

MONTEREY COUNTY

HOUSING & COMMUNITY DEVELOPMENT

1441 SCHILLING PL SOUTH 2ND FLOOR, SALINAS, CA 93901

(831) 755-5025 FAX: (831) 757-9516



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY ZONING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that Monterey County Housing & Community Development has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Coastal Development Permit (Klingel Martin A Jr Tr, File Number PLN200146) at 26360 Valley View Ave, Carmel (APN 009-463-014-000). The project involves the construction of a 652 square foot addition on the main level of an existing 2,408 square foot two-story single-family dwelling, interior and exterior remodeling of the house, garage, back patio, and driveway.

The Mitigated Negative Declaration and Initial Study are available for review at Monterey County Housing & Community Development – Planning, 1441 Schilling Pl South 2nd Floor, Salinas, California. The Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: <https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/resources/environmental-documents/pending> .

The Zoning Administrator will consider this proposal at a meeting on November 18, 2021 via Zoom. Written comments on this Mitigated Negative Declaration will be accepted from **October 7, 2021** to **November 8, 2021**. Comments can also be made during the public hearing.

Project Description: Coastal Development Permit to allow development within 750 feet of archaeological resources and Design Approval to allow a 652 square foot addition on the main level of an existing 2,408 square foot two-story single-family dwelling and renovations including garage entry, dormer windows, new rear patios. The property is located at 26360 Valley View Avenue, Carmel (Assessor's Parcel Number 009-463-014-000), Carmel Area Land Use Plan, Coastal Zone.

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@co.monterey.ca.us

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.

For reviewing agencies: Housing & Community Development requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Agency if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

All written comments on the Initial Study should be addressed to:

County of Monterey
Housing & Community Development
Attn: Michelle Huang or Mary Israel
1441 Schilling Pl South 2nd Floor
Salinas, CA 93901

Re: Klingel Martin A Jr Tr; File Number PLN200146

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

- No Comments provided
- Comments noted below
- Comments provided in separate letter

COMMENTS: _____

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1. State Clearinghouse (including the Executive Summary & Notice of Completion)
2. County Clerk's Office
3. California Coastal Commission
4. Association of Monterey Bay Area Governments
5. Monterey Bay Air Resources District
6. California Department of Fish & Wildlife, Monterey Field Office Environmental Review, Marine Region
7. California Department of Fish & Wildlife, Region 4, Renee Robison
8. Louise Miranda-Ramirez, C/O Ohlone/Costanoan-Esselen Nation
9. California American Water Company
10. City of Carmel-by-the-Sea
11. Cypress Fire Protection District
12. Monterey County Water Resources Agency
13. Monterey County HCD-Development Services (Public Works)
14. Monterey County HCD-Environmental Services
15. Monterey County Environmental Health Bureau
16. Harrison Memorial Library (Carmel)
17. Martin Klingel, Owner
18. Samuel Pitnick, Agent
19. The Open Monterey Project
20. LandWatch Monterey County
21. Property Owners & Occupants within 300 feet (**Notice of Intent only**)

Distribution by e-mail only (Notice of Intent only):

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