

## Summary for Electronic Document Submittal

Lead agencies may include 15 copies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH# \_\_\_\_\_

Project Title: Vacation Rental (Aka Short-Term Rental) Ordinances  
(Coastal - REF130043 & Inland - REF100042)

Lead Agency: County of Monterey Housing & Community Development - Planning

Contact Name: Melanie Beretti

Email: [berettim@co.monterey.ca.us](mailto:berettim@co.monterey.ca.us) Phone Number: (831) 755-5285

Project Location: County-wide Monterey  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

Ordinances establishing regulations for vacation rental uses in the unincorporated areas of Monterey County.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The County has determined that an EIR will be prepared for the proposed project; an Initial Study (IS) has been prepared for the project that identifies the following potential environmental impacts that should be studied in the EIR, including but not limited to: agricultural resources, air quality, energy, greenhouse gas emissions, hydrology and water quality (groundwater use), land use/planning, noise, population and housing, transportation, tribal cultural resources, and utilities/service systems (water use).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

In the absence of vacation rental ordinances, concerns have been expressed with the number of unauthorized establishments in the unincorporated area of Monterey County. Public agencies have also expressed interest in clear regulations within the unincorporated area of Monterey County and the consistency that regulations could bring to vacation rentals. The potentially significant effects identified above are the known areas of controversy known to the County. Additional areas may be identified during the scoping process and will be addressed in the EIR.

Provide a list of responsible or trustee agencies for the project.

Monterey County Housing and Community Development Department