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From: **Charles Najarian** <REDACTED>

Date: Mon, Oct 7, 2024 at 11:57 AM

Subject: Local Agency Environmental Impact Reports

To: <[cityclerk@ci.carmel.ca.us](mailto:cityclerk@ci.carmel.ca.us)>, Nova Romero <[nromero@ci.carmel.ca.us](mailto:nromero@ci.carmel.ca.us)>

Dear Nova,

This email builds on the comments I submitted yesterday, October 6, 2024. Please distribute it as general public comment to the following:

- City Council
- Planning Commission
- Forest and Beach Commission
- City Attorney

Thank you,  
Chuck Najarian

City Council Members, Planning Commissioners, and Forest & Beach Commissioners,

Yesterday I submitted public comment pointing out specific projects in which the City employed Environmental Impact Reports (EIR) in the past using examples from the State's Office of Planning and Research website. Today I'm submitting examples of EIRs done by the County of Monterey, the City of Pacific Grove, and the Pebble Beach Company, for your consideration.

I also included an example of an EIR from the City of Richmond because it addressed their Urban Greening Master Plan done to enhance their "urban" forest. I note that our "urbanized" Forest Plan is being revised as we speak, and it appears no, or minimal, California Environmental Quality Act (CEQA) review is planned based on staff comments on the record that for the updated Forest Plan CEQA "should be no big deal." Instead, a public survey seems to be displacing the CEQA statute, and as opposed to enhancing the forest, as with the City of Richmond, it appears the objective is to degrade our environmentally sensitive urbanized forest, and related habitat.

Consistent with my previous comments from yesterday regarding examples of how Carmel used to do EIRs, I urge you to see these examples from other local agencies as to how the City should be implementing the California Environmental Quality Act. I remind you that CEQA is protective of the residents, the City, and the environment.

Sincerely,  
Chuck Najarian  
Carmel Resident

Urban Greening Master Plan filed with Contra Costa County

# Urban Greening Master Plan filed with Contra Costa County

2 Documents in Project

## Summary

|                             |  |
|-----------------------------|--|
| <b>SCH Number</b>           | 2021080062   |
| <b>Lead Agency</b>          | City of Richmond   |
| <b>Document Title</b>       | Urban Greening Master Plan filed with Contra Costa County  |
| <b>Document Type</b>        | NOD - Notice of Determination  |
| <b>Received</b>             | 8/4/2021   |
| <b>Posted</b>               | 8/4/2021   |
| <b>Document Description</b> | Copy of NOD filed with Contra Costa County. The proposed project consists of the adoption of the City of Richmond Urban Greening Master Plan (Plan) as well as construction of several recommended projects that have been identified in the Plan. The Urban Greening Master Plan is intended to serve as a guide for the development and enhancement of the City's urban forest. The Plan proposes code changes, details planting guidelines, and identifies greening opportunities to help the City achieve its green vision. The implementation projects identified in the Plan represent focus areas where greening strategies could be effectively implemented on City-owned properties and within the existing public right-of-way |

# County of Monterey Vacation Rental Ordinances (Inland & Coastal)

3 Documents in Project

## Summary

|                             |   |
|-----------------------------|---|
| <b>SCH Number</b>           | 2022080643  |
| <b>Lead Agency</b>          | Monterey County   |
| <b>Document Title</b>       | County of Monterey Vacation Rental Ordinances (Inland & Coastal)  |
| <b>Document Type</b>        | EIR - Draft EIR   |
| <b>Received</b>             | 12/11/2023  |
| <b>Present Land Use</b>     | Various (County-wide Ordinances)  |
| <b>Document Description</b> | The project consists of three draft ordinances amending the Monterey County Code (MCC) for the purpose of establishing regulations, standards, and circumstances under which vacation rentals may be allowed. These regulations also provide an amortization of investment for existing vacation rental operations to enable those operations to continue for a limited time, provided that the vacation rental activity was established prior to the effective date of the respective ordinances and that the operator is pursuing all necessary County permits, licenses, and entitlements. The regulations limit establishment of vacation rentals to existing, legally established single-family dwellings, with a cap of 6 percent of the total residential single-family housing units in each land use planning area except the Big Sur Coast Land Use Plan Area and low-density residential zoning districts in the Carmel Land Use Plan Area (none allowed). |



# Pacific Grove Housing Element Update, Zoning Amendments, and General Plan Amendments

## Summary

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|-----------------------------|---|
| <b>SCH Number</b>           | 2024010897  |
| <b>Lead Agency</b>          | City of Pacific Grove   |
| <b>Document Title</b>       | Pacific Grove Housing Element Update, Zoning Amendments, and General Plan Amendments  |
| <b>Document Type</b>        | NOP - Notice of Preparation of a Draft EIR  |
| <b>Received</b>             | 1/29/2024   |
| <b>Present Land Use</b>     | The project area includes the entirety of Pacific Grove. The city is primarily developed, with parks, beaches, and scattered undeveloped parcels within the city. Portions of the city are in the Coastal Zone, portions of the city contain mapped Critical Habitat, and the city contains sensitive archaeological and historic resources. Figure 1 shows the regional location and Figure 2 shows an aerial image of the project area. There are 15 sites within the City of Pacific Grove that are included on a list compiled pursuant to Government Code 65962.5 ("Cortese list"), including 14 closed leaking underground storage tank sites listed on the State Water Resources Control Board GeoTracker database, and 1 Cleanup and Abatement Order enforcement action at the Former Grove Laundry site. |
| <b>Document Description</b> | The proposed project consists of the following components: 1) Housing Element update, which includes a program to rezone sites in the Commercial-Forest Hill, Commercial-Downtown, and some Unclassified districts; 2) Zoning Amendments to implement Housing Element Programs, including updates to the zoning map; and 3)   |



# Pebble Beach Company Inclusionary Housing Project

2 Documents in Project

## Summary

|                             |  |
|-----------------------------|--|
| <b>SCH Number</b>           | 2014081052   |
| <b>Lead Agency</b>          | Monterey County  |
| <b>Document Title</b>       | Pebble Beach Company Inclusionary Housing Project  |
| <b>Document Type</b>        | EIR - Draft EIR  |
| <b>Received</b>             | 4/30/2015  |
| <b>Present Land Use</b>     | Medium Density Residential and Open Space  |
| <b>Document Description</b> | The Project is development of 24 affordable (inclusionary) housing units on 2.7 acres and preservation of Monterey pine forest as open space on 10.5 acres. The 24 housing units would be two-story units dispersed within 4 buildings. The Project also includes a manager's office, 67 parking spaces, two driveway access points from SFB Morse Drive, and landscaping. The 13.2-acre Project site is outside the Coastal Zone and has an entitlement for water supply based on the Applicant's financing of the Recycled Water Project. The current zoning designation of the Project site is Medium Density Residential (4 units per acre) on 7.7 acres and Resource Conservation on 5.5 acres. The proposed development would be entirely within the area zoned for residential development. |

[Home](#) | [Search](#) | [SCH Number 2017071058](#)

|| Carmel Properties Company (Rio Ranch Market Place)

# Carmel Properties Company (Rio Ranch Market Place)

2 Documents in Project

## Summary

|                             |  |
|-----------------------------|--|
| <b>SCH Number</b>           | 2017071058   |
| <b>Lead Agency</b>          | Monterey County  |
| <b>Document Title</b>       | Carmel Properties Company (Rio Ranch Market Place)   |
| <b>Document Type</b>        | EIR - Draft EIR  |
| <b>Received</b>             | 8/13/2018  |
| <b>Present Land Use</b>     | Commercial Land Use Designation; LC-D-S-RAZ zoning   |
| <b>Document Description</b> | Project consists of a commercial development of a 3.8-acre undeveloped infill site. The project would consist of a retail marketplace development, including four buildings and two farm sheds, totaling 42,310 sq. ft. Potential uses of the four buildings would include a specialty grocer, retail shops, restaurants, cafes, and consumer-oriented professional services; and the farm sheds would include casual food and beverage service, and seasonal merchants. The project would require an Administrative Permit and design Approval for development in the "S" (Site control) and "D" (Design Control) zoning districts. |