



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Samuel Assefa
Director

Memorandum

Date: September 6, 2022
To: All Reviewing Agencies
From: Samuel Assefa, Director
Re: SCH # **2022080643**
County of Monterey Vacation Rental Ordinances (Inland & Coastal)

The Lead Agency has corrected some information regarding the above-mentioned project. Please see the attached file(s) for more specific information: **REVISED_NOP** for more information.

Additionally, the review period for the above referenced project is extended to **October 6, 2022** to accommodate the review process.

All other project information remains the same.

MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Erik V. Lundquist, AICP, Director



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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September 6, 2022

State Clearinghouse Staff Via email

Subject: Submittal of revised Notice of Preparation and request for extended review period under SCH# 2022080643.

Monterey County Housing and Community Development Department staff filed a Notice of Preparation on August 29, 2022, for the Vacation Rental Ordinances Project (REF130043[Coastal] & REF100042 [Non-Coastal]). The document was published the same day.

The Notice of Preparation filed on August 29th included erroneous information in the "Allowable Vacation Rentals" section of the initial study. The Notice of Preparation also included incomplete information for submitting comments via email and facsimile. To address these errors, the Notice of Preparation was corrected as follows:

- The public review period was extended until October 6, 2022, to allow for a full 30-day public and agency review and comment period for the amended NOP.
- Text was inserted to clarify requirements for submitting comments via email or facsimile.
- The initial study section name is corrected to be "Allowable Commercial Vacation Rentals."
- Text was added to the section to clarify that the 6% cap for planning areas only applies to commercial vacation rentals.
- Text was revised to clarify that the draft ordinances prohibit commercial vacation rentals within the Big Sur Coast land use planning area and in the low-density residential zoning districts within the Carmel land use planning area.
- Some minor typos were corrected in the section.
- Text was added to indicate that these clarifications do not change the analysis in the initial study, and no further revisions were made.

The revised Notice of Preparation with the above corrections shown in tracked changes is attached to this letter.

Monterey County Housing and Community Development is requesting an extension of the public review period until October 6, 2022, to allow for a full 30-day public and agency review and comment period for the revised NOP.

Please let me know if you have any questions or require further information/documentation. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erik V. Lundquist".

Erik V. Lundquist, AICP
Director of Housing & Community Development
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