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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 Marina Affordable Housing Overlay

Lead Agency: City of Marina

Contact Name: Guido Persicone

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Project Location: Marina (*City*) Monterey (*County*)

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

The project involves the application of an affordable housing overlay (AHO) to specific sites that are most feasible for densities needed to accommodate the Regional Housing Needs Allocation to receive credit from the California Department of Housing and Community Development for the 5th Cycle Housing Element planning period. The AHO would establish a development framework, consistent with the City of Marina General Plan and Municipal Code, that establishes development standards and regulations for the selected sites to encourage the development of affordable housing.

The AHO would be applied to 23 parcels located in the Downtown Marina area with parcel sizes ranging between 0.17 acre and 2 acres. Properties were selected by the City for inclusion in the AHO and identified on the City of Marina Zoning Map by an AHO label. The AHO does not re-zone the land, it creates an additional set of development options that property owners can choose to exercise at their discretion. As a result, the AHO would also allow for the continued ability to develop land uses permitted by the existing base (underlying) zoning.

If all of the overlay sites were to be fully built out, this could result in an additional 898 new housing units in Marina.

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

The project would not result in significant effects to the environment. The project would involve the following mitigation measures to reduce potentially significant impacts to air quality, biological resources, cultural resources, paleontological resources, hazards and hazardous materials, noise, and tribal cultural resources:
- Mitigation Measure AQ-1 would limit earthmoving activities within the AHO sites and implement construction dust control measures to reduce potentially significant impacts to air quality.
- Mitigation Measures BIO-1(a) through BIO-1(g) and BIO-2 would involve biological resource assessments; pre-construction surveys and avoidance measures for special status plants, animals, and nesting birds; a construction worker environmental awareness program; and jurisdiction delineations for ephemeral drainages and ponds to reduce potentially significant impacts to biological resources.
- Mitigation Measures CR-1 through CR-4 would involve historical resource assessments, historical resource treatment, and archaeological resource investigations when applicable to reduce potentially significant impacts to cultural resources.
- Mitigation Measure GEO-1 would involve paleontological resources monitoring and mitigation for development facilitated by the project that would require excavation exceeding five feet in depth to reduce potentially significant impacts to paleontological resources.
- Mitigation Measure HAZ-1 would involve the preparation of a Phase I Environmental Site Assessment prior to obtaining grading permits or starting ground disturbing work to reduce potentially significant impacts to hazardous materials.
- Mitigation Measures NOI-1 and NOI-2 would involve construction noise reduction measures and mechanical equipment shielding to reduce potentially significant impacts to noise.
- Mitigation Measure TCR-1 provides protocols for the discovery of tribal cultural resources to reduce potentially significant impacts to such resources.

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

The City of Marina is not aware of any areas of controversy associated with the project.

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

There are no responsible or trustee agencies for the project.