

County of Monterey Public Scoping Meeting Draft Program Environmental Impact Report

General Plan Housing Element
Sixth Cycle (2023-2031) Update

November 7, 2024

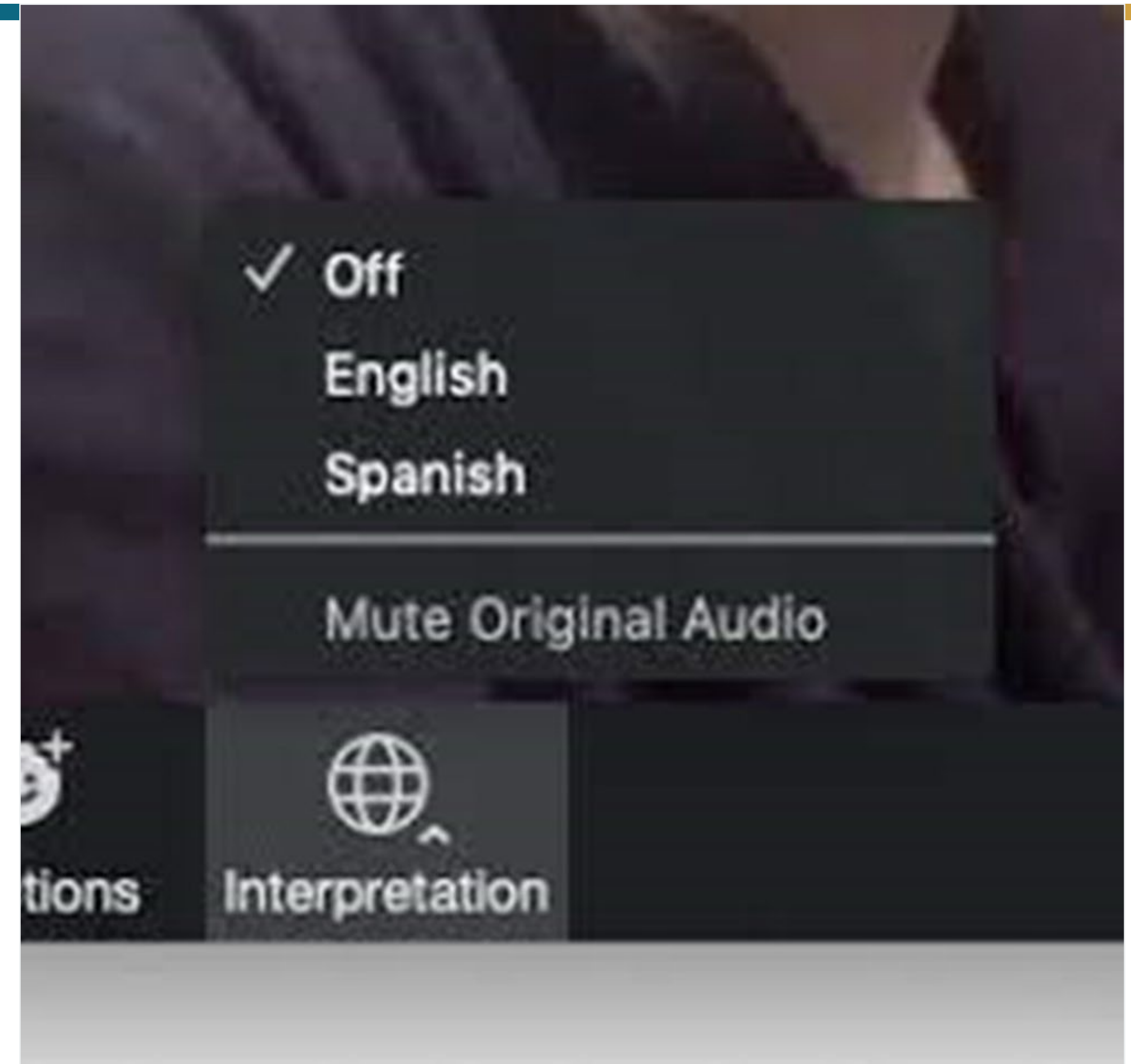


Harris & Associates



INTERPRETACIÓN EN ESPAÑOL

- Para escuchar este taller en español, por favor haga clic en el botón "Interpretación" y seleccione "Español". De esta manera escuchará al intérprete.





INTRODUCTIONS

LEAD AGENCY

County of
Monterey Housing
and Community
Development
Department

PROJECT CONSULTANT

Harris &
Associates

PROJECT STAKEHOLDERS

California
Department of
Housing and
Community
Development,
Other agencies,
and
General Public

PROJECT REVIEW AND CERTIFICATION

Planning
Commission
and
Board of
Supervisors



HOUSEKEEPING



This scoping meeting is being recorded.



Participants' audio and video are automatically off.



Layout of the slides and video of panelists is controlled by you on your device. Move and resize layout components to your preference.



AGENDA

- Project Overview (Housing Element)
 - Process & Timing
 - Project Description
- CEQA Process
 - Purpose of CEQA
 - Notice of Preparation
 - The EIR Process
 - Purpose of the Scoping Meeting
- Scope of the PEIR
 - Issues to be analyzed in the PEIR
 - Other PEIR Topics
- PEIR Schedule
- Comment / Stay Involved



HOUSING ELEMENT - GOALS

Meeting the housing needs of residents and workforce

Combating housing discrimination

Efficient use of land

Implementing a meaningfully inclusive process

HOUSING ELEMENT UPDATE AND APPROVAL PROCESS





Project Overview - Regional Housing Needs Allocation (RHNA) for the 6th Cycle (2023-2031)

	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
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



Project Overview - Opportunity Sites Summary

- ❑ **56 Opportunity Sites = 4,479 Units**
- ❑ **9 Planning Areas of the County**
 - North County Inland 🏠 16 sites = 643 units
 - North County Coastal 🏠 1 site = 37 units
 - Greater Salinas Valley 🏠 6 sites = 625 units
 - Greater Monterey Peninsula 🏠 4 sites = 1,045 units
 - Fort Ord 🏠 3 sites = 1,123 units
 - Toro 🏠 1 site = 146 units
 - Carmel Valley 🏠 14 sites = 606 units
 - Carmel Area 🏠 2 sites = 75 units
 - Central Salinas Valley 🏠 9 sites = 179 units





Project Overview - HOUSING PROGRAMS

Nongovernmental Constraints

- Land costs
- Residential construction costs
- Lack of affordable housing funding

Governmental Constraints

- Land use policies and Urban Growth Boundary Agreements
- Development Fees
- Entitlement and permit process
- Infrastructure needs
- Land Use Element Policy LU-1.19

Environmental Constraints

- Flooding hazards
- Fire threat for 80% of County
- Culturally sensitive protected areas
- Prior drought conditions

Zoning for a Variety of Housing Types

- Current zoning codes require amendments



Project Overview - HOUSING PROGRAMS & POLICIES (Chapter 8)

Zoning	Streamline Permitting	Incentives/ Concessions for Developers	Align with or Exceed State Law	Resource & Infrastructure
<ul style="list-style-type: none">• Opportunity Sites<ul style="list-style-type: none">- 20 units/acre (septic)- 30 units/acre (sewer)• Objective Design Standards• By-Right/Allowed housing subject to objective stds• Adapt commercial & visitor zones for increase housing (incl. employee)	<ul style="list-style-type: none">• Priority permit processing for certain housing projects (affordable, multi-family, employee, higher density)• Defer, reduce or waive fees (permit, impact)	<ul style="list-style-type: none">• Density bonus policies to exceed state law• Develop and publish comprehensive incentives and concessions.	<ul style="list-style-type: none">• Senate Bill 4 (2023) - religious organizations and nonprofit colleges.• Senate Bill 9 – lot splits and addtn'l units• ADU/JADUs• SB 35 Streamlined procedures• Surplus Lands	<ul style="list-style-type: none">• Collaborate with water resource agencies toward sustainable water supply, improved system, and capacity.• Energy efficiency measures• Community and infrastructure planning

Project Overview – Summary of Project

- ❑ County of Monterey General Plan Sixth Cycle Housing Element (2023-2031) Update
- ❑ Amendments to other components:
 - Circulation Element
 - Conservation and Open Space Element
 - Land Use Element
 - Public Services Element
 - Various affected Area Plans and Master Plans
 - Zoning Code (Title 20 Coastal Zone and Title 21 Inland Areas)
- ❑ Other approvals as necessary to implement the element and comply with state law.





CEQA Process – Purpose of the California Environmental Quality Act (CEQA)

Disclose potential significant environmental effects of proposed actions

Identify ways to avoid or reduce adverse environmental effects

Consider feasible alternatives to proposed actions

Foster interagency coordination in review of projects

Enhance public participation in the planning process



CEQA Process – Notice of Preparation (NOP)



Contains a brief description of the project, its location, and where documents relating to the project can be found.



Notifies responsible agencies and other interested parties that an PEIR will be prepared.



Solicits input regarding the scope, focus, and content of the upcoming PEIR.

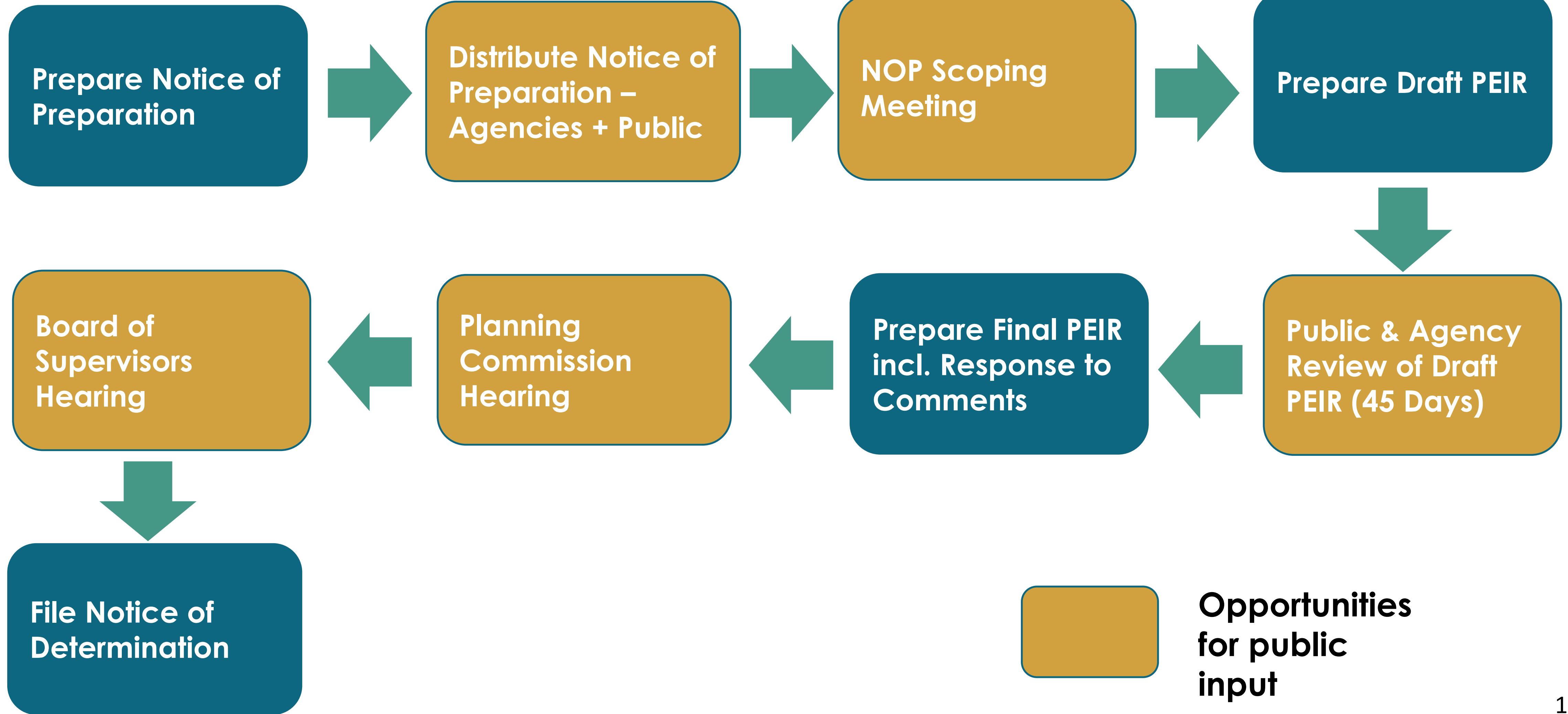
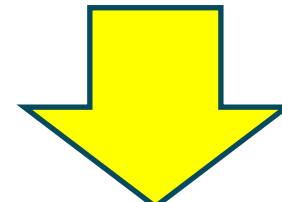


Distributed and available during a 30-day public review and comment period.



CEQA Process - The EIR Process

We are here





CEQA Process – Purpose of the SCOPING MEETING

Purpose is to:



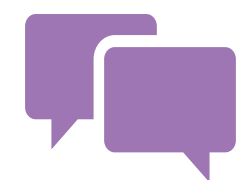
Provide a description of the proposed project



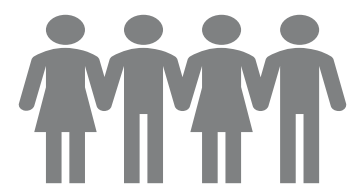
Solicit comments to determine the “scope” of the Program Environmental Impact Report (PEIR)

Scoping period: October 21, 2024 – November 20, 2024

Scope of environmental analysis is determined by:



Responses to Notice of Preparation (NOP) from responsible agencies



Input from the community (including this scoping meeting)



We welcome your comments...

- The scope, focus, and content of the PEIR
- Suggested mitigation measures to avoid/reduce environmental effects
- Suggested alternatives to avoid/reduce environmental effects
- Please provide comments in writing



Scope of the EIR – Issues to be Analyzed in the PEIR

- Aesthetics
- Agriculture & Forestry Resource
- Air Quality
- Biological Resources
- Cultural Resources
- Energy Conservation
- Greenhouse Gas
- Geology & Soils
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems
- Wildfire



Scope of the PEIR – Other PEIR Topics

Cumulative Impacts: Consider the impacts of other developments in the County in combination with the Project

Alternatives:

- PEIR requires an analysis of a “*reasonable range*” of alternatives
- Alternatives analyzed will include the required “*No Project*” alternative
- Project alternatives to be determined during analysis of Draft PEIR





PEIR Schedule

- **Notice of Preparation (NOP) published (30 days):** October 21, 2024
- **Close of NOP period:** Wednesday, November 20, 2024
- **Public Review of Draft PEIR (45 days):** *Spring 2025*
- **Response to Comments/Final PEIR:** *Spring/Summer 2025*
- **Planning Commission:** *Late Summer 2025*
- **Final PEIR/Board of Supervisors Hearing:** *Late Summer 2025*





Provide Public Comment – Housekeeping

- ❑ Comments will generally be taken in the order received.
- ❑ Staff and consultants are available to answer clarifying questions about the CEQA process for the project.
- ❑ Focus comments on environmental issues or concerns, reasonable alternatives, and mitigation measures.
- ❑ 1 ½ minute time limit for comments.



Provide Public Comment – by Phone

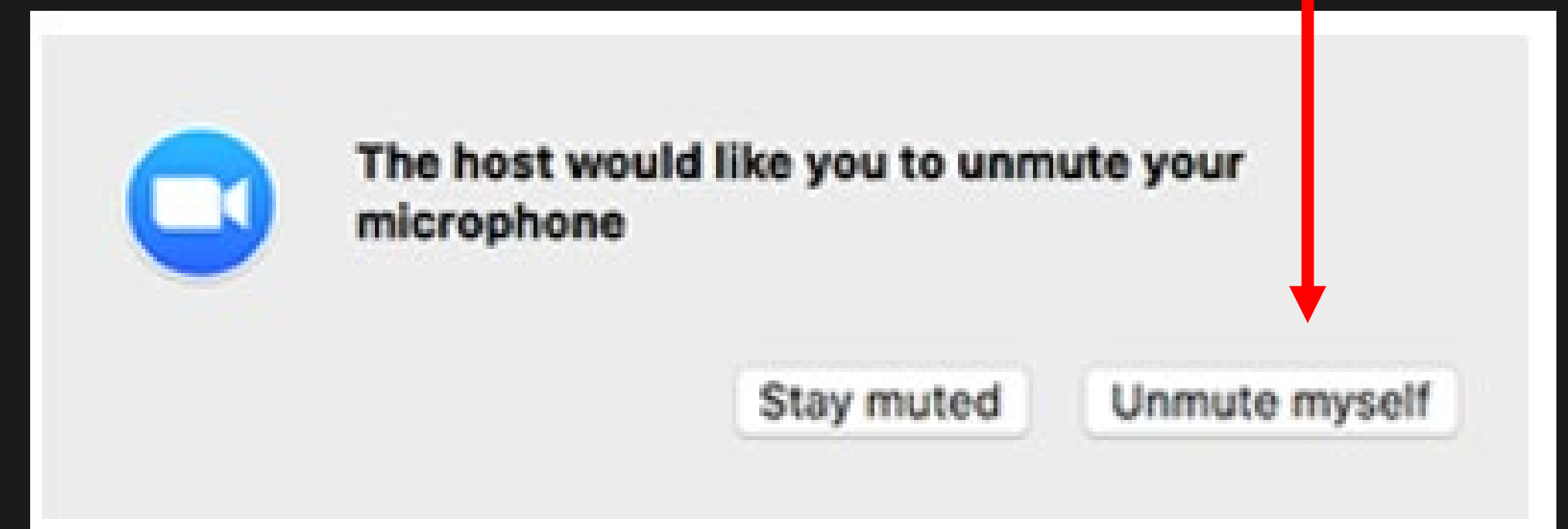
- Press Star (*) 9 to indicate you would like to speak.
- Listen for the message: “The host would like you to unmute your microphone. You can press Star (*) 6 to unmute”
- When you are done with your comment, you may press Star (*) 6 to mute yourself.



Provide Public Comment – via Zoom

Example of “Host would like you to unmute”

Select Raise Hand to be added to the queue to speak



Leave



THANK YOU

- ❑ **Deadline to provide Comments: *Wednesday, November 20, 2024***
- ❑ Please provide **written comments** by the deadline.

➤ Email to: CEQAcomments@CountyofMonterey.gov

➤ Mail to:
County of Monterey
Housing & Community Development Department
Attn: Jaime Scott Guthrie, AICP, Planner
1441 Schilling Place, 2nd Floor South
Salinas, CA 93901

To access the Notice of Preparation and
the Draft Housing Element:

Scan the QR Code



General Questions or Feedback?

County contact: Jaime Scott Guthrie | Phone: (831) 796-6414

GeneralPlanUpdates@CountyofMonterey.gov

Visit: www.countyofmonterey.gov/GeneralPlanUpdates

