

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# 2022080643

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

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

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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. The project consists of three draft ordinances amending the Monterey County Code (MCC) for the purpose of establishing regulations, standards, and circumstances under which vacation rentals may be allowed. These regulations also provide an amortization of investment for existing vacation rental operations to enable those operations to continue for a limited time, 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. The regulations limit establishment of vacation rentals to existing, legally established single-family dwellings, with a cap of 6 percent of the total residential single-family housing units in each land use planning area except the Big Sur Coast Land Use Plan Area and low-density residential zoning districts in the Carmel Land Use Plan Area (none allowed).

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

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.

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 about 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.

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

Monterey County Housing and Community Development Department