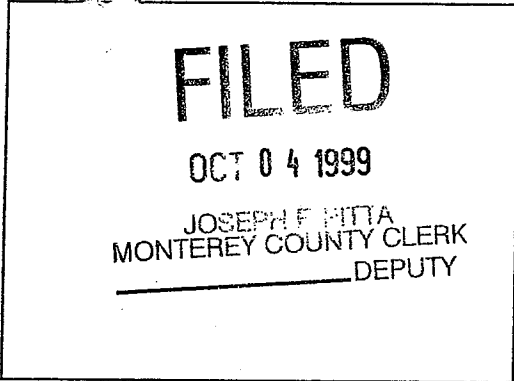


**NEGATIVE DECLARATION**



**Project Title:** Page and LaMont  
**File Number:** PLN980343  
**Owner:** GERANIUM LIMITED ET AL  
% LOREN HOUSE CASTLE TOWN  
ISLE OF MAN IM9 1A7.  
BRITISH ISLES

**Project Location:** Top of Country Club Heights Lane, C.V.  
**Primary APN:** 187-021-025-000  
**Project Planner:** Lee Beardall  
**Permit Type:** Lot Line Adjustment

**Project Description:** Tentative Parcel Map to allow division of a 291.78-acre parcel into 2 parcels of 10.0 acres and 16.0 acres and a remainder parcel of 265.78 acres; located on Parcel 3, Los Laureles Rancho, fronting on and westerly of Country Club Heights Lane, Carmel Valley. Assessor's Parcel Number 187-021-025.

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

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

Decision Making Body (check one):

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Planning Commission  | <input type="checkbox"/> Subdivision Committee      | Responsible Agency: County of Monterey |
| <input type="checkbox"/> Zoning Administrator | <input type="checkbox"/> Chief of Planning Services | Review Period Begins: 10/4/1999        |
| <input type="checkbox"/> Board of Supervisors | <input type="checkbox"/> Other:                     | Review Period Ends: 10/25/1999         |

Further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, Monterey County Courthouse, 240 Church St., Room 116, Salinas, CA (831) 755-5025



# INITIAL STUDY

## MONTEREY COUNTY, CALIFORNIA

**PROJECT NAME:** Page-LaMont Minor Subdivision

File No.: 980343

**OWNER NAME:** Elliot Page and LaVielle LaMont  
Address: c/o Carl Hooper, Bestor Engineers  
9701 Blue Larkspur Lane  
Monterey CA 93940

**PROPERTY ADDRESS:** Top of Middle Canyon Road

Cross Street: Country Club Heights Lane

Assessor's Parcel No.: 187-021-025

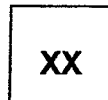
Attached both Regional and Local Location Maps showing Project.

### **STATEMENT OF DETERMINATION/PREPARATION**

The following study was prepared by the planner whose signature appears below on behalf of the County of Monterey, State of California.

On the basis of this initial study and any attached or referenced information:  
(Check One)

The proposed project **WOULD NOT** have a significant effect on the environment (this includes mitigation measures to change the project to lower significant impacts), and a **NEGATIVE DECLARATION** should be prepared.

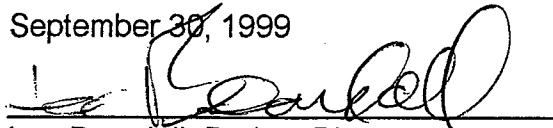


The proposed project **MAY** have a significant impact on the environment, and an **ENVIRONMENTAL IMPACT REPORT** should be prepared.



Date: September 30, 1999

Signed:

  
Lee Beardall, Project Planner

## **1. ENVIRONMENTAL SETTING:**

Describe site size and topography, natural waterways, flora and fauna, existing land use, historical or cultural significance for both the immediate and surrounding site characteristics.

The subject site is characterized by rugged terrain, including steep hills and canyons, and is located north of the Carmel Valley floor and east of Laureles Grade Road in the Carmel Valley area. Both smaller lots to be created out of the existing 292-acre parcel are located on small ridges trending approximately northeast to southwest. Vegetation consists of brush and scattered trees. Proposed Lot 1 consists of 10 acres located in the far western corner of the original parcel. The ridge, which it straddles, is narrow and steep-sided. The slope of this lot is uneven with approximately one-half acre of less than 20-percent slope and 6.8 acres of over 30-percent slope. Proposed Lot 2 consists of 16 acres located in the far southwestern corner of the original parcel. The ridge it straddles has a fairly broad ridgetop. The slope of this lot includes approximately 3 acres of less than 20-percent slope, and 7 acres of over 30-percent slope. Potential building sites on each lot may require additional environmental review, and may require permits for construction on ridgelines or on slopes of 30 percent or greater.

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## **2. PROJECT DESCRIPTION:**

Describe the type of project by use, physical shape, supporting infrastructure/public facilities and the finished project's generation of employment, traffic and housing. Describe other project characteristics that relate to possible project impacts, positive or negative, on the environment. Use quantitative analysis if possible. Describe how project will affect the environmental setting. Attach an 8 1/2" x 11" site plan.

The proposed project consists of a Tentative Parcel Map to allow division of the subject 292-acre parcel into one lot of 10 acres, one lot of 16 acres, and a remainder parcel of approximately 266 acres. An existing graded road from Country Club Heights lane will provide access to both lots, with emergency and trail access provided from Middle Canyon Road. The purpose of the subdivision is to create two building sites. The proposed subdivision is consistent with the "RDR/10-D-S" (Rural Density Residential) zoning of the property.

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**3. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS:**

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

General Plan/Area Plans   X  

Air Quality Mgmt. Plan     

Specific Plans     

Airport Land Use Plans     

Water Quality Control Plan     

Local Coastal Program     

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**4. PROJECTS THAT HAVE LITTLE OR NO POTENTIAL FOR SIGNIFICANT ENVIRONMENTAL IMPACT:**

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, are easily identifiable, and are without public controversy. For these types of projects the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

**FINDING:** For the following topics (listed in the Environmental Checklist), there is no potential for significant environmental impact from either construction, operation, or maintenance of the proposed project.

5. EARTH           6. AIR   X        7. WATER           8. PLANTS     

9. ANIMALS           10. NATURAL RESOURCES   X        11. ENERGY   X  

12. LAND USE           13. POPULATION   X        14. HOUSING   X  

15. TRANSPORTATION   X        16. PUBLIC SERVICES           17. UTILITIES   X  

18. NOISE   X        19. HAZARDS           20. AESTHETICS   X  

21. CULTURAL RESOURCES     

**CONCLUSIONS/EVIDENCE TO SUPPORT ABOVE FINDING:**

The proposed subdivision is involves two new building sites, of 10 acres and 16 acres each, in a relatively remote section of the Carmel Valley area. Development is greatly limited by both the geography of the sites and zoning of the area. Any

development of the property requires discretionary permits, including permits for possible hillside or ridgeline development, and additional environmental review. Population, housing and utilities would not be impacted by this subdivision.

Topics not checked above must be addressed further in the Environmental Checklist (Sections 5 through 21) on the following pages. For all projects, complete Sections 22 through 25.

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**ENVIRONMENTAL CHECKLIST**  
**ENVIRONMENTAL IMPACTS/NON IMPACTS**

**NOTE:**

- \* Summarize conclusions for each section (EARTH, AIR, etc.) with supporting evidence: why there is the potential for (**POT.**), why there is (**YES**), or why there is not (**NO**) – a significant environmental impact. Use the space provided at the end of each section, or add an attachment with a clear reference.
- \* Use information such as other reports, plans or studies as supporting evidence. Add persons/agencies contacted.
- \* Include mitigation measures. Include a mitigation monitoring program as an appendix.

**5. EARTH**

**Significant Impact?**

Will the proposal result in:

5.1	Unstable earth conditions or in geologic substructures?	NO –	POT. X	YES –
5.2	Disruptions, displacements, compaction or overcovering of the soil?	NO X	POT. –	YES –
5.3	Change in topography or ground surface relief features?	NO X	POT. –	YES –
5.4	The destruction, covering, or modification of any unique geologic or physical features?	NO X	POT. –	YES –
5.5	Any increase in wind or water erosion of soils, either on or off-site?	NO –	POT. X	YES –
5.6	Changes in the deposition or erosion of beach sands, or changes in siltation which may modify the channel of a river or stream, or the bed of the ocean or any bay, inlet or lake.	NO X	POT. –	YES –

5.7	Exposure of people and property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard?	NO —	POT. X	YES —
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**EARTH:** Conclusions w/evidence - Persons contacted.  
Monitoring/Mitigation Measures?

Geography and soils limit development on the site. A Geologic Report was prepared for proposed Parcels 1 and 2. The report concludes that, prior to any construction, it is critical that a detailed, thorough geotechnical investigation be performed prior to the design or construction of any buildings. In general, buildings located on ridge tops will be more likely to survive slope failure than buildings located on side slopes or in gullies. Any building must have a well-designed, site specific, engineered foundation. A requirement that the recommendations of this report be followed in any construction activity will be placed as conditions of project approval. (Reference Geotechnical Report, dated September 30, 1998, prepared by CapRock, Salinas, California.)

**6. AIR**

**Significant Impact?**

Will the proposal result in:

6.1	Substantial air emissions or deterioration of ambient air quality?	NO —	POT. —	YES —
6.2	The creation of objectionable odors?	NO —	POT. —	YES —
6.3	Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	NO —	POT. —	YES —

**AIR:** Conclusions w/evidence - Persons contacted.  
Monitoring/Mitigation Measures? N/A

**7. WATER**

**Significant Impact?**

Will the proposal result in:

7.1	Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	NO X	POT. —	YES —
7.2	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	NO —	POT. X	YES —

7.3	Alterations to the course or flow of flood patterns?	NO X	POT. -	YES -
7.4	Change in the amount of surface water in any water body?	NO X	POT. -	YES -
7.5	Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen, or turbidity?	NO X	POT. -	YES -
7.6	Alteration of the direction or rate of flow of ground waters?	NO X	POT. -	YES -
7.7	Change in the quantity of groundwater, either through direct additions or through interception of an aquifer by cuts or excavations?	NO X	POT. -	YES -
7.8	Substantial reduction in the amount of water otherwise available for public use?	NO X	POT. -	YES -
7.9	Exposure of people or property to water related hazards such as flooding or tidal waves?	NO -	POT. X	YES -

**WATER:** Conclusions w/evidence - Persons contacted.  
Monitoring/Mitigation Measures?

See response to Item 5 above. The project was reviewed by the Monterey County Water Resources Agency. It has recommended that a note be recorded with the Final Map stating that any future development on the proposed parcels will require a drainage plan to be prepared by a registered civil engineer or architect. This recommendation will be placed as a condition of project approval.

## **8. PLANT LIFE**

### **Significant Impact?**

Will the proposal result in:

8.1	Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	NO X	POT. -	YES -
8.2	Reduction of the numbers of any unique, rare or endangered species of plants?	NO X	POT. -	YES -

8.3	Introduction of a new species of plants to an area, or result in a barrier to the normal replenishment of existing species?	NO X	POT. -	YES -
-----	---	---------	-----------	----------

**PLANT LIFE:** Conclusions w/evidence - Persons contacted.  
Monitoring/Mitigation Measures?

Vegetation in the project area consists of brush and scattered trees. Potential development is greatly limited by soils and geography of the site, and would not significantly effect area plant life.

**9. ANIMAL LIFE**

**Significant Impact?**

Will the proposal result in:

9.1	Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish, and shell fish, benthic organisms or insects)?	NO X	POT. -	YES -
9.2	Reduction in the numbers of any unique, rare or endangered species of animals?	NO X	POT. -	YES -
9.3	Introduction of new species of animals into the area, or result in a barrier to the migration or movement of animals?	NO X	POT. -	YES -
9.4	Deterioration to existing fish or wildlife habitat?	NO X	POT. -	YES -

**ANIMAL LIFE:** Conclusions w/evidence - Persons contacted.  
Monitoring/Mitigation Measures?

Development potential in the project area is limited, and would not significantly effect area animal life.

**10. NATURAL RESOURCES**

**Significant Impact?**

10.1	Will the proposal result in the increased rate or use of natural resources?	NO -	POT. -	YES -
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**NATURAL RESOURCES:** Conclusions w/evidence - Persons contacted.  
Monitoring/Mitigation Measures? N/A



**11. ENERGY**

**Significant Impact?**

Will the proposal result in :

11.1	Use of substantial amounts of fuel or energy?	NO	POT.	YES
		-	-	-
11.2	Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	NO	POT.	YES
		-	-	-

**ENERGY:** Conclusions w/evidence - Persons contacted.  
Monitoring/Mitigation Measures? N/A

**12. LAND USE**

**Significant Impact?**

Will the proposal result in:

12.1	A substantial alteration of the present or planned land use of the area?	NO	POT.	YES
		X	-	-
12.2	Reduction in acreage of any agricultural crops?	NO	POT.	YES
		X	-	-

**LAND USE:** Conclusions w/evidence - Persons contacted.  
Monitoring/Mitigation Measures?

The project area is general planned and zoned for "Rural Density Residential" use, and proposed development is consistent with these designations. The project area is currently vacant and undeveloped.

**13. POPULATION**

**Significant Impact?**

13.1	Will the proposal alter the location, distribution, density, or growth rate of human population of an area?	NO	POT.	YES
		-	-	-

**POPULATION:** Conclusions w/evidence - Persons contacted.  
Monitoring/Mitigation Measures? N/A

**14. HOUSING**

**Significant Impact?**

14.1	Will the proposal affect existing housing or create a demand for additional housing?	NO	POT.	YES
		-	-	-

**HOUSING:** Conclusions w/evidence - Persons contacted.  
Monitoring/Mitigation Measures? N/A

**15. TRANSPORTATION/CIRCULATION**

**Significant Impact?**

Will the proposal result in:

15.1	Generation of substantial additional vehicular movement?	NO	POT.	YES
		-	-	-
15.2	Effects on existing parking facilities, or demand for new parking?	NO	POT.	YES
		-	-	-
15.3	Substantial impact upon existing transportation systems?	NO	POT.	YES
		-	-	-
15.4	Alteration to present patterns of circulation or movement of people or goods?	NO	POT.	YES
		-	-	-
15.5	Alterations to waterborne, rail, or air traffic?	NO	POT.	YES
		-	-	-
15.6	Increases in traffic hazards to motor vehicles, bicyclists or pedestrians?	NO	POT.	YES
		-	-	-

**TRANSPORTATION/CIRCULATION:** Conclusions w/evidence - Persons contacted.  
Monitoring/Mitigation Measures? N/A

**16. PUBLIC SERVICES**

**Significant Impact?**

Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

16.1	Fire protection?	NO	POT.	YES
		-	X	-
16.2	Police protection?	NO	POT.	YES
		X	-	-
16.3	Schools?	NO	POT.	YES
		X	-	-
16.4	Parks or Other Recreational facilities?	NO	POT.	YES
		X	-	-

16.5	Maintenance of public facilities, including roads?	NO X	POT. -	YES -
16.6	Other governmental services?	NO X	POT. -	YES -

**PUBLIC SERVICES:** Conclusion w/evidence - Persons contacted.  
Monitoring/Mitigation Measures?

See response to Item 12 above. The Carmel Valley Fire District has reviewed the project and has made no recommendations.

**17. UTILITIES**

**Significant Impact?**

17.1	Will the proposal result in a need for new systems, or substantial alterations to area utilities?	NO -	POT. -	YES -
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**UTILITIES:** Conclusions w/evidence - Persons contacted.  
Monitoring/Mitigation Measures? N/A

**18. NOISE**

**Significant Impact?**

Will the proposal result in:

18.1	Increases in existing noise levels?	NO -	POT. -	YES -
18.2	Exposure of people to severe noises?	NO -	POT. -	YES -

**NOISE:** Conclusions w/evidence - Persons contacted.  
Monitoring/Mitigation Measures? N/A

**19. HAZARDS/HUMAN HEALTH**

**Significant Impact?**

Will the proposal result in:

19.1	A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	NO X	POT. -	YES -
19.2	Possible interference with an emergency evacuation plan?	NO X	POT. -	YES -

19.3	Creation of any health hazard or potential health hazard?	NO X	POT. -	YES -
19.4	Exposure of people to potential health hazards?	NO X	POT. -	YES -

**HAZARDS/HUMAN HEALTH:** Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

The project was reviewed by the County Environmental Health Division, and it has made recommendations regarding provision of water system improvements, including water system improvements to meet fire flow standards, and septic system design and limitation of development on proposed Parcel 1. These recommendations will be placed as conditions of project approval.

**20. AESTHETICS**

**Significant Impact?**

20.1	Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	NO -	POT. -	YES -
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**AESTHETICS:** Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures? N/A

**21. CULTURAL RESOURCES**

**Significant Impact?**

21.1	Will the proposal result in the alteration of, or the destruction of, a prehistoric or historic site?	NO X	POT. -	YES -
21.2	Will the proposal result in adverse physical or aesthetic effects to a pre-historic or historic building, structure or object?	NO X	POT. -	YES -
21.3	Does the proposal have the potential to cause a physical change which would affect unique ethnic or cultural values?	NO X	POT. -	YES -

21.4	Will the proposal restrict existing religious or sacred uses within the potential impact area?	NO X	POT. —	YES —
------	--	---------	-----------	----------

**CULTURAL RESOURCES:** Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

The project is in "Moderate" to "High" archaeological sensitivity zones as indicated in the resource maps on file in the Monterey County Planning and Building Inspection Department. An archaeological report will be required for any development on the proposed Parcels 1 and 2, and this requirement will be placed as a condition of project approval.

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**22. CUMULATIVE/GROWTH INDUCING IMPACTS**

NOTE: Describe any cumulative/growth inducing impacts that may occur due to implementation of the project. Identify checklist topic related to the impact and provide adequate evidence.

No cumulative impacts are created, since the project is consistent with the general planned and zoned use of the site.

---

**23. FEASIBLE PROJECT ALTERNATIVES**

NOTE: If there are significant environmental impacts caused by the project that are unmitigable below significance, describe below any possible project alternatives that would have less environmental impacts.

There are no significant environmental impacts identified by this Initial Study which cannot be mitigated to a level of insignificance.

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**24. STATEMENT OF MANDATORY FINDINGS OF SIGNIFICANCE**

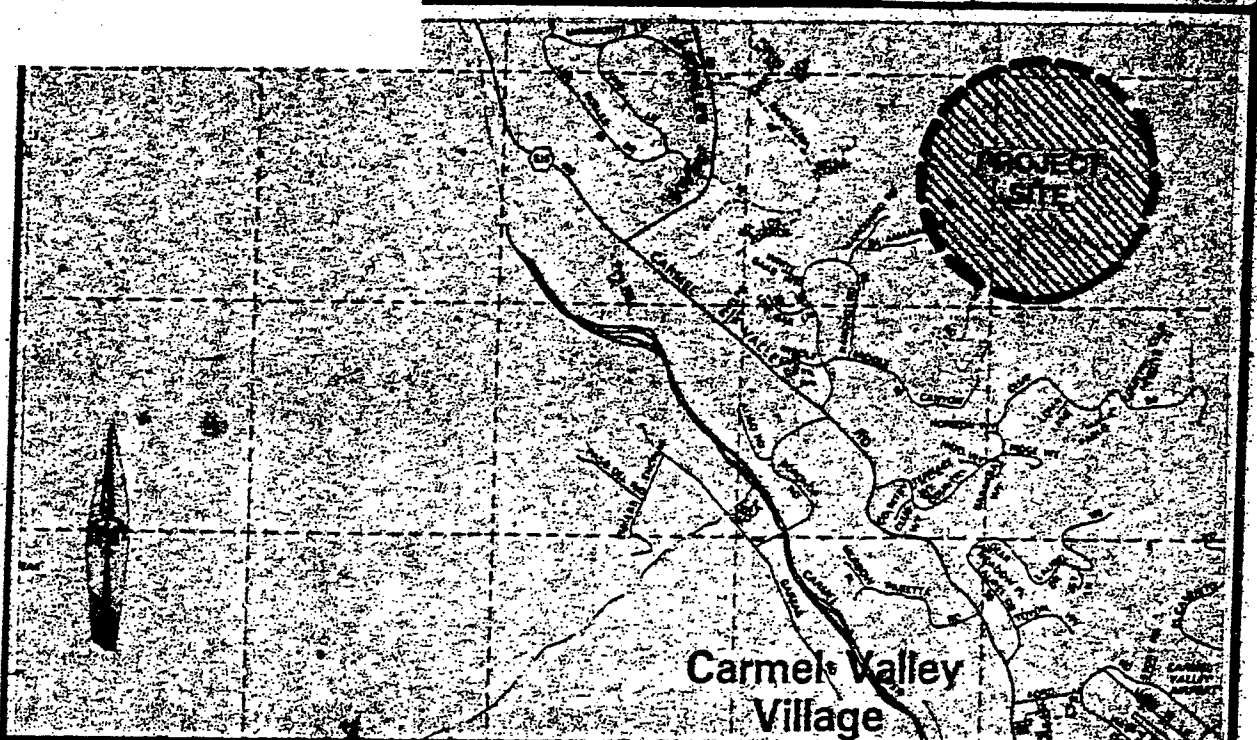
NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report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

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

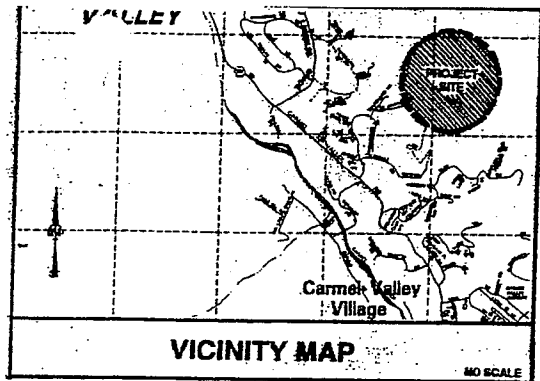
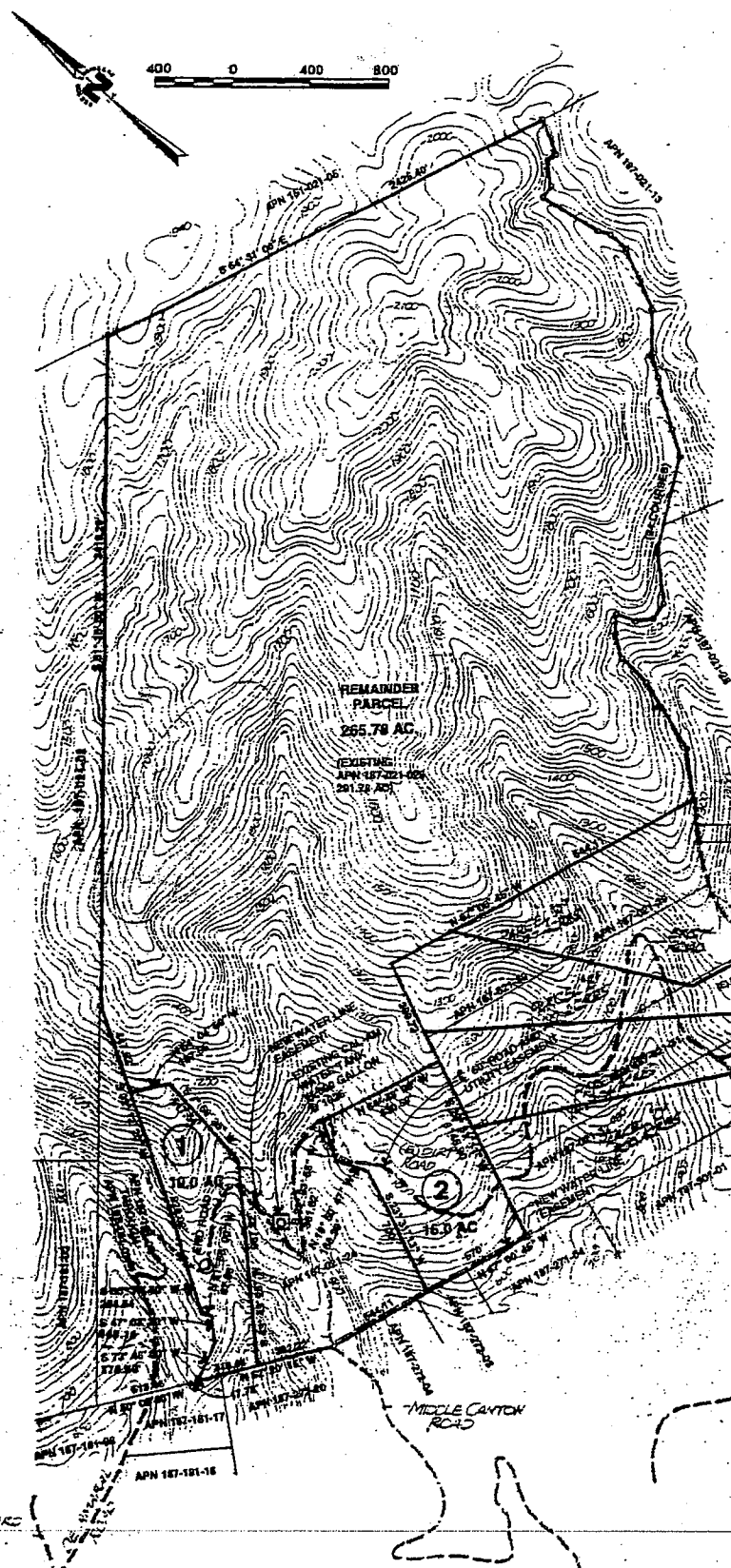
NOTE: Pursuant to Section 711.4(c) of the State Fish and Wildlife Code, upon completion of an Initial Study, the project is subject to a fee assessment. A de minimus exemption to the fees may be granted. The decision regarding the fee is based upon conclusions and evidence contained in the Initial Study for Topics 7 (Plant Life), 8 (Animal Life, and 21 (Cumulative Impacts). To assess the fee, follow the Planning and Building Inspection Department procedures for the State Fish and Game Document Filing Fees.

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**VICINITY MAP**

NO SCALE



**SUBDIVIDER'S STATEMENT**

1. THE PROPERTY IS VACANT AND UNUSED, EXCEPT FOR A CALIFORNIA-AMERICAN WATER TANK AND ACCESS ROAD.
2. EXISTING GRADED ROAD FROM COUNTRY CLUB HEIGHTS LANE IN EXISTING RIGHT OF WAY WILL PROVIDE ACCESS TO EACH LOT. EMERGENCY ACCESS IS ALSO AVAILABLE VIA MIDDLE CANYON ROAD.
3. WATER WILL BE PROVIDED BY CALIFORNIA-AMERICAN WATER COMPANY AS REQUIRED BY GRANT OF TANK SITE AND PIPELINE EASEMENTS IN 1977 TO WATER WEST (REEL 118, PAGE 45). A BOOSTER PUMP AND DISTRIBUTION PIPE WILL BE PROVIDED AT TIME OF BUILDING CONSTRUCTION.
4. OVERHEAD POWER AND TELEPHONE FACILITIES ARE ADJACENT.
5. WASTEWATER DISPOSAL WILL BE BY SEPTIC TANKS AND INDIVIDUAL DRAINFIELDS.
6. THERE IS SUBSTANTIAL TREE COVER. NO NEW PLANTINGS ARE PROPOSED.
7. STORM WATER RUNOFF WILL CONTINUE TO THREE SEPARATED NATURAL WATER COURSES. NO DETENTION OR DRAINAGE FACILITIES ARE WARRANTED DUE TO SIZE OF LOTS PROPOSED.

**OWNERS AND SUBDIVIDERS**

ELLIOT PAGE  
 300 COUNTRY CLUB HEIGHTS LANE  
 CARMEL VALLEY, CALIFORNIA 93824  
 AND  
 LAVIELLE LAMONT  
 2990 SAMANCHO ROAD, SUITE 220  
 EL CAJON, CALIFORNIA 92019

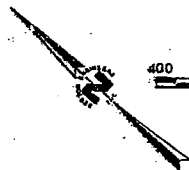
MS # \_\_\_\_\_  
**MINOR SUBDIVISION**  
 OF APN. 187-021-025, A 201.578 ACRES  
 PORTION OF PARCEL 3 OF LOS LAURELES  
 RANCHO IN CARMEL VALLEY  
 MONTEREY COUNTY, CALIFORNIA  
 FOR  
 ELLIOT W. PAGE  
 LAVIELLE LAMONT ET AL  
 BY

**BESTOR ENGINEERS, INC.**  
 CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
 8707 BLUE LAKES BLVD., MONTEREY, CALIFORNIA 93947  
 SCALE: 1" = 400' W.G. 480130 DATE: JULY 1998

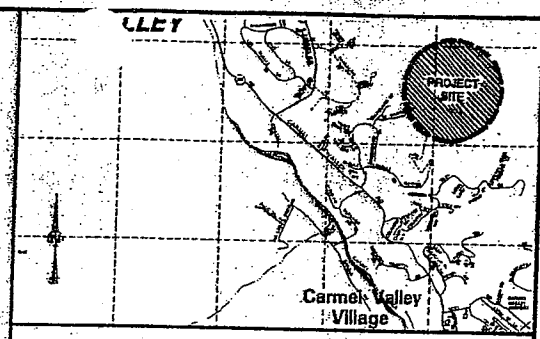
SLOPES	LOT 1	LOT 2	REMAINDER
0-20%	0.6c AC	3.0c AC	43.0c
20-30%	2.5c AC	6.5c AC	90
OVER 30%	6.8c AC	7.5c AC	185.0c
TOTAL	10.0 AC	16.0 AC	265.78

THESE ARE BASED ON APPROXIMATIONS FROM USGS QUAD.



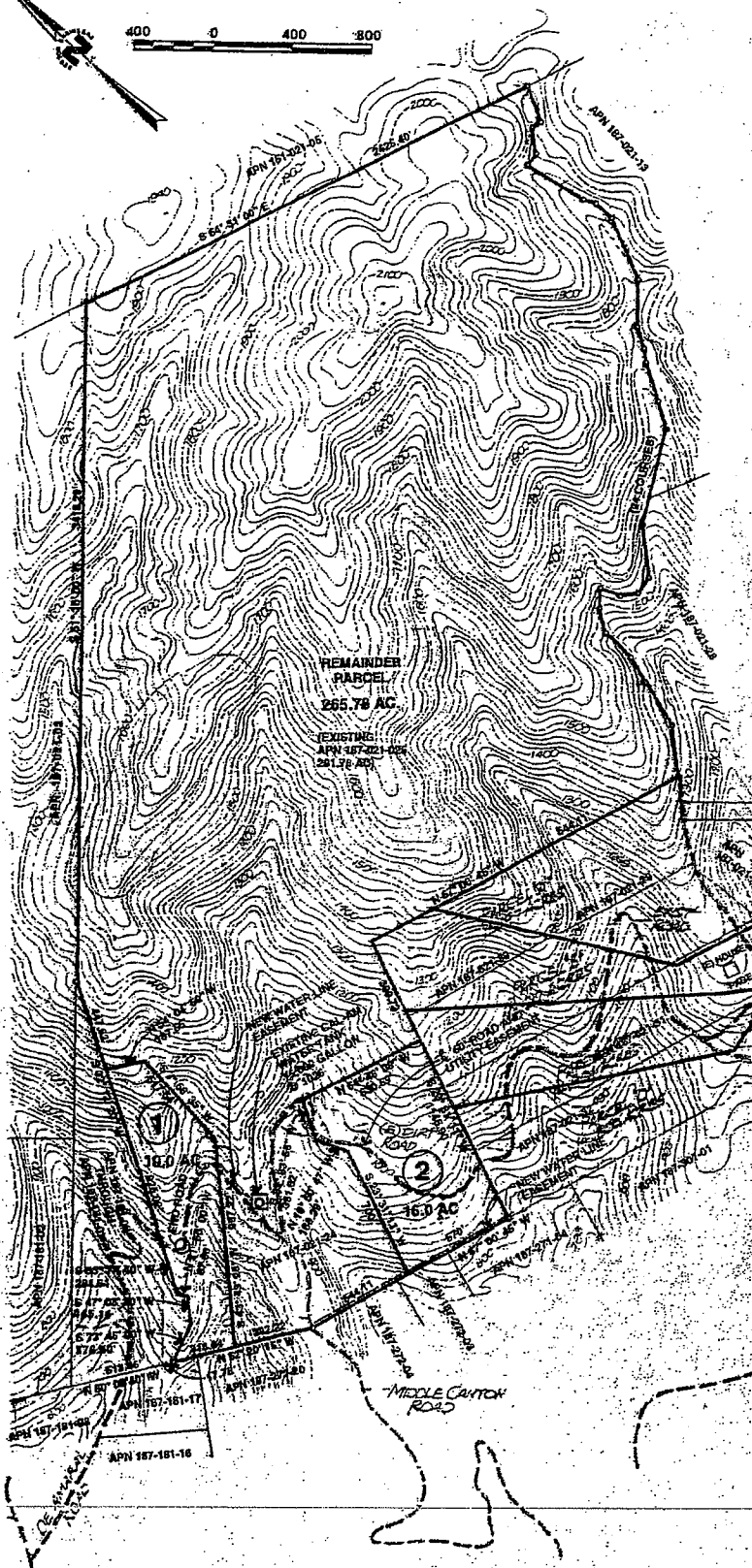


400 0 400 800



**VICINITY MAP**

NO SCALE



**SUBDIVIDER'S STATEMENT**

1. THE PROPERTY IS VACANT AND UNUSED, EXCEPT FOR A CALIFORNIA-AMERICAN WATER TANK AND ACCESS ROAD.
2. EXISTING GRADED ROAD FROM COUNTRY CLUB HEIGHTS LANE IN EXISTING 60' RIGHT OF WAY WILL PROVIDE ACCESS TO EACH LOT. EMERGENCY ACCESS IS ALSO AVAILABLE VIA MIDDLE CANYON ROAD.
3. WATER WILL BE PROVIDED BY CALIFORNIA-AMERICAN WATER COMPANY AS REQUIRED BY GRANT OF TANK SITE AND PIPELINE EASEMENTS IN 1977 TO WATER WEST (REEL 1160, PAGE 454). A BOOSTER PUMP AND DISTRIBUTION PIPE WILL BE PROVIDED AT TIME OF BUILDING CONSTRUCTION.
4. OVERHEAD POWER AND TELEPHONE FACILITIES ARE ADJACENT.
5. WASTEWATER DISPOSAL WILL BE BY SEPTIC TANKS AND INDIVIDUAL DRAINFIELDS.
6. THERE IS SUBSTANTIAL TREE COVER. NO NEW PLANTINGS ARE PROPOSED.
7. STORM WATER RUNOFF WILL CONTINUE TO THREE SEPARATED NATURAL WATER COURSES. NO DETENTION OR DRAINAGE FACILITIES ARE WARRANTED DUE TO SIZE OF LOTS PROPOSED.

**OWNERS AND SUBDIVIDERS**

ELLIOT PAGE  
 300 COUNTRY CLUB HEIGHTS LANE  
 CARMEL VALLEY, CALIFORNIA 93924  
 AND  
 LAVIELLE LAMONT  
 2990 SAMANCHO ROAD, SUITE 220  
 EL CAJON, CALIFORNIA 92019

MS # \_\_\_\_\_  
**MINOR SUBDIVISION**  
 OF APN 187-021-025, A 291.578 ACRES  
 PORTION OF PARCEL 3 OF LOS LAURELES  
 RANCHO IN CARMEL VALLEY  
 MONTEREY COUNTY, CALIFORNIA  
 FOR  
 ELLIOT W. PAGE  
 LAVIELLE LAMONT ET AL  
 BY

SLOPES	LOT 1	LOT 2	REMAINDER
0-5%	9.88 AC	3.02 AC	40.02
5-30%	2.68 AC	6.02 AC	60.02
OVER 30%	8.88 AC	7.02 AC	182.22
TOTAL	19.0 AC	16.0 AC	295.78

THESE ARE BASED ON APPROXIMATIONS FROM USGS QUAD.

**BESTOR ENGINEERS, INC.**  
 CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
 8701 BLUE LAKEPLUS LANE, MONTEREY, CALIFORNIA 93943  
 SCALE: 1" = 400' N.O. 4905.D0 DATE: JULY 1998

3010.0 K  
LaMont

**MINOR SUBDIVISION COMMITTEE  
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION # 2007

MINOR SUBDIVISION NO. 980343

A.P. # 187-021-025-000

In the matter of the application of  
**Page LaMont (980343)**

**FINDINGS & DECISION**

for a Minor Subdivision in accordance with Title 21 (Zoning) Chapter 21.76 of the Monterey County Code, consisting of a Tentative Map to allow division of a 291.78 acre parcel into 2 parcels of 10.0 acres and 16.0 acres, and a remainder parcel of 265.78 acres; located on Parcel 3, Los laurels Rancho, fronting on and westerly of Country Club Heights Lane, Carmel Valley, came on regularly for meeting before the Minor Subdivision Committee on March 9, 2000.

Said Minor Subdivision Committee, having considered the application and the evidence presented relating thereto,

1. **FINDING:** The proposed Tentative Parcel Map consisting of two lots and a remainder parcel is consistent with the Carmel Valley Master Plan designation of "Rural Density Residential, 5 Acres or more per Unit."  
**EVIDENCE:** The project allows division of a 291.78-acre parcel into two parcels of 10.0 acres and 16.0 acres, and a remainder parcel of 265.78 acres. The resulting density for the two new parcels would be 1 unit per 10 acres and 1 unit per 16 acres each, which is greater than the 5 acre minimum allowed under the Carmel Valley Master Plan residential designation.  
**EVIDENCE:** Policy 39.1.6 of the Carmel Valley Master Plan states in part that "If the [Hatton Canyon] Freeway has not been built, the Board [of Supervisors] shall limit further development until the freeway is under construction." On March 24, 1999, the Transportation Agency for Monterey County removed funding for the Hatton Canyon Freeway, and on June 7, 1999, the California Transportation Commission similarly removed funding for the project. Pursuant to these actions, the Board of Supervisors, on October 19, 1999, stated its policy that residential subdivisions proposed in the Carmel Valley Master Plan area shall be denied pending construction of certain road improvements. On February 22, 2000, the Board of Supervisors clarified this policy direction. Under this clarification, all proposed residential subdivisions in Carmel Valley submitted prior to October 19, 1999, may move forward to be considered on their individual merits. By letter dated November 8, 1999, Keith Higgins, Traffic Engineer, indicated that the proposed subdivision will generate a total of 0.5 evening peak hour trips on Highway 1 north of Carmel Valley Road, and concludes that this is an insignificant impact.
2. **FINDING:** The proposed Tentative Parcel Map is consistent with the "RDR/10-D-S-RAZ" (Rural Density Residential) zoning of the property, and with the Monterey County Inclusionary Housing Ordinance.

EVIDENCE: Section 21.08.050 and Chapter 21.16 of Title 21 (Zoning) of the Monterey County Code permit single-family residences at the proposed density of development.

3. FINDING: The site of the proposed project is physically suitable for the type and density of the development proposed.

EVIDENCE: The property provides for adequate building sites as evidenced by the application material submitted for the site. The geotechnical investigation prepared for the project indicates that the project site is geologically and geotechnically suitable for the development if the recommendations of the report is followed. Reference Geotechnical Report, dated September 30, 1998, prepared by CapRock, Salinas, California. Condition 29 requires adherence to the recommendations of the Geotechnical Investigation. Condition 18 requires that all areas of the project site with slopes of 30 percent or greater be placed in a scenic easement.

4. FINDING: The proposed Standard Subdivision will not result in any significant environmental impacts which cannot be mitigated to a level of insignificance.

EVIDENCE: The Initial Study prepared for this project did not identify any significant or unmitigable environmental impacts. A Negative Declaration was accordingly filed for the project on October 4, 1999, and this Negative Declaration reflects the independent judgment of the County. The Initial Study identified and analyzed potentially significant environmental impacts including, but not limited to, earth, water, plants, animals, land use, public services, hazards, and cultural resources. Conditions have been placed on the project so that these impacts are mitigated to a level of insignificance. By letter dated November 8, 1999, Keith Higgins, Traffic Engineer, indicated that the proposed subdivision will generate a total of 0.5 evening peak hour trips on Highway 1 north of Carmel Valley Road, and concludes that this is an insignificant impact

5. FINDING: The design of the proposed subdivision will not cause serious public health problems.

EVIDENCE: The project was reviewed by the County Division of Environmental Health; the project will be required to provide water and sewer systems which meet County and service area standards.

6. FINDING: In considering the tentative parcel map, the Minor Subdivision Committee has balanced the housing needs of the County against the public service needs of its residents and available fiscal and environmental resources.

EVIDENCE: The applicant has complied with the Inclusionary Housing Ordinance as evidenced in File 980343.

7. FINDING: For purposes of the Fish and Game Code, the project will have a potential for adverse impact on fish and wildlife resources upon which the wildlife depends.

EVIDENCE: Staff analysis contained in the Initial Study and the record as a whole indicate the project may or will result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game regulations. The

project site is characterized by rugged terrain, including steep hills and canyons, and is located north of the Carmel Valley floor and east of Laureles Grade Road in Carmel Valley. Both smaller lots to be created out of the existing 292-acre parcel are located on small ridges trending approximately northeast to southwest. Vegetation consists of brush and scattered trees. There is potential that the project could have an adverse effect on fish and wildlife resources and the habitat upon which the wildlife depends.

8. **FINDING:** The property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, or any other applicable provisions of Title 21. The project includes conditions deemed reasonable and necessary under the circumstances to preserve the integrity and character of the existing and proposed zoning districts and to secure the general purposes of Title 21.
- EVIDENCE:** Findings 1 through 7 set forth above, and Conditions of project approval.

9. **FINDING:** The establishment, maintenance or operation of this subdivision will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such subdivision or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:** By letter dated November 8, 1999, Keith Higgins, traffic engineer, indicated that the proposed subdivision will generate a total of two evening peak hours trips. Based on other traffic studies done in Carmel Valley, only 25 percent of traffic generated east of Laureles Grade Road uses Highway 1 north of Carmel Valley Road. This computes to a total of 0.5 evening peak hour trips for this project on Highway 1 north of Carmel Valley Road. The Higgins letter concludes that this is an insignificant impact and requires no further analysis.
- EVIDENCE:** This project has been reviewed by the Monterey County Public Works Department, Environmental Health Division, Parks Department, Water Resources Agency, and Carmel Valley Fire District; appropriate conditions of approval have been placed on the project by these departments and agencies to insure the public health and safety and orderly development of the surrounding area.

### DECISION

~~THEREFORE, it is the decision of the Minor Subdivision Committee, that the Negative Declaration be adopted and that said application for a Minor Subdivision be granted as shown on the attached sketch, subject to the following conditions:~~

1. This permit is a Tentative Parcel Map to allow division of a 291.78-acre parcel into two parcels of 10.0 acres and 16.0 acres, and a remainder parcel of 265.78 acres 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 Inspection)

**Prior to Recordation of the Parcel Map:**

2. The applicant shall file a Parcel Map delineating all existing and required easements or rights-of-way and monument new lines. (Public Works)
  3. The applicant shall provide for all existing and required easements or rights of way. (Public Works)
  4. Thirty days prior to expiration date of the Tentative Parcel Map, Step A (8 items) of the County Surveyor's Check Off List for Parcel Map processing shall be completed. (Public Works)
  5. The access road serving this property shall be approved by the local fire jurisdiction. (Public Works)
  6. This application is subject to the Carmel Valley Traffic Impact Fee. (Public Works)
  7. The applicant shall pay a pro-rata share of the cost of Highway 1 deficiency improvements. (Public Works)
  8. The applicant shall annex to County Service Area No. 52 and pay all fees. (Public Works)
  9. Prior to filing the Parcel Map, applicant shall provide to the Division of Environmental health written certification, and any necessary certification from State agencies, that California-American Water Company can and will supply sufficient water flow to comply with both health and fire flow standards. (Environmental Health)
  10. The applicant shall design the water system improvements to meet the standards set forth in Chapter 22 of the California Code of Regulations and as set forth in the Residential Subdivision Water Supply Standards. Submit engineered plans for the water system improvements and any associated fees to the Director of Environmental Health and the California-American Water Company for review and approval prior to installing (or bonding) the improvements. (Environmental Health)
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11. The applicant shall design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency. Submit evidence to the Division of Environmental Health that the proposed water system improvements have been approved by the local fire protection agency prior to installation (or bonding) or filing the Parcel Map. (Environmental Health)
  12. The applicant shall install or bond the water system improvements to and within the subdivision and any appurtenances needed prior to filing the Parcel Map. The water improvements shall only be installed or bonded after the California-American Water Company has approved the engineered designs. (Environmental Health)

13. The applicant shall record a deed notification with the Monterey County Recorder for Parcel No. 1 prior to filing the Parcel Map indicating that:

An approved septic system design for Parcel No. 1 is on file at the Division of Environmental Health, File Number LMS-980343, and any future development or expansions on this property shall be in compliance with the design and with Chapter 15.20 of the Monterey County Code unless otherwise approved by the Director of Environmental Health. (Environmental Health)

14. A deed notification shall be recorded concurrently with the Parcel Map with the Monterey County Recorder which states:

A soils and percolation report has been prepared for Parcel Nos. 1 and 2 by Grice Engineering, Inc., dated June 1999, and is on record at the Division of Environmental Health, Monterey County, File Number LMS-980343. All proposed development shall be in compliance with this report and the recommendations therein, including the recommendations regarding on-site septic system design and installation on pages 5, 6 and 7. (Environmental Health)

15. The applicant shall record a deed notification concurrently with the Parcel Map stating that:

Parcel No. 1 is limited in respect to the total area available for septic system installation and repair. Residential development shall not exceed a maximum of a three bedroom single family dwelling unless otherwise approved by the Director of Environmental Health. All septic system improvements shall comply with Chapter 15.20 of the Monterey County Code (Septic Ordinance)." (Environmental Health)

16. A note shall be recorded on the Parcel Map stating that any future development on these parcels will require a drainage plan to be prepared by a registered civil engineer or architect. (Water Resources)

17. Applicant shall comply with all requirements of the Monterey Peninsula Water Management District. (Water Resources)

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18. Utility easements for water lines for each parcel shall be indicated on the Parcel Map. (Planning and Building Inspection)

19. A note shall be placed on the Parcel Map stating: "A Geotechnical Report, dated September 30, 1998, was prepared for the site by CapRock, Salinas, California; this report is on file in the Monterey County Planning and Building Inspection Department in project File No. 980343. The recommendations contained in said report shall be followed." The note shall be posted in a conspicuous location on the map, subject to approval of the County Surveyor. (Planning and Building Inspection)

20. All areas of the project site with slopes of 30 percent or greater shall be placed in a scenic easement. The scenic easement deed shall be submitted to and approved by Director of Planning and Building Inspection prior to filing the Parcel Map. (Planning and Building Inspection Department)
21. 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 of Monterey in the amount of \$1,275. This fee shall be paid on or before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the Parcel Map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first. The project shall not be operative, vested or final until the filing fees are paid. (Planning and Building Inspection)
22. The applicant shall comply with the Monterey County Inclusionary Housing Ordinance to the satisfaction of the Director of Planning and Building Inspection. (Planning and Building Inspection)
23. The two proposed building sites shall be located within the service area boundaries of the former Water West system, now part of the California-American water system (Cal-Am), and no water shall be used outside of the Cal-Am service area unless annexed to the Cal-Am service area. Prior to filing the Final Parcel Map, the applicant shall provide a map showing the boundaries of the former Water West system, now part of Cal-Am, within the subdivision, and the location of the building envelopes, to the satisfaction of the Director of Environmental Health and the Director of Planning and Building Inspection. Said boundaries and building envelopes shall be shown on the Final Parcel Map unless applicant annexes to the Cal-Am service area. (Planning and Building Inspection)
24. The property owner agrees as a condition and in consideration of the approval of this discretionary approval permit, that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (Planning and Building Inspection Department)

- 25. Applicant shall record a notice which states: "A permit (Resolution # 2007) was approved by the Monterey County Minor Subdivision Committee for Assessor's Parcel Number 187-021-025 on March 9, 2000. The permit was granted subject to 28 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 upon demand of County Counsel or prior to filing the Parcel Map, whichever occurs first. (Planning and Building Inspection)

**Continuous Permit Conditions:**

- 26. A notice shall be recorded on the deed for each lot that 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, or as subsequently amended. (Planning and Building Inspection; Water Resources)
- 27. New utility and distribution lines shall be placed underground. (Planning and Building Inspection)
- 28. If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources), work shall be halted immediately within 150 feet of the find until it can be evaluated by a qualified professional archaeologist. (Planning and Building Inspection)

**PASSED AND ADOPTED** this 9th day of March, 2000, by the following vote:

AYES: McPharlin, Hawkins, Main, Naslund, Cabaluna, LeMoine  
 NOES: None  
 ABSENT: None

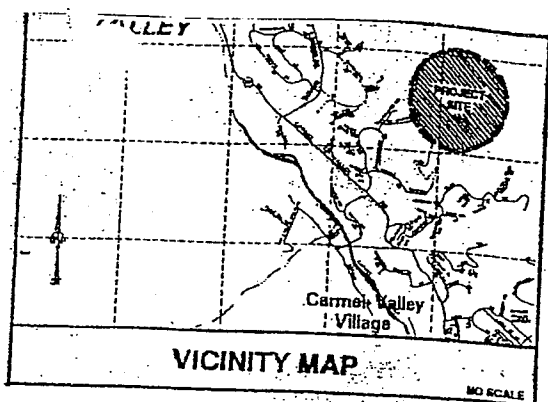
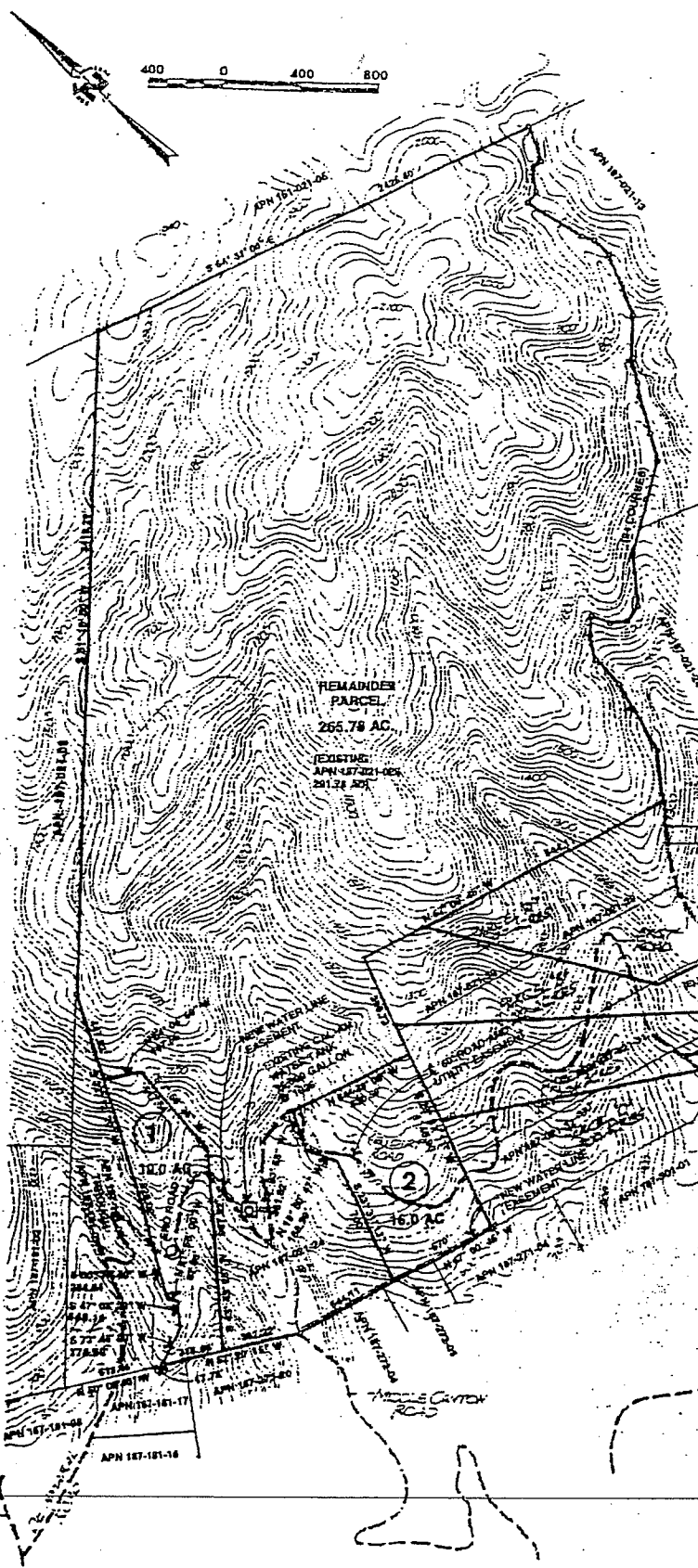
  
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 JEFF MAIN, SECRETARY

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON **MAR 17 2000**

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IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **MAR 27 2000**





**SUBDIVIDER'S STATEMENT**

1. THE PROPERTY IS VACANT AND UNIMPROVED, EXCEPT FOR A CALIFORNIA-AMERICAN WATER TANK AND ACCESS ROAD.
2. EXISTING GRADED ROAD FROM COUNTRY CLUB HEIGHTS LANE IN EXISTING 60' RIGHT OF WAY WILL PROVIDE ACCESS TO EACH LOT. EMERGENCY ACCESS IS ALSO AVAILABLE VIA MIDDLE CANYON ROAD.
3. WATER WILL BE PROVIDED BY CALIFORNIA-AMERICAN WATER COMPANY AS REQUIRED BY GRANT OF TANK SITE AND PIPELINE EASEMENTS IN 1977 TO WATER WEST (REEL 118, PAGE 364). A BOOSTER PUMP AND DISTRIBUTION PIPE WILL BE PROVIDED AT TIME OF BUILDING CONSTRUCTION.
4. OVERHEAD POWER AND TELEPHONE FACILITIES ARE ADJACENT.
5. WASTEWATER DISPOSAL WILL BE BY SEPTIC TANKS AND INDIVIDUAL DRAINFIELDS.
6. THERE IS SUBSTANTIAL TREE COVER. NO NEW PLANTINGS ARE PROPOSED.
7. STORM WATER RUNOFF WILL CONTINUE TO THREE SEPARATED NATURAL WATER COURSES. NO DETENTION OR DRAINAGE FACILITIES ARE WARRANTED DUE TO SIZE OF LOTS PROPOSED.

REMAINDER PARCEL  
265.78 AC  
EXISTING  
APN 187-021-025  
291.578 AC

**OWNERS AND SUBDIVIDERS**

ELLIOT PAGE  
300 COUNTRY CLUB HEIGHTS LANE  
CARMEL VALLEY, CALIFORNIA 93824  
AND  
LAVIELLE LAMONT  
2950 SAMANCHO ROAD, SUITE 220  
EL CAJON, CALIFORNIA 92019

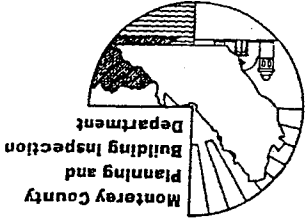
SLOPES	LOT 1	LOT 2	REMAINDER
0-20%	9.8 AC	3.0 AC	22.0 AC
20-30%	2.8 AC	6.0 AC	60.0 AC
OVER 30%	4.8 AC	7.0 AC	124.0 AC
TOTAL	18.0 AC	18.0 AC	266.78 AC

THESE ARE BASED ON APPROXIMATE SLOPES DETERMINED FROM THE MAP.

MS # \_\_\_\_\_  
**MINOR SUBDIVISION**  
OF APN 187-021-025, A 291.578 ACRES  
PORTION OF PARCEL 3 OF LOS LAURELES  
RANCHO IN CARMEL VALLEY  
MONTEREY COUNTY, CALIFORNIA  
FOR  
ELLIOT W. PAGE  
LAVIELLE LAMONT ET AL  
BY

**BESTOR ENGINEERS, INC.**  
3001 BALS LANE, SUITE 100, CARMEL VALLEY, CA 93824  
SCALE: 1" = 400' W.D. 486150 DATE: JULY 1998

DATE:



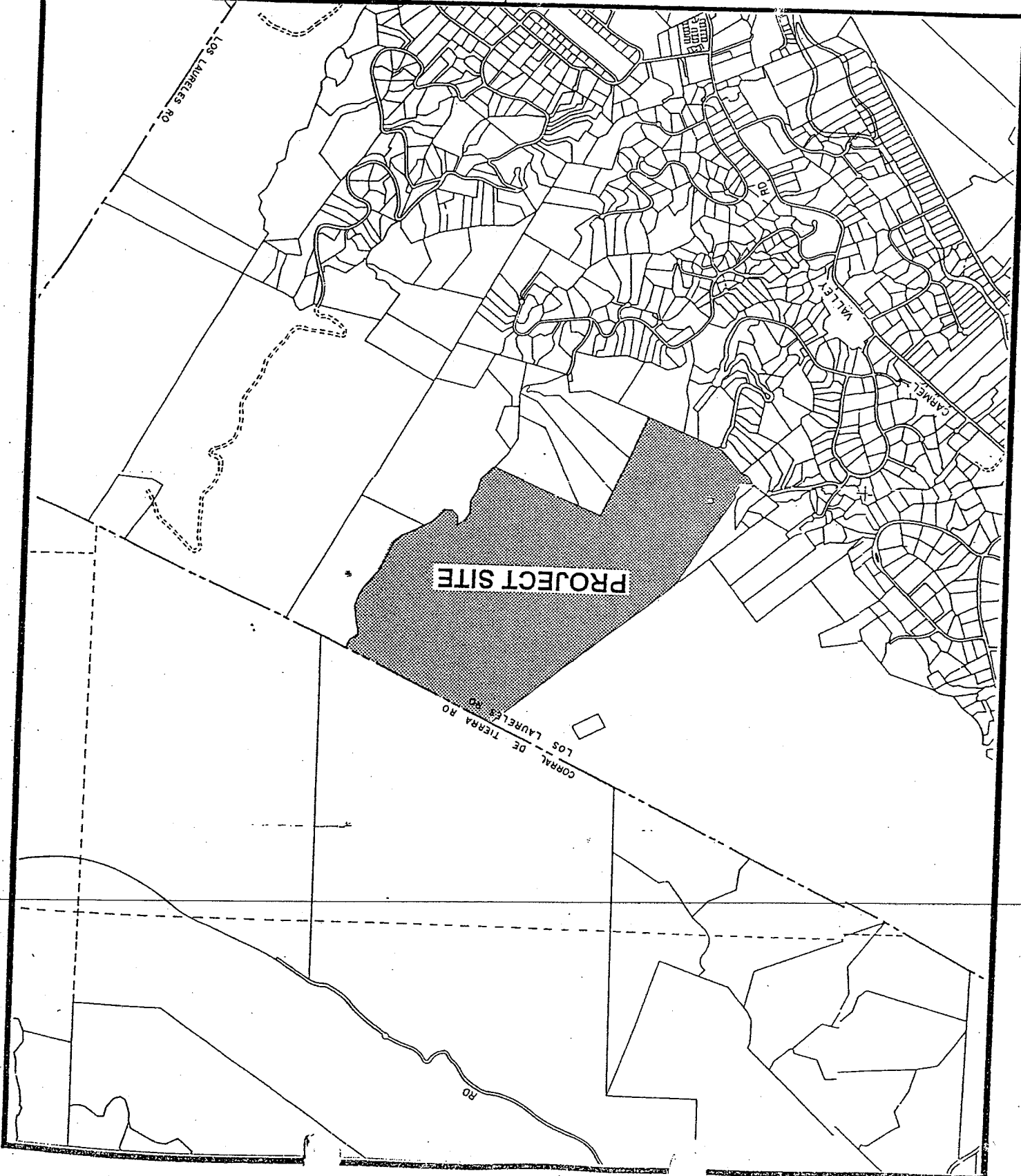
FILE# 980343

APN: 187-021-025-000

APPLICANT: PAGE & LAMONT

2,500' LIMIT: \_\_\_\_\_

300' LIMIT: \_\_\_\_\_



PROJECT SITE

Los Laureles Rd

Valley

Carmel

Coral de Tierra Rd  
Los Laureles Rd

Rd