

Notice of Availability of a Draft Environmental Impact Report (DEIR)

The City of Pacific Grove has prepared a Draft Environmental Impact Report (DEIR) that is available for public review and comment. This Notice of Availability of the DEIR has been prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines Section 15087.

Project Name: American Tin Cannery Hotel and Commercial Project

Lead Agency: City of Pacific Grove

Project Location: 109/125 Ocean View Boulevard, Pacific Grove, Monterey County, CA. The 5.59-acre project site is bordered by Central Avenue to the south, Dewey Avenue to the west, Ocean View Boulevard to the north, and Eardley Avenue to the east. The property fronts Ocean View Boulevard directly across from Stanford University's Hopkins Marine Station, near the Monterey Bay Aquarium and Cannery Row. The project is within in the City of Pacific Grove Coastal Zone.

Project Description Summary: The project is a proposal to replace an existing 165,000 square feet of "factory outlet" and related commercial uses with a new hotel and retail use. The hotel and commercial uses would provide 225 guest rooms in two primary guest wings (Family/Group Wing and Executive Wing) with a restaurant and lounge areas, meeting and gathering spaces, spa and fitness center and approximately 20,000 square feet of street retail uses along the Ocean View Boulevard and Eardley Avenue frontages. These street retail uses would retain and incorporate portions of the existing industrial factory structure.

Significant Environmental Effects: The DEIR identified significant or potentially significant effects associated with aesthetics, biological resources, cultural resources, hazardous materials, noise and traffic safety. The project is not located on any of the lists of hazardous materials sites enumerated under Section 65962.5 of the Government Code.

Public Review and Comment Period: The 45-day public review period of the DEIR (with Appendices) will begin on **July 30, 2020** and conclude on September 14, 2020. Comments may be mailed or emailed. Please submit comments by 5:00 PM on **September 14, 2020** to the City of Pacific Grove, Community Development Department, 300 Forest Avenue, 2nd Floor, Pacific Grove, CA 93950. Attention: Rob Mullane, AICP, Consulting Planner. Email: rmullane@hrandassociates.org.

Document Availability: DUE TO SHELTER IN PLACE REQUIREMENTS AND COVID-19 SAFETY PROCEDURES ENACTED BY THE CITY, THE COMMUNITY DEVELOPMENT DEPARTMENT IS CURRENTLY CLOSED TO THE PUBLIC. HARD COPIES OF DOCUMENTS WILL NOT BE AVAILABLE AT NORMAL PUBLIC LOCATIONS. DOCUMENTS CAN BE ACCESSED AND REVIEWED ON THE CITY'S WEBSITE:

<https://www.cityofpacificgrove.org/living/community-development/planning/ceqa-california-environmental-quality-act>

Scheduled Public Meeting(s): Given the COVID-19 crisis, public hearings will be held virtually. Please check the City's website (<https://www.cityofpacificgrove.org/about-city/boards-commissions>) for up-to-date news and information about how to access the Architectural Review Board, Planning Commission, and City Council meetings.