

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: City of Carmel-by-the-Sea 6th Cycle Housing Element Update (2023-2031) and Safety Element Update

Lead Agency: City of Carmel-by-the-Sea

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Project Location: Carmel-by-the-Sea  
City

Monterey  
County

Project Description (Proposed actions, location, and/or consequences).

The project includes the update to the City's 6th Cycle Housing Element Update (2023-2031) Housing and Community Development (HCD) Revised Draft (dated January 24, 2024) ("Housing Element Update") and the update to the City's Safety Element. The adoption of these two elements would be an amendment to the City's General Plan/Coastal Land Use Program (General Plan).

It is not expected that the updates to the City's Safety Element result in any physical changes. The Housing Element Update includes 410 housing units, which is approximately 17 percent more than the RHNA of 349 units. The City does not anticipate that future housing projects proposed on sites with existing commercial/office uses would also result in expanded building square footage for such uses. Consequently, no increase in existing commercial/office building square footage would occur with implementation of the Housing Element Update.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The initial study indicates that the proposed project has the potential to result in significant adverse environmental impacts related to air quality, biological resources, and geology and soils. The following briefly describe the project-specific mitigation measures:

#### Air Quality

AQ-1 - The Construction Management Plan shall include measures to reduce TAC emissions during construction at individual project sites.

#### Biological Resources

BIO-1 - Worker Environmental Awareness Training.

BIO-2 - Monarch Butterfly Survey and Avoidance.

BIO-3 - Bumble Bee Survey and Avoidance.

BIO-4 - Habitat assessment Prior to Tree Removal.

BIO-5 - Impact Avoidance to Nesting Birds during Nesting Season.

#### Geology and Soils

GEO-1 - Paleontological Resource Discovery.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

Association of Monterey Bay Area Governments (AMBAG);  
California Department of Housing & Community Development (HCD);  
California Department of Fish and Wildlife (CDFW) Region 4;  
California Department of Transportation (Caltrans) District 5;  
California Public Utilities Commission;  
Regional Water Quality Control Board, Region 3/Central Coast;  
Monterey Bay Unified Air Pollution Control District;  
Carmel Unified School District;  
California-American Water Company (Cal-Am);  
ReGen Monterey;  
Carmel Area Wastewater District;  
Carmel Fire Department (Monterey Fire Department);  
City of Carmel Police Department;  
Pacific Gas & Electric; and  
U.S. Fish & Wildlife Service.