

# COUNTY OF MONTEREY

## HOUSING AND COMMUNITY DEVELOPMENT

### CRAIG W. SPENCER, DIRECTOR

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

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

**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.<sup>1</sup>

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, 2<sup>nd</sup> 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.

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<sup>1</sup> 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.

- Marina Branch – Monterey County Free Libraries  
190 Seaside Cir, Marina, CA 93933

Or

[www.countyofmonterey.gov/GeneralPlanUpdates](http://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](mailto: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](mailto: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**.