

City of Carmel-by-the-Sea 2007-2014 Housing Element



Prepared for



Prepared by



April 2010

Table of Contents

Notice of Availability / Notice of Intent	3
Mitigated Negative Declaration	11
Initial Study	17

**NOTICE OF AVAILABILITY /
NOTICE OF INTENT**

City of Carmel by-the-Sea
Community Planning & Building
P.O. Drawer G
Carmel-by-the-Sea, California 93921
Phone: (831) 620-2010 Fax: (831) 620-2014



21 April 2010

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that the City of Carmel by-the-Sea has prepared a proposed Mitigated Negative Declaration, pursuant to the requirements of CEQA, for the City of Carmel by-the-Sea 2007 – 2014 Housing Element (the Project). The Project site is made up of the entire city limits of the City of Carmel-by-the-Sea, Monterey County, California.

The proposed Mitigated Negative Declaration, Initial Study and reference documents are available for review at the Community Planning and Building Department at the Carmel-by-the-Sea City Hall, located on the east side of Monte Verde Street between Ocean Avenue and Seventh Avenue and on the City's website at www.ci.carmel.ca.us (click on Government, then Staff/Departments, then Community Planning & Building, then Projects).

An additional copy for public review is available at the Harrison Memorial Library (northeast corner of Ocean Avenue and Lincoln Street) and copies are available for purchase at Copies-by-the-Sea (northwest corner of Dolores Street and Fifth Avenue). The City's Planning Commission will review this project on **9 June 2010**. In accordance with time limits mandated by State law, written comments on this Mitigated Negative Declaration and the Initial Study will be accepted from:

26 April 2010 through 5:00 p.m. on 26 May 2010

Project Description: The City of Carmel-by-the-Sea 2007-2014 Housing Element (the Housing Element) comprises one of the seven State of California mandated General Plan Elements. The Housing Element articulates the City's General Plan relative to the maintenance and development of housing to meet the needs of existing and future residents.

The Housing Element must demonstrate it's ability to meet the Regional Housing Needs Allocation (RHNA) of 32 housing units as established by the Association of Monterey Bay Area Governments (AMBAG). As shown in [Table I: Housing Sites Summary](#) below, the City plans to accommodate these units plus additional units by way of construction

achievements (credit for units already constructed within the Housing Element planning period), entitled projects, available vacant land, potential for mixed-use development and opportunity sites in the R-4 residential zone.

Table 1: Housing Sites Summary

	<i>Extremely-Low Income¹</i>	<i>Very-Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Above-Moderate Income</i>	<i>Total Units</i>
2007-2014 RHNA Need	4	7	5	6	14	32
Construction Achievements	0	0	0	0	9	9
Entitled Units	0	0	7	0	7	14
Vacant Land Permitting Residential	0	0	0	0	74	74
Potential for Mixed Use Development	78				0	78
Opportunity Sites in the R-4 Zone	12		0	0	0	12
Total Achievements and Capacity	84		7	6	90	187
Notes:						
1 The extremely low-income need is a subset of the very low-income allocation and is not included in the total construction need.						
Source: City of Carmel-by-the-Sea Planning Department						

It is important to note that the Housing Element demonstrates the City's ability to meet the RHNA allocation of 32 dwelling units, not construct them. This allocation has been accommodated under existing land use designations as identified in the City's General Plan and under existing zoning designations and density requirements. No changes to either the City's General Plan or Zoning Code are proposed. Furthermore, of the 32 minimum units, 23 units have been constructed or are entitled, leaving a remaining nine units that would need to be constructed by 2014 in order for the City to meet its RHNA allocation target.

Submit Comments to:

Mr. Sean Conroy
 Planning & Building Services Manager
 Community Planning and Building
 City of Carmel-by-the-Sea
 P.O. Drawer G, Carmel-by-the-Sea
 E/s Monte Verde St. between Ocean and 7th Avenues
 Carmel-by-the-Sea, California 93921
 (831) 620-2010
 sconroy@ci.carmel.ca.us

For reviewing agencies: The City of Carmel-by-the-Sea requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments.

Distribution: (see below)

- No Comments provided
- Comments noted below
- Comments provided in separate letter

COMMENTS: _____

Return to:

Mr. Sean Conroy
Planning & Building Services Manager
Community Planning and Building
City of Carmel-by-the-Sea
P.O. Drawer G
Carmel-by-the-Sea, California 93921

From:

Agency Name: _____

Contact Person: _____

Phone Number: _____

DISTRIBUTION

- Alliance on Aging
- American Red Cross (Carmel Chapter)
- Apartment Association of Monterey County
- Association of Monterey Bay Area Governments (AMBAG)
- California Coastal Commission
- California State Clearinghouse & Planning Unit
- Carmel Chamber of Commerce
- Carmel Foundation
- Carmel Residents Association
- Carmel Residents Association
- City of Monterey
- City of Pacific Grove
- Coalition of Homeless Services Providers
- Community Human Services
- Habitat for Humanity
- Housing Authority of Monterey County (HAMC)

- LandWatch Monterey County
- Monterey Bay Unified Air Pollution Control District
- Monterey County Association of Realtors
- Monterey County Clerk's Office
- Monterey County Environmental Health Department
- Monterey County Housing & Redevelopment
- Monterey County Planning Department
- Monterey Peninsula Water Management District
- Regional Water Quality Control Board
- Shelter Outreach Plus
- Transportation Agency for Monterey County

MITIGATED NEGATIVE DECLARATION

Mitigated Negative Declaration

Lead Agency Name and Address

City of Carmel by-the-Sea
P.O. Box G
E/s Monte Verde bet. Ocean and 7th
Carmel, CA 93921

Contact Person and Phone Number

Mr. Sean Conroy
Planning & Building Services Manager
City of Carmel-by-the-Sea
831.620.2010
sconroy@ci.carmel.ca.us

Project Sponsor

City of Carmel by-the-Sea

Project Location

The project site is located within the entire city limits of the City of Carmel by-the-Sea.

Name of Project

Carmel by-the-Sea 2007-2014 Housing Element

Project Description

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The Housing Element must demonstrate it's ability to meet the Regional Housing Needs Allocation (RHNA) of 32 housing units as established by the Association of Monterey Bay Area Governments (AMBAG). As shown in [Table 1: Housing Sites Summary](#) below, the City plans to accommodate these units plus additional units by way of construction achievements (credit for units already constructed within the Housing Element planning period), entitled projects, available vacant land, potential for mixed-use development and opportunity sites in the R-4 residential zone.

Table 1: Housing Sites Summary

	<i>Extremely-Low Income¹</i>	<i>Very-Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Above-Moderate Income</i>	<i>Total Units</i>
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Review Period

26 April 2010 through 26 May 2010

Comments

Any individual, group, or agency disagreeing with this determination or wishing to comment on the proposed project may submit written comments to the City of Carmel-by-the-Sea at the address listed above. All comments received by 5:00 PM on 26 May, 2010 will be considered by the City of Carmel by-the-Sea.

Findings and Reasons

The Initial Study identified potentially significant effects on the environment. However, the proposed project has been mitigated (see Mitigation Measures below which avoid or mitigate the effects) to a point where the proposed project will not have the potential to significantly degrade the environment; will have no significant impact on long-term environmental goals; will have no significant cumulative effect upon the environment; and will not cause substantial adverse effects on human beings, either directly or indirectly.

The following reasons will support these findings:

1. No significant impacts were identified that required mitigation.
2. The proposed project is consistent with the adopted goals and policies of the *City of Carmel General Plan*, *City of Carmel Local Coastal Program Land Use Plan (LUP)*, and the *City of Carmel Municipal Code*.
3. City staff independently reviewed the Initial Study, and this Mitigated Negative Declaration reflects the independent judgment of the City of Carmel.

Mitigation Measures

None required.

INITIAL STUDY

City of Carmel

Initial Study / Environmental Checklist

Background & Project Description

Project Title

Cit of Carmel by-the-Sea 2007-2014 Housing Element

Lead Agency Name and Address

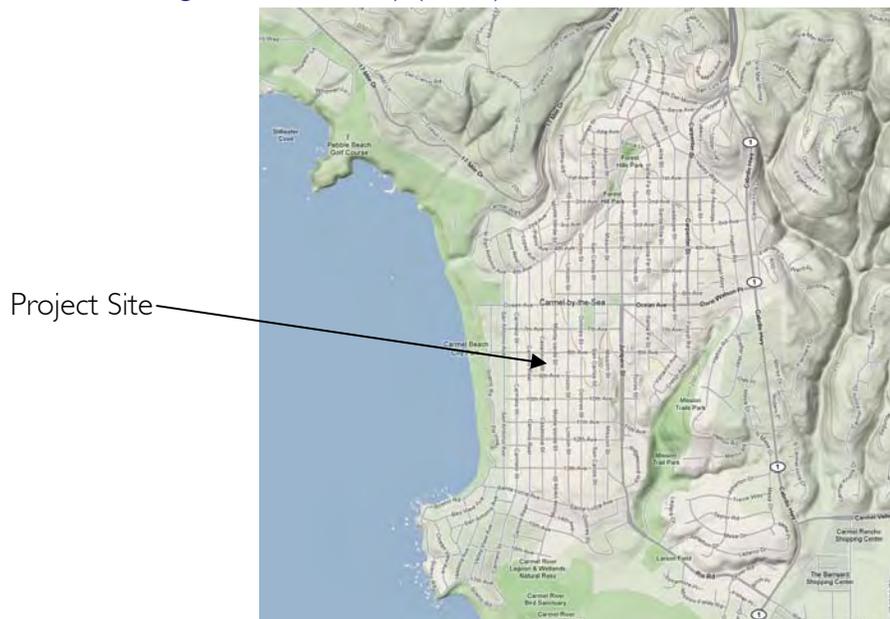
City of Carmel by-the-Sea
P.O. Drawer G
E/s Monte Verde bet. Ocean and 7th
Carmel, CA 93921

Contact Person and Phone Number

Mr. Sean Conroy
Planning & Building Services Manager
831.620.2010
sconroy@ci.carmel.ca.us

Project Location

The City of Carmel-by-the-Sea (City) encompasses approximately one square mile in area and elevation ranges from sea level to 500' above sea level, sloping gently from Carmel Bay up to Highway 1. The City is located in northwest Monterey County, California, along the Pacific Ocean. The City is located approximately four miles south of the City of Monterey and approximately sixteen miles west of the City of Salinas. State Highway 1 runs east of the City in a north/south direction and links Carmel-by-the-Sea to the Monterey Peninsula. See Figure 1: Site Vicinity (below).



Project Applicant

City of Carmel by-the-Sea

General Plan Designation

N/A

Zoning

N/A

Statutory Requirements

In accordance with CEQA (Public Resources Code Sections 21000–21177) and pursuant to Section 15063 (Initial Study) of Title 14 of the California Code of Regulations (CCR), the City, acting in the capacity of the lead agency, is required to undertake the preparation of an Initial Study to determine whether the Project would have a significant environmental impact. If, as a result of the Initial Study, the lead agency finds that there is evidence that any aspect of the Project may cause a significant environmental effect, the lead agency shall further find that an Environmental Impact Report (EIR) is warranted to analyze Project-related and cumulative environmental impacts. Alternatively, if the lead agency finds that there is no evidence that the Project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the lead agency shall find that the Project would not have a significant effect on the environment and shall prepare a Negative Declaration or Mitigated Negative Declaration for the Project. Such determination can be made only if “there is no substantial evidence, in light of the whole record before the lead agency” that such an effect may occur (Section 21080(c), Public Resources Code).

The environmental documentation, which is ultimately approved and/or certified by the City in accordance with CEQA, is intended as an informational document undertaken to provide an environmental basis of subsequent discretionary actions upon the Project. The resulting documentation is not, however, a policy document, and its approval and/or certification neither presupposes nor mandates any actions on the part of those agencies from which permits and other discretionary approvals would be required.

The environmental documentation and supporting analysis are subject to a public review period. During this review, comments on the document relative to environmental issues should be addressed to the City. Following review of any comments received, the City will consider these comments as a part of the Project’s environmental review and include them with the Initial Study documentation for consideration by the City.

Purpose of the Initial Study

The purpose of the Initial Study is to: (1) identify environmental impacts; (2) provide the lead

agency with information to use as the basis for deciding whether to prepare an EIR or a Negative Declaration; (3) enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is required to be prepared; (4) facilitate environmental assessment early in the design of the project; (5) document the factual basis of the finding in a Negative Declaration that a project would not have a significant environmental effect; (6) eliminate needless EIRs; (7) determine whether a previously prepared EIR could be used for the project; and (8) assist in the preparation of an EIR, if required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant.

Section 15063 of the CEQA Guidelines (Sections 15000–15387 of the CCR) identifies the following specific disclosure requirements for inclusion in an Initial Study:

- A description of the project including the location of the project;
- An identification of the environmental setting;
- An identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries;
- A discussion of ways to mitigate significant effects identified, if any;
- An examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls; and,
- The name of the person or persons who prepared or participated in the initial study.

Documents Incorporated by Reference

The following references were utilized during preparation of this Initial Study and are incorporated into this document by reference. These documents are available for review at the City of Carmel-by-the-Sea located at Monte Verde St. between Ocean and 7th Avenues, Carmel-by-the-Sea, CA 93921.

- City of Carmel-by-the-Sea General Plan, June 2003 and July 2009. This includes the 2007 – 2014 Housing Element.
- City of Carmel-by-the-Sea General Plan Update Initial Study, June 2009.
- City of Carmel-by-the-Sea Zoning Code, as amended. Title 17 of the City of Carmel-by-the-Sea Municipal Code (CAMC) is referred to as the “Carmel Zoning Code” (CZC).

Project Description

Introduction

The City of Carmel by-the-Sea proposes to adopt an update to the General Plan Housing Element pursuant to Article 10.6, Section 65580 B of California State law. As required by State law, the proposed Housing Element Update has been prepared to ensure that the City accommodates its share of California's projected housing needs. The City of Carmel by-the-Sea has analyzed local housing needs and resources and identified specific sites for potential development. It has then developed policies and implementation programs intended to meet the needs of all income segments of the community and of future residents. The Housing Element Update identifies sites available for housing and sets forth policies and programs to accommodate and facilitate the construction of housing to meet the community housing needs. The Housing Element Update addresses the 2007-2014 planning period and does not introduce or propose new development beyond growth that has been planned for and analyzed under the City's General Plan.

Housing Element law requires that each jurisdiction update its Housing Element every five to seven years. Carmel's existing Housing Element was previously updated and adopted in 2004. Pursuant to State law, the Housing Element is required to:

- Outline a community's housing production objectives.
- List policies and implementation programs to achieve local housing goals.
- Examine the need for housing resources in a community, focusing in particular on special needs populations.
- Identify adequate sites for the production of new housing serving various income levels.
- Analyze potential constraints to housing production.
- Evaluate the Housing Element for consistency with other components of the General Plan.

Regional Housing Needs Assessment

As part of these general requirements, Carmel's Housing Element Update must demonstrate that the City has made available adequate sites for housing to accommodate its Regional Housing Needs Allocation (RHNA) as established by the Association of Monterey Bay Area Governments (AMBAG). Each city or county has accepted a certain share of the overall RHNA. The RHNA represents the minimum additional housing units needed to accommodate the projected regional increase in population and it is established for discrete income categories.

The AMBAG has adopted a Regional Housing Needs Allocation Plan for its member jurisdictions. For Carmel-by-the-Sea, the plan establishes the City's share of regional housing growth needs as 32 additional units for the period of 2007 to 2014. [Table 2-1: Regional Housing Needs Allocation](#) displays the breakdown of this housing need by income group based on the median family income

(MFI). According to the draft plan, 12 units affordable to very low and low income households (less than 80 percent of the MFI) are needed. Rounding out the total housing need are six units affordable to moderate income households (80 to 120 percent of the MFI) and 14 units affordable to above moderate income households (more than 120 percent of the MFI).

As a result of recent legislation (AB 2634), cities must also analyze and plan for the growth needs of the extremely low income category (30 percent or less of the median income). The extremely low income growth need is assumed to be 50 percent of the very low income allocation.

Table 2-1: Regional Housing Needs Allocation 2007-2014

Income Category	Number of Units
Extremely Low Income (30 or less of the MFI) ^{1,2}	4
Very Low Income (0-50 percent MFI)	7
Low Income (51 to 80 percent AMI)	5
Moderate Income (81 to 120 percent AMI)	6
Above Moderate Income (Less than 120 percent AMI)	14
Total	32
Notes:	
¹ Regional share of extremely-low income units is assumed to be 50 percent of the very-low income units.	
² The extremely-low income allocation is a subset of the very-low allocation and is not added to the total construction need.	
Source: AMBAG, Regional Housing Needs Allocation Plan 2007-2014.	

Construction Achievements as of January 2009

To determine the regional housing needs for the 2007-2014 planning period, the needs are adjusted by the actual number of units constructed from January 1, 2007 to the current period (December 31, 2008), or a total of 9 dwelling units. These units are market rate units and are assumed to be affordable to above moderate income households. Detailed permit information is included in [Table 2-2: Summary of Units Built as of January 2009](#). The locations of these units are shown on [Exhibit 2-1: Units Built and Entitled as of January 2009](#). Based upon this adjustment, the regional housing need for 2007-2014 is 23 housing units, with the allocations based on income category shown in [Table 2-3: Adjusted RHNA Allocations](#).

Table 2-2: Summary of Units Built as of January 2009

APN	Permit Number	Project Name	Block/Lot	Zoning	Units	Affordability Restrictions
010-138-008	07-61C	Mac Donald	Blk 55/Lot 20	CC	1	Above Moderate
010-096-011	07-107R	Gull	Blk 48/Lot 17	R-4	4	Above Moderate
010-196-002	07-200C	Levett	Blk A/Lot 5	RC	2	Above Moderate
010-221-013	06-205R	H&N	Blk 31/Lot 10	R-1	1	Above Moderate
009-201-011		Smith	Blk 2/Lot 10	R-1	1	Above Moderate
Total					9 Dwelling Units	
Notes: Zoning Designations: CC- Central Commercial R-4- Multifamily Residential RC- Residential and Limited Commercial R-1- Single Family Residential						
Source: Carmel-by-the-Sea Planning Department, 2009.						

Table 2-3: Adjusted RHNA Allocations

Income Category	2006-2014 RHNA Need	Construction Achievements ¹	Adjusted RHNA Need
Extremely- Low ²	4	0	4
Very-Low	7	0	7
Low	5	0	5
Moderate	6	0	6
Above- Moderate	14	9	5
Total	32	9	23
Notes: ¹ Based on building permits "finalized" through December 31, 2008. Does not include projects currently under construction or in the review and entitlement process. ² The allocation for extremely-low income units is assumed to be 50% of the very-low income allocation. The allocation is a subset of the very -low income allocation and is not added to the total construction need.			
Source: City of Carmel-by-the-Sea Planning Department			

Capacity to Meet Regional Share Goals

Entitled Residential Projects to Date (January 2009)

There are a number of residential projects that are “in-the-pipeline.” These projects are entitled, but have not been constructed yet. As indicated in [Table 2-4: Units Entitled as of January 2009](#), Carmel currently has 14 dwelling units entitled for development that have not yet been submitted for building permits. These entitled units include: 7 units restricted for low income households and 7 units affordable to above moderate income households. The location of these units is shown in [Exhibit 2-1: Units Built and Entitled as of January 2009](#).

Table 2-4: Units Entitled as of January 2009

APN	Block/Lot	Zoning	Project Name/Description	Units	Acreage	Affordability Level ¹	Existing Use
010-085-005	Blk 79/Lot All	R-1	Forest Cottages	4	.23	Above Moderate	Motel
010-085-003	Blk 79/Lot All	R-1	Forest Cottages	2	.7	Low	Motel
010-138-010	Blk 55/Lot 16	SC	Boutonnet	1	.09	Above Moderate	Commercial
010-142-001	Blk 90/Lot 1&3	SC	B of A	2	.18	Above Moderate	Commercial
010-136-0132	Blk 51/Lot 10&12	RC	Trewett Ct ³	5	.18	Low	Senior Housing (9 dwelling units)
Total				14			
Notes:							
¹ Units allocated to very-low, low and moderate income categories have been restricted to households that meet the income requirements for these categories. Units allocated to the above moderate income category include all market rate units that are not income restricted.							
² This project is pending Coastal Commission approval and will replace an existing 9 unit building with 14 units for a net increase of 5 units.							
³ Project currently under construction as of November 23, 2009							
Zoning Designations:							
R-1- Single Family Residential							
RC- Residential and Limited Commercial							
SC- Service Commercial							
Source: City of Carmel-by-the-Sea Planning Department, 2009.							

Vacant Land

There is limited vacant land in Carmel available for residential development. While the City is primarily built out, scattered vacant sites can be found throughout the City. These sites are primarily zoned for single-family residential development.

The vacant residential land in Carmel has the capacity to accommodate 74 dwelling units. Seventy units could be accommodated on parcels zoned for single-family residential use. Based on the densities permitted in these areas, the units would be affordable to above-moderate income households. Four units could be accommodated on vacant parcels zoned SC or RC. However, these parcels are relatively small and multifamily development is unlikely. Therefore, these units would be affordable to above-moderate income households. A list of the parcels is described in the City's Housing Element. [Exhibit 2-2: Vacant Parcels](#) shows the location of the vacant land.

Potential for Mixed Use Development

The City permits by-right multifamily development with densities up to 22 du/ac in the commercial (CC, SC and RC) zoning districts. The units may be in stand-alone multifamily projects or within mixed use developments. The City's zoning code does not establish a minimum density requirement for these zones. Densities up to 44 du/ac are permitted, subject to a conditional use permit, when the development includes affordable housing. The development standards in the CC, SC and RC zoning districts are designed to provide maximum flexibility for development to achieve the maximum density standards. There are setback requirements only when the property

Table 2-5: Housing Sites Summary

	<i>Extremely-Low Income¹</i>	Very-Low Income	Low Income	Moderate Income	Above-Moderate Income	Total Units
2007-2014 RHNA Need	4	7	5	6	14	32
Construction Achievements	0	0	0	0	9	9
Entitled Units	0	0	7	0	7	14
Vacant Land Permitting Residential	0	0	0	0	74	74
Potential for Mixed Use Development	78				0	78
Opportunity Sites in the R-4 Zone	12		0	0	0	12
Total Achievements and Capacity	84		7	6	90	187
Notes:						
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Project Approvals

Approval of the Project is subject to actions set forth by the City of Carmel-by-the-Sea. Adoption of the update to the Housing Element of the City's General Plan is subject to review and/or approval by the following:

- City of Carmel-by-the-Sea Planning Commission;
- City of Carmel-by-the-Sea City Council; and
- California Department of Housing and Community Development.

faces the RC or a residential zone. The maximum lot coverage is designed to allow projects to achieve and exceed densities of 22 du/ac. Only one parking space per unit is required in the SC and CC zones and 1.5 spaces per unit in the RC zone regardless of the unit size.

To prevent the loss of existing residential units within the commercial zoning districts and to encourage the construction of new residential units, the City prohibits the conversion of existing second-floor residential floor space to commercial use and requires newly constructed floor space at the second floor to be used as residential units.

There are a number of opportunities for redevelopment of existing commercial uses to mixed use projects in the CC, SC and RC zoning districts. Redevelopment may occur through demolition and construction of new buildings or through conversion of upper floor commercial uses to residential uses.

There are a number of parcels in the commercial districts that have capacity for residential development either through construction of additional building space for residential use or conversion of upper floor commercial uses to residential. The locations of these parcels are shown in [Exhibit 2-3: Mixed-Use Capacity](#). Detailed information on these sites is described in the City's Housing Element and incorporated herein by reference.

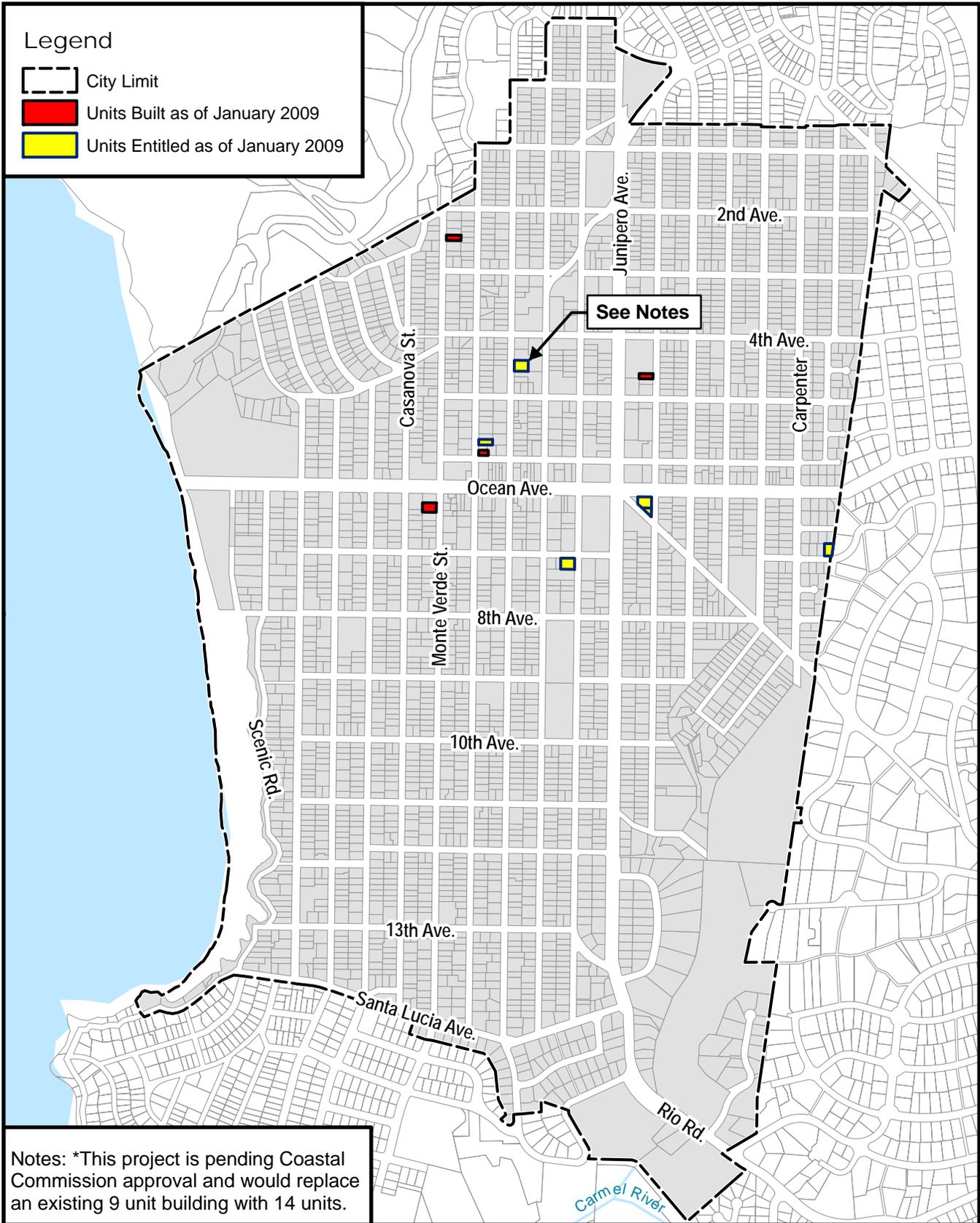
Potential for Development in the R-4 Zone

The capacity to accommodate new dwelling units on vacant parcels and through redevelopment in the commercial zones fulfills the City's remaining RHNA need in the moderate and above-moderate income categories. The City's remaining RHNA need of 7 dwelling units affordable to extremely-low and very-low income households can be accommodated through underutilized sites within the R-4 zone.

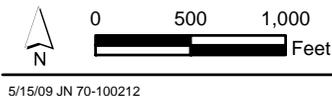
The R-4 zone permits multi-family development by-right up to 33 du/ac, consistent with the density standards appropriate for housing affordable to lower income households as outlined in AB 2348. Projects providing affordable housing may be allowed to develop up to 44 du/ac through the City's Density Bonus Ordinance. The R-4 zone encompasses 5.81 acres. The City identified three opportunity sites for residential development within the R-4 zone. City staff has identified these sites as having the greatest potential to redevelop with housing units during the planning period. The location of these sites is shown in [Exhibit 2-4: R-4 Opportunity Sites](#). These sites total approximately 0.44 acres. Detailed information on these sites is described in the City's Housing Element and incorporated herein by reference.

Housing Sites Summary

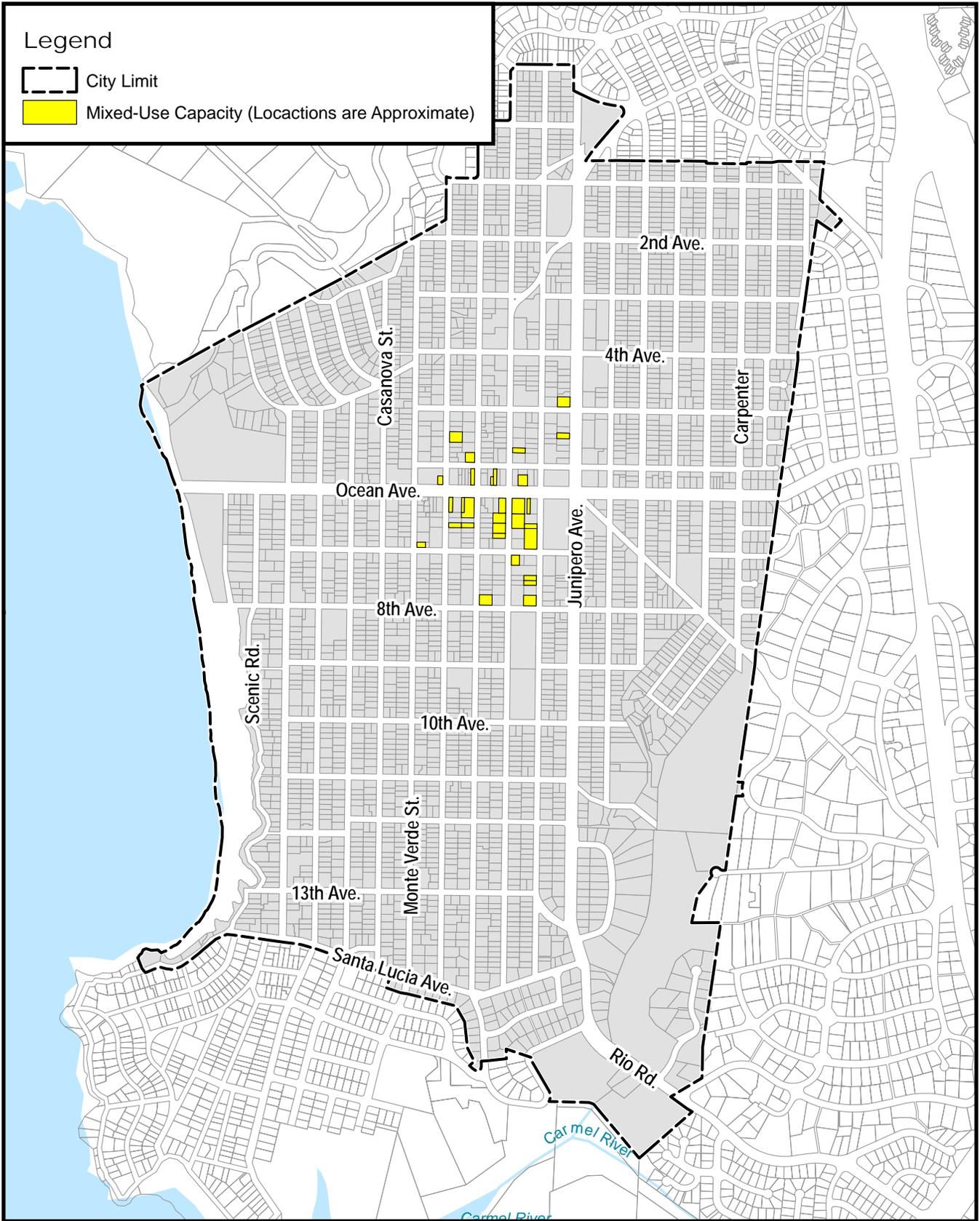
[Table 2-5: Housing Sites Summary](#), describes the units constructed and entitled in Carmel along with the capacity of vacant land, potential for mixed use development and the capacity created through the adequate sites program.



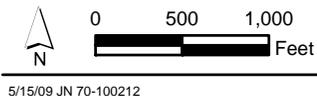
Source: City Carmel-by-the-Sea (2008)



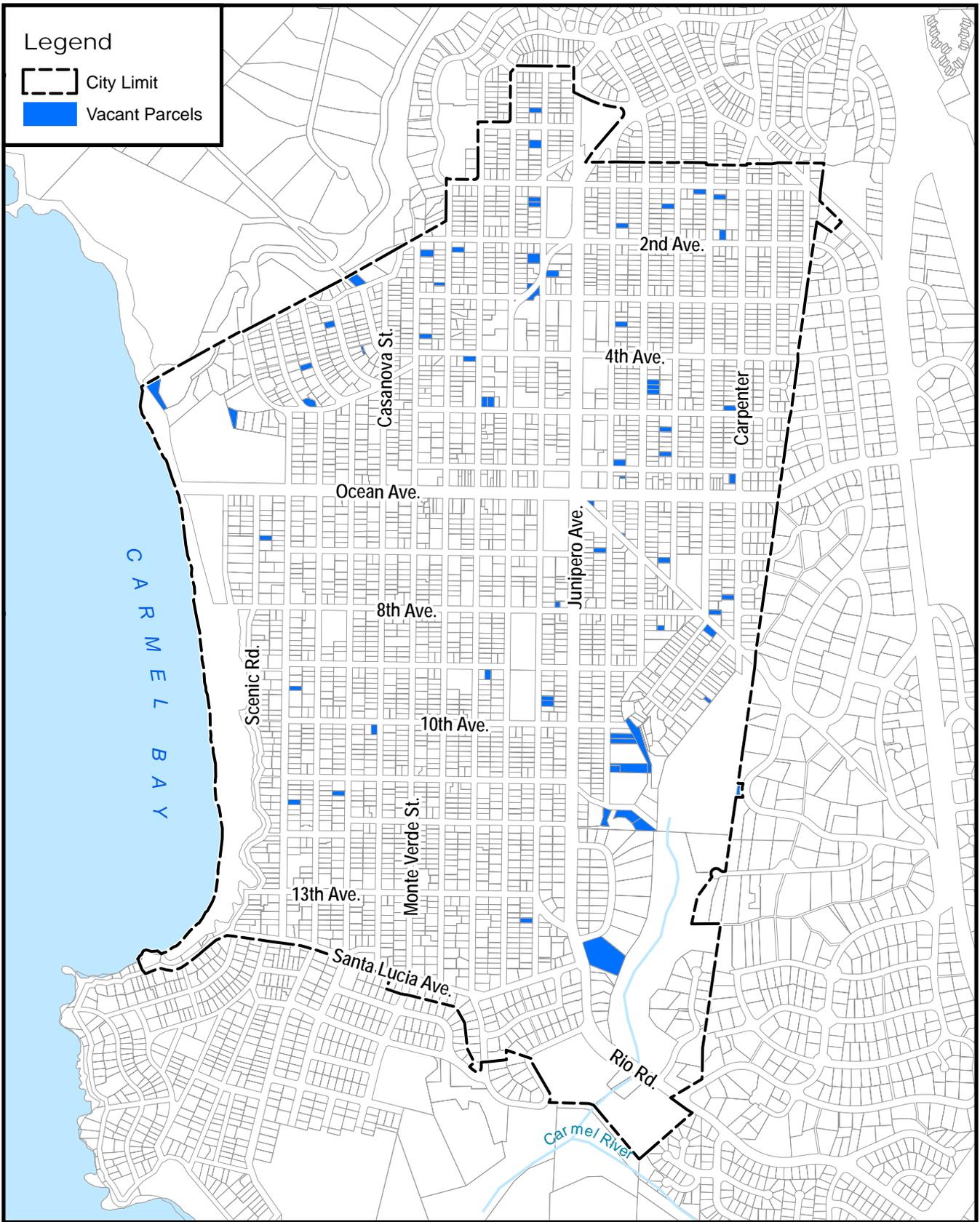
CARMEL-BY-THE-SEA HOUSING ELEMENT
Units Built & Entitled as of January 2009



Source: City Carmel-by-the-Sea (2008)



CARMEL-BY-THE-SEA HOUSING ELEMENT
Mixed-Use Capacity

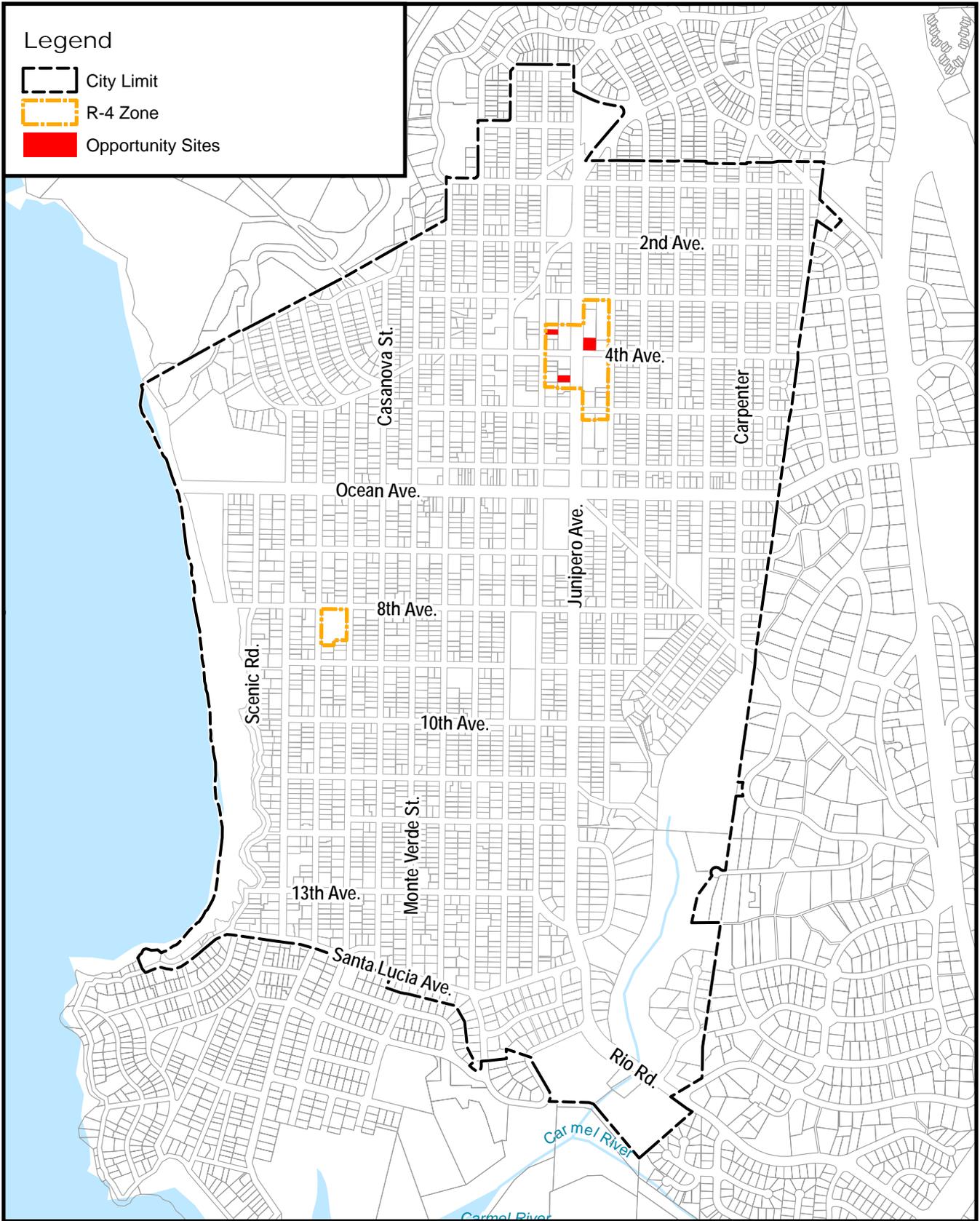


Source: City Carmel-by-the-Sea (2003)

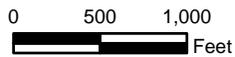


CARMEL-BY-THE-SEA HOUSING ELEMENT
Vacant Parcels

5/15/09 JN 70-100212



Source: City Carmel-by-the-Sea (2008)



6/17/09 JN 70-100212

CARMEL-BY-THE-SEA HOUSING ELEMENT
R-4 Opportunity Sites

III. Environmental Checklist

Environmental Factors Potentially Affected by the Project

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agricultural Resources		Air Quality
	Biological Resources		Cultural Resources		Geology / Soils
	Hazards & Hazardous Materials		Hydrology / Water Quality		Land Use / Planning
	Mineral Resources		Noise		Population / Housing
	Public Services		Recreation		Transportation / Traffic
	Utilities / Service Systems		Mandatory Findings of Significance		

Instructions

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question (see Source List, attached). A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that any effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated: applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier Analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following on attached sheets:
 - a. Earlier analysis used. Identify earlier analyses and state where they are available for review.
 - b. Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	
<p>Discussion</p> <p>(a)</p> <p>The City of Carmel-by-the Sea General Plan (2003) identifies the City's viewsheds to include the coastline and the central ridge of wooded hills. The Pacific Ocean makes up the western boundary of the City and the wooded ridgeline separates Carmel-by-the-Sea from Pacific Grove, Monterey and Carmel Valley. The Beach Bluff Pathway is a scenic trail that currently extends from Eighth Avenue south to the City limit. This Pathway runs parallel to Scenic Road and provides excellent views of Carmel Bay and the sandy beach.</p> <p>The proposed project demonstrates sufficient capacity under the City's existing General Plan and Zoning Code to accommodate a relatively small amount of residential development, primarily on existing in-fill and underutilized sites located in the Commercial and R-4 zoning districts. The underutilized parcels are located within currently zoned commercial neighborhoods (the CC, SC, and RC zoning districts), where redevelopment may occur through demolition and construction of new buildings or through conversion of upper floor commercial uses to residential uses; and the R-4 zone on sites developed with non-conforming commercial uses (refer to Housing Element Exhibit 2-4: R-4 Opportunity Sites). Due to the limited number and geographical locations of the remaining vacant parcels (refer to Exhibit 2-2: Vacant Parcels of the Housing Element), and since future housing development would occur primarily as infill and redevelopment (refer to Exhibit B-3 of the Housing Element), Project implementation would not have no impact on designated scenic vistas.</p> <p>(b)</p>				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>There are no state-designated scenic highways within the Project area and therefore there would be no impact on state scenic highways.</p>				
<p>(c)</p>				
<p>The City's future housing needs as anticipated under the Project would be accommodated by development of vacant and underutilized land, since only a limited amount of vacant land permitted for residential development remains. The vacant and underutilized parcels are located within currently designated residential and commercial neighborhoods. Based on recent development trends and current zoning requirements, these remaining vacant residential parcels would be developed as single-family residential units, preserving the existing visual character of the neighborhoods and its surroundings.</p>				
<p>The underutilized parcels are located within currently zoned commercial neighborhoods (the CC, SC, and RC zoning districts), where redevelopment may occur through demolition and construction of new buildings or through conversion of upper floor commercial uses to residential uses; and the R-4 zone on sites developed with non-conforming commercial uses (refer to Housing Element Exhibit 2-4: R-4 Opportunity Sites). The infill sites identified in the Housing Element within the commercial and R-4 residential zones are located in well established neighborhoods and infill residential development of these sites would not affect the existing visual character of the neighborhoods.</p>				
<p>Future development anticipated by the Housing Element would be subject to compliance with the regulations and guidelines set forth in the City's General Plan, Municipal Code, and development review process, which are intended to diminish conflicts between urban development and visual resources. Therefore, residential development according to the Housing Element is not anticipated to degrade the existing visual character/quality of a residential development site and its surroundings.</p>				
<p>Compliance with the General Plan Goals and Policies outlined below would further ensure that future residential developments would be compatible with the visual character of existing uses. Moreover, new development projects would undergo environmental review pursuant to CEQA on a project-by-project basis.</p>				
<p><u>General Plan</u></p>				
<p>PI-5</p>	<p>Preserve the development pattern established in the commercial area with a central core area of ground floor retail and service activities surrounded by a less intensive buffer area of residential, motels, offices and other uses. (LUP)</p>			
<p>PI-38</p>	<p>Each site shall contribute to neighborhood character including the type of forest resources present, the character of the street, the response to local topography</p>			

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>and the treatment of open space resources such as setbacks and landscaping. It is intended by this policy that diversity in architecture be encouraged while preserving the broader elements of community design that characterize the streetscape within each neighborhood. (LUP)</p> <p><u>Housing Element:</u></p> <p>P3-4.2: Preserve and protect the scale and character of established neighborhoods while encouraging property improvement.</p> <p>As such, impacts to existing visual character or quality of the identified future Project sites and their surroundings are considered less than significant.</p> <p>(d)</p> <p>All exterior lighting would be designed consistent with City requirements including a maximum of 25 watts on lighting attached to buildings and 15 watts for landscaping.</p> <p>Compliance with the General Plan Goals and Policies outlined below would further ensure that future residential developments minimize environmental impacts associated with light and glare. Moreover, new development projects would undergo environmental review pursuant to CEQA on a project-by-project basis.</p> <p><u>General Plan</u></p> <p>PI-47 Apply the City’s Residential Design Guidelines that explain the qualities that are characteristic of the community to assist in the preparation and approval of plans for residential development through the design review process. Include provisions for scale, mass, bulk, height, setbacks, open space, landscaping, exterior materials, lighting and community character. Establish procedures for using the guidelines that will allow flexibility and creativity in architectural expression yet maintain continuity in the design character of the residential district. (LUP)</p> <p>PI-54 Limit exterior lighting to prevent glare and preserve the traditional low levels of illumination during hours of darkness.</p> <p>Therefore, there would be no new sources of substantial light or glare, which would adversely affect day or nighttime views in the area and is therefore considered a less than significant impact.</p>				
<p>2. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing</p>				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X
<p>Discussion (a-c) The proposed project is located in an existing developed community and no development on land designated agriculture will occur (City of Carmel-by-the Sea General Plan, 2003). As such, the proposed project would have no significant impact to agricultural resources and is therefore considered to have no impact.</p>				
<p>3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p>				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Discussion</p> <p>(a-c)</p> <p>The project site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Air Pollution Control District (MBUAPCD). In March 1997 the air basin was redesignated from a “moderate non-attainment” area for the federal ozone standards to a “maintenance/attainment” area. The NCCAB is currently in attainment for the federal PM10 (particulate less than 10 microns in diameter) standards and state and federal nitrogen dioxide, sulfur dioxide and carbon monoxide standards. The NCCAB is classified as a non-attainment area for the state ozone and PM10 standards.</p> <p><u>Short-term Construction Emissions</u></p> <p>The proposed project would result in short-term construction emissions with implementation of the proposed project. This would include demolition, excavation, and new construction.</p> <p>Construction activities are generally short-term in duration, but may still cause adverse air quality impacts. Construction emissions result from a variety of construction activities, including exterior alteration of existing structures, excavation, grading, and vehicle and equipment exhaust. These emissions can lead to adverse health effects and cause nuisance concerns, such as reduced visibility and the generation of dust. Emissions produced during grading and construction activities are “short-term” because they occur only during the construction phase of the proposed project. Construction emissions would include the on-site and off-site generation of mobile source exhaust emissions as well as emissions of fugitive dust associated with earth-moving equipment.</p> <p>Because the proposed project would be developed over time as housing projects are identified, it is not anticipated to result in a short-term increase in fugitive dust that could exceed MBUAPCD significance thresholds (e.g. result in grading of more than 2.2 acres per day) in accordance with MBUAPCD CEQA guidelines. As a result, fugitive dust emissions from construction activities are not anticipated to contribute to regional non-attainment air quality conditions and would be considered a less than significant impact.</p> <p>The use of construction equipment could result in the generation of diesel-PM emissions during construction. Exhaust emissions are typically highest during the initial site preparation, particularly when a project requires extensive site preparation (e.g., grading, excavation, etc.) involving a large number of construction equipment. Because short-term construction activities would be very limited and are considered minor, they would not contribute to regional non-attainment air quality conditions and is therefore considered a less than significant impact.</p>				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><u>Long-term Operational Emissions</u></p> <p>Operational emissions are considered long-term because they continue indefinitely. The proposed project would result in long-term area source and mobile source emissions with implementation of the proposed project. Area source emissions would include natural gas combustion, hearth fuel combustion, landscape fuel combustion, consumer products, and architectural coatings.</p> <p>The proposed project would include the entitlement and construction of nine residential units over the next five to ten years, which would be considered a less than significant impact in accordance with the Monterey Bay Unified Air Pollution Control District's CEQA Guidelines (Table 5-4: Indirect Sources with Potentially Significant Impacts on Ozone).</p> <p><u>Mobile Source Emissions</u></p> <p>The proposed project identifies the City's ability to accommodate its RHNA housing allocation consistent with existing General Plan land use designations and existing zoning. Mobile source emissions on local and regional air quality have been addressed as part of the environmental review for build-out conditions under the existing General Plan. Because no additional development is being proposed, impacts from mobile source emissions are considered a less than significant impact.</p> <p><u>Carbon Monoxide</u></p> <p>The most significant local air pollutant is carbon monoxide (CO). The primary source of CO resulting from implementation of the proposed project would be automobile traffic. Because there would be minimal (less than 1%) additional traffic trips, which have already been addressed in the environmental analysis for the existing General Plan, the proposed project would not result in a significant contribution to localized mobile-source CO concentrations that would exceed applicable air quality standards. Therefore, the proposed project would result in a less than significant impact to localized CO emissions.</p> <p><u>Greenhouse Gas Emissions</u></p> <p>California is a substantial contributor of global greenhouse gases, emitting over 400 million tons of CO₂ a year. Climate studies indicate that California is likely to see an increase of three to four degrees Fahrenheit over the next century. Due to the nature of global climate change, it is not anticipated that any single development project would have a substantial effect on global climate change.</p> <p>Project related greenhouse gas emissions include emissions from area sources and mobile sources. The primary source of greenhouse gas emissions resulting from implementation of the proposed project would be automobile traffic and from energy use within the project</p>				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>site. Because there would be no additional traffic trips, and new construction would comply with state building regulations (e.g. Title 24) and the City's Green Building Program, the proposed project would have a less than significant impact on localized greenhouse gas emissions.</p>				
<p>(d) The MBUAPCD defines sensitive receptors as facilities that house or attract children, the elderly, people with illness, or others who are especially sensitive to air pollutants. Sensitive receptors are located throughout the City; however, as noted above, construction and operation of the proposed project would not result in substantial pollutant concentrations and impacts on sensitive receptors would be a less than significant impact.</p>				
<p>(e) Short-term and long-term emission would be present due to construction activity and ongoing operation. However, the proposed project includes a relatively small amount of new construction and would impact a relatively small group of people. The project may create objectionable odors affecting a limited number of people and, therefore, would have a less than significant impact.</p>				
<p>Compliance with the General Plan Goals and Policies outlined below would further ensure that future residential developments minimize environmental impacts associated with air quality. Moreover, new development projects would undergo environmental review pursuant to CEQA on a project-by-project basis.</p>				
<p><u>General Plan</u></p>				
P2-17	Consider ways to improve air quality as part of the review of land use and transportation projects.			
P7-9	Coordinate air quality planning efforts with local, regional, and State agencies, and evaluate the air quality impacts of proposed plans and development projects.			
P7-15	Continue to implement the City's Green Building Program requiring green building construction practices for both residential and nonresidential construction.			
P7-16	Continue to support tree planting and revegetation programs that foster the adsorption of greenhouse gases.			
P7-17	Identify and encourage opportunities to shift to low-carbon and renewable fuels and zero emission technologies.			

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
P7-18 Adopt and encourage sustainable practices that promote energy efficiency, improve air quality and preserve natural resources when consistent with the City's diverse design traditions.				
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
<p>Discussion</p> <p><u>Existing Setting</u></p> <p>Vegetation of the project site generally consists of evergreen trees in the City and along the</p>				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>coast, deciduous trees along the Carmel River, and coastal chaparral on the Carmel Valley hills. Various species of wildlife inhabit the area, especially in the reserves and in the undeveloped valley areas. Carmel Bay is designated as an Area of Special Biological Significance, requiring protection of species or biological communities to the extent that alteration of the natural water quality is undesirable. Carmel-by-the-Sea has other environmentally sensitive habitat areas (ESHAs) including wetlands, riparian forest, wet meadow, and coastal terrace prairie. The location and types of ESHAs found in Carmel include:</p> <ul style="list-style-type: none"> ■ Pescadero Canyon, located along the northern boundary of the City, supports Monterey pine forest that provides watershed protection and a buffer for Pescadero Creek and is part of an important local wildlife habitat corridor; wetland drainage (Pescadero Creek), central coast arroyo willow riparian forest, and wet meadow. ■ Mission Trail Nature Preserve lies along much of the City's eastern boundary and is the largest ESHA in the City. Mission Trail Nature Preserve supports Monterey pine forest; central coast arroyo willow riparian forest along wetland drainages; coastal terrace prairie; wet meadow; and known occurrences of special-status plant and wildlife species, including Hickman's onion, and Monterey dusky footed woodrat, which are state and/or federal species of special concern, as well as potential habitats for other special-status species. ■ Carmel Beach forms the entire western boundary of the City. Carmel Beach supports dune scrub; un-vegetated dunes; a known occurrence of Tidestrom's lupine, a state- and federal-listed endangered species, black legless lizard, a state species of special concern and other potential habitat for other special-status species. <p>(a-d)</p> <p>Future housing development would occur primarily as infill development of vacant parcels within urbanized areas and redevelopment/reuse of underutilized sites currently developed with residential and commercial uses. Only two vacant parcels, as identified on Exhibit 2-2: Vacant Parcels, are located within a City-designated ESHA (in Pescadero Canyon West and East). These two parcels are also located on steep slopes and are prone to landslides. Given these environmental constraints, it is highly unlikely that these two parcels would ever be developed. Furthermore, should development be proposed, individual assessments of potential impacts to biological resources, including impacts to endangered, threatened, rare, or locally designated species and their habitats would be required and mitigation</p>				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
identified to reduce potential biological impacts to a less than significant level.				
<p>Development anticipated by the Housing Element would be subject to compliance with the regulations and guidelines set forth in the City’s General Plan, Municipal Code, and development review process. Future residential development would require further review for compliance with USFWS, CDFG, and NCCP/HCP requirements, as necessary. Therefore, Project implementation would not have an adverse effect, either directly or through habitat modifications, to candidate, sensitive, or special status species and therefore considered to have no impact.</p>				
(e)				
<p>Carmel Municipal Code Chapter 17.48: Trees and Shrubs, contains standards for the removal and replacement of trees on private and public property. Future housing development would occur primarily as infill development of vacant parcels and redevelopment/reuse of underutilized sites. Any future housing development would be required to comply with the Carmel Municipal Code, including compliance with Chapter 17.48, as applicable, reducing any impact to trees on private and public properties to a less than significant level. Further, the Carmel-by-the-Sea General Plan contains policies that encourage preservation of a healthy urbanized forest. Therefore, the proposed project would have a less than significant impact with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.</p>				
(f)				
<p>The project area is not within an approved Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP). New development within the project area would not be in conflict with an HCP or NCCP and, therefore, would have no impact.</p>				
<p>Compliance with the General Plan Goals and Policies outlined below would further ensure that future residential developments minimize environmental impacts associated with biological resources. Moreover, new development projects would undergo environmental review pursuant to CEQA on a project-by-project basis.</p>				
<p><u>General Plan</u></p>				
<p>PI-42 Prior to submittal of design plans for new development that will alter the building footprint, add a second story or involve excavation, a site plan shall be prepared by a qualified professional to document topography, drainage features, existing trees and structures, street edge, and existing conditions on adjacent properties. Using this site plan, the City’s planning staff and City Forester shall prepare a preliminary site assessment that includes an evaluation of the design character, streetscape attributes, potential historic resources, and forest resources of the</p>				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>block and neighborhood as well as the resource constraints of the site. Submittal of a Forest Enhancement and Maintenance Plan shall be required from project applicants in response to the site assessment. The Plan shall address the impacts of the proposed development on the existing forest conditions of the site. Site Plan designs shall recognize the constraints of the land and work within these limitations. Minimize the extent of excavation and fill on a site to avoid adverse impacts on trees and ensure that new development follows the natural contours of the site. (LUP)</p>				
<p>PI-43 Maintain and enhance the informal, vegetated, open space character of the City's rights-of-way. Trees in the rights-of-way shall not be removed to provide parking. With the exception of driveways, installation of new paving in the rights-of-way by private property owners is prohibited. (LUP)</p>				
<p>PI-44 Prohibit the removal of significant trees (as determined by the City Forester) unless it would prevent a reasonable economic use of the site or pose a threat to health and safety. Locate buildings and other site structures to avoid removal and pruning and otherwise minimize damage to existing significant trees. Avoid impacts to trees by avoiding/minimizing impacts to the root protection zone identified by the City Forester during the preliminary site assessment. Establish continuity of landscape elements throughout each neighborhood. Replace trees removed for construction with appropriate trees of the urbanized forest. Require that they be nurtured until well established. (LUP)</p>				
<p>PI-45 All demolitions, rebuilds, remodels, and substantial alterations shall be consistent with the following findings: Adopted June 3, 2003 General Plan/Coastal Land Use Plan Land Use & Community Character Element Carmel-by-the-Sea Page 1-37</p> <ul style="list-style-type: none"> ▪ The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's Design Objectives. ▪ Mass of the building relates to the context of other homes in the vicinity. ▪ The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. ▪ The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings and structures will be setback a minimum of 6 feet from significant trees. (LUP) 				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
P1-50	Establish landscaping standards to preserve the urban forest of Monterey Pines, Monterey Cypress, Redwoods and Coast LiveOaks, and encourage informal gardens using native vegetation to maintain the natural character of open spaces in the residential areas. (LUP)			
P5-54	Require more open space on sites with significant forest resources based on site conditions as warranted to preserve the integrity of the urbanized forest. (LUP)			
P5-60	Review all projects involving an increase in lot coverage or tree removal and apply the adopted tree density policy as appropriate to each neighborhood and site conditions. Preserve upper and lower canopy trees classified as significant when planning and implementing residential and commercial development. (LUP)			
P5-64	New development shall be sited and designed to avoid or minimize significant adverse effects to the forest. Avoid projects that significantly increase building footprint to the detriment of trees. No grading, compaction of soils, construction of building walls or placement of impermeable surfaces within six feet of trees classified as significant shall be permitted. (LUP)			
P5-70	Require a documented site assessment, or meeting between a planner, City Forester, and the property owner/developer, on each proposed construction site to discuss tree preservation and planting. Establish tree protection zones and suitable locations for development through this process. This shall be done before plans have been drawn. (LUP)			
P5-71	Evaluate, protect and preserve all trees (and their root zones) on sites prior to, during, and after construction. Ensure that all building sites abide by appropriate tree protection and preservation standards and guidelines provided in the Forest Management Plan. (LUP)			
P5-114	Require approval of landscape plans for drought-tolerance and trees by the Forest, Parks and Beach Department on new construction at Final Design Review or before issuing a building permit. Include specifications for location, species, size and planting guidelines for all required replacement trees in this review. (LUP)			
P5-209	<p>New development shall be sited and designed on the most suitable portion of the site while ensuring protection and preservation of natural and sensitive site resources by providing for the following:</p> <ul style="list-style-type: none"> ▪ Protecting areas that provide important water quality benefits, areas necessary 			

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>to maintain riparian and aquatic biota and/or that are susceptible to erosion and sediment loss;</p> <ul style="list-style-type: none"> ▪ Analyzing the natural resources and hazardous constraints of planning areas and individual development site to determine locations most suitable for development; ▪ Promoting clustering of development on the most suitable portions of a site taking into account geologic constraints, sensitive resources, and natural drainage features; ▪ Preserving and protecting riparian corridors, wetlands, and buffer zones; ▪ Minimizing disturbance of natural areas, including significant trees, native vegetation, and root structures; ▪ Using natural drainage as a design element, maximizing the preservation of natural contours and native vegetation; ▪ Limiting land disturbance activities such as clearing and grading, limiting cut and fill to reduce erosion and sediment loss, and avoiding steep slopes, unstable areas, and erosive soils. (LUP) 				
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	
<p>Discussion</p> <p>(a) The proposed project demonstrates sufficient capacity under the City's existing General Plan and Zoning Code to accommodate a relatively small amount of residential development, primarily on existing in-fill and underutilized sites located in Commercial and R-4 zoning districts. However, any future housing development or redevelopment would be required to comply with the Carmel-by-the-Sea General Plan policies regarding historic</p>				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
preservation. Therefore, impacts to cultural resources are considered a less than significant impact .				
(b-d) Some new development may occur within the City’s Archaeological Significance Overlay District (AS) as described and mapped in Section 17.20, Article II of the Municipal Code. Any redevelopment that occurs in this area would be required to comply with all applicable measures in Section 17.20, Article II of the Municipal Code. Therefore, impacts to archaeological resources are considered a less than significant impact .				
Compliance with the General Plan Goals and Policies outlined below would further ensure that future residential developments minimize environmental impacts associated with cultural resources. Moreover, new development projects would undergo environmental review pursuant to CEQA on a project-by-project basis.				
<u>General Plan</u>				
PI-45	All demolitions, rebuilds, remodels, and substantial alterations shall be consistent with the following findings: <ul style="list-style-type: none"> ▪ The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City’s Design Objectives. ▪ Mass of the building relates to the context of other homes in the vicinity. ▪ The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. ▪ The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings and structures will be setback a minimum of 6 feet from significant trees. (LUP) 			
PI-98	Ensure, through the City’s development review processes, that new and altered buildings, whether historic resources or not, are consistent with review standards and zoning ordinances. (LUP)			
PI-104	Prohibit the demolition of all historic resources and prohibit changes to historic resources that are inconsistent with the Secretary of Interior’s Standards and Guidelines unless it is determined through environmental review that alternatives consistent with the Secretary of Interior Standards are not feasible. When completing environmental review of any project affecting an historic resource, require exploration of one or more alternative designs that would be consistent			

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
with the Secretary of the Interior's Standards and Guidelines Standards. (LUP)				
PI-105 Apply the Design Review Guidelines to ensure preservation, protection, enhancement, rehabilitation, reconstruction, and perpetuation of existing structures of historic significance in a manner consistent with the character of the village. Such criteria shall include, but not be limited to, architectural design, size, scale, height, spatial relationships, window, dormers, appurtenances, proportion and placement of improvements on the parcel, and landscaping, including planting or removal of vegetation. (LUP)				
PI-109 Require a Phase I Archaeological Study performed by a Registered Professional Archaeologist to determine whether significant archaeological resources may be present when excavation activity is proposed within the Overlay District. (LUP)				
PI-110 All available measures, including redesign and obtaining archaeological easements, shall be pursued to avoid development on sensitive archaeological sites. Site preservation shall be preferred over excavation of the resource. (LUP)				
PI-111 If archaeological resources are discovered during construction, work shall cease immediately and the resource shall be preserved or the impact mitigated according to these policies. This policy shall apply Citywide. (LUP)				
6. GEOLOGY AND SOILS. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?			X	
ii. Strong seismic ground shaking?			X	
iii. Seismic-related ground failure, including liquefaction?			X	
iv. Landslides?			X	

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project result in substantial soil erosion or the loss of topsoil?			X	
c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.			X	

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Discussion</p> <p>(a-e)</p> <p>The proposed project demonstrates sufficient capacity under the City's existing General Plan and Zoning Code to accommodate a relatively small amount of residential development, primarily on existing in-fill and underutilized sites located in Commercial and R-4 zoning districts.</p> <p>The potential for impacts that may result from geologic hazards in the project area are identified and addressed in the City's General Plan. The project does not include concerns of fault rupture, seismic ground shaking, liquefaction, landslides, soil runoff, unstable soils, and expansive soils. Soils reports and structural engineering analysis, in accordance with local seismic influences, will be required in accordance with City building permit requirements. Therefore, impacts to geological and soil resources are considered a less than significant impact.</p> <p>Compliance with the General Plan Goals and Policies outlined below would further ensure that future residential developments minimize environmental impacts associated with geology and soils. Moreover, new development projects would undergo environmental review pursuant to CEQA on a project-by-project basis.</p> <p><u>General Plan</u></p> <p>P5-190 Avoid, where feasible, construction on areas particularly susceptible to erosion and sediment loss (e.g., steep slopes). Establish development guidance that identifies these areas and protects them from erosion and sediment loss. Prohibit grading in areas with slopes of 30 percent or greater from October through April except in response to emergencies. (LUP)</p> <p>P5-219 New development that requires a grading/erosion control plan shall include landscaping and re-vegetation of graded or disturbed areas. (LUP)</p> <p>P8-23 Require dynamic ground motion analysis and responsive structural design for all new high occupancy structures (e.g. multi-family residential, hotels, etc.) and structures whose continued functioning is critical after a disaster.</p> <p>P8-24 Require adequate geotechnical investigations to be undertaken to provide necessary information and mitigation for any development locating substantial structures in areas subject to seismic hazards, ground failure, erosion, or landsliding.</p> <p>P8-25 Avoid placement of critical facilities and high occupancy structures (e.g. multi-family residential, hotels, etc.) in areas subject to ground failure during an</p>				

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earthquake.				
7. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (V.13)				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

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<p>Discussion</p> <p>(a-h)</p> <p>The proposed project demonstrates sufficient capacity under the City's existing General Plan and Zoning Code to accommodate a relatively small amount of residential development, primarily on existing in-fill and underutilized sites located in Commercial and R-4 zoning districts, and would not use any hazardous materials as part of their use. The proposed project is not located within the vicinity of an airport, and is not located within an area identified as prone to wildland fires as identified in the City's General Plan. Therefore, the project is considered to have no impact on hazards and hazardous materials.</p> <p>Compliance with the General Plan Goals and Policies outlined below would further ensure that future residential developments minimize environmental impacts associated with hazards and hazardous materials. Moreover, new development projects would undergo environmental review pursuant to CEQA on a project-by-project basis.</p> <p><u>General Plan</u></p> <p>P8-1 Periodically update and test the effectiveness of the City's Emergency Operations Plan.</p> <p>P8-5 Identify and evaluate all emergency use facilities and their capacity to survive the intensity of a disaster.</p> <p>P8-6 Designate alternative facilities for post disaster assistance in the event that primary facilities are not available for use.</p> <p>P8-8 Cooperate with local and regional jurisdictions to ensure adequate communication capabilities during a disaster.</p> <p>P8-9 Coordinate emergency planning efforts with the Monterey County Office of Emergency Services.</p> <p>P8-12 Maintain the list of residents who require special assistance during emergencies.</p> <p>P8-13 Maintain primary and secondary evacuation routes for the City of Carmel-by-the-Sea and its Sphere of Influence, in coordination with Monterey County Office of Emergency Services and the City's EOP.</p> <p>P8-14 Educate the public regarding seismic, geologic, flood, fire, tsunami, and other potential disasters, by preparing periodic news articles for local media outlets, such as Carmel Pine Cone.</p>				

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P8-15	Publicize the system of emergency and evacuation routes serving the City.			
P8-16	Encourage property owners to retrofit older structures with fire			
P8-17	Avoid and discourage locating public structures and utilities in high severity fire hazard zone.			
P8-18	Ensure adequate water supply for fire emergencies.			
P8-19	Encourage new development located in or adjacent to fire hazard areas to incorporate fire preventative site design, access, landscaping and building materials, and other fire suppression techniques.			
P8-20	Control excessive buildup of flammable vegetative material on vacant lots and within and adjacent to high severity fire hazard zones (such as Mission Trails and Pescadero Canyon – refer to Figure 8.4), especially following wet springs.			
P8-21	Develop and provide funding and/or incentives for removal of flammable vegetative material particularly in high fire severity areas around Mission Trails and Pescadero Canyon (e.g., free chipping day, free collection day for tree limbs).			
P8-32	Support implementation of the Monterey County Hazardous Waste Management Plan.			
P8-33	Periodically review the City's EOP for effectiveness in emergency response to hazardous waste spills.			
P8-37	Investigate programs for pickup of household hazardous waste and identify possible collection locations that will accept household waste.			
P8-38	Provide on-going training to City staff to quickly respond to hazardous-waste emergencies.			
P8-40	Establish a program to evaluate existing structures and facilities to identify conditions that present excessive risk. Give priority to identification of critical and high occupancy facilities.			
P8-41	Review areas proposed for annexation with respect to the hazards identified in this Element and the effect on existing and future provision of emergency services.			
8. HYDROLOGY AND WATER QUALITY. Would the project:				
a)	Violate any water quality standards or waste		X	

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discharge requirements?				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local ground water table level (for example, the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site.			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site.			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood-hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood-hazard area structures, which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?			X	

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<p>Discussion</p> <p>(a-j)</p> <p>The proposed project demonstrates sufficient capacity under the City's existing General Plan and Zoning Code to accommodate a relatively small amount of residential development, primarily on existing in-fill and underutilized sites located in Commercial and R-4 zoning districts.</p> <p>Carmel Bay is considered an Area of Special Biological Significance (ASBS) by the State Water Resources Control Board (SWRCB). This City operates under the General Permit issued to the Monterey Regional Storm Water Permit Participants Group issued by the Regional Water Quality Control Board (RWQCB) for storm water runoff that affects Carmel Bay. The City has adopted the Best Management Practices Guidance Series found in Appendix E of the Monterey Regional Storm Water Management Program, which describes Best Management Practices to reduce discharge of pollutants from municipal storm sewer systems, to protect water quality of the ASBS, and to satisfy the appropriate Clean Water Act requirements.</p> <p>Therefore, the project is considered to have a less than significant impact on hydrology and water quality.</p> <p>Compliance with the General Plan Goals and Policies outlined below would further ensure that future residential developments minimize environmental impacts associated with hydrology and water quality. Moreover, new development projects would undergo environmental review pursuant to CEQA on a project-by-project basis.</p> <p><u>General Plan</u></p> <p>PI-116 Where existing public services including water can accommodate only a limited amount of new development, priority uses, including essential public services, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by services to other development. (LUP)</p> <p>PI-123 Applications for new development shall demonstrate an adequate public (i.e. publicly-managed) water supply (e.g. the Cal- Am/MPWMD system or their successor agencies) to support the proposed development. Private water supplies are prohibited to serve existing and new development. Applications for new development shall not be filed without a City determination that (1) no new water is required to serve the new development; or (2) there is water available in the City's allocation from the regional supply to support the new development. This determination shall include an evaluation of the proposed development's water demand, based on MPWMD's water unit value system (or equivalent</p>				

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<p>regional system in effect at the time of the determination). All water transfers and corresponding retirements, if any, shall be described and agreed to prior to any City determination. Prior to the commencement of construction of new development, evidence of water service, in the form of a water use permit from the Monterey Peninsula Water Management District (or successor agency), shall be provided to the City Planning Department. (LUP)</p>				
<p>P5-110 New construction plans should include design features to enhance surface water percolation. Where practical, runoff from the roof, driveway and other impervious surfaces shall be collected and directed into pervious areas on the site (landscaped areas) for infiltration in a non-erosive manner, prior to being conveyed offsite. (LUP)</p>				
<p>P5-115 Use low output sprinkler heads and/or drip irrigation for landscape irrigation systems. (LUP)</p>				
<p>P5-116 Use on-site water retention devices to capture precipitation or surface runoff for landscape maintenance purposes. (LUP)</p>				
<p>P5-194 Integrate storm water quality protection into construction and post-construction activities at all development sites. Evaluate the ability of each site to detain storm water runoff and require incorporation of detention facilities or other controls as appropriate. As part of site approval or as a condition on a tentative map, require permanent storm water pollution control measures or systems and an ongoing maintenance program, as necessary. (LUP)</p>				
<p>P5-197 New development shall protect the absorption, purification, and retention functions of natural systems that exist on the site. Where feasible, drainage plans shall be designed to complement and utilize existing drainage patterns and systems, conveying drainage from the developed area of the site in a non-erosive manner. Disturbed or degraded natural drainage systems should be restored, where feasible. (LUP)</p>				
<p>P5-201 BMPs shall be incorporated into the project design in the following progression:</p> <ul style="list-style-type: none"> ▪ Site Design BMPs: Any project design feature that reduces the generation of pollutants or reduces the alteration of the natural drainage features, such as minimizing impervious surfaces or minimizing grading; ▪ Source Control BMPs: Practices that prevent release of pollutants into areas where they may be carried by runoff, such as covering work areas and trash receptacles, practicing good housekeeping, and minimizing use of irrigation 				

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<p>and garden chemicals;</p> <ul style="list-style-type: none"> ▪ Treatment Control BMPs: Any system designed to remove pollutants from runoff including the use of gravity settling, filtration, biological uptake, media adsorption or any other physical, biological or chemical process. Site design and source control BMPs shall be included in all new developments. Where the development poses a threat to water quality due to its size, type of land use or proximity to coastal waters (or proximity to a creek, channel or storm drain system that leads to coastal waters) and the combination of site design and source control BMPs is not sufficient to protect water quality as required by P5-199, treatment control BMPs shall be implemented. (LUP) <p>P5-206 Where post-construction treatment controls are required, the BMPs (or suites of BMPs) shall be designed to infiltrate and/or treat the amount of storm water runoff produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or the 85th percentile, 1-hour storm event, with an appropriate safety factor (i.e., 2 or greater), for flow-based BMPs. The term “treatment” includes physical, biological and chemical processes such as filtration, the use of bio-swales, detention and retention ponds and adsorption media. The actual type of treatment should be suited to the pollutants generated by the development as indicated in the BMP Manual. (LUP)</p> <p>P5-208 New development shall minimize the development footprint and directly connected impervious surfaces, as well as the creation of and increases in impervious surfaces. (LUP)</p> <p>P5-209 New development shall be sited and designed on the most suitable portion of the site while ensuring protection and preservation of natural and sensitive site resources by providing for the following:</p> <ul style="list-style-type: none"> ▪ Protecting areas that provide important water quality benefits, areas necessary to maintain riparian and aquatic biota and/or that are susceptible to erosion and sediment loss; ▪ Analyzing the natural resources and hazardous constraints of planning areas and individual development site to determine locations most suitable for development; ▪ Promoting clustering of development on the most suitable portions of a site taking into account geologic constraints, sensitive resources, and natural drainage features; ▪ Preserving and protecting riparian corridors, wetlands, and buffer zones; 				

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<ul style="list-style-type: none"> ▪ Minimizing disturbance of natural areas, including significant trees, native vegetation, and root structures; ▪ Using natural drainage as a design element, maximizing the preservation of natural contours and native vegetation; ▪ Limiting land disturbance activities such as clearing and grading, limiting cut and fill to reduce erosion and sediment loss, and avoiding steep slopes, unstable areas, and erosive soils. (LUP) <p>P5-218 New development shall include construction phase erosion control and polluted runoff control plans. For example, such plans may include controls on timing of grading, BMP's for storage and disposal of construction materials, or design specifications of sedimentation basins. (LUP)</p> <p><u>Housing Element</u></p> <p>P3-5.6 Support energy and water conservation programs to reduce the consumption of these resources in housing and to reduce housing costs. (Existing Objective O3-17)</p>				
9. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?				X
<p>Discussion</p> <p>(a-c)</p> <p>The proposed project demonstrates sufficient capacity under the City's existing General Plan and Zoning Code to accommodate a relatively small amount of residential development, primarily on existing in-fill and underutilized sites located in Commercial and R-4 zoning districts.</p> <p>The project would provide development projects in already developed areas and would not divide established communities. The City permits by-right multifamily development</p>				

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<p>with densities up to 22 du/ac in the commercial (CC, SC, and RC zoning districts. The units may be stand-alone multifamily projects or within mixed use developments. The Zoning Ordinance does not establish minimum density requirements for these zones. Densities up to 44 du/ac are permitted, subject to a conditional use permit, when the development includes affordable housing. The project is consistent with standards within the General Plan and Zoning Ordinance. The proposed project would not be located in an area designated as a Habitat Conservation Plan or Natural Community Conservation Plan and does not violate any General Plan policy specifically designed to avoid or mitigate significant environmental impacts. Therefore, the project is considered to have no impact on land use and planning.</p> <p>Compliance with the General Plan Goals and Policies outlined below would further ensure that future residential developments minimize environmental impacts associated with land use and planning. Moreover, new development projects would undergo environmental review pursuant to CEQA on a project-by-project basis.</p> <p><u>General Plan</u></p> <p>PI-5 Preserve the development pattern established in the commercial area with a central core area of ground floor retail and service activities surrounded by a less intensive buffer area of residential, motels, offices and other uses. (LUP)</p> <p>PI-6 Monitor the mix of permitted and conditional uses in the commercial and multifamily land use districts in order to maintain a transition of land use to the single-family residential district.</p> <p>PIPI-8 Continue to encourage mixed land uses that create new second floor apartments located over ground floor retail and service uses in the commercial district on streets where a pattern of second story buildings already exists. (LUP)</p> <p>PI-37 Require design review for new homes and second story additions in the residential district. Require design review for exterior remodeling that significantly affects the character or appearance of structures and sites in the R-1 District. Ensure that approved designs do not disrupt the existing neighborhood character by introducing inconsistent design elements.</p> <p>PI-42 Prior to submittal of design plans for new development that will alter the building footprint, add a second story or involve excavation, a site plan shall be prepared by a qualified professional to document topography, drainage features, existing trees and structures, street edge, and existing conditions on adjacent properties. Using this site plan, the City’s planning staff and City Forester shall prepare a preliminary site assessment that includes an evaluation of the design character,</p>				

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<p>streetscape attributes, potential historic resources, and forest resources of the block and neighborhood as well as the resource constraints of the site. Submittal of a Forest Enhancement and Maintenance Plan shall be required from project applicants in response to the site assessment. The Plan shall address the impacts of the proposed development on the existing forest conditions of the site. Site Plan designs shall recognize the constraints of the land and work within these limitations. Minimize the extent of excavation and fill on a site to avoid adverse impacts on trees and ensure that new development follows the natural contours of the site. (LUP)</p>				
<p>PI-51 Consider the effect of proposed residential construction on the privacy, solar access and private views of neighbors when evaluating design review applications. Avoid designs that are insensitive to the designs of neighboring buildings. Attempt to achieve an equitable balance of these design amenities among all properties affected by design review decisions. (LUP)</p>				
<p>PI-69 Continue to control the scale and mass of both one and two story buildings through design review. Guidelines should retain design flexibility, should not be so restrictive that all buildings would look alike, and should recognize that in certain areas, the absence of setbacks is positive and contributes to the character of Carmel.</p>				
<p><u>Housing Element</u></p>				
<p>P3-2.1 Continue to encourage mixed-use developments (second-floor housing over first-floor commercial uses) as a preferred development form contributing to the village character in all Commercial Districts. (Existing-Objective O3-6)</p>				
<p>P3-3.1 Ensure adequate sites are available to meet the City's projected housing growth needs. (New, required by State law- AB 2348)</p>				
<p>P3-4.1 Maintain and encourage expansion of permanent residential housing stock in the R-1 District. (Existing- Objective O3-5)</p>				
<p>10. MINERAL RESOURCES. Would the project:</p>				
<p>a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p>				X
<p>b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan,</p>				X

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or other land use plan?				
<p>Discussion</p> <p>According to the City's General Plan, there are no known mineral resources located within the City of Carmel and therefore, the project will have no impact on mineral resources.</p>				
II. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?			X	
c) Substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
<p>Discussion</p> <p>(a-d)</p> <p>The proposed project demonstrates sufficient capacity under the City's existing General Plan and Zoning Code to accommodate a relatively small amount of residential development, primarily on existing in-fill and underutilized sites located in Commercial and R-4 zoning districts.</p> <p>Primary noise impacts will be associated with temporary construction-related activities. Surrounding residential and commercial land uses may experience temporary noise and vibration impacts associated with demolition, excavation, building construction and</p>				

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<p>landscaping. While construction noise can be substantial, the impacts are considered temporary. Furthermore, any proposed project would be required to comply with the City's Noise Ordinance (Chapter 8.56), which regulates temporary noise impacts, particularly in residential areas. Therefore, impacts from noise are considered to be a less than significant impact.</p> <p>(e-f) The project site is not located within two miles of a public or private airport and therefore is considered to have no impact.</p> <p>Compliance with the General Plan Goals and Policies outlined below would further ensure that future residential developments minimize environmental impacts associated with noise. Moreover, new development projects would undergo environmental review pursuant to CEQA on a project-by-project basis.</p> <p><u>General Plan</u></p> <p>PI-56 Require use permits for all public and quasi-public uses in the R-I district and only allow modifications to these uses through use permit amendments. Limit the physical expansion of any existing structures and the construction of new facilities and uses to those that will not materially increase traffic, noise, parking demand, and or create other adverse impacts on surrounding R-I neighborhoods. (LUP)</p> <p>P9-4 Ensure that construction activities are managed to minimize overall noise impacts on surrounding land uses.</p> <p>P9-8 Apply the noise and land use compatibility standards as shown in Table 9.2: Land Use Compatibility for Community Noise Environments to all new residential, commercial, and mixed-use proposals, including condominium conversions.</p> <p>P9-12 Protect residential areas from excessive noise from traffic, especially trucks and buses.</p>				
<p>12. POPULATION AND HOUSING. Would the project:</p>				
<p>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</p>				<p>×</p>
<p>b) Displace substantial numbers of existing housing, necessitating the construction of</p>				<p>×</p>

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replacement housing elsewhere?				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
<p>Discussion</p> <p>(a-c)</p> <p>The proposed project demonstrates sufficient capacity under the City’s existing General Plan and Zoning Code to accommodate a relatively small amount of residential development, primarily on existing in-fill and underutilized sites located in Commercial and R-4 zoning districts.</p> <p>The proposed project would not substantially increase the number of housing units or population in the City over and above which has already been identified in the City’s General Plan, nor would it displace substantial housing stock or numbers of people. Therefore, the project is considered to have no impact.</p> <p>Compliance with the General Plan Goals and Policies outlined below would further ensure that future residential developments minimize environmental impacts associated with population and housing. Moreover, new development projects would undergo environmental review pursuant to CEQA on a project-by-project basis.</p> <p><u>Housing Element</u></p> <p>P3-2.1 Continue to encourage mixed-use developments (second-floor housing over first-floor commercial uses) as a preferred development form contributing to the village character in all Commercial Districts. (Existing-Objective O3-6)</p> <p>P3-4.1 Maintain and encourage expansion of permanent residential housing stock in the R-1 District. (Existing- Objective O3-5)</p>				
<p>13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:</p>				
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X

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e) Other public facilities?				X
<p>Discussion (a-e) The proposed project demonstrates sufficient capacity under the City's existing General Plan and Zoning Code to accommodate a relatively small amount of residential development, primarily on existing in-fill and underutilized sites located in Commercial and R-4 zoning districts.</p> <p>The proposed project would not substantially increase the City's population and would, not require the provision of new or physically altered public facilities. Therefore, the project is considered to have no impact on public services.</p>				
<p>14. RECREATION. Would the project:</p>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p>Discussion (a-b) The proposed project demonstrates sufficient capacity under the City's existing General Plan and Zoning Code to accommodate a relatively small amount of residential development, primarily on existing in-fill and underutilized sites located in Commercial and R-4 zoning districts.</p> <p>The proposed project would not substantially increase the City's population and would, therefore, would not substantially increase the use of existing parks or recreation facilities. Therefore, the project is considered to have no impact.</p>				
<p>15. TRANSPORTATION/TRAFFIC. Would the project:</p>				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (for example, result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (for example, bus turnouts, bicycle racks)?				X
<p>Discussion (a-f)</p> <p>The proposed project demonstrates sufficient capacity under the City's existing General Plan and Zoning Code to accommodate a relatively small amount of residential development, primarily on existing in-fill and underutilized sites located in Commercial and R-4 zoning districts.</p> <p>The project would not substantially increase the City's population and all of the new development would utilize the existing transportation network. Traffic volumes associated with any new development has been analyzed within the build-out analysis of the City's existing General Plan.</p> <p>The project would not substantially increase the amount of traffic or substantially alter traffic patterns and emergency access. The project would not be in conflict with any adopted policies, plan, or programs supporting transportation alternatives, nor would it substantially increase hazards due to a design feature. The Zoning Ordinance provides standards for on-site residential parking, but does not require on-site parking for residential apartments in the Central Commercial District. New residential development within the R-4 zone would be subject to the Residential Paring Permit program.</p> <p>Therefore, the project is considered to have no impact on transportation and traffic.</p> <p>Compliance with the General Plan Goals and Policies outlined below would further ensure</p>				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>that future residential developments minimize environmental impacts associated with transportation and traffic. Moreover, new development projects would undergo environmental review pursuant to CEQA on a project-by-project basis.</p> <p><u>General Plan</u></p> <p>P1-65 Prohibit new driveways on Ocean Avenue leading to off-street parking facilities in the central commercial district to conserve the pedestrian-oriented design character of this area and avoid auto/pedestrian conflicts. (LUP)</p> <p>P2-22 Avoid overbuilding parking capacity by using average demand factors instead of peak demand when establishing parking requirements and recognizing that street parking resources are part of the supply. (LUP)</p>				
16. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction or which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes			X	

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
and regulations related to solid waste?				
<p>Discussion</p> <p>(a-g)</p> <p>The proposed project demonstrates sufficient capacity under the City's existing General Plan and Zoning Code to accommodate a relatively small amount of residential development, primarily on existing in-fill and underutilized sites located in Commercial and R-4 zoning districts.</p> <p>All new development will be required to comply with the appropriate statutes and regulations regarding the access to and use of utilities and service systems improvements.</p> <p>Water supply has been a limiting factor in the past and new facilities are planned. However, these facilities may not be operational during the timeframe of the Housing Element. New development is required to meet the water conservation measure outlined in the Zoning Ordinance. Water allocations are given priority to affordable housing development, which is encouraged as part of the Housing Element. Therefore, the proposed project will have less than significant impact on utilities or service systems.</p> <p>Compliance with the General Plan Goals and Policies outlined below would further ensure that future residential developments minimize environmental impacts associated with utilities and service systems. Moreover, new development projects would undergo environmental review pursuant to CEQA on a project-by-project basis.</p> <p><u>General Plan</u></p> <p>P7-19 Reduce per capita and total demand for water and wastewater treatment, and enhance storm water management through integrated and cost-effective design, technology, and demand reduction standards for new development and redevelopment.</p> <p>P7-20 Encourage and implement of water-saving techniques to reduce storm water volumes and increase percolation. Increase permeable surfaces and encourage on-site percolation to reduce storm water volume.</p> <p>P7-21 Manage water resources to ensure equitable amounts of clean water for all users, to support wildlife habitat, and to preserve natural resources within the sustainable limits of water supplies.</p> <p><u>Housing Element</u></p> <p>P3-3.2 Continue to monitor and work cooperatively with regional agencies to augment</p>				

ENVIRONMENTAL IMPACTS Issues (and Supporting Information Sources):	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
infrastructure in support of projected housing growth. (Existing- Objective O3-3) P3-3.3 Continue to guide the development and improvement of local infrastructure in a manner that provides adequate capacity for existing and new housing yet preserves and improves the unique visual character of the City. (Existing- Objective O3-4)				
17. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				×
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)				×
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				×
Discussion (a-c) The City of Carmel-by-the-Sea is largely built-out. Any additional development in the City will primarily be infill development that will occur incrementally over time and would not be cumulatively considerable. The City's General Plan provides a framework for orderly future development consistent with goals and policies as approved by the City Council. The proposed project is a minor expansion to an existing use and therefore will have no impact .				

IV. Determination

On the basis of this initial evaluation:

<p>I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.</p>	<p>X</p>
<p>I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.</p>	
<p>I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.</p>	
<p>I find that the proposed project MAY have a potentially significant or a potentially significant unless mitigated impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.</p>	
<p>I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.</p>	



 Sean Conroy
 Planning & Building Services Manager

Date: 4-20-10