



*Yana Garcia*  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D., Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



*Gavin Newsom*  
Governor

### SENT VIA ELECTRONIC MAIL

February 26, 2024

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

Governor's Office of Planning & Research

**Feb 26 2024**

**STATE CLEARINGHOUSE**

RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE PACIFIC GROVE HOUSING ELEMENT UPDATE, ZONING AMENDMENTS, AND GENERAL PLAN AMENDMENTS, DATED JANUARY 29, 2024 STATE CLEARINGHOUSE # [2024010897](#)

Dear Alyssa Kroeger,

The Department of Toxic Substances Control (DTSC) received a NOP of a DEIR for the Pacific Grove Housing Element Update, Zoning Amendments, and General Plan Amendments. 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. As stated in the NOP for a DEIR under the Project Location and Existing Conditions section, DTSC has identified that this project may affect multiple sites within the project boundaries therefore, based on our project review, we request the consideration of the following comments:

1. The proposed project encompasses multiple active and nonactive mitigation and clean-up sites where DTSC has conducted oversight that may be impacted as a result of this project. This may restrict what construction activities are permissible in the proposed project areas in order to avoid any impacts to human health and the environment.
2. Due to the broad scope of the project, DTSC is unable to determine all of the locations of the proposed project site, whether they are listed as having documented contamination, land use restrictions, or whether there is the potential for the project site to be included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. DTSC recommends providing further information on the project site and areas that may fall under DTSC's oversight within the DEIR. Please review the [City of Pacific Grove Project Area](#) in [EnviroStor](#); DTSC's public-facing database.

DTSC believes the City of Pacific Grove must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC recommends the department connect with our unit if any hazardous waste are discovered.

DTSC appreciates the opportunity to comment on the NOP of a DEIR for the Pacific Grove Housing Element Update, Zoning Amendments, and General Plan

Amendments. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



Tamara Purvis  
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HWMP - Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
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cc: (via email)

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