

County of Monterey

State of California

MITIGATED NEGATIVE DECLARATION

Project Title:	Carmel Rio Road LLC
File Number:	PLN240105-DEP
Owner:	Carmel Rio Road LLC
Project Location:	26500 & 26550 Val Verde Drive, Carmel
APNs:	015-021-015-000, 015-021-004-000, 015-021-020-000, 015-021-021-000 & 015-021-049-000
Project Planner:	Joseph Alameda
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit submitted pursuant to Senate Bill 330 consisting of 1) a Vesting Tentative Map to subdivide four parcels containing 12.5 acres into 60 residential lots; 2) an Administrative Permit to allow the construction of 59 single family dwelling ranging between 2,790 and 3,930 and 15 1,026 square foot townhomes; 3) Design Approval to allow use of four conceptual single-family residential floor plans and one townhouse floor plan, offered in two architectural styles: Spanish Colonial and Renaissance, 4) Use Permit to allow development within the Carmel Valley Floodplain; and 5) Use Permit to allow development on slopes in excess of 25%.+

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.

Decision Making Body:	Planning Commission
Responsible Agency:	County of Monterey
Review Period Begins:	February 23, 2026
Review Period Ends:	March 25, 2026

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