



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
US Mail:
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: Steve Mason
Phone: (831) 759-7375

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 (if submitted to State Clearinghouse): 2026030053

Project Title: Northern California Congregational Retirement Homes Inc
(Carmel Valley Manor) [PLN240141]

Project Applicant: Northern California Congregational Retirement Homes Inc
(Carmel Valley Manor)

Project Location (include County): 8545 & 8543 Carmel Valley Road, Carmel (Monterey County)
[Assessor's Parcel Numbers 169-061-012-000, 169-061-017-000 & 169-061-018-000]

Project Description: Combined Development Permit consisting of:
1) Administrative Permit and Design Approval to allow demolition of three (3) residential units, seven (7) guest units, a wood shop, three (3) carport structures, and construction of nineteen (19) residential units, eight (8) guest units, a 12-bed memory care facility, additions to the existing fitness center and meeting house and associated site improvements including grading in the amount of 7,100 cubic yards of cut and fill;
3) Use Permit to allow development on slopes in excess of 25%; and
4) Use Permit to allow the removal of 61 protected Oak trees.

This is to advise that the County of Monterey Planning Commission has approved the above described
(Lead Agency)

Project on May 13, 2026, and has made the following determinations regarding the above described project.
(date)

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 June 1, 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): Steve Mason

Title: Associate Planner

Date: June 1, 2026

Date Received for filing at OPR _____