

County of Monterey

State of California

MITIGATED NEGATIVE DECLARATION

Project Title:	Carmel Valley Manor
File Number:	PLN240141
Owner:	Northern Calif Congregational Retirement Homes Inc
Project Location:	8545 Carmel Valley Road, Carmel
Assessor's Parcel Numbers:	169-061-012-000 (Primary) & 169-061-017-000
Project Planner:	Steve Mason
Permit Type:	Combined Development Permit
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 approximately 7,100 cubic yards of cut and fill; 2) Use Permit to allow development on slopes in excess of 25%; and 3) Use Permit to allow the removal of approximately 61 protected Oak trees.

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:	Monterey County Planning Commission
Responsible Agency:	County of Monterey Housing & Community Development
Review Period Begins:	March 2, 2026
Review Period Ends:	April 1, 2026

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