

MONTEREY COUNTY

HOUSING AND COMMUNITY DEVELOPMENT

Craig Spencer, Acting Director

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NOTICE OF AVAILABILITY

DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)

PROJECT TITLE: VACATION RENTAL (AKA SHORT-TERM RENTAL) ORDINANCES
(COASTAL - REF130043 & INLAND - REF100042)
(SCH# 2022080643)

PROJECT LOCATION: MONTEREY COUNTY

Notice is hereby given that the County of Monterey is seeking written comment on the Draft Environmental Impact Report (DEIR) on the Vacation Rental (aka Short-Term Rental) Ordinances (Coastal - REF130043 & Inland - REF100042) (SCH#2022080643) in accordance with the California Environmental Quality Act. The public review period will begin on **December 11, 2023** and end on **January 29, 2024**. 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: Ordinances establishing regulations for vacation rental uses in the unincorporated areas of Monterey County.

Monterey County, as Lead Agency under the California Environmental Quality Act (CEQA), prepared an EIR for the proposed ordinances amending the Monterey County Code (MCC) for the purpose of establishing regulations for vacation rentals.

The project consists of three draft ordinances amending the MCC and possible amendments to the associated General Plan, Land Use Plans, and Areas Plans for the purpose of establishing regulations, standards, and circumstances under which vacation rentals may be allowed. Vacation rentals are defined as *“The use, by any person, of residential property for transient lodging where the term of occupancy, possession, or tenancy of the property by the person entitled to such occupancy, possession, or tenancy is, except as provided herein, for a period of thirty (30) consecutive calendar days or fewer, counting portions of calendar days as full days. “Vacation Rental” includes Commercial Vacation Rentals and Limited Vacation Rentals.”* Vacation rentals do not include a bed & breakfast facility, hotel, motel, hostel, inn, roominghouse, boardinghouse, rooming or boarding. The purpose of these ordinances is to: 1) preserve and enhance the residential character and sense of security and safety in stable neighborhoods of residential properties; 2) provide opportunity for visitors to access public areas of the County through Vacation Rental opportunities, benefiting the local economy while preserving the housing supply and quality of life, and protecting public health, safety, and general welfare; 3) establish regulations that provide opportunity for homeowners and residents to offer Vacation Rentals for visitors that have the potential to provide financial benefits to offset the high cost of living in Monterey County; 4) establish that Limited Vacation Rental uses are similar in character, density, and intensity to residential use, are not anticipated to convert long-term

housing out of the market, and therefore are allowed uses, where applicable, with a Vacation Rental Operation Permit and a business license; and 5) establish regulations to address the potential Commercial Vacation Rental uses that have the potential impact the character, density, and intensity of residential uses, convert long-term housing out of the market, or pose hazards to public health, safety, and general welfare in areas known to have infrastructure limitations.

These regulations also provide an amortization of investment for existing vacation rental operations in an effort to grant opportunities for those operations to continue, provided that the vacation rental activity was established prior to the effective date of the respective ordinances and that the operator is pursuing all necessary County permits, licenses, and entitlements. This process is especially important for commercial vacation rental operations located in areas that are subject to visitor serving unit caps because approval of a permit application will be subject to a first come, first serve basis. The regulations limit vacation rentals to only residential and commercial zoning districts in the unincorporated areas of Monterey County. The regulations limit establishment of vacation rentals to existing, legally established dwellings. Therefore, no specific development or construction is proposed for or would be entitled by any of the draft ordinances.

The project consists of the three draft ordinances listed below and possible amendments to the General Plan and associated Land Use Plans and Areas Plans, and they would establish regulations, standards, and circumstances under which vacation rentals may be allowed. The draft ordinances of the Monterey County, State of California, are as follows:

1. Amending Section 7.02.060 of the Monterey County Code Relating to Business Licensing for Hotels and Vacation Rentals and Adding Chapter 7.120 Relating to Vacation Rental Activities;
 2. Amending Title 20 (Coastal Zoning) of the Monterey County Code Relating to Vacation Rentals; and
 3. Amending Title 21 (Non-Coastal Zoning) of the Monterey County Code Relating to Vacation Rentals.
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LEAD AGENCY: COUNTY OF MONTEREY HOUSING & COMMUNITY DEVELOPMENT

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

County of Monterey
Housing & Community Development
1441 Schilling Place South 2nd Floor
Salinas CA 93901

Castroville Branch - Andy Ausonio Library - Monterey County Free Libraries
11160 Speegle St.
Castroville, CA 95012

Greenfield Branch - Monterey County Free Libraries
315 El Camino Real
Greenfield, CA 93927

Harrison Memorial Library
Corner of Ocean Avenue and Lincoln Street
Carmel-By-The-Sea, CA 93923

Or

<https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/vacation-rental-aka-short-term-rental-ordinances-coastal-inland>

Documents referenced in the DEIR are available at Monterey County Housing & Community Development at the address listed above.

PUBLIC REVIEW PERIOD: DECEMBER 11, 2023 THROUGH JANUARY 29, 2024

POTENTIAL SIGNIFICANT ENVIRONMENTAL EFFECTS:

The DEIR concludes less than significant or no impact for all resource areas. For transportation, no significance conclusion is provided because it is too speculative to determine to what degree VMT would change as a result of implementation of the project.

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:

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Housing & Community Development
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Salinas, CA 93901
Phone: (831) 755-5285
E-mail: hcdcomments@co.monterey.ca.us

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@co.monterey.ca.us

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.

The Draft EIR is available CD for purchase from Monterey County Housing & Community Development at the above address. The documents are also available on the County website at: <https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/vacation-rental-aka-short-term-rental-ordinances-coastal-inland>.