

County of Monterey

State of California

**MITIGATED NEGATIVE DECLARATION**

<b>Project Title:</b>	Reynolds Jon Q Tr Et Al
<b>File Number:</b>	PLN210331
<b>Owner:</b>	Jon Q Reynolds and Ann S Reynolds Family Trust
<b>Project Location:</b>	26454 Carmelo Street (Lot B) & 26489 Scenic Road, Carmel
<b>Primary APN:</b>	009-471-014-000, 009-471-026-000 & 009-471-025-000
<b>Project Planner:</b>	Joseph Alameda
<b>Permit Type:</b>	Combined Development Permit
<b>Project Description:</b>	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).

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

<b>Decision Making Body:</b>	Planning Commission
<b>Responsible Agency:</b>	County of Monterey
<b>Review Period Begins:</b>	April 9, 2025
<b>Review Period Ends:</b>	May 9, 2025

Further information, including a copy of the application and Initial Study are available at the Monterey County Housing & Community Development, 1441 Schilling Place South, 2<sup>nd</sup> Floor, Salinas, CA 93901/(831) 755-5025