

MONTEREY COUNTY MINOR SUBDIVISION COMMISSION

Meeting: June 8, 2006 @ 10:35 AM		Agenda Item: 2
Project Description: (PLN060078 – Trompeter) Minor Subdivision of one existing lot of record of 20 acres into four parcels of five acres each (Assessors Parcel Number 423-381-005-000).		
Project Location: The property is located at 68200 Interlake Road, Lockwood.		
Plan Area: South County		Flagged and staked: No
Zoning Designation: LDR/1		CEQA Action: Amended Mitigated Negative Declaration
Department: Resource Management Agency/Planning and Building Inspection		

RECOMMENDATION:

1. Adopt the Amended Mitigated Negative Declaration (**Exhibit D**);
2. Approve the Trompeter Minor Subdivision based on Findings and Evidence (**Exhibit B**) and subject to proposed conditions of approval (**Exhibit C**); and
3. Adopt the Mitigation Monitoring and Reporting Plan (**Exhibit C**).

OVERVIEW OF PROPOSED ACTION

This project consists of a Minor Subdivision of one existing lot of record of 20 acres into four parcels of five acres each. Each lot would have an individual well and septic system. The property fronts on the west side of Interlake Road south of Jolon Road, Lockwood, South County area. Access to the lots would be provided by individual driveways onto Interlake Road.

This property was a remainder parcel in the Fitzharris Minor Subdivision (PLN030415), which created four 5-acre lots and a 20-acre remainder parcel. The physical impacts associated with project development were analyzed in the Mitigated Negative Declaration for the Fitzharris Minor Subdivision. An Amended Mitigated Negative Declaration was prepared to reflect the change from four lots and a remainder parcel to eight lots. Mitigation measures identified in the earlier adopted Mitigated Negative Declaration have been deemed necessary for this project site to address cultural resources. No other significant issues have been identified for the project.

OTHER AGENCY INVOLVEMENT:

- ✓ Water Resources Agency
- ✓ Environmental Health Division
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Housing and Redevelopment Division
- ✓ South County Fire Protection District

All of the above have reviewed this project. Conditions are recommended by the Water Resources Agency, Environmental Health Division, Public Works Department, Housing and Redevelopment Agency, Planning and Building Inspection Department and South County Fire Protection District (see **Exhibit C**).

Bob Schubert, Senior Planner
(831) 883-7522 or schubertbj@co.monterey.ca.us
May 11, 2006

cc: Minor Subdivision Committee, Public Works Department, Environmental Health Division, Water Resources Agency, South County Fire Protection District, Housing and Redevelopment Division, Scott Trompeter, File.

Attachments: Exhibit "A" Project Data Sheet
Exhibit "B" Recommended Findings and Evidence
Exhibit "C" Recommended Conditions of Approval
Exhibit "D" Amended Mitigated Negative Declaration
Exhibit "E" Vicinity Map
Exhibit "F" Tentative Parcel Map

Mike Novo, Planning and Building Services Manager, reviewed this report.

Exhibit A
Project Data Sheet

EXHIBIT “B”
RECOMMENDED FINDINGS AND EVIDENCE

1. **FINDING: CONSISTENCY, SITE SUITABILITY** - The project proposed in this application consists of a minor subdivision (PLN060078). The project, as described in condition #1 and as conditioned, conforms with the policies, requirements and standards of the Monterey County Subdivision Ordinance (Title 19), the General Plan, South County Area Plan, and the Monterey County Zoning Ordinance (Title 21). The property is located on the west side of Interlake Road, south of Jolon Road, Lockwood. The property is zoned “Low Density Residential/One Unit per Acre (LDR/1).”

EVIDENCE: The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with:

 - a) Monterey County General Plan;
 - b) South County Area Plan; and
 - c) Chapter 21.14 of the Monterey County Zoning Ordinance regulations for development.
 - d) Title 19 (Subdivision Ordinance) of the County Code.

EVIDENCE: The proposed development has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Environmental Health Division, Housing and Redevelopment Agency, Parks Department and the South County Fire Protection District. There has been no indication from these agencies that the site is not suitable for the proposed development. Each agency has recommended conditions for subdivision improvements.

EVIDENCE: Written and verbal public testimony submitted at public hearings before the decision-making body.

EVIDENCE: The on-site inspection of the subject parcel by the project planner.

EVIDENCE: The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in the project file.
2. **FINDING: SUBDIVISION ORDINANCE FINDINGS** - None of the findings found in Section 19.04.025.I of the Subdivision Ordinance can be made.

EVIDENCE: Section 19.04.025.I requires that the subdivision be denied if any one of the findings is made. 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 and the South County Area Plan. The parcels will be served by individual wells and septic systems and by a common road proposed for the Fitzharris Minor Subdivision (PLN030415). No specific plan has been prepared for this area. 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 or wildlife or their habitat, or cause serious public health problems as

demonstrated in the Mitigated Negative Declaration adopted for 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.

EVIDENCE: The property provides for adequate building sites as evidenced by the application materials submitted for the site.

EVIDENCE: The application, plans, and support materials, including the technical reports submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development. The reports are:

- a) Cultural Resources Inventory Survey of 360 Acres On Three Parcels In Lockwood, Monterey, California prepared by Cultural Resource Management Services dated April 14, 2005
- b) Preliminary Geotechnical Engineering Report prepared by Mid-Coast Geotechnical, Inc. dated February 17, 2004.

The reports concluded the proposed development is suitable for the site, subject to recommendations for construction.

EVIDENCE: a) The on-site inspection of the parcel by the project planner.
b) Maps and application contained in the project file.

EVIDENCE: Preceding Findings and Evidence.

3. FINDING: CEQA (Amended Mitigated Negative Declaration) - On the basis of the whole record before the Monterey County Minor Subdivision Committee there is no substantial evidence that the proposed project as designed, conditioned, and mitigated will have a significant effect on the environment. The negative declaration reflects the independent judgment and analysis of the County. The Minor Subdivision Committee considered and adopted the Addendum together with the earlier adopted Mitigated Negative Declaration.

EVIDENCE: (a) In April 2005, staff completed an Initial Study pursuant to the requirements of the California Environmental Quality Act (CEQA) for the Fitzharris Minor Subdivision (PLN030415). The project site was designated as a remainder parcel in the minor subdivision that was studied in the earlier Mitigated Negative Declaration. The Initial Study identified potentially significant impacts to biological resources, utilities/service systems, hydrology/water quality, air quality and transportation/traffic. The Initial Study was subsequently amended to address the subject project (Trompeter, PLN060078). The amended Initial Study is on file in the Planning and Building Inspection Department, 168 West Alisal, 2nd Floor, Salinas, CA 94901.

(b) A Mitigated Negative Declaration was noticed for public review and circulated for public comment from February 6, 2006 to March 7, 2006. The evidence in the record includes studies, data, and reports supporting the Initial Study; information presented or discussed during public hearings; staff reports that reflect the County's independent judgment and

analysis regarding the studies, data, and reports; application materials; and expert testimony regarding this application. Among the studies, data, and reports analyzed as part of the environmental determination are the following:

1. Cultural Resources Inventory Survey of 360 Acres On Three
Parcels In
Lockwood, Monterey, California prepared by Cultural Resource
Management Services dated April 14, 2005
2. Preliminary Geotechnical Engineering Report prepared by Mid-
Coast Geotechnical, Inc. dated February 17, 2004.

(c) The Minor Subdivision Committee considered public testimony and the amended Initial Study at a hearing on June 8, 2006.

4. **FINDING: APPEALABILITY** - The project is appealable to the Planning Commission.
EVIDENCE: The Monterey County Subdivision Ordinance (Title 19), Section 19.16.020.B.
5. **FINDING: NO VIOLATIONS** - The subject property is in compliance with all the rules and regulations pertaining to zoning: uses, subdivision, and any other applicable provisions of this Title and any zoning violation abatement costs have been paid.
EVIDENCE: The subject property is currently vacant and undeveloped and there are no zoning violations recorded or pending to be resolved.

Exhibit C Monterey County Planning and Building Inspection Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Trompeter Minor Subdivision File No: PLN060078 APN: 423-381-005-000 Approval by: Minor Subdivision Committee Date: June 8, 2006
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**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1		PBD029 - SPECIFIC USES ONLY This permit (PLN060078) allows for the subdivision of an existing lot of record of 20 acres into four parcels of five acres each in an LDR/1 District. The property is located at 68200 Interlake Road, Lockwood, South County area Assessor's Parcel Number 423-381-005-000). 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 additional permits are approved by the appropriate authorities. (Planning and Building	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other- wise stated	

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		Inspection)				
2		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution 060078) was approved by the Minor Subdivision Committee for Assessor's Parcel Number 423-381-005-000 on June 8, 2006. The permit was granted subject to 19 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3		PBD030 - STOP WORK - RESOURCES FOUND If cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures	The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation	Owner/ Applicant/ Archaeologist	Ongoing	

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		required for the discovery. If the find is determined to be a unique archaeological resource, contingency funding and a time allotment sufficient to allow for implementation of avoidance measures or appropriate mitigation shall be available. Work can continue on other parts of the site while resource mitigation takes place. The mitigation measures shall include the following steps if human remains are discovered: a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: 1) The coroner of the county must be contacted to determine that no investigation of the cause of death is required, and 2) If the coroner determines the remains to be Native American: i) The coroner shall contact the Native American Heritage Commission within 24 hours. ii) The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased native American. iii) The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, <u>OR</u> b) Where the following conditions occur, the	measures required for the discovery.			

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		landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: 1) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission. 2) The descendent identified fails to make a recommendation, or The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. (Planning and Building Inspection)				

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures 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)
4		FIRE001 - ROAD ACCESS Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two nine-foot traffic lanes with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (South County Fire Protection District).	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner Applicant or owner	Prior to final building inspection Prior to final building inspection	
5		FIRE002 - ROADWAY ENGINEERING The grade for all roads shall not exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection	

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		roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (South County Fire Protection District).			n	
6		FIRE003 - DEAD-END ROADS (1) For parcels less than 1 acre, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed 800 feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have a turnaround constructed at its terminus. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (South County Fire Protection District).	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans. Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner Applicant or owner	Prior to issuance of grading and/or building permit. Prior to final building inspection.	
7		FIRE010 -ROAD SIGNS All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and symbols for street and road signs shall be a minimum 4-inch letter height, ½-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-combustible and shall be visible and legible from	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on improvement plans. Applicant shall schedule fire dept. clearance inspection for each phase of development.	Applicant or owner Applicant or owner	Prior to filing of final map. Prior to issuance of	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures 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)
		both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of Monterey County Ordinance No. 1241. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, etc.) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than 100 feet before such traffic access limitation. Road, street and private lane signs required by this article shall be installed prior to final acceptance of road improvements by the Reviewing Fire Authority. (South County Fire Protection District).			building permit(s) for development on individual lots within the phase of the subdivision.	
8		PW0031 – PARCEL MAP File a parcel map delineating all existing and required easements or rights-of-way and monument new lines. (Public Works)	Applicant's surveyor shall prepare parcel map, submit to DPW for review and approval.	Owner/ Applicant/ Engineer	Prior to Recordation of Parcel Map	
9		PW0033 – SURVEYOR CHECK-LIST 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. (Public Works)	Subdivider shall submit items included in County Surveyors Check Off List to DPW for review and approval.	Subdivider	Prior to Recordation of Parcel Map	

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10		PW0036 – EXISTING EASEMENTS AND ROW Provide for all existing and required easements or rights of way. (Public Works)	Subdivider's Surveyor shall include all existing and required easements or rights of way on Parcel Map.	Subdivider/ Surveyor	Prior to Recordation of Parcel Map	
11		PKS002 – RECREATION REQUIREMENTS/FEES The applicant shall comply with Section 19.12.010 - Recreation Requirements, of the Subdivision Ordinance, Title 19, Monterey County Code, by paying a fee in lieu of land dedication. The Parks Department shall determine the fee in accordance with provisions contained in Section 19.12.010(D) (Parks Department)	The applicant shall comply with the Recreation Requirements contained in Section 19.12.010 of the Subdivision Ordinance Title 19, Monterey County Code.	Owner/ Applicant	Prior to the Recordation of the Final Map	
12		EHSP01 – NON-STANDARD CONDITION For each parcel No. 6, 7, 8: Obtain a water well drilling permit from the Division of Environmental Health and construct the well. (Environmental Health)	Submit the Well Completion Report to the Division of Environmental Health.	Engineer/ Owner/ Applicant	Prior to filing the parcel map	
13		EHSP02 – NON-STANDARD CONDITION For each parcel No. 5, 6, 7, and 8: The parcel map shall include a note that states: "All leachfields for the disposal of domestic wastewater shall be 'shallow leachfields' with 5 feet or less in effective trench depth unless otherwise approved by the Director of Environmental Health." (Environmental Health)	Division of Environmental Health must review and approve the note to be included on the parcel map.	Owner/ Applicant	Prior to filing the parcel map.	
14		EHSP03 – NON-STANDARD CONDITION The applicant shall record a deed notification with the Monterey County Recorder for parcels 5, 6, 7 and 8 indicating that: "All leachfields for the disposal of domestic wastewater shall be 'shallow leachfields' with	Submit proposed wording and forms to be recorded to EH for review and approval. Record deed notification.	Owner/ Applicant	Concurrently with filing of parcel	

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		5 feet or less in effective trench depth unless otherwise approved by the Director of Environmental Health.” (Environmental Health)			map.	
15		WR41 - NOTICE OF WATER CONSERVATION REQUIREMENTS A notice shall be recorded on the deed for each lot stating: “All new construction shall incorporate the use of low water use plumbing fixtures and drought tolerant landscaping, in accordance with County Water Resources Agency Ordinance No. 3932.” Prior to recordation of the final map, a copy the completed notice shall be provided to the Water Resources Agency for approval. (Water Resources Agency)	Submit a recorded notice to the Water Resources Agency for review and approval. (A copy of the County’s standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Recordation of the notice shall occur concurrently with the map	
16		WR42 - LANDSCAPING REQUIREMENTS A notice shall be recorded on the deed for each lot stating: “The front yards of all homes shall be landscaped at the time of construction. Low water use or drought tolerant plants shall be used together with water efficient irrigation systems.” Prior to recordation of the final map, a copy the completed notice shall be provided to the Water Resources Agency for approval. (Water Resources Agency)	Submit the recorded notice to the Water Resources Agency for review and approval. (A copy of the County’s standard notice can be obtained at the Water Resources Agency.)	Owner/ Applicant	Recordation of the notice shall occur concurrently with the final map	
17		HRSP01 – NONSTANDARD CONDITION The project is subject to the County’s Inclusionary Housing Ordinance, #04185, which requires that the project contribute 0.8 Inclusionary Housing Unit. (Housing and Redevelopment)	The applicant/owner shall pay the fee or secure to the satisfaction of the Housing and Redevelopment Director the required In-Lieu Fee based on the adopted fee schedule that was in place at the time the application was deemed	Owner/ Applicant	Prior to recordation of the map	

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			complete by the County.			
18		PBI – NONSTANDARD CONDITION The following conditions shall be included as notes on an additional sheet of the parcel map: 3-7 (Planning and Building Inspection)	Place all notes on additional sheet of parcel map.	Owner/ Engineer	Prior to recordation of parcel map	
19		PBD012 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (Planning and Building Inspection)	The applicant shall submit a check in the amount of \$25.00 made payable to the <i>County of Monterey</i> , to the Director of Planning and Building Inspection.	Owner/ Applicant	Within 5 working days of project approval.	

Exhibit D
Amended Mitigated Negative Declaration
(PLN060078)

The physical impacts associated with project development were analyzed in the Mitigated Negative Declaration for the Fitzharris Minor Subdivision (PLN030415). The text in the Mitigated Negative Declaration is revised as follows:

On page 2, Section II. Description of Project and Environmental Setting, is revised as follows:

A. Project Description: Minor Subdivision of a 40-acre lot into ~~four~~ eight 5 acre residential lots and ~~one 20-acre remainder parcel~~ in an LDR/1 District and PQP District. The property (Assessor's Parcel Number 423-041-067-000) fronts on the west side of Interlake Road south of Jolon Road, Lockwood, South County area. ~~The remainder parcel (20.01 acres) would be located on the east side of the property with frontage on Interlake Road. The four residential lots would each contain five acres and would be located on the west (rear) portion of the site. Access to the residential lots would be provided by an existing driveway onto Interlake Road at the north end of the property.~~ Access to the lots would be provided by Interlake Road.

On page 9, Section VI.3.a (Air Quality) is revised as follows:

Discussion/Conclusion/Mitigation:

Item a) *No Impact*. Subdivision of the 40 acre parcel into ~~four~~ eight residential lots and ~~a remainder parcel~~ will not conflict with or obstruct implementation of the MBUAPCD Air Quality Plan adopted May 2001.

On page 23, Section VII. Mandatory Findings of Significance is revised as follows:

Discussion/Conclusion/Mitigation:

As noted throughout this review, the project site is located within a LDR/1 District and consists of a minor subdivision request to divide 40 acres into ~~four~~ eight lots and a remainder parcel. The most prominent potential impacts associated with this project are to Cultural Resources. Mitigation measures have been prepared for these potential impacts to reduce their impacts to less than environmentally significant levels. No significant biological impact to flora or fauna were identified, nor potential cumulative impacts, nor environmental effects which will cause substantial adverse effects on human beings either directly or indirectly.

It is staff's conclusion that the adopted mitigation measures addressing Cultural Resources and the application of current County codes and standard project

conditions provide satisfactory mitigation and regulations to reduce any potential environmental impacts that may arise, as addressed in this report.