



COUNTY OF MONTEREY  
RESOURCE MANAGEMENT AGENCY – PLANNING  
1441 SCHILLING PLACE SOUTH, 2<sup>nd</sup> FLOOR  
SALINAS, CALIFORNIA 93901

## CORRECTED NOTICE OF DETERMINATION

X TO: State of California  
Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

FROM: County of Monterey  
Resource Management Agency  
Planning Department  
1441 Schilling Place South, 2<sup>nd</sup> Floor  
Salinas, CA 93901

FILED

X TO: County Clerk  
County of Monterey  
168 West Alisal, 1<sup>st</sup> Floor  
Salinas, CA 93901

JUN 25 2019

STEPHEN L. VAGNINI  
MONTEREY COUNTY CLERK  
DEPUTY  
~~2019-0067~~

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

**State Clearinghouse Number:** 2018091028

**Project Title:** Pietro Family Investments, LP (26338 Valley View Ave.) & Valley Point LLC (26346 Valley View Ave.)

**Project Applicant:** Chris Adamski

**Project Location:** 26338 and 26346 Valley View Avenue, Carmel

**Project Description:** **PLN170612:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a new 2,285 square foot single family dwelling with a 1,687 square foot basement, a 450 square foot attached garage, and approximately 830 cubic yards of cut off-hauled; 2) after-the-fact Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) after-the-fact Coastal Development Permit for relocation of a 15" Coast Live Oak tree. Approval of this permit would serve to correct existing code enforcement violation 17CE00360. The property is located at 26338 Valley View Avenue (Assessor's Parcel Number 009-463-017-000), Carmel Land Use Plan, Coastal Zone.

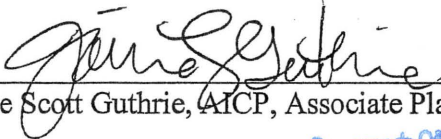
**PLN170613:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a new 3,028 square foot single family dwelling with a 2,413 square foot basement, attached 440 square foot attached garage, and approximately 1,255 cubic yards of cut off-hauled; and 2) after-the-fact Coastal Development Permit for development within 750 feet of a known archaeological resource. Approval of this permit would serve to correct existing code enforcement violation 17CE00361. The property is located at 26346 Valley View Avenue (Assessor's Parcel Number 009-463-003-000), Carmel Land Use Plan, Coastal Zone.

This NOTICE advises that the Board of Supervisors of the County of Monterey, as lead agency, has approved the above described project on 23 April 2019 and has made the following determinations regarding the above described project:

1. The project **will not** have a significant effect on the environment.
2. A **Mitigated Negative Declaration** was prepared for this project pursuant to the provisions of CEQA and the County of Monterey CEQA Guidelines.
3. Mitigation measures **were** incorporated into the project as conditions of approval to reduce

- any potential impact to a level of insignificance.
4. A mitigation monitoring and reporting plan **was** adopted for this project.
  5. A statement of Overriding Considerations **was not** adopted for this project.
  6. Findings **were** made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments and responses and record of project approval is available to the General Public at the Monterey County Resource Management Agency (RMA) - Planning Department, 1441 Schilling Place South, 2<sup>nd</sup> Floor, Salinas, CA 93901.

  
Jaime Scott Guthrie, AICP, Associate Planner

Date: 6/20/19 Ph: (831) 796-6414

Date Received for filing at OPR \_\_\_\_\_  
*Governor's Office of Planning & Research*

**JUN 28 2019**  
**STATE CLEARINGHOUSE**



COUNTY OF MONTEREY  
RESOURCE MANAGEMENT AGENCY – PLANNING  
1441 SCHILLING PLACE SOUTH, 2<sup>nd</sup> FLOOR  
SALINAS, CALIFORNIA 93901

### CORRECTED NOTICE OF DETERMINATION

TO: State of California  
Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

FROM: County of Monterey  
Resource Management Agency  
Planning Department  
1441 Schilling Place South, 2<sup>nd</sup> Floor  
Salinas, CA 93901

**FILED**

JUN 18 2019

STEPHEN L. VAGNINI  
MONTEREY COUNTY CLERK  
DEPUTY

TO: County Clerk  
County of Monterey  
168 West Alisal, 1<sup>st</sup> Floor  
Salinas, CA 93901

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

2019-0060

**State Clearinghouse Number:** 2018091028

**Project Title:** Pietro Family Investments, LP (26338 Valley View Ave.) & Valley Point LLC (26346 Valley View Ave.)

**Project Applicant:** Chris Adamski

**Project Location:** 26338 and 26346 Valley View Avenue, Carmel

**Project Description:** **PLN170612:** Combined Development Permit to allow construction of a new 2,285 square foot single family dwelling with a 1,687 square foot basement and a 450 square foot garage, including an after-the-fact Coastal Development Permit for development within 750 feet of a known archaeological resource and an after-the-fact Coastal Development Permit for relocation of a 15" Coast Live Oak tree. The property is located at 26338 Valley View Avenue (Assessor's Parcel Number 009-463-017-000), Carmel Land Use Plan, Coastal Zone.

**PLN170613:** Combined Development Permit to allow construction of a new 3,028 square foot single family dwelling with a 2,413 square foot basement and attached 440 square foot garage, including an after-the-fact Coastal Development Permit for development within 750 feet of a known archaeological resource. The property is located at 26346 Valley View Avenue (Assessor's Parcel Number 009-463-003-000), Carmel Land Use Plan, Coastal Zone.

This NOTICE advises that the Board of Supervisors of the County of Monterey, as lead agency, has approved the above described project on 11 April 2018 and has made the following determinations regarding the above described project:

1. The project **will not** have a significant effect on the environment.
2. A **Mitigated Negative Declaration** was prepared for this project pursuant to the provisions of CEQA and the County of Monterey CEQA Guidelines.
3. Mitigation measures **were** incorporated into the project as conditions of approval to reduce any potential impact to a level of insignificance.
4. A mitigation monitoring and reporting plan **was** adopted for this project.
5. A statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were** made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments and responses and record of project

approval is available to the General Public at the Monterey County Resource Management Agency (RMA) -  
Planning Department, 1441 Schilling Place South, 2<sup>nd</sup> Floor, Salinas, CA 93901.

  
\_\_\_\_\_  
Jaime Scott Guthrie, AICP, Associate Planner

Date: 6/14/19 Ph: (831) 796-6414

Date Received for filing at OPR \_\_\_\_\_



COUNTY OF MONTEREY  
RESOURCE MANAGEMENT AGENCY - PLANNING  
1441 Schilling Place, South 2<sup>nd</sup> FLOOR  
SALINAS, CALIFORNIA 93901

**FILED**

DEC 10 2018

**NOTICE OF DETERMINATION**

STEPHEN L. VAGNINI  
MONTEREY COUNTY CLERK  
DEPUTY

TO: State of California  
Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

FROM: County of Monterey *7018-0157*  
Resource Management Agency  
Planning Department  
1441 Schilling Place, South 2<sup>nd</sup> Floor  
Salinas, CA 93901

TO: County Clerk  
County of Monterey  
168 West Alisal, 1<sup>st</sup> Floor  
Salinas, CA 93901

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**State Clearinghouse Number:**

**Project Title:** Pietro Family Investments, LP

**Project Applicant:** Anthony Lombardo & Associates, Inc.

**Project Location:** 26338 & 26346 Valley View Avenue

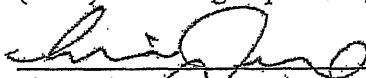
**Project Description:** **PLN170612:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the construction of a 2,285-square foot single family dwelling with 450-square foot attached garage and a 1,687-square foot basement; grading involving 830 cubic yards of cut; and 2) Coastal Development Permit for development within 750 feet of a known archaeological site. The approved permit would also serve to correct an existing code enforcement violation, 17CE00360. The property is located at 26338 Valley View Avenue, Carmel (Assessor's Parcel Number 009-463-017-000), Carmel Area Land Use Plan, Coastal Zone.

**PLN170613:** Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the construction of a 3,028-square foot single family dwelling with a 2,413-square foot basement and a 440-square foot attached garage; grading involves 1255 cubic yards of cut; and a 2) Coastal Development Permit for development within 750 feet of a known archaeological site. Approval of this permit would clear an existing code enforcement violation, 17CE00140. The property is located at 26346 Valley View Avenue, Carmel (Assessor's Parcel Number 009-463-003-000), Carmel Area Land Use Plan, Coastal Zone.

This NOTICE advises that the Planning Commission of the County of Monterey, as lead agency, has approved the above described project on December 5, 2018 and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A **Mitigated Negative Declaration** was prepared for this project pursuant to the provisions of CEQA and the County of Monterey CEQA Guidelines.
3. Mitigation measures were incorporated into the project as conditions of approval to reduce any potential impact to a level of insignificance.
4. A mitigation monitoring and reporting plan was adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments and responses and record of project approval is available to the General Public at the Monterey County Resource Management Agency (RMA) – Planning Department, 1441 Schilling Place, South 2<sup>nd</sup> Floor, Salinas, CA 93901.

  
Maira Blanco, Project Planner

Ph: (831) 755-5052

Date: 12/7/18

Date Received for filing at OPR \_\_\_\_\_

PLN170612 & PLN170613



State of California - Department of Fish and Wildlife  
**2018 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/18) Previously DFG 753.5a

RECEIPT NUMBER: 27-12102018-157
STATE CLEARINGHOUSE NUMBER (if applicable):

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF MONTEREY RESOURCE	LEAD AGENCY EMAIL	DATE 12/10/2018
COUNTY/STATE AGENCY OF FILING MONTEREY	DOCUMENT NUMBER 2018-0157	
PROJECT TITLE PIETRO FAMILY INVESTMENTS LP		
PROJECT APPLICANT NAME CONTACT: MAIRA BLANCO	PROJECT APPLICANT EMAIL	PHONE NUMBER (831) 755-5052
PROJECT APPLICANT ADDRESS 1441 SCHILLING PLACE	CITY SALINAS	STATE CA
ZIP CODE 93901		
PROJECT APPLICANT (Check appropriate box)		
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,168.00	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	\$2,280.75
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fees previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input type="checkbox"/> Other	TOTAL RECEIVED	\$	\$2,330.75
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SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Angie Munoz, Deputy County Clerk-Recorder
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COUNTY OF MONTEREY  
RESOURCE MANAGEMENT AGENCY - PLANNING

1441 SCHILLING PLACE SOUTH, 2<sup>ND</sup> FLOOR  
SALINAS, CALIFORNIA 93901

**FILED**

APR 26 2019

STEPHEN L. VAGNINI  
MONTEREY COUNTY CLERK  
DEPUTY

**NOTICE OF DETERMINATION**

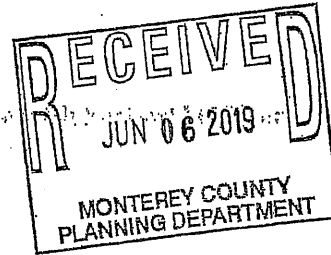
2019-0034

X TO: State of California  
Office of Planning and Research  
PO Box 3044  
Sacramento, CA 95812-3044

FROM: County of Monterey  
Resource Management Agency  
Planning  
1441 Schilling Place South, 2<sup>ND</sup> Floor  
Salinas, CA 93901

X TO: County Clerk  
County of Monterey  
168 West Alisal St, 1<sup>ST</sup> Floor  
Salinas, CA 93901

SUBJECT: Filing of Notice of Determination in c  
Public Resources Code.



State Clearinghouse Number: 2018091028

Project Title: Pietro Family Invest  
Valley Point LLC (26

Project Applicant: Anthony Lombardo &

Project Location: 26338 and 26346 Val

Project Description: **PLN170612:** Combined Development Permit to allow construction of a new 2,285 square foot single family dwelling with 1,687 square foot basement and attached 450 square foot garage, including an after-the-fact Coastal Development Permit for development within 750 feet of known archaeological resources and an after-the-fact Coastal Development Permit for relocation of a 15" Coast Live Oak tree. The property is located at 26338 Valley View Avenue (Assessor's Parcel Number 009-463-017-000), Carmel Area Land Use Plan, Coastal Zone.

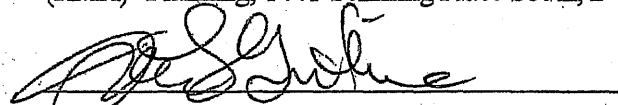
**PLN170613:** Combined Development. Permit to allow construction of a new 3,028 square foot single family dwelling with 2,413 square foot basement and attached 440 square foot garage, including an after-the-fact Coastal Development Permit for development within 750 feet of a known archaeological site. The property is located at 26346 Valley View Avenue, Carmel (Assessor's Parcel Number 009-463-003-000), Carmel Area Land Use Plan, Coastal Zone.

**POSTED 30 DAYS**

This NOTICE advises that the Planning Commission of the County of Monterey, as lead agency, has approved the above described project on December 5, 2018 and has made the following determinations regarding the above described project:

1. The project **will not** have a significant effect on the environment.
2. A **Mitigated Negative Declaration** was prepared for this project pursuant to the provisions of CEQA and the County of Monterey CEQA Guidelines.
3. Mitigation measures **were** incorporated into the project as conditions of approval to reduce any potential impact to a level of insignificance.
4. A mitigation monitoring and reporting plan **was** adopted for this project.
5. A statement of Overriding Considerations **was not** adopted for this project.
6. Findings **were** made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments and responses and record of project approval is available to the General Public at the Monterey County Resource Management Agency (RMA) -Planning, 1441 Schilling Place South, 2<sup>nd</sup> Floor, Salinas, CA 93901.



Jaime Scott Guthrie, AICP, Associate Planner

Ph: (831) 796-6414

Date: \_\_\_\_\_

4/26/19

Date Received for Filing at OPR \_\_\_\_\_



State of California - Department of Fish and Wildlife  
**2018 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DEW 753.5a (Rev. 01/01/18) Previously DFG 753.5a

RECEIPT NUMBER: 27-12102018-157
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE, TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF MONTEREY RESOURCE	LEAD AGENCY EMAIL	DATE 12/10/2018
COUNTY/STATE AGENCY OF FILING MONTEREY	DOCUMENT NUMBER 2018-0157	
PROJECT TITLE PIETRO FAMILY INVESTMENTS LP		
PROJECT APPLICANT NAME CONTACT: MAIRA BLANCO	PROJECT APPLICANT EMAIL	PHONE NUMBER (831) 755-5052
PROJECT APPLICANT ADDRESS 1441 SCHILLING PLACE	CITY SALINAS	STATE CA
		ZIP CODE 93901
PROJECT APPLICANT (Check appropriate box)		
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,168.00	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,280.75	\$	\$2,280.75
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED    \$ 2,330.75

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Angie Munoz, Deputy County Clerk-Recorder
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The Board of Supervisors adopted two Mitigated Negative Declarations (MND) for three projects. One MND was prepared for project PLN170611 and one MND was prepared for two projects PLN170612 and PLN170613. These were actions taken during the April 23, 2019 hearing of an appeal of the December 5, 2018 Planning Commission decisions on the three projects.

The California Department of Fish and Wildlife fees for filing two Notices of Determination were paid on December 10, 2018 in two amounts of \$2,330.75. Receipt #27-12102018-158 for PLN170611 and Receipt #27-12102018-157 for PLN170612 & PLN170613 (combined).



State of California - Department of Fish and Wildlife  
**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

RECEIPT NUMBER: 27-04262019-036
STATE CLEARINGHOUSE NUMBER (if applicable) 2018091028

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RMA	LEAD AGENCY EMAIL	DATE 04/26/2019
COUNTY/STATE AGENCY OF FILING MONTEREY	DOCUMENT NUMBER 2019-0036	

PROJECT TITLE  
PIETRO DAMILY INVESTMENTS LP & VALLEY POINT LLO

PROJECT APPLICANT NAME JAIME GUTHRIE	PROJECT APPLICANT EMAIL	PHONE NUMBER (831) 796-6414
PROJECT APPLICANT ADDRESS 1441 SCHILLINGS PLACE 2ND FL	CITY SALINAS	STATE CA
		ZIP CODE 93901

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,271.00 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$2,554.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,112.00 \$ \_\_\_\_\_

- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_
- County documentary/handling fee \$ \_\_\_\_\_ \$50.00
- Other \$ \_\_\_\_\_

PAYMENT METHOD:

- Cash     Credit     Check     Other    TOTAL RECEIVED \$ \_\_\_\_\_ \$50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Luizana Gonzalez, Deputy County Clerk-Recorder
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The Board of Supervisors adopted two Mitigated Negative Declarations (MND) for three projects. One MND was prepared for project PLN170611 and one MND was prepared for two projects PLN170612 and PLN170613. These were actions taken during the April 23, 2019 hearing of an appeal of the December 5, 2018 Planning Commission decisions on the three projects.

The California Department of Fish and Wildlife fees for filing two Notices of Determination were paid on December 10, 2018 in two amounts of \$2,330.75. Receipt #27-12102018-158 for PLN170611 and Receipt #27-12102018-157 for PLN170612 & PLN170613 (combined).