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From: **James Ardaiz** <REDACTED>

Date: Mon, Apr 8, 2024 at 1:06 PM

Subject: Proposed Mitigated negative Declaration re Housing Element

To: Cityclerk@ci.Carmel.ca.us <Cityclerk@ci.carmel.ca.us>

The proposed Mitigated Negative Declaration (MND) fails to address significant environmental impacts with respect to the proposed Housing Element. Specifically, it fails to address the impact of 731 new residents on parking for said residents or the impact on parking for current residents. It states there is no scenic impact but fails to address the scenic view easement from Third and Torres recognized in current Carmel Ordinances. It fails to address the impact on neighborhoods surrounding significant proposed residential sites including current city owned sites. It fails to address the loss of public parking on city owned sites and provides no approved or viable solution to loss of parking on those sites including that there is no approved alternative facility to address parking loss. It fails to address loss of view to current residents. It assumes current city owned sites can be utilized for development without any indication said sites are subject to the Surplus Land Act. It fails to consider street congestion. A MND is not supported by this document. James Ardaiz. <REDACTED>

<REDACTED> <REDACTED>

Sent from my iPhone