

Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024010897

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

Lead Agency: City of Pacific Grove

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Project Location: Pacific Grove

Monterey

City

County

Project Description (Proposed actions, location, and/or consequences).

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. 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.

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 the first round of HCD 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attached page.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Comments submitted in response to the Notice of Preparation and during the EIR Scoping Meeting identified the following areas of concern:

- Potential impacts to biological resources, including special-status species and sensitive habitats
- Effects on tribal cultural resources and the need for consultation under AB 52 and SB 18
- Water supply availability and infrastructure capacity
- Transportation and circulation impacts, including traffic congestion and parking demand
- Aesthetic and visual impacts, particularly in historic districts
- Noise impacts from construction and increased development
- Wildfire risk and emergency evacuation concerns
- Consistency with existing land use plans and policies
- Greenhouse gas emissions and climate adaptation
- Public services and utilities, including schools, recreation, and solid waste

Responses to the Notice of Preparation of a Draft EIR are summarized in Chapter 1, *Introduction*, of the DEIR.

Provide a list of the responsible or trustee agencies for the project.

Responsible agencies: California Department of Housing and Community Development, California Department of Forestry and Fire Protection, and the California Board of Forestry

Trustee agency: California Department of Fish and Wildlife

The project would result in potentially significant effects to air quality, biological resources, cultural resources, geology and soils (paleontological resources), greenhouse gas emissions, noise, and utilities and service systems. The project would be required to implement the following mitigation measures:

- AQ-3a: Construction Emissions Reductions
- AQ-3b: MBARD Fugitive Dust Reduction Measures
- BIO-1a: Special-Status Plant Species Surveys
- BIO-1b: Special-Status Plant Species Avoidance, Minimization, and Mitigation
- BIO-1c: Habitat Mitigation and Monitoring Plan
- BIO-1d: Worker Environmental awareness Program
- BIO-1e: Northern California Legless Lizard Avoidance and Minimization
- BIO-1f: Pre-Construction Bat surveys and Maternity Roost Avoidance
- BIO-1g: Monarch Butterfly Avoidance and Minimization
- BIO-1h: Nesting Bird Avoidance
- BIO-1i: Invasive Weed Prevention
- BIO-3a: Jurisdictional Delineation
- BIO-3b: Waters and Wetlands Impact Avoidance and Minimization
- CUL-2a: Archaeological Resources Assessment and Protection
- CUL-2b: Inadvertent Discovery of Archaeological Resources
- GEO-9: Paleontological Resource Analysis
- GHG-1: Greenhouse Gas Emissions Reductions
- NOI-1a: Measures to Reduce Construction Noise
- NOI-1b: Evaluate and Reduce Stationary Operational Noise
- NOI-2: Measures to Reduce Construction Vibration
- UTIL-1: Water Supply Verification

Implementation of these mitigation measures would reduce impacts to air quality, biological resources, cultural resources (archaeological resources), paleontological resources, noise (construction vibration), and utilities and service systems to less-than-significant levels. Impacts to cultural resources (historic resources), greenhouse gas emissions, and noise (construction and operational stationary noise), would be significant and unavoidable even with implementation of these mitigation measures.