



## Pre-Bid Meeting Questions, May 4, 2022

### RFP for Professional Services to Conduct Environmental Review for the City of Pacific Grove 6<sup>th</sup> Cycle Housing Element/2023-2031 and Associated General Plan Elements

**Q:** Provide clarification on the other General Plan Elements. Is the RFP to update the Land Use, Safety and other elements a part of this RFP or is it just the Environmental Review for the Housing Element and the Associated General Plan elements?

**A:** This is strictly for the Environmental Review for the Housing Element and other elements. City staff need to go to Planning Commission and the City Council for approval to move forward with an RFP for the other GP Element Updates. An RFP for those elements will come at a later date.

**Q:** Is this RFP for the CEQA for the Housing Element or does it include the other elements?

**A:** This RFP is for the CEQA for all of the elements.

**Q:** Will consultant need to attend all of the meetings Associated with the Housing Element Update. How many meetings need to be budgeted in the proposal?

**A:** Bidder may propose the number of meetings and how many meetings they feel are necessary to attend.

**Q:** Has the Housing Element consultant identified sites for rezoning and the needs for units within the existing zoning?

**A:** The City needs to look for sites that haven't been included before. The City cannot accommodate the 1,125 unit mandate with the existing zoning. City is in the process of identifying existing sites. The City expects within the next 3-4 months to have those sites detailed as part of the Housing Element update.

**Q:** Is the schedule for the Housing Element on track?

**A:** Yes, the schedule is on track. The City intends to submit the Housing Element on-time. The focused General Plan update will run parallel with the Housing Element update; however, the focused update may take 1.5 years to complete and may be completed after the Housing Element. Proposal needs to include CEQA completion for the Housing Element, scoping and timing and then the EIR/CEQA for the other elements. City expects timing to be different.

**Q:** Is the City expecting to rezone in 1 year or 3 years?

**A:** The City is aiming to submit a compliant Housing Element on-time to HCD and aim for the 3-year rezoning requirement.