



COUNTY OF MONTEREY
RESOURCE MANAGEMENT AGENCY – PLANNING
1441 SCHILLING PLACE SOUTH, 2nd 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, 2nd Floor
Salinas, CA 93901

FILED

JUN 18 2019

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

TO: County Clerk
County of Monterey
168 West Alisal, 1st 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.

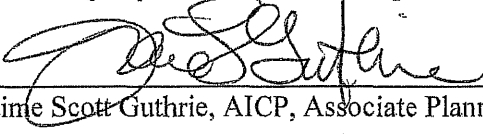
Governor's Office of Planning & Research

JUN 21 2019

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

STATE CLEARINGHOUSE

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

TO: County Clerk
County of Monterey
168 West Alisal, 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:

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 2nd 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
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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 | \$ | _____ \$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) | | | |

- | | | | |
|---|----------|----|---------------|
| <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



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

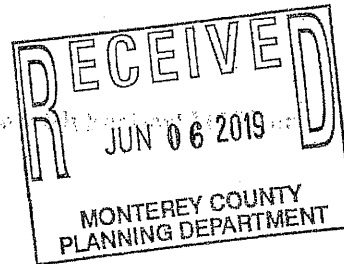
2019-0036

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 the
Public Resources Code.



State Clearinghouse Number: 2018091028

Project Title: Pietro Family Investment Property, 26338 Valley View Avenue, Carmel
Valley Point LLC (26338 Valley View Avenue)

Project Applicant: Anthony Lombardo & Family Trust

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.

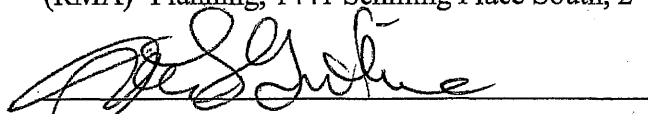
PLN170613: Combined Development Permit to allow construction of a new 3,028 square foot single family dwelling with 2,413 square foot basement and attached 440 square foot garage, including an after-the-fact Coastal Development Permit for development within 750 feet of a known archaeological site. The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

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, 2nd Floor, Salinas, CA 93901.



Jaine 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
 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	\$	\$2,280.75
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00	\$	

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 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		\$	\$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 LLC

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:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" 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		\$ 50.00
<input type="checkbox"/> 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).