Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024100963

Project Title: County of Monterey Sixth Cycle (2023-2031) Housing Element

Lead Agency: County of Monterey
Contact Person: Sarah Wikle
Mailing Address: 1441 Schilling Place South, 2nd Floor
Phone: (831) 755-5025
City: Salinas
Zip: 93901
County: County of Monterey

Project Location: County: County of Monterey
City/Nearest Community: County-wide
Cross Streets: _____ Zip Code: _____
Longitude/Latitude (degrees, minutes and seconds): ____° ____′ ____″ N / ____° ____′ ____″ W Total Acres: _____
Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: _____ Waterways: _____
Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☐ Mit Neg Dec
- ☒ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.) _____
- Other: _____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other: _____

Local Action Type:

- ☒ General Plan Update
- ☒ General Plan Amendment
- ☒ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☐ Site Plan
- ☒ Rezone
- ☐ Prezone
- ☐ Use Permit
- ☐ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ☐ Other: _____

Development Type:

- ☐ Residential: Units _____ Acres _____
- ☐ Office: Sq.ft. _____ Acres _____ Employees _____
- ☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
- ☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
- ☐ Educational: _____
- ☐ Recreational: _____
- ☐ Water Facilities: Type _____ MGD _____
- ☐ Transportation: Type _____
- ☐ Mining: Mineral _____
- ☐ Power: Type _____ MW _____
- ☐ Waste Treatment: Type _____ MGD _____
- ☐ Hazardous Waste: Type _____
- ☒ Other: Housing Element Update

Project Issues Discussed in Document:

- ☒ Aesthetic/Visual
- ☒ Agricultural Land
- ☒ Air Quality
- ☒ Archeological/Historical
- ☒ Biological Resources
- ☒ Coastal Zone
- ☒ Drainage/Absorption
- ☐ Economic/Jobs
- ☐ Fiscal
- ☒ Flood Plain/Flooding
- ☒ Forest Land/Fire Hazard
- ☒ Geologic/Seismic
- ☒ Minerals
- ☒ Noise
- ☒ Population/Housing Balance
- ☒ Public Services/Facilities
- ☒ Recreation/Parks
- ☐ Schools/Universities
- ☒ Septic Systems
- ☒ Sewer Capacity
- ☒ Soil Erosion/Compaction/Grading
- ☒ Solid Waste
- ☒ Toxic/Hazardous
- ☒ Traffic/Circulation
- ☒ Vegetation
- ☒ Water Quality
- ☒ Water Supply/Groundwater
- ☒ Wetland/Riparian
- ☒ Growth Inducement
- ☒ Land Use
- ☒ Cumulative Effects
- ☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Various existing land use and zoning designations; Rezoning to High Density Residential

Project Description: *(please use a separate page if necessary)*

Project description attached

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

____	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
X	California Emergency Management Agency	X	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
X	Caltrans District # 5	X	Public Utilities Commission
X	Caltrans Division of Aeronautics	X	Regional WQCB # 3
X	Caltrans Planning	X	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
X	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
X	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	X	State Lands Commission
____	Delta Protection Commission	X	SWRCB: Clean Water Grants
____	Education, Department of	X	SWRCB: Water Quality
X	Energy Commission	X	SWRCB: Water Rights
X	Fish & Game Region # 4	____	Tahoe Regional Planning Agency
X	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	X	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other: ____
X	Housing & Community Development	____	Other: ____
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date July 17, 2026 Ending Date August 31, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Harris & Associates
Address: 60 W. Alisal Street, Suite 200 2nd Floor
City/State/Zip: Salinas, CA 93901
Contact: Darin Neufeld
Phone: (619) 481-5022

Applicant: County of Monterey
Address: 1441 Schilling Place South 2nd Floor
City/State/Zip: Salinas, CA 93901
Phone: (831) 784-5700

Signature of Lead Agency Representative: /s/ Sarah Wikle, Principal Planner **Date:** 7/15/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description: The County of Monterey has prepared this Draft Program Environmental Impact Report (DPEIR) to inform the public, local community, organizations, responsible agencies, trustee agencies, and other interested public agencies about potential significant environmental effects resulting from implementation of the draft County of Monterey Sixth Cycle (2023–2031) Housing Element Update (HEU6), as well as amending other components of the General Plan and other approvals as necessary to implement the draft HEU6 and comply with state law (project), and possible measures to mitigate those significant effects and alternatives to the project.

The draft HEU6 is required to identify sites and zoning designations that can accommodate housing developments capable of satisfying the County's assigned Regional Housing Needs Allocation (RHNA) of 3,326 housing units distributed across four income categories (1,070 extremely low/very low-income, 700 low-income, 420 moderate-income, and 1,136 above moderate-income housing units). Pursuant to legal requirements for the Housing Element, the draft HEU6 identifies sites in the UMC that are suitable for the development of all housing types, with the capacity to satisfy the housing needs for the current Sixth Cycle. The Sites Inventory has the capacity for at least 4,434 housing units from opportunity sites, 1,117 housing units from pipeline sites under the proposed or existing zoning, and 346 accessory dwelling units (ADUs) without specific sites, for a combined total capacity of 5,897 housing units. Additional information on the project can be found in Chapter 3: Project Description of the DPEIR.

The project is located in Unincorporated Monterey County and one site within the City of Marina. The precise location and boundaries of the project, as shown on a detailed project site map and a regional map are provided in the DPEIR (refer to Figures 2-1, Regional Location, and Figures 2-2a through 2-2i, Project Location).