

# NOTICE OF PREPARATION For a Draft Environmental Impact Report

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<b>Date:</b>	January 26, 2024
<b>To:</b>	State Clearinghouse, Responsible and Trustee Agencies, and Other Interested Parties and Organizations
<b>Project Title:</b>	Pacific Grove Housing Element Update, Zoning Amendments, and General Plan Amendments Project
<b>Lead Agency:</b>	City of Pacific Grove Community Development Department 300 Forest Avenue, 2 <sup>nd</sup> Floor Pacific Grove, California 93950
<b>Contact:</b>	Karen Vaughn, Community Development Director; Alyssa Kroeger, Housing Program Manager
<b>Public Review Period:</b>	January 26, 2024, through February 26, 2024 (31 days) in accordance with CEQA Guidelines Section 15082

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## Purpose of the Notice

The intent of this Notice of Preparation (NOP) is to inform agencies and interested parties that the City of Pacific Grove (City) is preparing a Draft Environmental Impact Report (EIR) for the proposed Housing Element Update, Zoning Amendments, and General Plan Amendments Project (proposed project) in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15082. This NOP provides information about the project and its potential environmental effects and requests that comments be provided on the proposed scope and content of the Draft EIR.

## Project Location and Existing Conditions

The project area includes the entirety of Pacific Grove. The city is primarily developed, with parks, beaches, and scattered undeveloped parcels within the city. Portions of the city are in the Coastal Zone, portions of the city contain mapped Critical Habitat, and the city contains sensitive archaeological and historic resources. Figure 1 shows the regional location and Figure 2 shows an aerial image of the project area. There are 15 sites within the City of Pacific Grove that are included on a list compiled pursuant to Government Code 65962.5 ("Cortese list"), including 14 closed leaking underground storage tank sites listed on the State Water Resources Control Board GeoTracker database, and 1 Cleanup and Abatement Order enforcement action at the Former Grove Laundry site.

## Project Description

The proposed project consists of the following components: 1) Housing Element update, which includes a program to rezone sites in the Commercial-Forest Hill, Commercial-Downtown, and some Unclassified districts; 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 Department (HCD) for the first round of HCD review on November 2, 2023, 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 & Safety Element update 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.

## **Potential Environmental Effects**

The City has determined that an EIR is the appropriate level of CEQA review. Pursuant to CEQA Guidelines Section 15063(a), because the City has determined that an EIR is needed and its scope will not be narrowed to exclude certain potential environmental effects that were determined to be insignificant, an initial study will not be prepared. The EIR will address the potential physical environmental effects of the proposed project for each of the environmental topics outlined in Appendix G of the CEQA Guidelines. The following environmental issues are anticipated to be analyzed in the EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The Draft EIR will propose mitigations to avoid and/or reduce impacts identified as being potentially significant, identify and evaluate a reasonable range of project alternatives, and compare the environmental impacts of the alternatives to the impacts of the proposed project. The EIR will also include other required information including discussions about : 1) any significant environmental effects that cannot be avoided if the project is implemented; 2) any significant irreversible and irretrievable commitments to resources; 3) growth-inducing impacts of the proposed project; 4) effects found not to be significant; and 5) cumulative impacts.

When the Draft EIR is completed, it will be available for review online and at two publicly accessible locations: 1) the City’s Community Development Department located at 300 Forest Avenue, Pacific Grove, California, and 2) the Public Library located at 550 Central Ave, Pacific Grove, CA 93950.

## **EIR Public Scoping Meeting**

The City of Pacific Grove will conduct a public scoping session at a special Planning Commission meeting on February 15, 2024, starting at 6:00 pm. This meeting will be held in person at the Council Chamber in City Hall (at 300 Forest Avenue), and virtually via Zoom. For meeting agenda and updates, including the Zoom link, please visit:

[https://www.cityofpacificgrove.org/our\\_city/boards\\_commissions\\_committees/planning\\_commission/index.php](https://www.cityofpacificgrove.org/our_city/boards_commissions_committees/planning_commission/index.php).

## Providing Comments

At this time, the City is soliciting comments on the scope of the EIR, including potential environmental impacts of the project and alternatives to be considered. Pursuant to Public Resources Code Section 21080.4(a) and CEQA Guidelines Sections 15082(b) and 15096(b)(2), agencies must limit comments to environmental information about the agency's area of statutory responsibility. For all commenters, comments must be specific and related directly to the project (CEQA Guidelines Section 15082[b][3]). Comments will be considered when preparing the Draft EIR's discussion of environmental impacts, mitigation measures, and alternatives. Because of time limits mandated by State law, comments must be received no later than **5:00 p.m. on February 26, 2024**, which ends the 31-day scoping period.

Comments may be submitted by U.S. mail or by email prior to the close of the scoping period. Direct comments to:

Alyssa Kroeger, Housing Program Manager  
Community Development Department  
City of Pacific Grove  
300 Forest Avenue  
Pacific Grove, California 93950  
[housing@cityofpacificgrove.org](mailto:housing@cityofpacificgrove.org)

For comments submitted via email, please include "NOP Comments: Housing Element Update, Zoning Amendments, and General Plan Amendments Project" in the subject line and the name and physical address of the commenter in the body of the email.

All comments on environmental issues received during the public scoping period will be considered and addressed in the Draft EIR, which is anticipated to be available for public review in the summer of 2024. This NOP and other public review documents for this project will be available for viewing online. These documents will also be available for review at the Community Development Department office at 300 Forest Avenue during regular business hours.

For questions regarding this notice, please contact Alyssa Kroeger at the contact information provided above.

## Attachments

Figure 1 Regional Location

Figure 2 Project Location

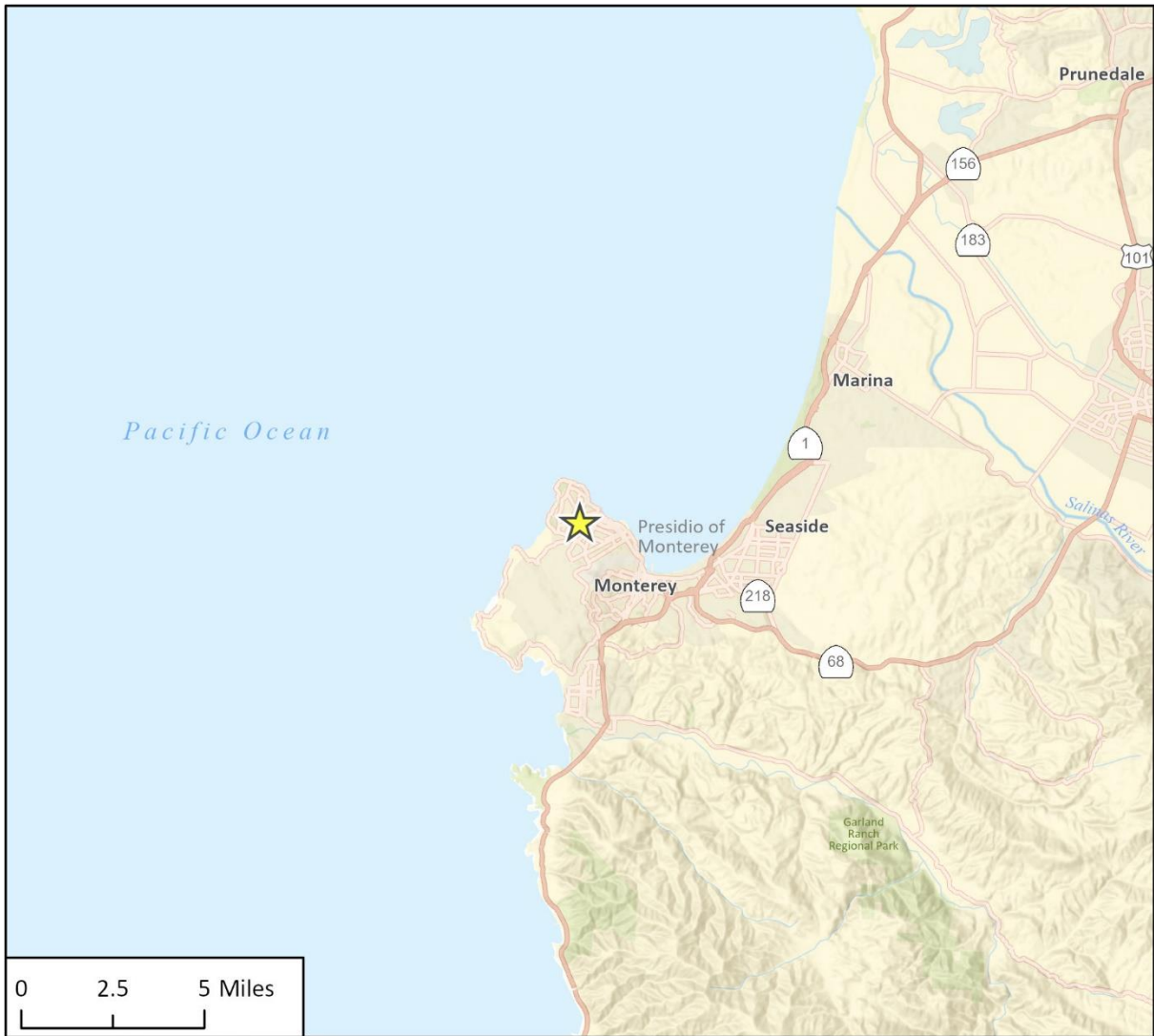


Karen Vaughn

Community Development Director

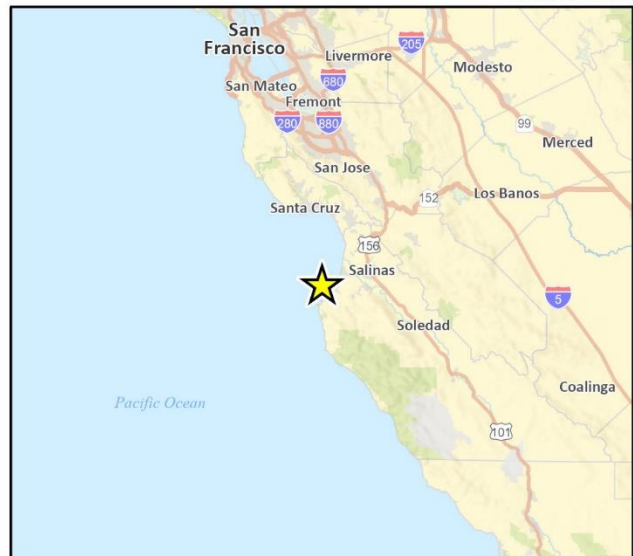
Date 1/25/24

City of Pacific Grove  
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**Figure 1 Regional Location**



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Fig 1. Regional Location





City of Pacific Grove  
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**Figure 2 Project Location**

