



COUNTY OF MONTEREY
RESOURCE MANAGEMENT AGENCY – PLANNING

1441 SCHILLING PLACE SOUTH, 2nd FLOOR
SALINAS, CALIFORNIA 93901

FILED

APR 26 2019

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

NOTICE OF DETERMINATION

2019-0038

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, 2nd Floor
Salinas, CA 93901

X TO: County Clerk
County of Monterey
168 West Alisal St, 1st 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: 2018091028

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

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

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 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.

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, 2nd Floor, Salinas, CA 93901.



Jaime Scott Guthrie, AICP, Associate Planner

Ph: (831) 796-6414

Date: 4/26/19

Date Received for Filing at OPR _____

Director's Office of Planning & Research
MAY 01 2019
STATE CLEARINGHOUSE



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
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COUNTY/STATE AGENCY OF FILING MONTEREY	DOCUMENT NUMBER 2018-0157
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PROJECT TITLE
PIETRO FAMILY INVESTMENTS LP

PROJECT APPLICANT NAME CONTACT: MAIRA BLANCO	PROJECT APPLICANT EMAIL	PHONE NUMBER (831) 755-5052
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PROJECT APPLICANT ADDRESS 1441 SCHILLING PLACE	CITY SALINAS	STATE CA	ZIP CODE 93901
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency 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	\$ <u>2,280.75</u>
<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)		

<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		\$ <u>50.00</u>
<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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Governor's Office of Planning & Research

MAY 01 2019

STATE CLEARINGHOUSE

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).