



COUNTY OF MONTEREY
HOUSING & COMMUNITY DEVELOPMENT
 1441 SCHILLING PL SOUTH, 2nd FLOOR
 SALINAS, CALIFORNIA 93901

NOTICE OF DETERMINATION

X	TO: State of California Office of Planning and Research US Mail: 1400 10th St Sacramento CA 95814	FROM: Public Agency: County of Monterey Housing & Community Development Address: 1441 Schilling Pl South 2 nd Floor Salinas, CA 93901 Contact: Taylor Price Phone: (831) 784-5730
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X	TO: County Clerk County of Monterey 168 West Alisal St 1 st Floor Salinas, CA 93901	Lead Agency (if different from above): Address: Contact: Phone:
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SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022080643

Project Title: Vacation Rental Ordinances Project (REF130043 [Coastal] & REF100042 [Inland])

Project Applicant: County of Monterey Housing and Community Development

Project Location (include County): County-wide unincorporated areas (Monterey County)

Project Description: 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 before 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 4 percent of the total single-family residential dwelling units in each land use planning area except the Big Sur Coast Land Use Plan Area, low density residential zoning districts in the Carmel Land Use Plan Area, and the residential zoning districts in the Carmel Valley Master Plan Area and Moss Landing Community Plan Area for commercial vacation rentals. The ordinances also defines limited vacation rentals and homestays, which are allowed within all land use planning areas within the County.

This is to advise that the County of Monterey Board of Supervisors has approved the above
 (Lead Agency or Responsible Agency)


described project on August 27, 2024 and has made the following determinations regarding the above described project.
 (date)

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provision of CEQA.
3. Mitigation measures [were were not] made a condition of approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This Project's approval or determination became final* on August 27, 2024.
(date)

*Note - a project approval or determination becomes final when either the appeal deadline has run on the determination, or the determination was made by the final appropriate authority.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at: Monterey County Housing and Community Development, 1441 Schilling Place South 2nd Floor, Salinas, CA 93901 or online at <https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/vacation-rental-aka-short-term-rental-ordinances-coastal-inland>

Signature (Public Agency):  _____

Title: Associate Planner

Date: August 27, 2024

Date Received for filing at OPR _____



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All project applicants subject to the California Environmental Quality Act (CEQA) are required to pay a filing fee for each project for which a CEQA document has been approved, unless the California Department of Fish and Wildlife (CDFW) issues a written determination that the project will have **no effect** on any fish and wildlife (Fish & G. Code, § 711.4 subd. (c)(2)(A)).

A lead agency or project applicant that anticipates their project having no effect on any fish and wildlife may use this form to request a No Effect Determination (NED) from CDFW. This form prompts submittal of information required by California Code of Regulations, title 14, section 753.5 subdivision (c)(1)(A). ***This form does not constitute a CDFW issued NED, and shall not be submitted in lieu of a fee when filing a Notice of Determination.***

Eligibility Conditions:

A project causing any effect on the habitat on which any fish and wildlife may depend, or causing direct harm to any fish and wildlife, is considered to have an effect on fish and wildlife. A filing fee is required regardless of species status (including common, legally protected or other special status, non-native, native, and all other species), project size, magnitude of the effect, or whether the effect on the environment is considered positive or negative (Cal. Code Regs., tit. 14, § 753.5, subd. (d)). Please refer to the [CDFW NED web page](#) for complete eligibility conditions.

Required Documentation:

- ✓ Completed NED Request form (this form) or the same information.
- ✓ Project CEQA document (electronic, web page address, or hard copy).

An NED will NOT be issued if insufficient documentation is submitted or eligibility conditions are not met.

Submittal Instructions:

Submit this request to the CDFW [Regional Office](#) serving the project location when the CEQA document is released for public review or as early as possible in the public comment period. If the project is statewide or in multiple regions, submit this request to the Habitat Conservation Planning Branch (HCPB).

To submit via email:

Northern Region (1)	North Central Region (2)	Bay Delta Region (3)	Central Region (4)
South Coast Region (5)	Inland Deserts Region (6)	Marine Region (7)	HCPB

SECTION 1. CONTACT INFORMATION

Applicant Name: County of Monterey			
Address: 1441 Schilling Pl South 2nd Floor		Phone Number: (831) 784-5730	
City: Salinas	State: CA	Zip: 93901	Email: pricet1@countyofmonterey.gov
Contact Person: Taylor Price			
Address: 1441 Schilling Pl South 2nd Floor		Phone Number: (831) 784-5730	
City: Salinas	State: CA	Zip: 93901	Email: pricet1@countyofmonterey.gov

SECTION 2. CEQA INFORMATION

CEQA Lead Agency: County of Monterey	
Project Name: Vacation Rental Ordinances Project (REF130043 [Coastal] & REF100042 [Inland])	
State Clearinghouse Number: 2022080643	CEQA Document: Environmental Impact Report
Local Agency ID Number (if applicable):	Web Page Address: https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:3506b1aa-df4c-4f0b-af4d-df753d17f



SECTION 3. PROJECT INFORMATION

Project Location: (Include street address, city, county, latitude/longitude, township/range/section, or other description that clearly indicates the project site location. Submit an aerial photograph and/or topographic map showing the project location if not included with the CEQA document.)

County-wide unincorporated areas (Monterey County) - Attachment 1

Brief Project Description: (Include project type details. For example: new construction (with square footage), demolition of existing buildings, adaptive reuse of existing buildings, zoning amendments, general plan amendments, conditional use for sale of alcoholic beverages.)

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 before 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 4 percent of the total single-family residential dwelling units in each land use planning area except the Big Sur Coast Land Use Plan Area, low density residential zoning districts in the Carmel Land Use Plan Area, and the residential zoning districts in the Carmel Valley Master Plan Area and Moss Landing Community Plan Area for commercial vacation rentals. The ordinances also defines limited vacation rentals and homestays, which are allowed within all land use planning areas within the County. The ordinances consist of minor zoning changes that do not allow any new construction, grading, or physical alterations to the environment.



Justification of No Effect Determination: (Explain how the project will have no effect on fish and wildlife consistent with eligibility conditions on the [CDFW NED web page](#).)

The Vacation Rental Ordinances Project would not allow or lead to any new construction, grading, or other physical alterations to the environment. The Vacation Rental Ordinances Project does not allow modifications to any existing structures and only regulates preexisting structures to utilize them as Vacation Rentals.

Taylor Price

Applicant Printed Name

Taylor Price

Digitally signed by Taylor Price
Date: 2024.08.26 11:46:11
-07'00'

Applicant Signature

08/26/2024

Date

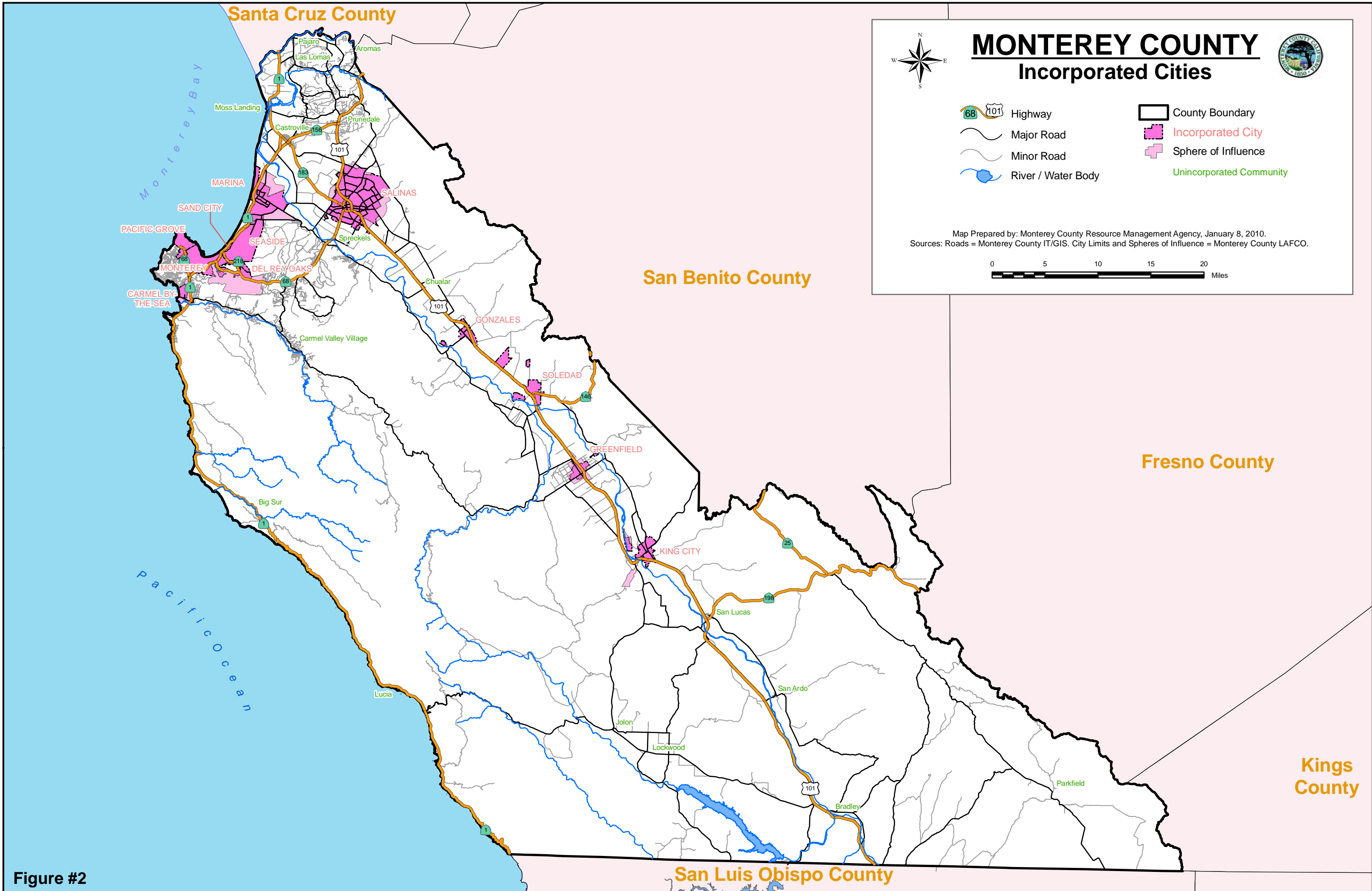


Figure #2