

Attachment A

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**ATTACHMENT A
DRAFT RESOLUTION**

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

In the matter of the application of:

VACATION RENTAL ORDINANCES (REF130043 [Coastal] & REF100042 [Inland])

RESOLUTION NO. _____

Resolution by the Monterey County Board of
Supervisors certifying an Environmental Impact
Report prepared for the Vacation Rental Ordinances
Project (SCH No. 2022080643).

A resolution of the Board of Supervisors of the County of Monterey certifying the Final Environmental Impact Report for the Vacation Rental Ordinances project, which has been prepared in compliance with the California Environmental Quality Act (CEQA) and considered at a public hearing before the Monterey County Board of Supervisors on August 27, 2024. In consideration of all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors finds as follows with respect to the Environmental Impact Report:

FINDINGS

1. **FINDING:** **PROCESS** – An Environmental Impact Report (EIR) has been prepared for the Vacation Rental Ordinances Project in unincorporated Monterey County pursuant to the requirements of the California Environmental Quality Act (CEQA).

- EVIDENCE:** a) Location: Unincorporated Monterey County
- b) Project: The County of Monterey Housing and Community Development Department (HCD) has prepared draft regulations for vacation rentals (also known as short-term rentals) within 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 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 operations for a limited time, provided the vacation rental activity was established prior to the operative or effective date of the respective ordinances and that the operator is pursuing all necessary County permits, licenses, and entitlements. The regulations do not permit or allow any specific development or construction. The regulations limit the establishment of vacation rentals to existing and

established single-family dwellings, with a cap of 4 percent of the total residential single family dwellings units in each land use Planning Area in the County, except the Big Sur Coast Land Use Plan, low density residential zoning districts (LDR) of the Carmel Area Land Use Plan, residential zoning districts in the Carmel Valley Master Plan and the Moss Land Community Plan. The proposed regulations establish three types of vacation rentals, homestays, which require that the owner or principal resident occupy at least one bedroom within the vacation rental while it is rented as a vacation rental and that it be the owner's primary residence. The proposed regulations establish two types of non-hosted vacation rentals, where the owner or principal resident does not occupy the vacation rental while it is being rented. Limited vacation rentals allow for the vacation rental to be rented not more than three times non-hosted per 12-month period and commercial vacation rentals allow for unlimited non-hosted rentals per 12-month period.

The ordinances amend Title 21, Title 20, and Title 7 of the MCC and provide definitions for terms not already defined, clarify which zoning districts vacation rentals would be allowed, what type of permit(s) would be required, and provide specific regulations for vacation rentals. Title 20 amends the coastal zoning ordinance, is part of the County of Monterey's Coastal Implementation Plan, and will require certification of the California Coastal Commission. Title 21 amends the non-coastal zoning ordinance. Title 7 contains two proposed amendments to MCC. The first is a proposed amendment to MCC Chapter 7.02, which would require an annual business license for hotels and vacation rentals in the coastal and inland areas of unincorporated Monterey County. The second is to add a new chapter (Chapter 7.120) to set requirements for annual permits for vacation rentals, which is applicable in the coastal and inland areas of unincorporated Monterey County. Chapter 7.120 provides operations requirements for the three types of vacation rentals. The following subsections are contained in Chapter 7.120: purpose, definitions, applicability, regulations for vacation rentals, regulations for hosting platforms, application and renewal process, fees, grounds for revocation, process for hearing by a hearing officer, service requirements, enforcement, and operative date.

- c) Background: Monterey County is a world-renowned travel destination and tourism is an important economic pillar of the County's economy. To protect the health, safety, and welfare of visitors and residents of Monterey County, the adoption of regulations for vacation rentals is necessary. Short-term rental of residential property began to become more common in the 1990s and proliferated with the introduction and popularization of the Internet. In response to community challenges associated with short-term rental of residential property in the late 1990s, the County determined the need to define and regulate a broader category of vacation rental uses of residential properties (also known as vacation rentals), separate from pre-existing regulated categories such as bed and breakfasts. In 1997, the County of Monterey adopted

regulations known as “regulations for the transient use of residential property for remuneration.” (MCC Section 21.64.280) These regulations became effective in the inland unincorporated areas of the County 30 days after adoption (Title 21). Due to a number of factors, the regulations were never certified in the coastal unincorporated areas (Title 20). Approximately 34 permits were approved over the course of 28 years yet the proliferation of vacation rentals (permitted or not) increased significantly with the popularization of online vacation rental platforms such as Airbnb or VRBO. For several years, Monterey County has experienced a growing demand for and use of individual homes for vacation rentals and an increasing number of complaints from concerned residents and other interested parties regarding the current MCC Section 21.64.280. The complaints received are varied, including but not limited to noise and parking concerns, unsafe or illegal activities, and inquiries as to whether a particular residence has obtained the proper permits and transient occupancy tax certificate for vacation rental operation. In response to this growing demand for vacation rentals, the County began drafting a vacation rental ordinance in 2014, which culminated in the decision to prepare an EIR.

- d) Decision to prepare an EIR: Pursuant to Public Resources Code Section 21000 *et seq.* and CEQA Guidelines the HCD (lead agency) decided to prepare an EIR to determine if the proposed changes to the regulations would result in a physical change in the environment that resulted in a significant environmental impact. As this project would not result in direct physical changes to the environment, the analysis in the EIR was conducted with respect to unique considerations and reasonable assumptions. The EIR relies on reasonable assumptions based on facts to evaluate the potential impacts resulting from project implementation. The EIR also explains the basis for its conclusions and describes uncertainty surrounding impacts where such uncertainty exists.
- e) Notice of Preparation (NOP): The County issued a Notice of Preparation (NOP) and Initial Study (IS) of preparation of an EIR for amendments to MCC and for the purpose of establishing regulations, standards, and circumstances under which vacation rentals may be allowed. In accordance with Public Resources Code section 21092 and CEQA Guidelines (14 CCR section 15082), the County issued the NOP and IS on August 29, 2022. The County circulated the NOP and IS to responsible and trustee agencies, organizations, and interested individuals to solicit comments on the Project. The County followed required procedures related to distribution of the appropriate notices and environmental documents to the State Clearinghouse. The NOP and IS was received by the State Clearinghouse (State Clearinghouse No. 2022080643) and distributed for a 30-day public review period on August 29, 2022. A revised NOP and IS was released on September 6, 2022, to correct errors in the original NOP and IS, and the public review period was extended to provide a full 30 days for the public to review

the revised NOP and IS. The NOP and comments received on the NOP are attached to the Draft EIR as Appendix A.

- f) Public Scoping Meeting: Two public scoping meetings were conducted by the County: one on September 6, 2022, at 5:00 p.m. and one on September 19, 2022, at 1:00 p.m. The first scoping meeting was held both in person, at the Monterey County Government Center Administration Building, located at 168 West Alisal Street, 2nd Floor (Monterey Room), in Salinas, as well as virtually via Zoom; and the second scoping meeting was held virtually via Zoom.
- g) Draft EIR Preparation: On March 30, 2022, the HCD entered into an agreement with Ascent Environmental, Inc. to assist with environmental review services for the project scoping phase (Phase 1) pursuant to CEQA related to the Vacation Rental Ordinances project. On December 6, 2022, the Board of Supervisors approved a Professional Services Agreement (PSA) with Ascent Environmental, Inc. to prepare the EIR (Agreement No. A- 16117). On July 11, 2023, the Board of Supervisors approved an amendment to the PSA with Ascent Environmental, Inc. to prepare the EIR with an amended scope to include analysis of social and economic impacts of the EIR, consider project alternatives, expand the scope of project management (Agreement No. A-16117).
- h) Consultation: On January 27, 2023, the County gave formal email notification to the California Native American tribes traditionally and culturally affiliated with the area of Monterey County. The formal notification was provided to the Salinan Tribe, KaKoon Ta Ruk Band of Ohlone-Costanoan, Esselen Tribe (OCEN), and the Esselen Tribe of Monterey County ETMC). The County did not receive a request for consultation.
- i) Public Review of Draft EIR: A Draft EIR was prepared for the project, and on December 11, 2023, the County of Monterey published a Notice of Availability (NOA) of the Draft EIR on the County's webpage and emailed all persons who requested notice of the project. At the same time, a Notice of Completion (NOC) was prepared and transmitted to the State Clearinghouse. Copies of the Draft EIR, along with all the appendices, were provided to at the following locations: the Monterey County Free Public Library Castroville Branch and Greenfield Branch, and the Harrison Memorial Library. Additionally, the Draft EIR, along with all appendices were available at the (HCD) in Salinas and were posted on the HCD website. Posting of the NOA and transmittal of the NOC began a 49 day public comment period which ended on January 29, 2024. The NOA provided information on the project location, project description, places where the documents were available for review, the public review time period, a description of potential significant effects of the project, County contact information, and instructions for how to submit comments.

- j) Impacts: The Draft EIR did not identify significant and unavoidable impacts. All impacts identified in the Draft EIR would either be less than significant, have no impact, or no significance conclusion. Therefore, CEQA Guidelines section 15091(a) has not been met, and the adopting of a mitigation monitoring and reporting program is not required for the Project.
- k) Alternatives: Alternatives to the project considered in the Draft EIR include:
- “No Project” which would consist of continued implementation of existing regulations for vacation rentals within the unincorporated areas of Monterey County;
 - “Homestay” which would add homestays as a vacation rental type to the proposed regulations;
 - “Reduced Growth” which would reduce the proposed cap of six percent under the proposed regulations to three percent for commercial vacation rentals;
 - “No Additional Growth” which would include the proposed regulations but would not allow any additional growth on vacation rentals beyond the existing conditions;
 - “Permitting and Policy Options” which would include a variety of permitting and policy modification options for the proposed regulations including: eliminating regulations for limited vacation rentals, eliminating the vacation rental operation license and including the requirements as a part of the land use permits, all vacation rentals be required to include an information packet for vacation rental occupants, establish an amortization period for currently permitted operations to cease operations or apply to operate under the new regulations, and require all vacation rentals to be inspected annually to ensure fire code requirements are met; and
 - “Prohibition of Commercial Vacation Rentals in Residential Zones within the Carmel Valley Master Plan Area” which would prohibit commercial vacation rentals in the residential zones with the Carmel Valley Master Plan.

Alternatives considered in the Draft EIR include and added to the proposed regulations:

- “Homestay” which was added in response to comments received in support of this alternative, and that adding this alternative reduces potential pressures on housing stock since it involves the use of residential structures that are occupied by full-time residents;
- “Reduced Growth” which was added in response to comments received in support of this alternative; the cap was reduced from six percent to four percent as data gathered for the EIR showed, on average, that four percent of the total housing units in a planning area would be close to the existing number of advertised vacation rentals as identified in the Draft EIR;

- “Permitting and Policy Options” options were added due to comments received in support of requiring vacation rentals to post information packets and establish an amortization period for currently permitted operations; and
- “Prohibition of Commercial Vacation Rentals in Residential Zones within the Carmel Valley Master Plan Area” which was added in response to comments received in support of this alternative and in recognition of the unique policies in the Carmel Valley Master Plan.

Alternatives considered but rejected in the Draft EIR include:

- “No Project” which would likely result in more residential properties being converted from housing for residents into vacation rentals;
- “No Additional Growth” which would allow for more commercial vacation rentals in areas of the County with higher visitor serving demand but would allow less in areas with lower visitor serving demand; and
- “Permitting and Policy Options” policy options rejected, were removing permit requirements for homestays and limited vacation rentals, which would make it difficult for HCD to track complaints and ensure appropriate operations.

The “No Additional Growth” alternative was identified as the environmentally superior alternative because it would not displace any residents and would reduce any impacts for resource areas compared to the proposed regulations; however, no significant impacts would be avoided because none were identified in the EIR. See Finding 4 with supporting evidence.

- l) Evaluation of Comments on the Draft EIR: During the public review period on the Draft EIR, 96 comment letters were received. The County of Monterey has evaluated those comments. The comments and responses to those comments are included in the Final EIR for the project. The County’s analysis of these comments resulted in some proposed revisions to the text in the body of the EIR, which is also provided in the Final EIR. The Board of Supervisors has received and considered the communications submitted. The EIR serves as an extended set of findings. By certifying the EIR, the Board of Supervisors indicates its agreement with its contents.
- m) No Recirculation Required: After review and evaluation of the comments received on the Draft EIR, the County of Monterey determined that recirculation is not required.

These comments did not raise any new significant environmental impacts that would result from the project that were not already considered in the Draft EIR. There were no increases in the severity of impacts identified beyond what was considered in the Draft EIR, and no

new alternatives that are considerably different from those already considered have been identified. The Draft EIR was adequate to provide for meaningful public review in this case.

In response to comments, revisions to the Draft EIR are proposed that clarify and amplify the discussion contained in the EIR, including:

- Addition of homestays regulations and definitions;
- Change the percentage cap on commercial vacation rentals from six percent to four percent;
- Prohibition on commercial vacation rentals in the residential zoning districts of the Carmel Valley Master Plan;
- Adoption of amortization terms of previously permitted vacation rentals;
- New definitions added to the ordinances;
- Clarification on the allowable zoning districts; and
- Removal of the requirement that vacation rentals comply with applicable conditions, covenants, or other restrictions on real property.

The above-described revisions to the Draft EIR are limited to a few chapters or portions of the EIR that do not introduce significant new impacts or information.

- n) Final EIR: A Final EIR was completed on May 21, 2024. The Final EIR contains comments received on the Draft EIR, responses to those comments, and proposed revisions to the text of the Draft EIR. A copy of the Final EIR was made available to the public and to those who requested notice more than 10 days before the Board of Supervisors considered certification of the EIR.
- o) EIR: The Environmental Impact Report EIR, consisting of a Draft EIR and a Final EIR, is on file in the offices of HCD and is hereby incorporated by reference.
- p) The proposed ordinances, EIR, and related support materials submitted by HCD for the proposed project are found in Project File (REF 130043 [Coastal] & REF100042 [Inland]).

2. **FINDING:** **CEQA-CERTIFICATION OF THE FINAL EIR** – Pursuant to Section 15090 of the CEQA Guidelines, prior to approving a project the lead agency shall certify that: a) The Final EIR has been completed in compliance with CEQA; b) the Final EIR was presented to the decision-making body of the lead agency and that the decision-making body reviewed and considered the information contained in the Final EIR prior to approving the project; and c) the Final EIR reflects the lead agency’s independent judgment and analysis.

- EVIDENCE:**
- a) Public Resources Code Section 21080(d) and CEQA Guidelines Section 15064(a)(1) require environmental review if there is substantial evidence that the project may have a significant effect on the environment. CEQA requires preparation of an environmental impact report if there is substantial evidence in light of the whole record that the project may have a significant effect on the environment.
 - b) The Final EIR was completed in compliance with CEQA. See Finding 1 with supporting evidence.
 - c) A Final EIR was presented to the Board of Supervisors and to commenting agencies on August 27, 2024. The document was presented to the Board of Supervisors for its consideration in making a decision on the Vacation Rental Ordinances project. The Board of Supervisors held a public hearing on August 27, 2024, at which time the Board certified the Final EIR. The Board of Supervisors reviewed and considered the information contained in the Final EIR prior to certifying the EIR.
 - d) Evidence that has been received and considered includes: the public comments, staff reports, and other associated documents that reflect the County's independent judgment, and information and testimony presented during public hearings (as applicable). These documents are on file in HCD (REF130043 [Coastal] & REF100042 [Inland]) and are hereby incorporated herein by reference.
 - e) The County prepared a Final EIR dated May 21, 2024. The Final EIR was released to the public on or before May 21, 2024, and responds to all significant environmental points raised by persons and organizations that commented on the Draft EIR. The County has considered the comments received during the public review period for the Draft EIR and, in the Responses to Comments document, provided responses to the comments received pursuant to CEQA Guidelines Section 15088.
 - f) The Monterey County Housing & Community Development Department, located at 1441 Schilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.
 - g) Draft EIR for the Vacation Rental Ordinances (REF130043 [Coastal] & REF100042 [Inland]), which was circulated for public review from December 11, 2023 through January 29, 2024 (SCH#2022080643) and Final EIR for the Vacation Rental Ordinances project, dated May 21, 2024.

3. **FINDING: EIR-ENVIRONMENTAL IMPACTS NOT MITIGATED TO LESS THAN SIGNIFICANT** – The Draft EIR did not identify significant and unavoidable impacts. All impacts identified in the Draft EIR would

either be less than significant, have no impact, or no significance conclusion. Therefore, CEQA Guidelines section 15091(a) has not been met, and the adopting of a mitigation monitoring and reporting program is not required for the Project.

- EVIDENCE:**
- a) All impacts identified in the Draft EIR would either be less than significant, have no impact, or no significance conclusion. Therefore, no findings or Statement of Overriding Considerations is required for the project.
 - b) The County has exercised independent judgment in accordance with Public Resources Code Section 21082.1(c)(3) in retaining its own environmental consultant in the preparation of the EIR, as well as reviewing, analyzing, and revising material prepared by the consultant. Having received, reviewed, and considered the information in the Final EIR, as well as all other information in the record, the County hereby makes findings pursuant to and in accordance with Public Resources Code Section 21081, 21081.5, and 21081.6. In accordance with CEQA and the CEQA Guidelines, the County agrees that no Findings of Fact is required because no impacts were identified with the implementation of the proposed regulations. The Findings of Fact document is included as **Attachment A**.
 - c) Draft EIR for the Vacation Rental Ordinances (REF130043 [Coastal] & REF100042 [Inland]), which was circulated for public review from December 11, 2023 through January 29, 2024 (SCH#2022080643) and Final EIR for the Vacation Rental Ordinances project, dated May 21, 2024.

4. **FINDING: EIR-CEQA ALTERNATIVES TO THE PROPOSED PROJECT** - The EIR evaluated a reasonable range of potentially feasible alternatives to the proposed project in compliance with CEQA Guidelines section 15126.6. The EIR considered the alternatives described below and as more fully described in the Draft EIR. The Draft EIR identified that the No Additional Growth Alternative was the environmentally superior alternative.

Pursuant to CEQA Guidelines section 15126.6(c), alternatives may be eliminated from consideration if they: 1) fail to meet most of the basic project objectives, 2) are infeasible, or 3) unable to avoid significant environmental impacts. Draft EIR section 6.3, Alternatives Considered but Not Evaluated Further, outlines alternatives that were screened out pursuant to this section of the CEQA Guidelines. Draft EIR section 6.4 presents the alternatives analyzed.

CEQA Guidelines section 15126.6(f) requires a range of alternatives that are governed by the “rule of reason.” This section requires “the EIR to set forth only those alternatives necessary to permit a reasoned

choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project.”

The HCD has provided objectives for the project. The objectives are listed in Draft EIR in Section 6.2.1. Compared to the regulations analyzed in the EIR, the revised regulations will have less than significant, have no impact, or no significance conclusion and would therefore remain similar to those considered for the project.

EVIDENCE: a) Project Objectives: As proposed by the applicant, the objectives for exterior alterations include:

- Preserve the residential character of zoning districts established in Titles 20 and 21;
- Preserve the sense of security and safety in neighborhoods;
- Balance economic opportunity with the preservation of housing supply and quality of life;
- Ensure that vacation rentals are operated in a manner that complies with all rules and regulations to protect the health, safety, and welfare of residents of the County of Monterey;
- Establish regulations that provide opportunities 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;
- Establish that limited rental users are similar in character, density, and intensity to residential use, are not anticipated to convert long-term housing out of the market, and are an allowed use with a vacation rental operation license and a business license; and
- Establish regulations to address commercial vacation rental uses that have the potential to 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.

- b) No Project Alternative (Draft EIR section 6.4.1). The “no project” alternative assumes that the proposed regulations would not be adopted and the existing regulations for vacation rentals would remain in place. The “no project” alternative would not meet the objectives of the HCD nor satisfy project objectives. Additionally, the impacts on noise and population and housing would be greater than the impacts of the proposed regulations.
- c) Homestays (Draft EIR section 6.4.2). Under this alternative all proposed regulations would be included as proposed with the project but would also add policies related to homestays. This alternative would allow homeowners to earn additional income from renting their home but would

reduce the pressure on housing stock since it would not displace additional residents as it requires the owner to be in the rental during the entire rental period. This alternative would have greater impacts on air quality, energy, greenhouse gas emissions and climate change, transportation, and utilities and service systems than the proposed regulations, but all impacts would still be less than significant. Additionally, this alternative would have less impact than the proposed regulations on population and housing as this alternative requires that the homeowner live within the unit during the rental period.

- f) Reduced Growth Alternative (Draft EIR section 6.4.3). The alternative would be similar to the proposed regulations; the only difference is that this alternative would reduce the cap to three percent for commercial vacation rentals. This alternative would decrease the number of commercial vacation rentals that would be allowed by planning area from the proposed regulations. This alternative would have similar impacts to the proposed regulations, except it would have less impact on population and housing as there would be fewer commercial vacation rentals permitted, which reduces potential pressures on housing stock and further protects the residential character of existing residential neighborhoods in Monterey County.

This alternative was adopted but with a four percent cap as the data gathered during the EIR showed, on average, that four percent of the total single family residential dwelling units in a planning area would be close to the existing number of single family residential dwelling units that are currently advertised as vacation rentals.

- g) No Growth Alternative (Draft EIR section 6.4.4). The alternative would involve the proposed regulations but would not allow any additional growth beyond the existing 825 advertised vacation rentals. This would not allow any additional vacation rentals beyond the existing baseline and impacts for this alternative would be less than the proposed regulations. See Evidence j with additional supporting evidence.
- h) Permitting and Policy Options Alternative (Draft EIR Section 6.4.5). The alternative includes a variety of permitting and policy modification options for the proposed regulations, each is discussed in more detail below.
- Limited vacation rentals (LVR) – this policy option would remove the requirement that a homestay or an LVR obtain a vacation rental operation license. Impacts would be similar to the proposed regulations but would limit HCD’s ability to track operations and could limit HCD’s ability to pursue enforcement actions against operators operating outside of their vacation rental operation license.
 - Vacation rental operation license – this policy option would eliminate the vacation rental operation license and include these

requirements as a part of the land use permit. This option would limit HCD's ability to track operations and could limit HCD's ability to pursue enforcement actions against operators of homestays and LVRs.

- Vacation rental user package – this policy option would require that a clearly marked informational packet is provided to all vacation rental occupants. The implementation of the vacation rental user package would provide valuable information to vacation rental occupants. It would not change the number of vacation rentals allowed. However, this would result in better compliance with the requirements in the regulations and would also inform occupants of potential dangers or limitations at the vacation rental. This option would have marginally less impact than the proposed regulations.
- Establish an amortization period for currently permitted operations to cease operations or apply to operate under the new regulations – this policy option would require that all existing currently permitted operators would have a clearly established timeline to cease operations and/or come into compliance with the new regulations. This option would apply to existing permitted vacation rentals and would not change the number of allowable vacation rentals within the County. The impacts would be similar to the proposed regulations.
- Establish an annual health and safety inspection for vacation rentals by the fire department to ensure the structure meets all code requirements. This option would ensure that all vacation rentals comply with the fire code. Impacts would be similar to the proposed regulations.

i) Prohibition on Commercial Vacation Rentals in Residential Zones in the Carmel Valley Master Plan Area (Draft EIR Section 6.4.6). This alternative would prohibit commercial vacation rentals in the residential zones within the Carmel Valley Master Plan Area. As compared to the proposed regulations, this alternative would result in similar impacts to all resource areas.

j) Environmentally Superior Alternative (Draft IER section 6.5). The no growth alternatives would not displace any residents and would have a reduced less than significant impact for all resource areas as compared to the proposed regulations. When all the applicable alternatives were considered, the no growth alternative is considered to be the Environmentally Superior Alternative because it reduced the already less than significant impacts in all categories compared with the baseline conditions. However, as mentioned previously, this alternative would not meet some of the project objectives, including balancing economic opportunity and providing financial benefits to existing residents and property owners to offset the high cost of living in Monterey County.

- i) Draft EIR for the Vacation Rental Ordinances (REF130043 [Coastal] & REF100042 [Inland]), which was circulated for public review from December 11, 2023 through January 29, 2024 (SCH#2022080643) and Final EIR for the Vacation Rental Ordinances project, dated May 21, 2024.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Board of Supervisors does hereby certify the Environmental Impact Report prepared for the Vacation Rental Ordinances project.

PASSED AND ADOPTED upon motion of Supervisor _____, seconded by Supervisor _____ and carried this 27th day of August 2024, by the following vote, to wit:

AYES:
NOES:
ABSENT:

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original resolution of said Board of Supervisors duly made and entered in the minutes thereof Minute Book _____ for the meeting on August 27, 2024.

Dated: _____
File Number: _____

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Deputy

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