

COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT



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

NOTICE OF AVAILABILITY

DRAFT PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT (DPEIR)

PROJECT TITLE: COUNTY OF MONTEREY SIXTH CYCLE (2023-2031) HOUSING ELEMENT
(REF220020; SCH No. 2024100963)

PROJECT LOCATION: COUNTY-WIDE

Notice is hereby given that the County of Monterey is seeking written comment on the Draft Programmatic Environmental Impact Report (DPEIR) on the County of Monterey Sixth Cycle (2023-2031) Housing Element Project (REF220020, SCH No. 2024100963) in accordance with the California Environmental Quality Act. The public review period will begin on July 17, 2026, and end on August 31, 2026. This review period is established for the purpose of receiving written comments on the accuracy and adequacy of the DEIR together with other information relative to the environmental effect of the project.

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).

The project does not include any sites enumerated under Government Code Section 65962.5. Additional information on Hazards and Hazardous Materials can be found in Section 4.9 of the DPEIR.

LEAD AGENCY: **COUNTY OF MONTEREY HOUSING & COMMUNITY DEVELOPMENT**

ADDRESSES WHERE A COPY OF THE DRAFT PEIR IS AVAILABLE FOR REVIEW:

- County of Monterey Housing and Community Development Department
1441 Schilling Place, 2nd Floor South, Salinas, CA 93901
- 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

Documents are available for review online at:

<https://www.countyofmonterey.gov/GeneralPlanUpdates>

Documents are also available for review in an electronic format by following the instructions at the following link: <https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/recent-environmental-documents> .

The Draft EIR is available on CD for purchase from Monterey County Housing & Community Development at the above address.

PUBLIC REVIEW PERIOD: **JULY 17, 2026 THROUGH AUGUST 31, 2026**

POTENTIAL SIGNIFICANT ENVIRONMENTAL EFFECTS:

The DPEIR identifies impacts in the following resource areas that are either less than significant or are significant but can be mitigated to a less than significant level: Aesthetics (light and glare), Air Quality (odors, sensitive receptors), Cultural Resources, Energy, Geology and Soils (Paleontological Resources), Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Utilities, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation, Transportation, Tribal Cultural Resources, Wildfire.

The DPEIR identifies impacts in the following resource areas that are significant and cannot be mitigated to a less than significant level: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Greenhouse Gas Emissions, Hydrology and Water Quality (groundwater recharge and supply), Land Use and Planning (conflict with applicable land use plans, policies or regulations), Transportation (vehicle miles traveled (VMT)), and Utilities and Service Systems (water supply).

Public hearings will be held, subsequent to the public review period, 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 contact:

Sarah Wikle
County of Monterey
Housing & Community Development
1441 Schilling Place South, 2nd Floor
Salinas, CA 93901
Phone: (831) 755-5025
E-mail: hcdcomments@countyofmonterey.gov

We welcome your comments during the public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:
CEQAcomments@countyofmonterey.gov

An 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. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. 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 ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed documents should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.