COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT

1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

NOTICE OF PREPARATION OF A DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT AND NOTICE OF A SCOPING MEETING

PROJECT TITLE: County of Monterey Sixth Cycle Housing Element (2023-2031) Project (File Number REF220020)

PROJECT LOCATION: Monterey County (Unincorporated Countywide)

PUBLIC NOTICE: Notice is hereby given that the County of Monterey ("County") is seeking written comments on the Notice of Preparation ("NOP") of a Program Environmental Impact Report ("PEIR") for the County of Monterey Sixth Cycle Housing Element (2023-2031) Project ("Project") in accordance with the California Environmental Quality Act ("CEQA"). The 30-day public review period will begin on October 21, 2024, and end November 20, 2024. **All comments must be received no later than November 20, 2024.** The County is soliciting public and agency input on the scope and content of the environmental information to be included in the PEIR. The project description, location, and potential environmental effects of the Project are summarized, with additional details provided in the attached Environmental Scoping Supplement.

PROJECT DESCRIPTION: County of Monterey General Plan Sixth Cycle Housing Element (2023-2031) update and associated General Plan amendments, rezone, and various approvals to implement the housing element and comply with state law.

The County of Monterey, as the Lead Agency under CEQA, has determined that the Project, as described below, will require the preparation of a PEIR in compliance with CEQA. In accordance with California Code of Regulations, Title 14, Chapter 3 ("CEQA Guidelines") Section 15082, the County has issued this NOP to serve as a public notice of a PEIR to provide responsible agencies, trustee agencies, and other interested parties with information describing the Project and its potential environmental effects, and to solicit comments and suggestions regarding the scope and content of the PEIR to be prepared.

The Project involves amending the County of Monterey General Plan to update the Housing Element for the Sixth Cycle 2023-2031 planning period ("HEU6"), as well as amending other components of the General Plan, including the Circulation Element, Conservation and Open Space Element, Land Use Element, Public Services Element, Carmel Valley Master Plan ("CVMP"), Central Salinas Valley Area Plan ("CSVAP"), Fort Ord Master Plan ("FOMP"), Greater Monterey

Peninsula Area Plan ("GMPAP"), Greater Salinas Area Plan ("GSAP"), North County Area Plan ("NCAP"), Toro Area Plan ("TAP"); and to Local Coastal Program ("LCP") components, including the Carmel Area Land Use Plan ("CALUP") and North County Land Use Plan ("NCLUP"), amendments to the Monterey County Zoning Code (Title 20 Coastal Zone and Title 21 Inland Areas), and other approvals as necessary to implement the HEU6 and comply with state law.[1]

The draft HEU6 establishes programs, policies, and actions to further the goal of meeting the existing and projected housing needs for residents of all income levels throughout the unincorporated areas of Monterey County. The HEU6 explains processes by which the County proposes to accommodate the Regional Housing Needs Allocation ("RHNA") assigned to the County through the year 2031. The required RHNA assigned for unincorporated Monterey County for the Sixth Cycle totals 3,326 units over the 8-year planning period (2023-2031). The RHNA is assigned to the County by the Association of Monterey Bay Area Governments ("AMBAG") under the oversight of the California Housing and Community Development Department.

Comments from agencies and the public regarding the scope and content of the environmental information is considered prior to the preparation of the PEIR. Agency and public comments should, at a minimum, identify significant environmental issues, reasonable alternatives, and/or mitigation measures that should be considered for inclusion in the PEIR. In compliance with CEQA Guidelines Sections 15060(d) and 15082, the County will not be preparing an initial study and will begin work directly on the Draft PEIR.

LEAD AGENCY: County of Monterey Housing and Community Development Department

NOP AND ENVIRONMENTAL SCOPING SUPPLEMENT AVAILABLE: The County has made a copy of the NOP and the Environmental Scoping Supplement available for review at various locations throughout the County.

- County of Monterey Housing and Community Development Department
  1441 Schilling Place, 2nd Floor South, Salinas, CA 93901
  (831) 755-5025
- Castroville Branch - Andy Ausonio Library - Monterey County Free Libraries
  11160 Speegle St., Castroville, CA 95012
- King City Branch - Monterey County Free Libraries
  402 Broadway St., King City, CA 93930
- Carmel Valley Branch – Monterey County Free Libraries
  65 W. Carmel Valley Rd.
- Marina Branch – Monterey County Free Libraries
  190 Seaside Cir, Marina, CA 93933

[1] The PEIR is intended to apply to all listed project approvals as well as to any other approvals necessary or desirable to implement the Project. The County's Safety Element is being updated and a new Environmental Justice Element is being prepared pursuant to Government Code Section 65302(g) and 65302(h), respectively. The Safety Element Update and new Environmental Justice Element are a separate project with separate environmental review.

Or

www.countyofmonterey.gov/GeneralPlanUpdates

The NOP and Environmental Scoping Supplement is available in a CD for purchase from the County of Monterey County Housing and Community Development Department at the above address.

PUBLIC REVIEW PERIOD: October 21, 2024, through November 20, 2024

POTENTIAL ENVIRONMENTAL EFFECTS: In accordance with Section 15082 of the CEQA Guidelines, the County of Monterey has prepared this NOP to provide agencies, organizations, and interested parties with information describing the Project and its potential environmental effects. Pursuant to CEQA Guidelines Section 15060(d), the Project may result in significant environmental impacts in the following areas: **Agricultural and Forestry Resources; Air Quality; Biological Resources; Cultural Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards & Hazardous Materials; Hydrology/Water Quality; Land Use and Planning; Noise; Public Services; Transportation; Tribal Cultural Resources; Utilities and Service Systems; and Wildfire.**

SCOPING MEETING: Pursuant to California Public Resources Code Section 21083.9 and CEQA Guidelines Section 15082(c)(1), the Lead Agency will conduct a public scoping meeting for the purpose of soliciting written comments from interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, transportation agencies, and involved federal agencies, as to the appropriate scope and content of the PEIR.

The public scoping meeting will be held on Thursday, November 7, 2024, at 6:00 PM. The meeting will be in **virtual format only**. The scoping meeting will provide an opportunity to disseminate information, identify environmental issues, and discuss the scope of review to be included in the PEIR. County staff and environmental consultants will be available during this meeting.

The County encourages all interested individuals and organizations to attend this meeting. No decisions about the Project will be made at the Public Scoping Meeting.

Join Zoom Meeting
https://montereycty.zoom.us/j/94189045104

Dial by your location
+1 213 338 8477 US (Los Angeles)
+1 669 219 2599 US (San Jose)
+1 669 900 6833 US (San Jose)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
Meeting ID: 941 8904 5104

TO SUBMIT COMMENTS: The County welcomes your comments during the public review period regarding the proposed scope of the Draft PEIR. All comments must be received by **November 20, 2024**. You may submit your comments in hard copy to:

County of Monterey Housing and Community Development Department
Attn: Jaime Scott Guthrie, AICP, Senior Planner
1441 Schilling Place, 2nd Floor South
Salinas, California 93901

The County also accepts comments electronically via e-mail, and requests following these instructions to ensure that the County has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

CEQAcomments@CountyofMonterey.gov

Any e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail and include **"CEQA for HEU6" in the subject line**. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to the name and address listed above to ensure inclusion in the environmental record or contact the County to ensure the County has received your comments.

Responsible and Trustee agencies are requested to indicate their statutory responsibilities in connection with this Project when responding. A Draft PEIR incorporating public input will be prepared and distributed for the public to review and comment.

TO RECEIVE PUBLIC NOTICES OR ADDITIONAL INFORMATION: In addition to a scoping meeting, public hearings will be held during the public review period for the Draft PEIR being prepared for this Project. The hearings will be held at a time and place to be specified by legal advertisement in a local newspaper of general circulation.

If you would like to be notified of the hearings or would like additional information, please send an email to GeneralPlanUpdates@countyofmonterey.gov or call Jaime Scott Guthrie, AICP, Advanced Planning at (831) 796-6414 or send your request by mail to the name and address above.

Please note that if you are already on the public email distribution list to receive notices regarding housing element update (HEU6), you will automatically be included in public notices for the Draft PEIR.

This Notice was published in the **Monterey County Weekly** and distributed for public review on **October 21, 2024**.

Environmental Scoping Supplement to the NOP
November 7, 2024 – Online Public Meeting

County of Monterey Draft General Plan Housing Element Sixth Cycle (2023-2031) Update

Project Description

The County of Monterey ("County") Draft General Plan Housing Element Sixth Cycle (2023-2031) Update ("HEU6") is required to identify sites and zoning designations that can accommodate housing developments capable of satisfying the County's Regional Housing Needs Allocation ("RHNA") of 3,326 housing units distributed across four Income levels (1,070 Very Low, 700 Low, 420 Moderate, and 1,136 Above Moderate). Along with facilitating the County's RHNA, the update to the HEU6 must identify and analyze significant disparities in access to opportunity (AB 686 – Affirmatively Furthering Fair Housing ("AFFH") Act). The AFFH Act requires that a jurisdiction's housing Element promote inclusive communities and further housing choice through government programs, policies, and operations that recognize existing racial and economic disparities and remediate these disparities.

The County includes the capacity for at least 6,233 units, comprising opportunity sites (4,479 units), pipeline sites (1,484 units), and accessory dwelling units (ADUs, 270 units). Table 1, Capacity Determination, summarizes the County's assessment that sufficient capacity exists to accommodate the RHNA across all income levels. Table 2, Affordability Income Ranges, shows the affordability income categories, income ranges, area median income ("AMI") for the County. The existing and planned zoning, the vacant/non-vacant status, and total unit capacity assumed for each of the Opportunity Sites are summarized in Table 3, Opportunity Sites Summary. Opportunity Sites are sites for which the County has a reasonable expectation that housing development could occur, though no proposals or entitlements have been submitted. Pipeline Sites are sites where housing has been proposed and/or entitled, and where development is expected to receive a building permit or certificate of occupancy. Although the 56 Opportunity Sites have not yet been approved by the California Housing and Community Development Department ("CA HCD"), these sites represent a conservative scenario for environmental review purpose. No new sites would be added though some sites may be eliminated.

Table 1. Capacity Determination

	VLI	LI	Mod.	Above Mod.	Total
RHNA	1,070	700	420	1,136	3,326
Alternative Methods to Meet the RHNA (Credits)					
Entitled or Proposed Projects	257	206	205	816	1,484
Accessory Dwelling Unit Potential	0	9	0	261	270
Subtotal	257	215	205	1,077	1,754

Table 1. Capacity Determination

	VLI	LI	Mod.	Above Mod.	Total
Opportunity Sites					
Total from Opportunity Sites	1,561	1,063	731	1,124	4,479
Total (Credits & Site Inventory)	**1,818**	**1,278**	**936**	**2,201**	**6,233**
Surplus/(Shortfall)	748	578	516	1,065	2,907
TOTAL RNHA BUFFER	**70%**	**83%**	**123%**		

Note: VLI = very low income, LI = low income, Mod = moderate income

Table 2. Affordability Income Ranges

Income Category	% Median	Income Range		RHNA	% of Total
		Minimum	Maximum		
Extremely Low/Very Low	0-50%	$0	$60,200	1,070	32%
Low	50-80%	$60,200	$96,350	700	21%
Moderate	80-120%	$96,350	$120,500	420	13%
Above Moderate	120%	$120,500	--	1,136	34%
Total				3,326	100%
2023 CA HCD Income Limits, Monterey County, AMI = $100,400					

Project Location

The HEU6 will apply to the entire geographic area located within the unincorporated boundaries of Monterey County. Monterey County covers more than 3,300 square miles. Figure 1, Regional Location, shows the boundaries of Monterey County within the Northern California region. The draft HEU6 includes 56 Opportunity Sites (Sites 1 through 51, 53 through 56, and 64) as listed in Table 2, Opportunity Sites Summary, representing 4,479 units. These are sites for which the County has reasonable expectation that development of housing would occur from implementation of the updated Housing Element. These sites are subject to change following review by CA HCD, other agencies, and the public. Opportunity Sites are identified in the following nine areas of the County: North County Inland Area Plan, North County Coastal Land Use Plan, Greater Salinas Valley Area Plan, Greater Monterey Peninsula Area Plan, Fort Ord Master Plan, Toro Area Plan, Carmel Valley Master Plan, Carmel Area Land Use Plan, and Central Salinas Valley Area Plan. Opportunity Sites are shown on Figures 2a through 2i.

Table 3. Opportunity Sites Summary

Site No.	Assessor's Parcel Number(s)	Current Zoning	Planned Rezone	Vacant/ Non-Vacant	Total Capacity[1]
North County Inland Area Plan Sites					
8	125-501-002	LDR/2.5	HDR/20	Vacant	68
9	125-171-029	RDR/5	HDR/20	Vacant	66
10	125-171-047	LC	HDR/20	Non-Vacant	98
11	030-141-029	Castroville Community Plan (MU-C)	HDR/20	Vacant	29
12	030-151-008	Castroville Community Plan (MU-C)	HDR/20	Vacant	12
13	030-155-005	Castroville Community Plan (MU-C)	HDR/20	Non-Vacant	13
14	030-171-001	Castroville Community Plan (MU-C)	HDR/20	Non-Vacant	25
15	030-171-015	Castroville Community Plan (MU-C)	HDR/20	Vacant	38
30	030-191-011	Castroville Community Plan (MU-C)	HDR/20	Non-Vacant	53
39	125-171-055	LDR/1	HDR/20	Vacant	9
41	030-191-001	Castroville Community Plan (MU-C)	HDR/20	Vacant	10
44	127-012-039	LC	HDR/20	Non-Vacant	136
49	117-291-008	HI	HDR/20	Non-Vacant	30
50	117-291-040	HI	HDR/20	Non-Vacant	49
51	117-332-015, 117-332-014	HC	Mixed-Use	Non-Vacant	5
64	117-361-004	LC	HDR/20	Non-Vacant	2
North County Coastal Land Use Plan Sites					
48	412-073-002	MDR/4 (CZ) and CGC(CZ) [split zoned parcel]	HDR/20 (CZ)	Non-Vacant	37
Greater Salinas Valley Area Plan Sites					
1	113-161-018	F/40	HDR/20	Non-Vacant	455
2	113-161-019	F/40	HDR/20	Non-Vacant	67
3	113-161-012	MDR/5	HDR/20	Non-Vacant	45
4	211-012-034	HDR/B-6	HDR/20	Non-Vacant	27

Table 3. Opportunity Sites Summary

Site No.	Assessor's Parcel Number(s)	Current Zoning	Planned Rezone	Vacant/ Non-Vacant	Total Capacity[1]
5	261-101-006	MDR/4-A-UR	HDR/20	Non-Vacant	15
6	261-101-002	MDR/4-A-UR	HDR/20	Non-Vacant	16
Greater Monterey Peninsula Area Plan Sites					
40	008-151-00200	RDR/5.1-UR-D-S	HDR/20	Vacant	429
45	008-141-002, 008-141-014	RDR/5.1-UR-D-S	HDR/20	Non-Vacant	48
46	173-071-008	PQP-D-S	HDR/20	Non-Vacant	92
53	031-101-018	C-R (Marina)	Mixed-Use (UC Regents)	Vacant	476
Fort Ord Master Plan					
7	031-121-007, 175-021-004	PQP-D-S	Mixed-Use (UC Regents)	Vacant	932
31	031-101-016	PQP-D-S	HDR/20	Vacant	131
47	031-131-006	PQP-D-S	HDR/20	Non-Vacant	60
Toro Area Plan Site					
24	161-011-074	F/40	HDR/20	Non-Vacant	146
Carmel Valley Master Plan Sites					
17	009-562-015, 009-562-016, 009-562-002	LC-D-S-RAZ	HDR/20	Vacant	34
18	015-021-026	LDR/1-D-S-RAZ	HDR/20	Non-Vacant	23
19	015-021-025	LDR/1-D-S-RAZ	HDR/20	Non-Vacant	23
20	015-021-015	LDR/1-D-S-RAZ	HDR/20	Non-Vacant	86
21	015-021-021	LDR/1-D-S-RAZ	HDR/20	Non-Vacant	22
22	015-021-004	LDR/1-D-S-RAZ	HDR/20	Non-Vacant	105
23	169-235-009 through -012	LC-D-S	HDR/20	Vacant	8
35	015-012-072	VO-B-6-D-S-RAZ	HDR/20	Non-Vacant	63
36	169-231-002 through -006	HC-D-S-RAZ	HDR/20	Non-Vacant	20
37	015-021-003	LDR/1-D-S-RAZ	HDR/20	Non-Vacant	89
38	169-031-018	PQP-D-S-RAZ	HDR/20	Non-Vacant	53
54	015-012-070	VO-B-6-D-S-RAZ	HDR/20	Non-Vacant	24

Table 3. Opportunity Sites Summary

Site No.	Assessor's Parcel Number(s)	Current Zoning	Planned Rezone	Vacant/ Non-Vacant	Total Capacity[1]
55	187-442-010 through -012, 187-442-019	VO-D-S-RAZ, 30-ft setback from CV Rd. per CV Village Devel. Criteria (3.1), and LDR/1-D-S-RAZ	HDR/20	Non-Vacant	23
56	169-131-025	LDR/1-D-S-RAZ, LDR/B-6-D-S-RAZ, To be retained as one building site pursuant to CVMP Figure 2.	HDR/20	Non-Vacant	33
Carmel Area Land Use Plan Sites					
16	009-061-003	MDR/2-D(CZ)	HDR/20(CZ)	Non-Vacant	52
43	009-111-005	MDR/2-D(CZ)	HDR/20(CZ)	Non-Vacant	23
Central Salinas Valley Area Plan Sites					
25	145-151-001	PQP	HDR/20	Non-Vacant	57
26	145-161-085	HDR/10	HDR/20	Non-Vacant	12
27	145-161-086	HDR/10	HDR/20	Vacant	14
28	145-161-087	HDR/10	HDR/20	Vacant	35
29	145-161-088	HDR/10	HDR/20	Vacant	10
32	231-024-005, 231-024-011, 231-024-010, 231-024-006, 231-024-007, 231-024-001	HDR/5	HDR/20	Vacant	16
33	231-038-014, 231-038-012, 231-038-010	LDR/1	HDR/20	Vacant	5
34	231-038-013, 231-038-011	LDR/1	HDR/20	Vacant	3
42	221-155-021	HDR/8-UR	HDR/20	Vacant	27
Total Number of Opportunity Sites = 56 Sites					
Total Capacity = 4,479 Units					

Note:

[1] The determination of opportunity sites utilizes the proposed zoning changes and capacity expectations as described in the Draft Housing Element Sixth Cycle Update.

LDR = Low Density Residential, MDR = Medium Density Residential, HDR = High Density Residential,

RDR = Rural Density Residential, C = Commercial, LC = Light Commercial, HC = Heavy Commercial, MU = Mixed Use, HI = Heavy Industrial, CGC (CZ) = Coastal General Commercial, F = Farmlands, UR = Urban Reserve, D = Design Control, S = Site Plan Review, PQP = Public/Quasi-Public, RAZ = Residential Allocation, VO = Visitor Serving/Professional Office, B = Building Site

Project Background

California law requires that a housing element be included in the general plan as one of the eight mandatory "elements," or chapters, which express the community's values, goals, and vision for the future. The County's Housing Element updates cover an eight-year planning period beginning December 31, 2023, and ending December 31, 2031 (the "Sixth Cycle" planning period) and accomplishes the following:

- Presents a comprehensive assessment of local housing conditions and lays out a series of goals, policies, and programs to assist the County in meeting the housing needs of current and future residents at all income levels in unincorporated Monterey County (UMC).
- Identifies and analyzes the UMC's existing and projected housing needs as calculated using the Association of Monterey Bay Area Governments (AMBAG) model for estimated population growth.
- Addresses numerous requirements resulting from a slate of new state housing laws designed to address factors contributing to the statewide housing shortage.
- Provides programs for the preservation, improvement, and development of housing, including how and where the UMC can accommodate its RHNA assessment assigned by AMBAG.

ATTACHMENTS: Figure 1: Regional Location

Figure 2a: Project Location – North County Inland Area Plan Sites

Figure 2b: Project Location – North County Coastal Land Use Plan Sites

Figure 2c: Project Location – Greater Salinas Area Plan Sites

Figure 2d: Project Location – Greater Monterey Peninsula Area Plan Sites

Figure 2e: Project Location – Fort Ord Master Plan Sites

Figure 2f: Project Location – Toro Area Plan Sites

Figure 2g: Project Location – Carmel Valley Master Plan Sites

Figure 2h: Project Location – Carmel Area Land Use Plan Sites

Figure 2i: Project Location – Central Salinas Valley Area Plan Sites

Figure 1. Regional Location

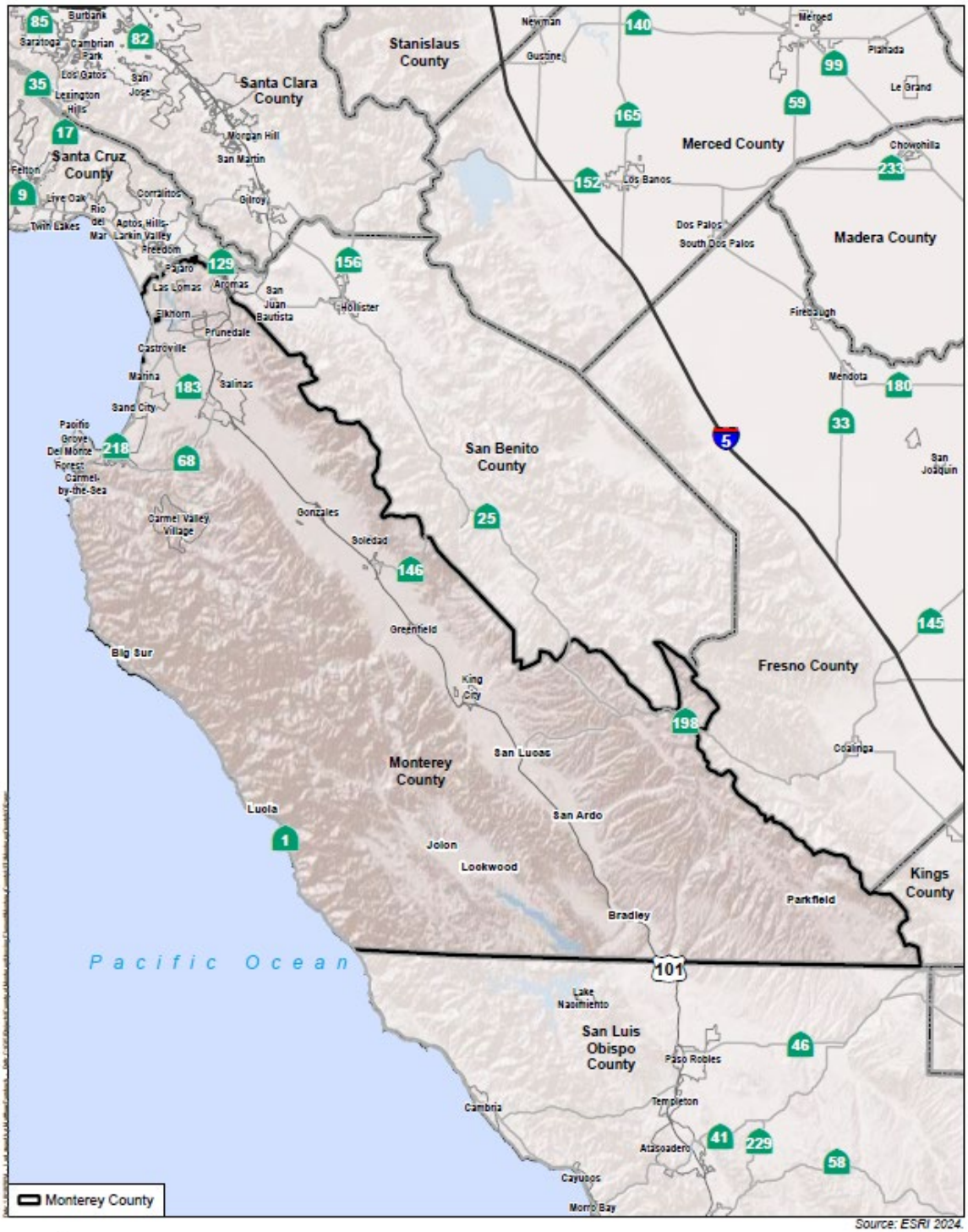

Figure 2a: North County Inland Area Plan Sites

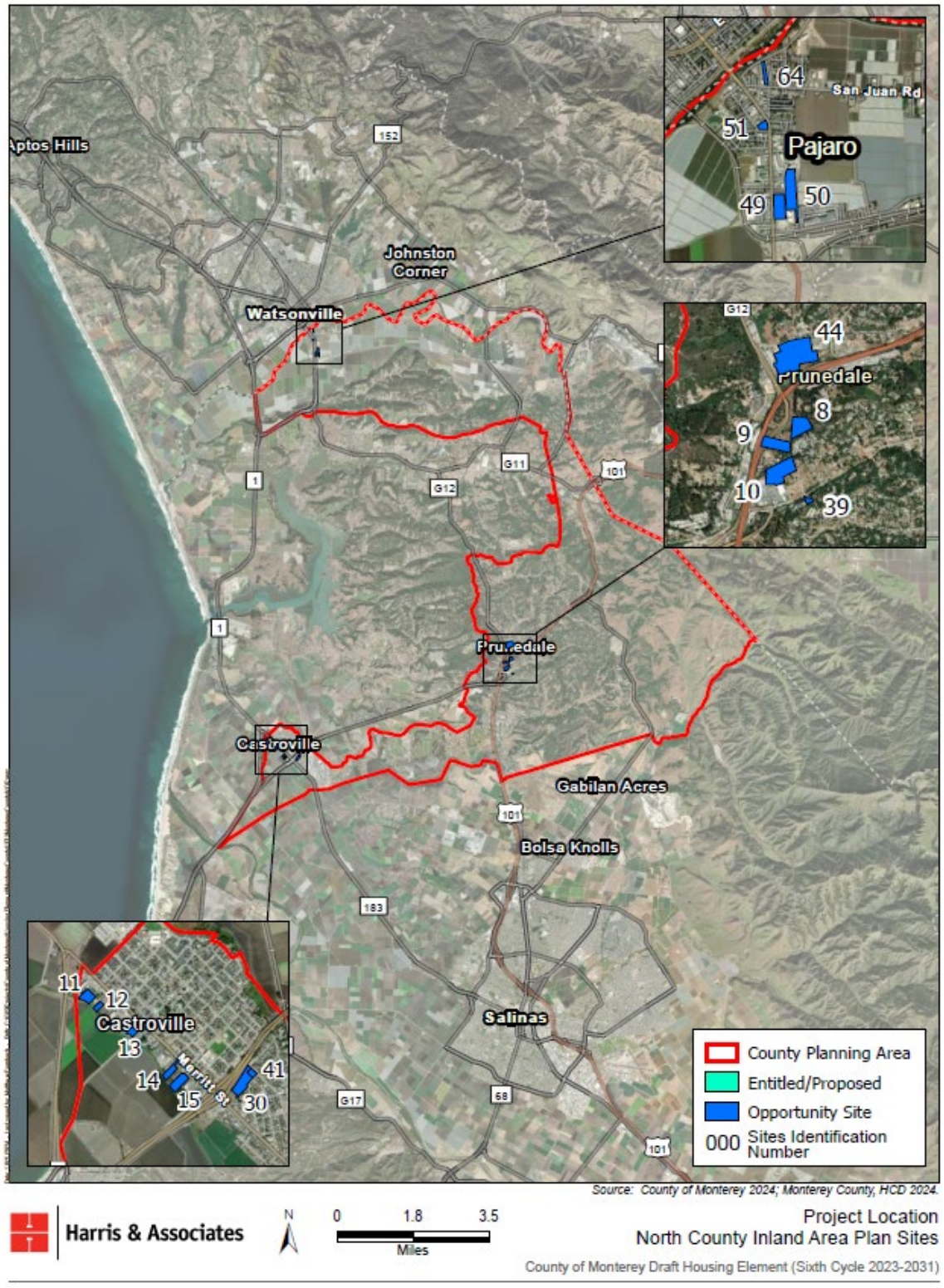

Figure 2b: North County Coastal Land Use Plan Sites

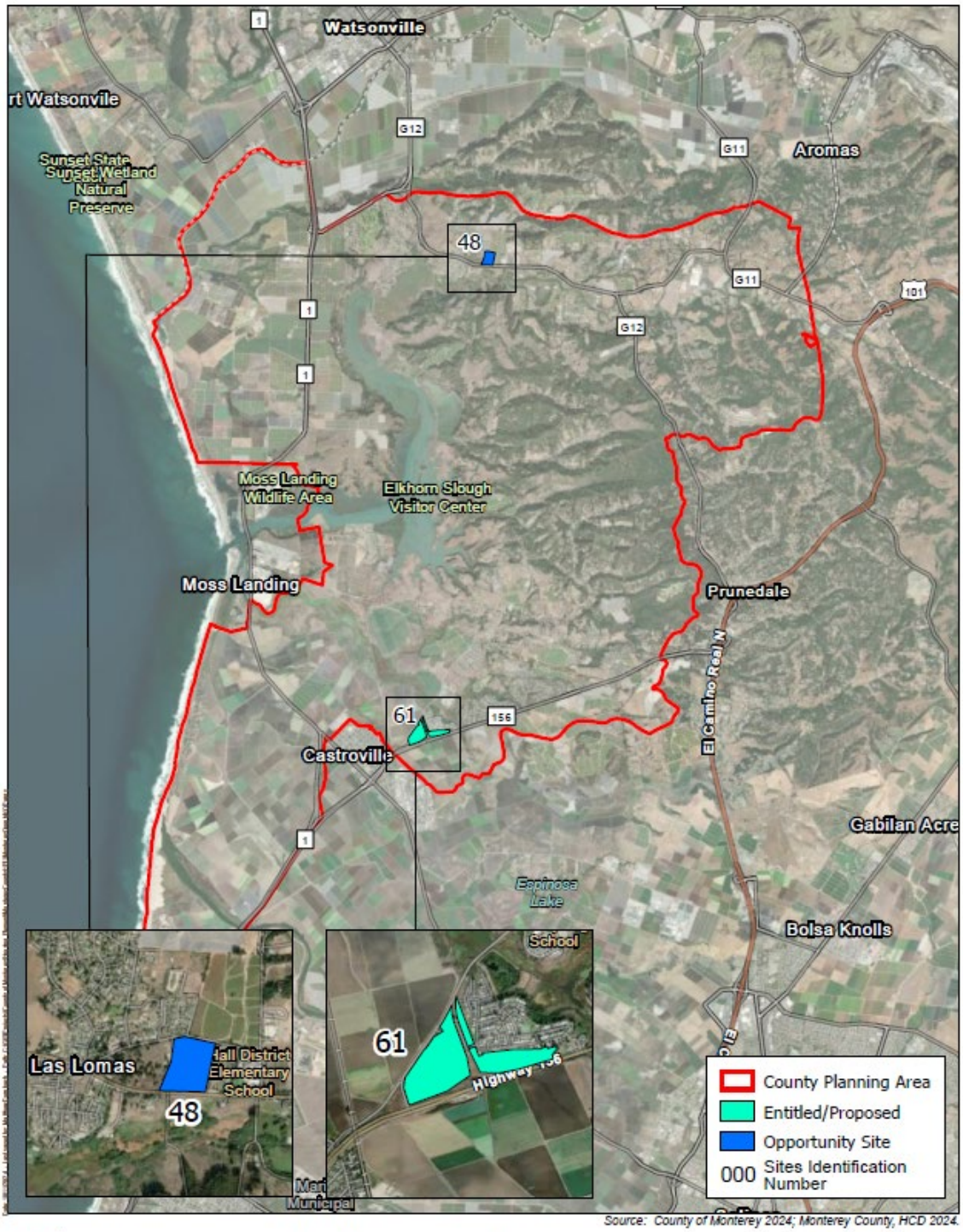

Figure 2c: Greater Salinas Area Plan Sites

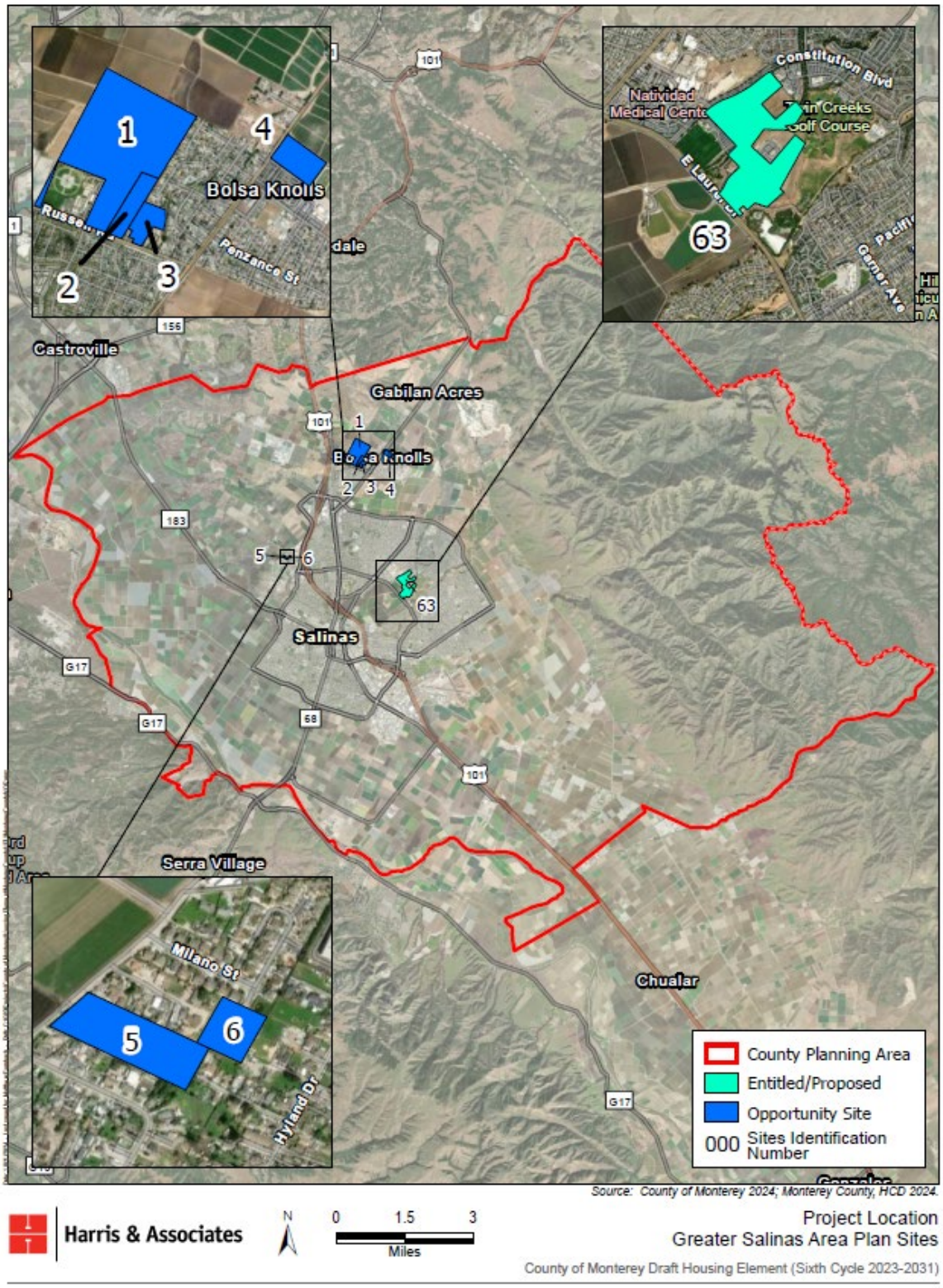

Figure 2d: Greater Monterey Peninsula Area Plan Sites

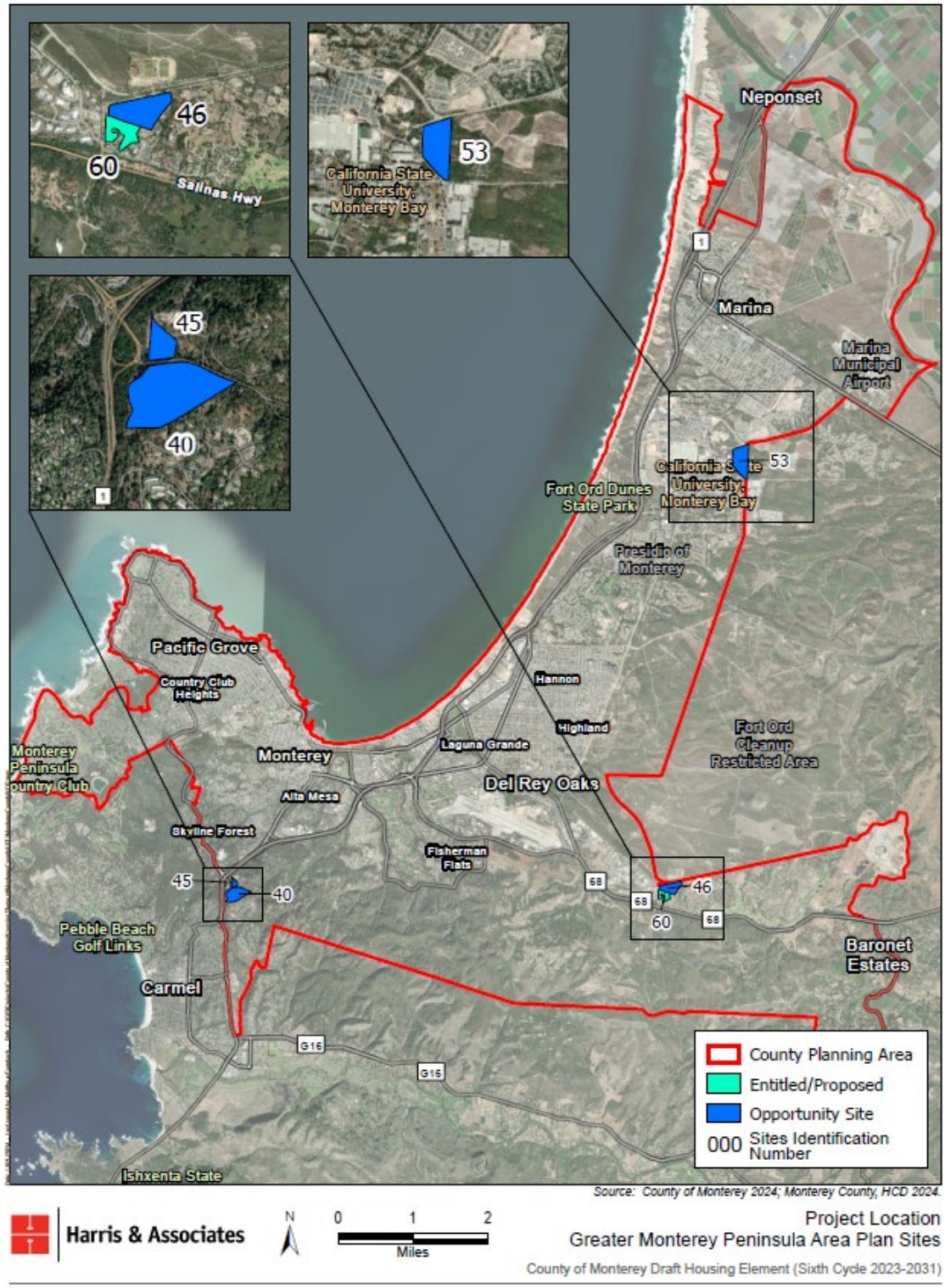

Figure 2e: Fort Ord Master Plan Sites

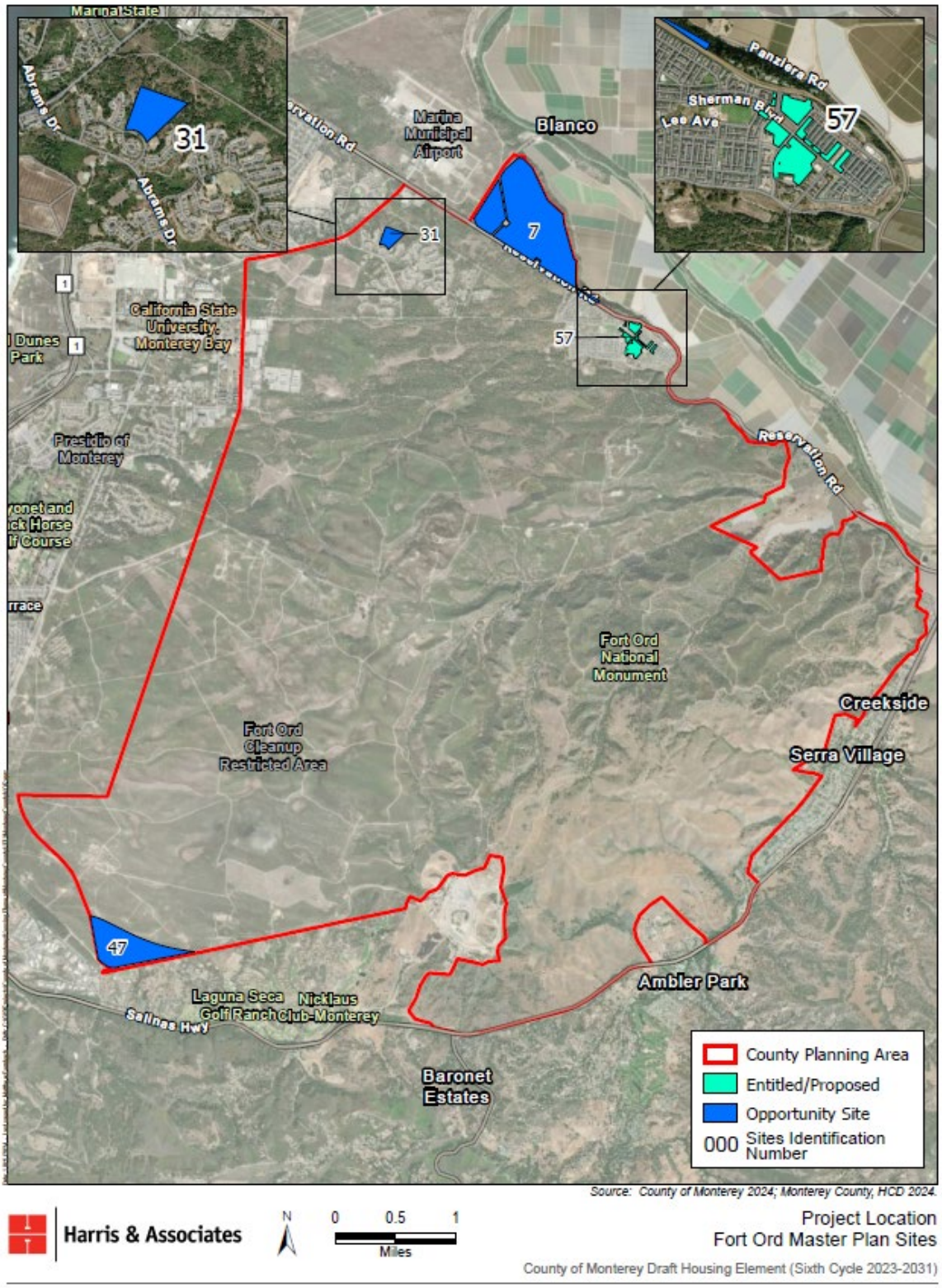

Figure 2f: Toro Area Plan Sites



Figure 2g: Carmel Valley Master Plan Sites

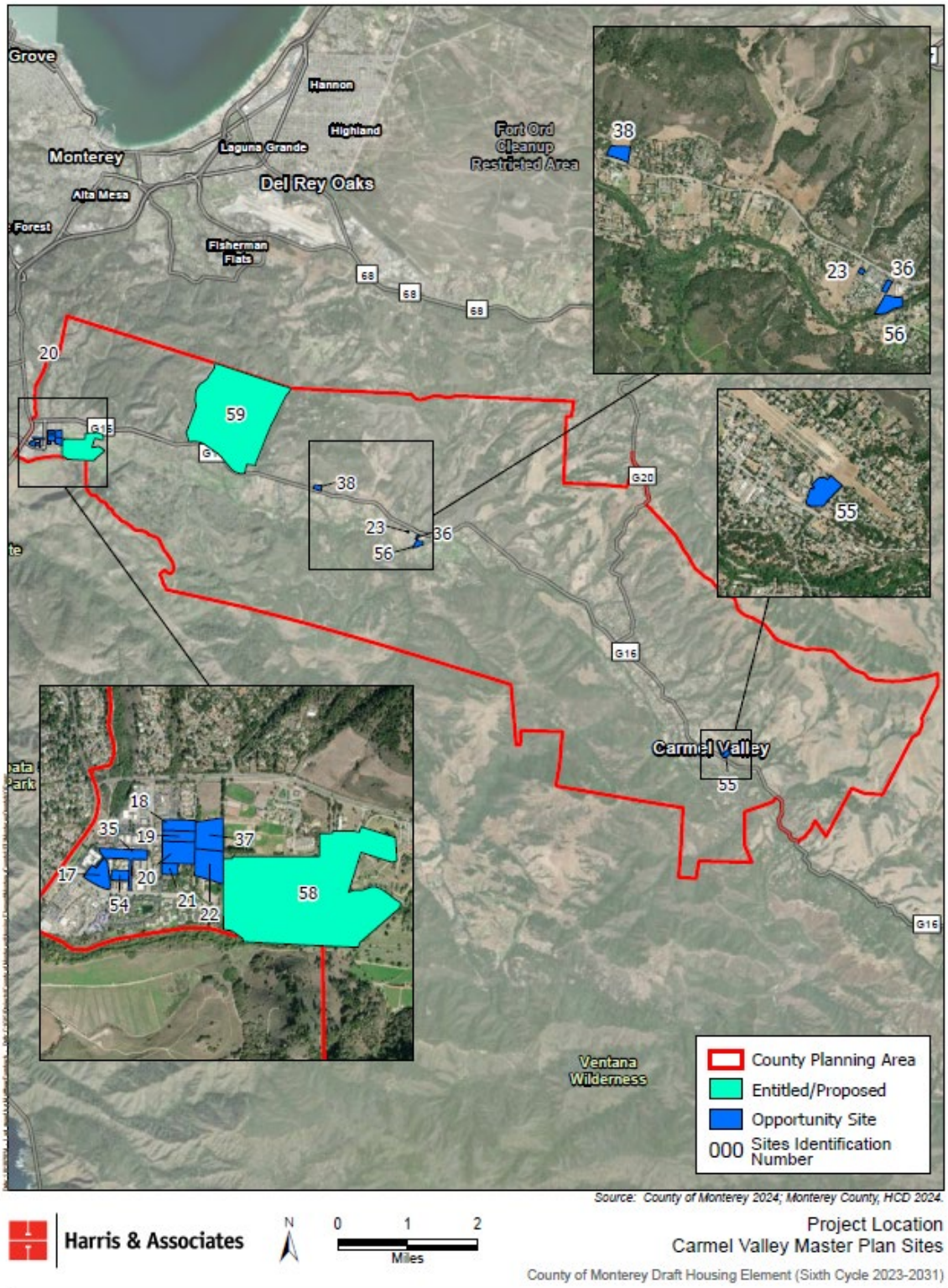

Figure 2h: Carmel Area Land Use Plan Sites



Figure 2i: Central Salinas Valley Area Plan Sites

