

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 #

Project Title: 1398 Pico AvenueLead Agency: City of Pacific Grove Community Development DepartmentContact Person: Joe Sidor, Contract Senior PlannerMailing Address: 300 Forest AvenuePhone: 831-648-3193City: Pacific GroveZip: 93950County: Monterey County**Project Location:** County: MontereyCity/Nearest Community: Pacific GroveCross Streets: Pico AvenueZip Code: 93950Longitude/Latitude (degrees, minutes and seconds): 36 ° 62 ' 47.45" N / -121 ° 93 ' 77.15" W Total Acres: _____Assessor's Parcel No.: 007-061-019-000

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 68Waterways: Pacific Ocean/Monterey BayAirports: NoneRailways: NoneSchools: PG HS, PG MS, RD EL**Document Type:**

CEQA: ☐ NOP	☐ Draft EIR	NEPA: ☐ NOI	Other: ☐ Joint Document
☐ Early Cons	☐ Supplement/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: <u>Architectural Permit</u>

Development Type:

☒ Residential: Units <u>1</u> Acres <u>0.815</u>	☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____	☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____	☐ Power: Type _____ MW _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____	☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____	☐ Hazardous Waste: Type _____
☐ Recreational: _____	☐ Other: _____
☐ Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

☒ Aesthetic/Visual	☐ Fiscal	☒ Recreation/Parks	☒ Vegetation
☒ Agricultural Land	☒ Flood Plain/Flooding	☒ Schools/Universities	☒ Water Quality
☒ Air Quality	☒ Forest Land/Fire Hazard	☒ Septic Systems	☒ Water Supply/Groundwater
☒ Archeological/Historical	☒ Geologic/Seismic	☒ Sewer Capacity	☒ Wetland/Riparian
☒ Biological Resources	☒ Minerals	☒ Soil Erosion/Compaction/Grading	☒ Growth Inducement
☒ Coastal Zone	☒ Noise	☒ Solid Waste	☒ Land Use
☒ Drainage/Absorption	☒ Population/Housing Balance	☒ Toxic/Hazardous	☒ Cumulative Effects
☐ Economic/Jobs	☒ Public Services/Facilities	☒ Traffic/Circulation	☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Low Density Residential/LDR 1.0

Project Description: (please use a separate page if necessary)

The proposed project would include demolition of the existing residence, driveway, and other hardscaped areas, and construction of a 3,155 square foot, single story residence with an attached garage, a 720 square foot courtyard, a 535 square foot flagstone patio area (including a deck and spa), an 842 square foot driveway, and a 750 square foot Outdoor Use Area.

The project would result in a total Primary Coverage Area of 5,252 square feet, and a Residential Development Envelope (Primary Coverage Area plus the Outdoor Use Area) of 6,002 square feet. The proposed residence would occupy approximately the same footprint as the existing residence and would maintain the same height and setback distances. The remaining 29,011 square feet of the 35,013 square foot parcel would be placed under a conservation easement.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>5</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☒ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>4</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

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

Starting Date September 14, 2026 Ending Date October 14, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants</u>	Applicant: <u>AARON LEVINE FOR PIECHOTA ARCHITECTURE</u>
Address: <u>80 Garden Court, Suite 240</u>	Address: <u>367 9th Street, Suite B</u>
City/State/Zip: <u>Monterey, California 93940</u>	City/State/Zip: <u>San Francisco, CA 94103</u>
Contact: <u>Kay Real</u>	Phone: <u>415-609-7088</u>
Phone: <u>213-342-5358</u>	

Signature of Lead Agency Representative: Joseph Sidor

Digitally signed by Joseph Sidor
Date: 2026.09.10 16:35:46 -0700

Date: 09-10-2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.