



## City of Pacific Grove

### Notice of Availability of a Draft Environmental Impact Report (DEIR)

The City of Pacific Grove has prepared a Draft Environmental Impact Report (DEIR) that is available for public review and comment. This Notice of Availability of the DEIR has been prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines Section 15087.

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

**Lead Agency:** City of Pacific Grove

**Project Location:** The City of Pacific Grove spans approximately 2.9 square miles on the Monterey Peninsula in northern Monterey County, bordered by the Pacific Ocean and Monterey Bay to the north and west, the City of Monterey to the east, and Del Monte Forest to the south (Figure 1). The project area encompasses the entire city, with focused analysis on Housing Element sites, upzoning areas, and additional parcels not in the Housing Element Site Inventory, as depicted and numbered in Figure 2. Some of the proposed project's housing sites, upzoning areas, and additional parcels are included on a list of hazardous materials sites compiled on a list pursuant to Government Code Section 65962.5 (Figure 3).

**Project Description Summary:** 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 draft Housing Element was submitted to the California Housing and Community Development (HCD) for review on November 2, 2023; December 20, 2024; and May 21, 2025, and is undergoing revisions to address HCD comments. 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.

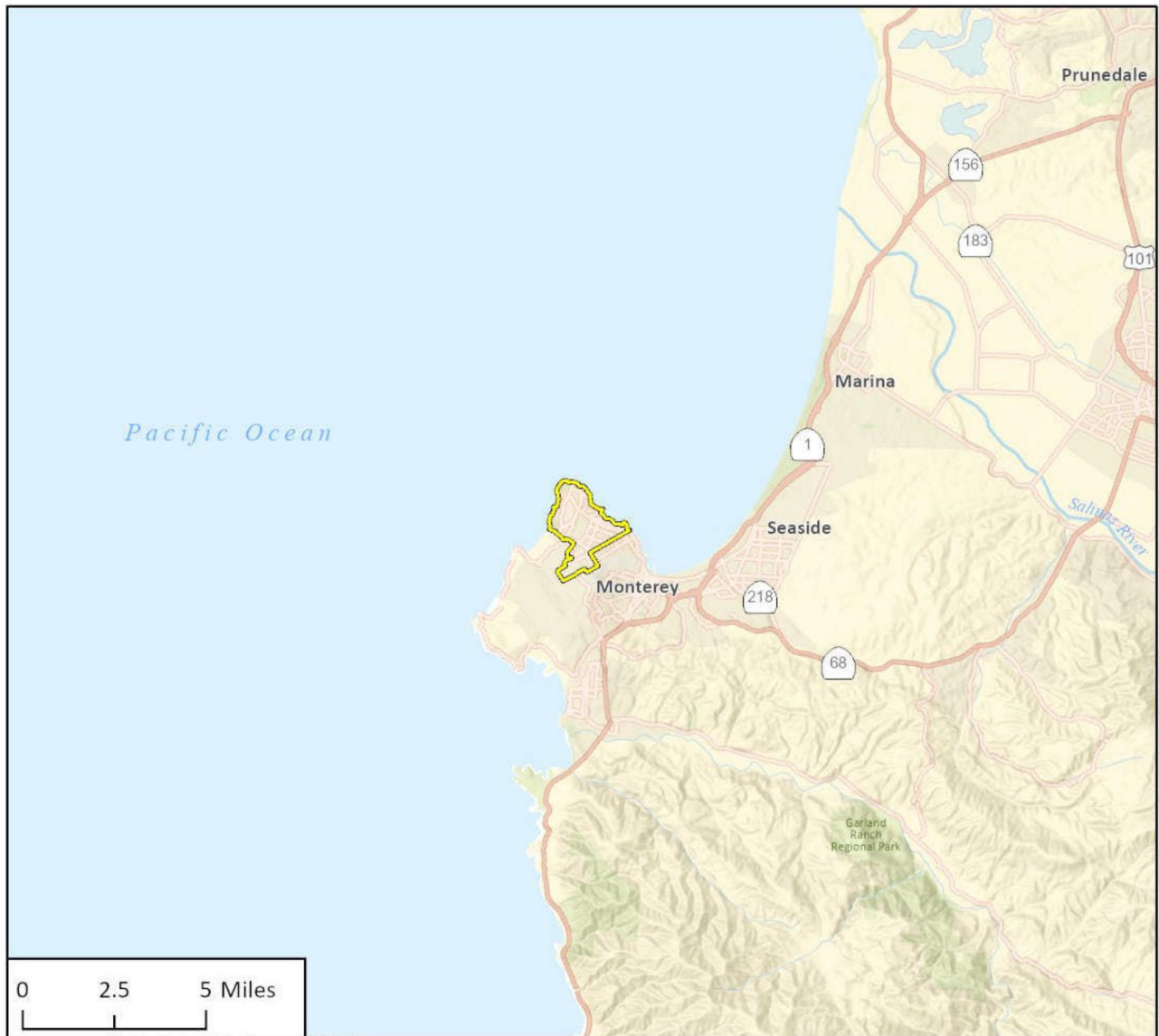
**Significant Environmental Effects:** The DEIR identified significant or potentially significant effects associated with air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, noise, and utilities and service systems.

**Public Review and Comment Period:** The 46-day public review period of the DEIR will begin on **June 30, 2025** and conclude on August 15, 2025. Comments on the DEIR may be submitted to the City via mail or email. Please submit comments by 5:00 PM on **August 15, 2025** to the City of Pacific Grove, Community Development Department, 300 Forest Avenue, 2<sup>nd</sup> Floor, Pacific Grove, CA 93950. Attention: Joe Sidor, Contract Senior Planner. Email: [housing@cityofpacificgrove.org](mailto:housing@cityofpacificgrove.org). Please include "Comment on the Housing Element DEIR" in the email subject line.

**Document Availability:** Hard copies of the DEIR will be available for public review at Pacific Grove City Hall, located at 300 Forest Avenue, Pacific Grove, CA 93950, and at the Pacific Grove Public Library, located at 550 Central Avenue, Pacific Grove, CA 93950. Documents can also be accessed and reviewed on the City's website:

[https://www.cityofpacificgrove.gov/our\\_city/departments/community\\_development/programs\\_projects/ceqa.php](https://www.cityofpacificgrove.gov/our_city/departments/community_development/programs_projects/ceqa.php)

**Figure 1      Regional Location**



23-14477 EPS  
Fig 1 Regional Location

 Project Location

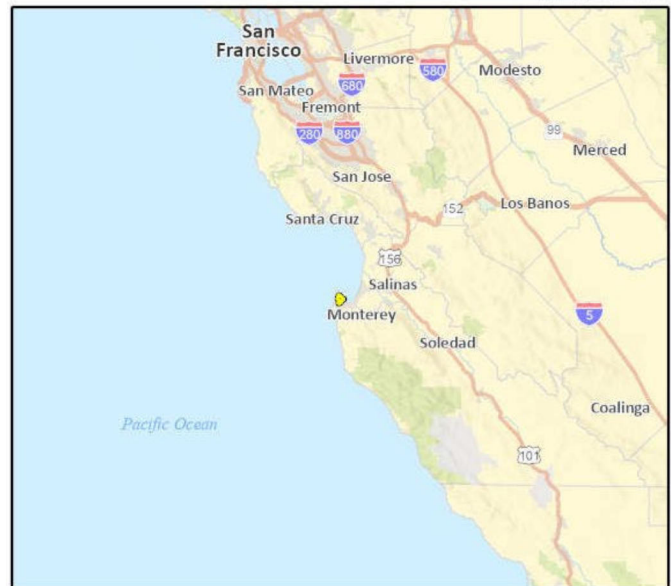


Figure 2 Housing Sites, Upzoning Areas, and Additional Parcels

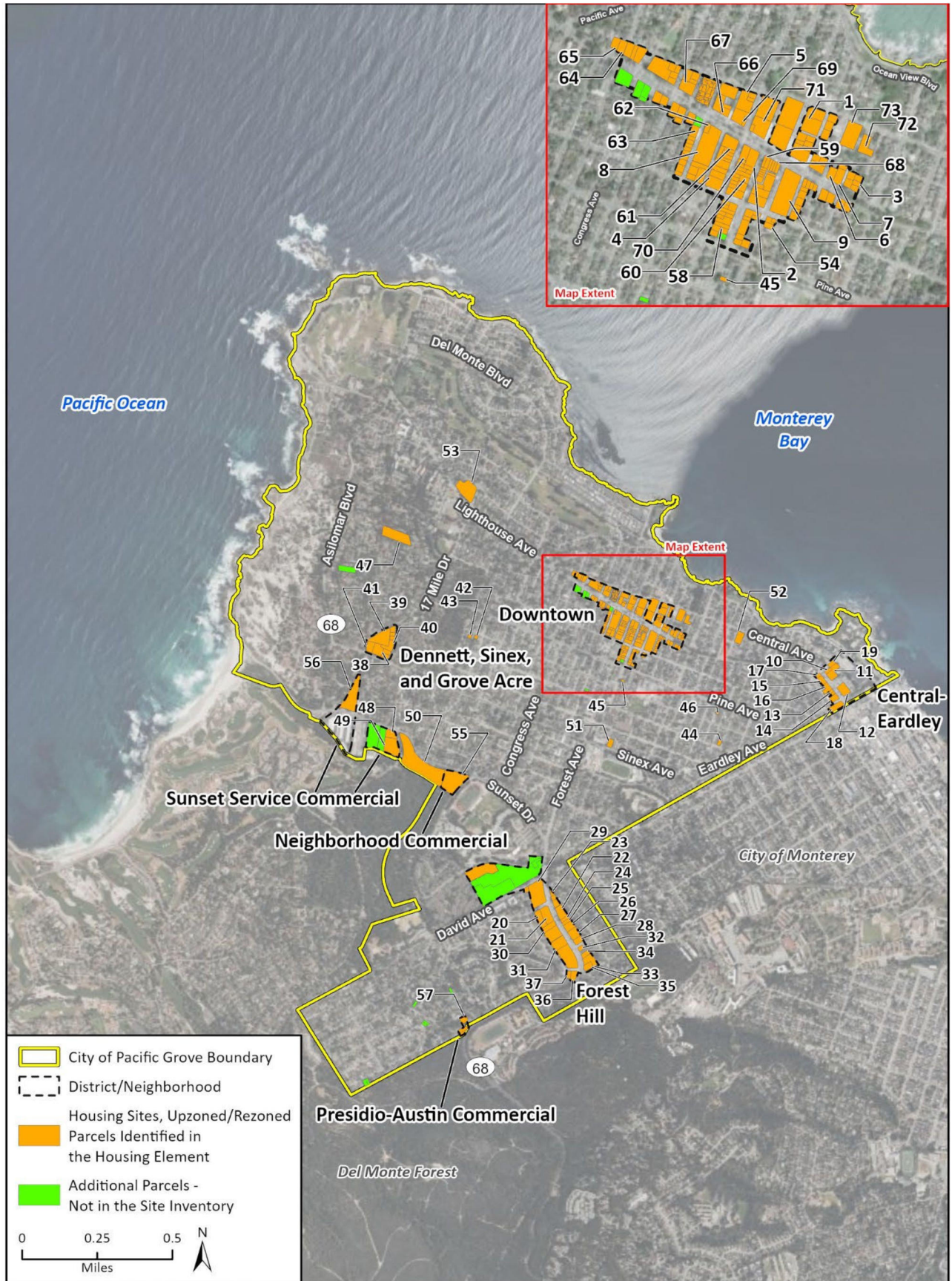


**Figure 3 Housing Sites, Upzoning Areas, and Additional Parcels and Hazardous Materials Sites**

