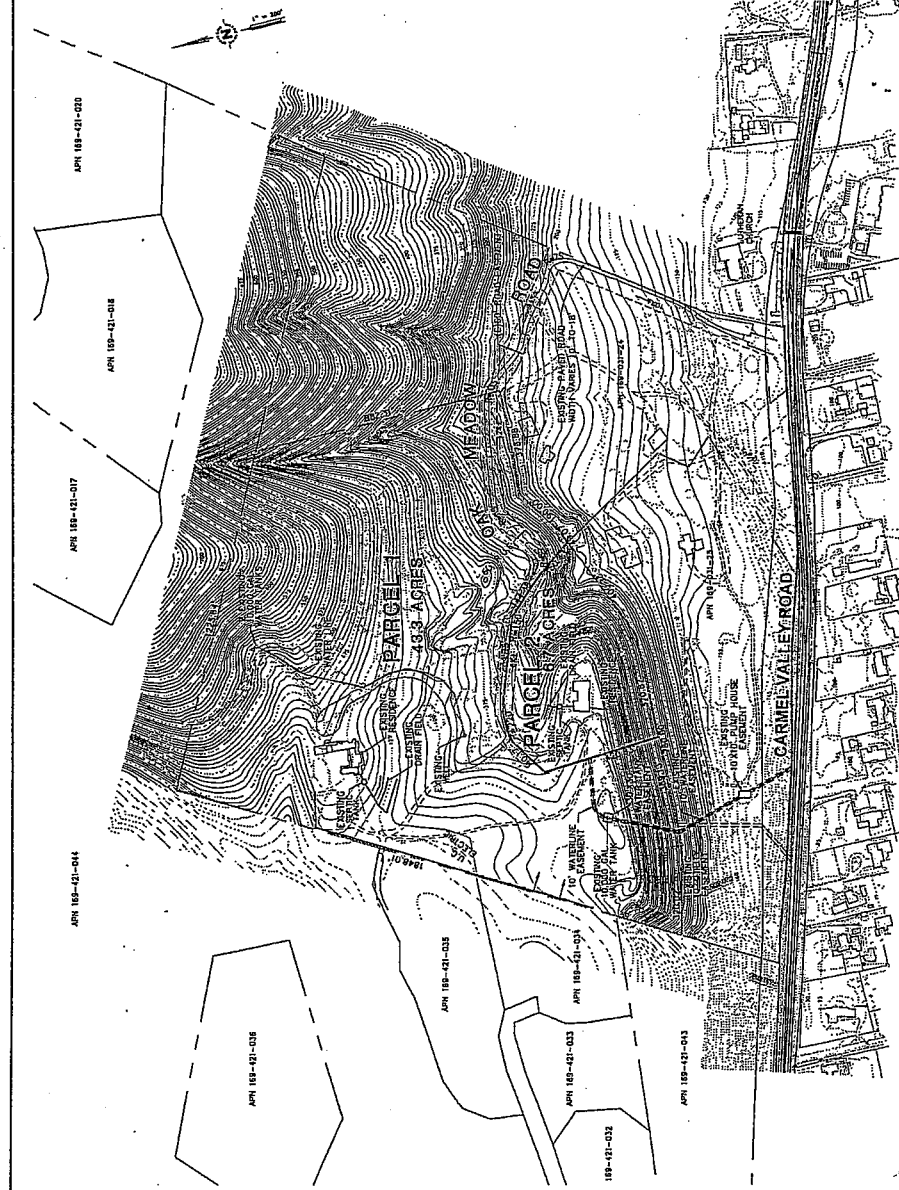
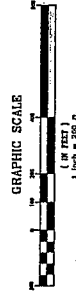
Dated: January 29, 2002



VICINITY MAP

### LEGEND

- PROPERTY BOUNDARY
- EXISTING ELEVATION CONTOUR
- EXISTING PAVED ROAD
- NEW LOT LINE
- EASEMENT
- WATER PIPE
- ROAD & UTILITY EASEMENT
- UNDERGROUND ELECTRIC



## VESTING TENTATIVE PARCEL MAP PROPOSED MINOR SUBDIVISION

APN # 189-031-19/20  
CARMEL VALLEY, CALIFORNIA

**WHITSON ENGINEERS**  
3000 Blue Lakeside Lane • Suite 100 • Los Angeles, CA 90048  
Carmel Valley Office: 10000 • Pasadena 12

SCALE: 1" = 200' MAY 31, 2005

### OWNER / APPLICANT

JOHN AND SARAH KRASZNEKOWICZ

10000 CARMEL VALLEY ROAD

CARMEL, CALIF. 95008

### PROJECT SUMMARY

NUMBER OF RESIDENTIAL LOTS:

2

LOT SIZES:

6.7 TO 43.3 ACRES

AVERAGE LOT SIZE:

25.0 ACRES

TOTAL PARCEL AREA:

50.0 ACRES

MAXIMUM ALLOWABLE NUMBER OF LOTS

PER SLOPE DENSITY FORMULA: 18.2

### GENERAL NOTES

1. A.P. # 189-031-19 & 20
2. THE LOCATION AND TYPE OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY.
3. EXISTING OVERHEAD UTILITIES SHALL REMAIN. NEW UTILITIES SHALL BE PLACED UNDERGROUND.

### SUBDIVIDER'S STATEMENT

- A. EXISTING ZONING: LDR 2.5.
- B. PROPOSED USE OF THE LAND: RESIDENTIAL.
- C. EROSION CONTROL: SHALL BE IN ACCORDANCE WITH MONTEREY COUNTY EROSION CONTROL ORDINANCES AND REGULATIONS.
- D. WATER SUPPLY: BY EXISTING INDIVIDUAL WELL ON PARCEL 1 AND EXISTING SEWAGE DISPOSAL BY INDIVIDUAL SEPTIC TANK.
- E. TREE REMOVAL: NONE.
- F. PUBLIC AREAS TO BE DEDICATED: NONE.
- G. MAXIMUM HEIGHT: NEITHER PROPERTY TO EXCEED COUNTY ZONING LIMITS.
- H. PROPOSED TYPE OF DEVELOPMENT: RESIDENTIAL SUBDIVISION.
- I. OF TWO EXISTING LEGAL RESIDENCES.



REC'D JUN 18 1997

**MONTEREY COUNTY****PLANNING AND BUILDING INSPECTION DEPARTMENT**

- ☐ P.O. BOX 1208 SALINAS, CALIFORNIA 93902 PLANNING: (408) 736-3225 BUILDING: (408) 736-8027 FAX (408) 736-5487  
☐ MONTEREY COURTHOUSE, 1200 AGUAYTO ROAD, MONTEREY, CALIFORNIA 93940 (408) 847-7623 FAX (408) 847-7677



June 17, 1997

Todd D. Bessire, Esq.  
Anthony Lombardo & Associates  
450 Lincoln Ave., Ste. 100  
Salinas, CA 93901

RE: Bohlman (169-031-019-000 and 169-031-020-000)

Dear Mr. Bessire:

This will confirm that our office will accept a subdivision application involving the above referenced property.

Sincerely,

Paul V. Tran  
Associate Planner

cc: Wes Arvig  
Nick Chiulos

REPLYING LTR 6-17-97/PAUL MHC:01

EXHIBIT H

*Before the Board of Supervisors of the  
County of Monterey, State of California*

RESOLUTION NO. 02-024

A Resolution of the Monterey County Board of )  
Supervisors Providing Policy Direction to Staff )  
and Guidance to the Planning Commission to )  
Disapprove Subdivisions Proposed )  
in the Carmel Valley Master Plan Area . . . . . )

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C. Additional units resulting from new residential and commercial subdivisions in the Carmel Valley Master Plan area would foreseeably increase daily traffic on already deficient segments of State Highway 1 and Carmel Valley Road; and

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On motion of Supervisor Pennycook, seconded by Supervisor Potter, the foregoing resolution is adopted this 22nd day of January 2002, by the following vote:

AYES: Supervisor(s) Armenta, Pennycook, Calcagno, Johnsen and Potter

NOES: None

ABSENT: None

I, SALLY R. REED, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original resolution of said Board of Supervisors duly made and entered in the minutes thereof at page XXXXXX of Minute Book 71, on January 22, 2002.

SALLY R. REED, Clerk of the Board of Supervisors,  
County of Monterey, State of California

By Barbara S. Grant  
Deputy Barbara S. Grant

Dated: January 29, 2002



PLANNER: MONTANO