

City of Carmel

NOTICE OF INTENT

TO ADOPT A NEGATIVE DECLARATION

Project Title: Carmel Way Trust
Lead Agency: City of Carmel-by-the-Sea
Community Planning and Building
P.O. Drawer G
Carmel, California 93921
Project Applicant: Aengus Jeffers
Project Location: 7 and 9 Carmel Way, Carmel
APN: 010-321-020 and 010-321-021
Project Planner: Matthew Sundt, City Planner
Review Period: **September 19 to October 18, 2016**
Hearing Date: **November 9, 2016**

PROJECT DESCRIPTION: The proposed project involves demolition of three residences located on three separate parcels, and construction of two new two-story residences. The project also includes merging two of the three existing parcels into one parcel thereby resulting in two parcels. The project is located adjacent to Carmel Beach and the Carmel North Dunes, an Environmentally Sensitive Habitat Area.

NEGATIVE DECLARATION: The City of Carmel has determined that said project will not have the potential to significantly degrade the quality of the environment; that said project will have no significant impact on long-term environmental goals; that said project will have no significant cumulative effect upon the environment; and that said project will not cause substantial adverse effects on human beings, either directly or indirectly. Therefore, an Environmental Impact Report is not required.

HAZARDOUS MATERIALS: Per Section 65962.5 of the Government Code, no hazardous materials are known to exist on the project site.

PUBLIC COMMENTS: Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the City of Carmel-by-the-Sea Community Planning and Building Department. The City of Carmel will consider all comments received by 5 P.M. on October 18, 2016, which ends the 30-day public review period as allowed by CEQA Guidelines Section 15073.

HEARING DATES: A Planning Commission hearing for this project will occur on **November 9, 2016**. The hearing will occur at 4 P.M., at City Hall located on Monte Verde Street between Ocean Avenue and 7th Avenue. Although oral comments may be presented at this hearing they are considered “late” comments per CEQA Guidelines Section 15207, and the Lead Agency (i.e., the Planning Commission) may choose not to respond to them.

AVAILABILITY OF THE NEGATIVE DECLARATION: Additional information on this project, including a copy of the application, the initial study, and supporting documents, are available on the City web site and at the Planning and Building Department located at City Hall (Tele: 831-620-2010).