



# County of Monterey

HOUSING AND COMMUNITY DEVELOPMENT

Planning · Building · Housing

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## Memorandum

**Date:** March 10, 2025

**To:** Board of Supervisors

**From:** Jaime Scott Guthrie, AICP, Senior Planner

**Subject:** County of Monterey Draft Housing Element Sixth Cycle (2023-2031)  
Update (HEU6) – Attachment I – Large Sites Table

**cc:** Melanie Beretti, AICP, Chief of Planning  
Craig Spencer, HCD Director  
Kelly Donlon, Assistant County Counsel

**Attachments:** Attachment I – Large Sites Table

The County of Monterey proposes twelve large sites (over 10 acres) as opportunity sites in the Draft Housing Element Sixth Cycle (2023-2031) Update (HEU6) Sites Inventory. These sites are listed in Attachment I – Large Sites Table.

If you have any questions, please feel free to reach out by phone (831-796-6414) or email ([guthriejs@countyofmonterey.gov](mailto:guthriejs@countyofmonterey.gov)). Thank you.



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**Table 1: Identified Large Sites in Sites Inventory**

| Site # | Land Use                                                               | Vacant? | Area (AC) | Developable Area (AC) | TCAC Amenities Score | Developed Area? | Developer Interest | Realistic Cap. | Adj. Factor  | VL           | L          | M          | AM         | Tot (Net)    | Unit Breakdown Assumption |
|--------|------------------------------------------------------------------------|---------|-----------|-----------------------|----------------------|-----------------|--------------------|----------------|--------------|--------------|------------|------------|------------|--------------|---------------------------|
| 31     | School/University(Fort Ord Master Plan)                                | Yes     | 13.04     | 13.04                 | 6                    | No              | Y                  | 0.5            | 100%         | 20           | 20         | 28         | 63         | 131          | AB 2295                   |
| 46     | Public/Quasi-Public                                                    | No      | 19.59     | 9.19                  | 12                   | No              | Y                  | 0.5            | 100%         | 14           | 14         | 19         | 45         | 92           | AB 2295                   |
| 47     | Open Space Recreation(Fort Ord Master Plan)                            | No      | 98.40     | 98.40                 | 20                   | Yes             | Y                  | Site Specific  | 100%         | 9            | 9          | 13         | 29         | 60           | AB 2295                   |
| 7      | Planned Development Mixed Use District (Fort Ord Master Plan)          | Yes     | 279.56    | 279.56                | 4                    | No              | Y                  | 0.5            | 33%          | 419          | 280        | 186        | 47         | 932          | SB4                       |
| 53     | City Limits                                                            | Yes     | 47.52     | 47.52                 | 0                    | No              | N                  | 0.5            | 100%         | 214          | 143        | 95         | 24         | 476          | SB4                       |
| 4      | Public/Quasi-Public                                                    | No      | 12.24     | 2.67                  | 8                    | No              | Y                  | 0.5            | 100%         | 12           | 8          | 5          | 2          | 27           | SB4                       |
| 48     | Residential - Medium Density 1 - 4 Units/Acre (Special Treatment Area) | No      | 17.10     | 3.75                  | 0                    | No              | N                  | 0.5            | 100%         | 2            | 2          | 3          | 30         | 37           | IHO                       |
| 1      | Farmland                                                               | No      | 95.31     | 45.45                 | 12                   | No              | Y                  | 0.5            | 100%         | 146          | 96         | 59         | 154        | 455          | RHNA                      |
| 40     | Residential - Rural Density 5 Acres+/Unit                              | Yes     | 26.78     | 26.78                 | 24                   | Yes             | N                  | 0.8            | 100%         | 137          | 90         | 56         | 146        | 429          | RHNA                      |
| 24     | Mixed Use                                                              | No      | 31.53     | 14.59                 | 8                    | No              | Y                  | 0.5            | 100%         | 47           | 31         | 19         | 49         | 146          | RHNA                      |
| 44     | Commercial                                                             | No      | 14.52     | 8.50                  | 15                   | Yes             | N                  | 0.8            | 100%         | 44           | 29         | 18         | 45         | 136          | RHNA                      |
| 2      | Farmland                                                               | No      | 10.68     | 6.70                  | 11                   | No              | N                  | 0.5            | 100%         | 22           | 14         | 9          | 22         | 67           | RHNA                      |
|        |                                                                        |         |           |                       |                      |                 |                    |                | <b>Total</b> | <b>1,086</b> | <b>736</b> | <b>510</b> | <b>656</b> | <b>2,988</b> |                           |