

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Reynolds Jon Q Tr Et Al

Lead Agency: County of Monterey Contact Person: Joseph Alameda
 Mailing Address: 1441 Schilling Place South 2nd Floor Phone: (831) 783-7079
 City: Salinas Zip: 93901 County: Monterey

Project Location: County: Monterey City/Nearest Community: Carmel-by-the-sea
 Cross Streets: Scenic Road, Carmelo Street Zip Code: 93923

Longitude/Latitude (degrees, minutes and seconds): 36 ° 32 ' 31.084 " N / 121 ° 55 ' 58.209 " W Total Acres: 0.85

Assessor's Parcel No.: 009-471-014, 009-471-026 & 009-471-025 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: Highway 1 Waterways: Carmel River
 Airports: _____ Railways: _____ Schools: Carmel River Elementary School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 1 Acres 0.85
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy

Present Land Use/Zoning/General Plan Designation:

Residential Medium Density/Medium Density Residential, Design Control, 18 Foot Height Limit

Project Description: (please use a separate page if necessary)

Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow construction of a 1,056 square foot accessory dwelling unit; 2) a Coastal Development Permit for a Lot Line Adjustment to merge three legal lots of record into one 36,914 square foot lot; 3) a Coastal Development Permit for development within 750 of archaeological resources; and 4) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat area (dune scrub).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>5</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>3</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date April 9, 2025 Ending Date May 9, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Denise Duffy and Associates Inc</u>	Applicant: <u>Teri Flynn</u>
Address: <u>947 Cass Street</u>	Address: <u>2335 Broadway Ste 101</u>
City/State/Zip: <u>Monterey, CA 93940</u>	City/State/Zip: <u>Oakland, CA 94612</u>
Contact: <u>Tyler Potter</u>	Phone: <u>(510) 697-8400</u>
Phone: <u>(831) 373-4341</u>	

Signature of Lead Agency Representative: /s/ Joseph Alameda Date: 4/1/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.