



COUNTY OF MONTEREY
HOUSING & COMMUNITY DEVELOPMENT
1441 SCHILLING PL SOUTH, 2nd FLOOR
SALINAS, CALIFORNIA 93901

NOTICE OF DETERMINATION

TO: State of California
Office of Planning and Research
1400 10th St
Sacramento CA 95814

FROM: Public Agency: County of Monterey
Housing & Community Development
Address: 1441 Schilling Pl South 2nd Floor
Salinas, CA 93901
Contact: Fionna Jensen
Phone: (831) 796-6407

TO: County Clerk
County of Monterey
168 West Alisal St 1st Floor
Salinas, CA 93901

Lead Agency (if different from above):
Address:
Contact:
Phone:

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

State Clearinghouse Number 2026020910
(if submitted to State Clearinghouse):

Project Title: Carmel Rio Road LLC (PLN240195-DEP)

Project Applicant: Carmel Rio Road LLC

Project Location (include County): 26500 & 26550 Val Verde Drive, Carmel
(Unincorporated County of Monterey)

Project Description: Combined Development Permit and Vesting Tentative Map to subdivide four parcels containing 12.5 acres into 60 residential lots and five open space & street parcels, construction of 59 single-family dwellings ranging between 2,790 and 3,930 square feet, and fifteen 1,026 square foot townhomes, use of a Pattern & Design Book with three architectural styles, and associated site and subdivision improvements including development within the Carmel Valley Floodplain and development on slopes in excess of 25%.

This is to advise that the County of Monterey Planning Commission has approved the above described project on April 29, 2026 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.
3. Mitigation measures **were** made a condition of approval of the project.
4. A mitigation reporting or monitoring 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 Project's approval or determination became final* on May 12, 2026.

*Note - a project approval or determination becomes final when either the appeal deadline has run on the determination, or the determination was made by the final appropriate authority.

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: Monterey County Housing & Community Development – Planning, 1441 Schilling Place South 2nd Floor, Salinas, CA 93901

Signature (Public Agency): *Fionna Jensen* Title: Principal Planner

Date: May 12, 2026 Date Received for filing at OPR _____