

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024010897

Project Title: Pacific Grove Housing Element Update, Zoning Amendments, and General Plan Amendments Project

Lead Agency: City of Pacific Grove Contact Person: Joe Sidor, Contract Senior Planner
Mailing Address: 300 Forest Avenue, 2nd Floor Phone: (831) 648-3192
City: Pacific Grove Zip: 93950 County: Monterey

Project Location: County: Monterey City/Nearest Community: Pacific Grove
Cross Streets: Various Zip Code: 93950
Longitude/Latitude (degrees, minutes and seconds): 36 · 37 · 10.4 · N/ -121 · 55 · 29.8 · W Total Acres: 1860
Assessor's Parcel No.: Various Section: _____ Twp.: 15S Range: 1W Base: Mt. Diablo
Within 2 Miles: State Hwy #: 1, 68 Waterways: Pacific Ocean, Monterey Bay
Airports: n/a Railways: n/a Schools: Various

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplemental/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Housing Element Update, Zoning, and General Plan Amendments

Project Issues Discussed in Document

Aesthetics Energy Mandatory Findings of Significance Sewer Capacity
 Agriculture and Forestry Resources Fiscal Impacts Mineral Resources Solid Waste
 Air Quality Flood Plain/Flooding Noise Transportation
 Biological Resources Geology/Soils Population/Housing Tribal Cultural Resources
 Coastal Zone Greenhouse Gas Emissions Public Services Utilities/Service Systems
 Cultural Resources Growth Inducement Recreation Vegetation
 Cumulative Effects Hazards & Hazardous Materials Schools/Universities Wetland/Riparian
 Drainage/Absorption Hydrology/Water Quality Septic System Wildfire
 Economics/Jobs Land Use/Planning
 Other _____

Present Land Use/Zoning/General Plan Designation:

Various

Project Description:

The proposed project consists of the following components: 1) Housing Element update, which includes a program to upzone sites in the Downtown Commercial and Forest Hill Commercial Districts and rezone sites in the Dennett, Sinex, and Grove Acre District; 2) Zoning Amendments to implement Housing Element Programs, including updates to the zoning map; and 3) associated General Plan Amendments. The zoning amendments would include modifications to the Zoning Code to meet target densities as well as compliance with State housing laws as identified in the Housing Element. The Land Use Element would be updated for consistency with the Housing Element Update and Zoning Amendments. The Health and Safety Element would involve updated information, policies, and implementation measures consistent with the current requirements of state law. This includes additional details related to evacuation routes and emergency access.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board (ARB) | <input type="checkbox"/> Natural Reserve System, University of California (UCNRS) |
| <input type="checkbox"/> Attorney General | <input type="checkbox"/> Natural Resources Agency, California |
| <input type="checkbox"/> Baldwin Hills Conservancy (BHC) | <input type="checkbox"/> Parks and Recreation, Department of |
| <input type="checkbox"/> Bay Conservation and Development Commission, San Francisco (BCDC) | <input type="checkbox"/> Pesticide Regulation, Department of (DPR) |
| <input type="checkbox"/> Boating and Waterways, Department of | <input type="checkbox"/> Public Utilities Commission, California (CPUC) |
| <input checked="" type="checkbox"/> Caltrans District #5 | <input checked="" type="checkbox"/> Regional Water Quality Control Board Region #3 |
| <input type="checkbox"/> Cannabis Control, Department of (DCC) | <input type="checkbox"/> Resources Recycling and Recovery, Department of (CalRecycle) |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> San Diego River Conservancy (SDRC) |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy (CVMC) | <input type="checkbox"/> San Gabriel, Rivers and Mountains Conservancy (RMC) |
| <input checked="" type="checkbox"/> Coastal Commission (CCC) | <input type="checkbox"/> San Joaquin River Conservancy (SJRC) |
| <input type="checkbox"/> Coastal Conservancy, California State (SCC) | <input type="checkbox"/> Santa Monica Bay Restoration |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> Santa Monica Mountains Conservancy (SMMC) |
| <input type="checkbox"/> Conservation, Department of (DOC) | <input type="checkbox"/> Sierra Nevada Conservancy |
| <input type="checkbox"/> Corrections and Rehabilitation, Department of (CDCR) | <input type="checkbox"/> State Lands Commission, California (SLC) |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> State Water Resources Control Board |
| <input type="checkbox"/> Delta Stewardship Council | <input type="checkbox"/> Statewide Health Planning and Development, California Office of (OSHDP) |
| <input type="checkbox"/> Education, California Department of | <input type="checkbox"/> Strategic Growth Council, California (SGC) |
| <input type="checkbox"/> Emergency Services, Office of (OES) | <input type="checkbox"/> Division of Drinking Water / Financial |
| <input type="checkbox"/> Energy Commission | <input checked="" type="checkbox"/> SWRCB Assistance / Water Quality / Water Rights |
| <input type="checkbox"/> Fish and Game Commission (CDFGC) | <input type="checkbox"/> Tahoe Conservancy |
| <input checked="" type="checkbox"/> Fish and Wildlife Region #4 | <input type="checkbox"/> Tahoe Regional Planning (TRPA) |
| <input type="checkbox"/> Food and Agriculture, Department of (CDFA) | <input checked="" type="checkbox"/> Toxic Substances Control, Department of (DTSC) |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of (CAL FIRE) | <input type="checkbox"/> Transportation Commission, California (CATC) |
| <input type="checkbox"/> General Services, Department of (DGS) | <input checked="" type="checkbox"/> Water Resources, Department of (DWR) |
| <input type="checkbox"/> Highway Patrol, California (CHP) | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Historic Preservation, Office of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing and Community Development, California | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Department of (HCD) | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission (NAHC) | <input type="checkbox"/> Other _____ |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 30, 2025 Ending Date August 15, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>City of Pacific Grove</u>
Address: <u>80 Garden Court, Suite 240</u>	Address: <u>300 Forest Avenue</u>
City/State/Zip: <u>Monterey, CA 93940</u>	City/State/Zip: <u>Pacific Grove, CA 93950</u>
Contact: <u>Kayleigh Limbach</u>	Phone: <u>831-648-3192</u>
Phone: <u>831-753-3190</u>	

Signature of Lead Agency Representative: _____



Date: 6-23-2025