



CITY OF DEL REY OAKS

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NOTICE OF PREPARATION of a Draft Program Environmental Impact Report (EIR) for the City of Del Rey Oaks Housing Element Update

DATE: April 25, 2023

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies, and other Interested Agencies, Parties, and Organizations

SUBJECT: Notice of Preparation (NOP) of a Draft Program Environmental Impact Report (EIR) for the City of Del Rey Oaks Housing Element Update

NOP COMMENT PERIOD: April 26, 2023 to May 26, 2023 by 5:00 p.m.

LEAD AGENCY: City of Del Rey Oaks
650 Canyon Del Rey Boulevard
Del Rey Oaks, CA 93940
Phone: (831) 394-8511
Email: kminami@delreyoaks.org

NOTICE IS HEREBY GIVEN THAT The City of Del Rey Oaks (lead agency) will prepare a Draft Program Environmental Impact Report (EIR) for the proposed City of Del Rey Oaks Housing Element Update General Plan Amendment, and Associated Rezonings (collectively referred to as the “proposed project”). The Program EIR will address the environmental impacts associated with the adoption and implementation of the proposed project. This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and interested parties as required by the California Environmental Quality Act (CEQA) and in accordance with the State CEQA Guidelines (14 California Code of Regulations [CCR] Section 15082).

30-DAY NOP COMMENT PERIOD: The City of Del Rey Oaks solicits comments regarding the scope and content of the Program EIR from all interested parties, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. In accordance with the time limits established by CEQA, the NOP public review period will begin on April 26, 2023 and end May 26, 2023 at 5:00 p.m. If no response is received by any Responsible or Trustee Agency by the end of the review period, the Lead Agency may presume that the Responsible Agency or Trustee Agency has no response to make [CEQA Guidelines Section 15082(b)(2)].

Please send your written comments (including name, affiliation, telephone number, and contact information) by 5:00 p.m. on May 26, 2023 to:

**City of Del Rey Oaks Housing Element EIR,
650 Canyon Del Rey Boulevard, Del Rey Oaks, CA 93940
Email: kminami@delreyoaks.org**

PROJECT BACKGROUND: Through the Housing Element update process, the City is required to demonstrate that it has the regulatory and land use policies to accommodate its assigned Regional Housing Needs Allocation (RHNA). State law requires the Housing Element to include an inventory of housing sites and requires the City to appropriately zone sites to meet RHNA, the City is not required to actually develop/construct housing on these sites. A Housing Element is required to identify potential sites where housing can be accommodated to meet all the income levels of a jurisdiction's RHNA. If there are insufficient sites and capacity to meet the RHNA allocation, the Housing Element is required to identify a rezoning program to accommodate the required capacity. Policies and programs are a key component of the Housing Element; these establish policies and programs to be carried out to fulfill the identified housing needs.

The 2023 Housing Element Update addresses revisions identified by the Department of Housing and Community Development (HCD) Division of Housing Policy and Development (HCD Letter March, 2020). The City Council adopted a 5th Cycle Housing Element and certified an Initial Study/Negative Declaration on December 17, 2019. HCD's review letter indicated the Housing Element was not in compliance and required specific revisions for compliance. These items include revising Program A.1 and committing to rezone Sites 1 and 1a to allow residential uses, and adoption of an emergency shelter ordinance.

The proposed project includes changes to the General Plan Land Use Element and the City's zoning code necessary to implement these revisions to the 2019 Housing Element.

PROJECT INFORMATION: Information regarding the project description, project location, and topics to be addressed in the Program EIR is provided below. Interested agencies are requested to comment on the scope and content of the descriptions of the significant environmental issues, mitigation measures (if needed), and reasonable alternatives to be explored in the EIR.

PROJECT LOCATION: The City of Del Rey Oaks is located in Monterey County, California. The City of Del Rey Oaks comprises approximately 1.05 square miles of land and is bordered by the city of Seaside to the north, the city of Monterey and Monterey Regional Airport to the south, former Fort Ord land to the east, and the city of Monterey to the west.

PROGRAM EIR ANALYSIS: The Program EIR will be prepared in accordance with CEQA, implementing the CEQA Guidelines, relevant case law, and City procedures. As policy documents, the proposed project provides guidance and sets standards for several areas of mandatory environmental review for later projects that would be undertaken by local government and the private sector, such as specific infrastructure or development projects. The Program EIR will evaluate potential environmental impacts associated with adoption and implementation of the proposed project. The Program EIR will disclose potential impacts of the proposed project, propose mitigation measures to avoid and/or reduce impacts deemed potentially significant, identify reasonable alternatives, and compare the environmental impacts of the alternatives to the proposed project's impacts.

At this time, it is anticipated that the Program EIR will evaluate the following issues/sections under CEQA and the CEQA Guidelines will be addressed in the EIR:

- Aesthetics Resources
- Air Quality/Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources/Tribal Consultation
- Energy
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Population and Housing
- Noise
- Public Services, Recreation, and Utilities
- Transportation
- Wildfire

The Program EIR will discuss the cumulative impacts of the proposed project, including both the 5th and 6th cycle housing elements and RHNA requirements. The EIR will also examine alternatives to the project, including the required No Project Alternative.

ENVIRONMENTAL REVIEW PROCESS: Following completion of the 30-day NOP public review period, the City will incorporate relevant information into the Draft Program EIR and circulate for document for public review and comment. **The City requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with CEQA Guidelines Section 15082(b).**

A copy of the City's 2023 Housing Element can be found on the City website <https://www.delreyoaks.org/cityhall/page/del-rey-oaks-housing-element> and also available on file at the City of Del Rey Oaks City Hall at 650 Canyon Del Rey Boulevard, Del Rey Oaks, CA 93940 during regular office hours for the City.

Attachments:

Attachment 1, Project Area