

NOTICE OF PREPARATION For a Draft Focused Environmental Impact Report

Date:	June 21, 2022
To:	State Clearinghouse, Responsible and Trustee Agencies, and Other Interested Parties and Organizations
Project Title:	1661 Sunset Drive Residential Project
Lead Agency:	City of Pacific Grove Community Development Department Planning Division 300 Forest Avenue, 2 nd Floor Pacific Grove, California 93950
Contact:	Joe Sidor, Contract Senior Planner, Planning Division
Public Review Period:	June 21, 2022 through July 21, 2022 (30 days) in accordance with CEQA Guidelines Section 15082

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 Focused Environmental Impact Report (EIR) for the proposed 1661 Sunset Drive Residential 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 Focused EIR.

Project Location and Existing Conditions

The 3.45-acre project site is located at 1661 Sunset Drive in the City of Pacific Grove within Monterey County. The site's Assessor's Parcel Numbers (APN) include: 007-041-033, -034, and -035. The site is primarily vacant except for the existing residence located on Assessor Parcel Number 007-041-035. The site is in the Coastal Zone, in an environmentally sensitive habitat area, and within a mapped archaeological sensitivity area. Figure 1 shows the regional location and Figure 2 shows an aerial image of the site.

Project Background

The City prepared an Initial Study – Mitigated Negative Declaration (IS-MND) for the project, which was adopted by the City Council on August 25, 2021. Based on concerns raised in a comment letter, the City has decided to prepare an Environmental Impact Report.

Project Description

The proposed project consists of the following aspects: 1) Merger of APNs 007-041-033 and -034 to create one (1) approximately 2.13 acre parcel that would be developed with a split-level, single-family residence and attached garage and 2) retention of the existing residence on APN 007-041-035 (-035) and transfer of the existing water meter to the proposed new residence. The project would also include an Outdoor Use Area.

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Access to the site would be provided by Sunset Drive. The project would involve resurfacing of the driveway that extends from Sunset Drive to the proposed new residence.

The project also includes a restoration plan to return approximately 30,000 square feet of the development site to a more natural dune habitat as required by the City's Local Coastal Program.

Potential Environmental Effects

An Initial Study was previously prepared for the project. The City determined that the project would have no impact or a less than significant impact for all environmental issue areas evaluated under CEQA except for biological resources and cultural resources. The Focused EIR will further evaluate potential project impacts to biological and cultural resources. Other CEQA issue areas will be addressed briefly in the EIR.

The Draft Focused EIR will propose mitigation to avoid and/or reduce impacts deemed potentially significant, identify reasonable alternatives, and compare the environmental impacts of the alternatives to the impacts of the proposed project. The EIR will also evaluate a range of feasible alternatives to the project, as well as other required discussions including: 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 Focused EIR is completed, it will be available for review at the City's Community Development Department located at 300 Forest Avenue, 2nd Floor, Pacific Grove, California.

Providing Comments

At this time, the City is soliciting comments on the scope of the Focused EIR, including potential environmental impacts of the project and alternatives to be considered. This information will be considered when preparing the Draft Focused 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 July 21, 2022**, which ends the 30-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:

Joe Sidor, Contract Senior Planner
Community Development Department
City of Pacific Grove
300 Forest Avenue, 2nd Floor
Pacific Grove, California 93950
jsidor@cityofpacificgrove.org


For comments submitted via email, please include "NOP Comments: 1661 Sunset Drive Residential 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 Focused EIR, which is anticipated to be available for public review in the fall of 2022. 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, 2nd Floor during regular business hours.

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For questions regarding this notice, please contact Joe Sidor at the contact information provided above.

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Joe Sidor

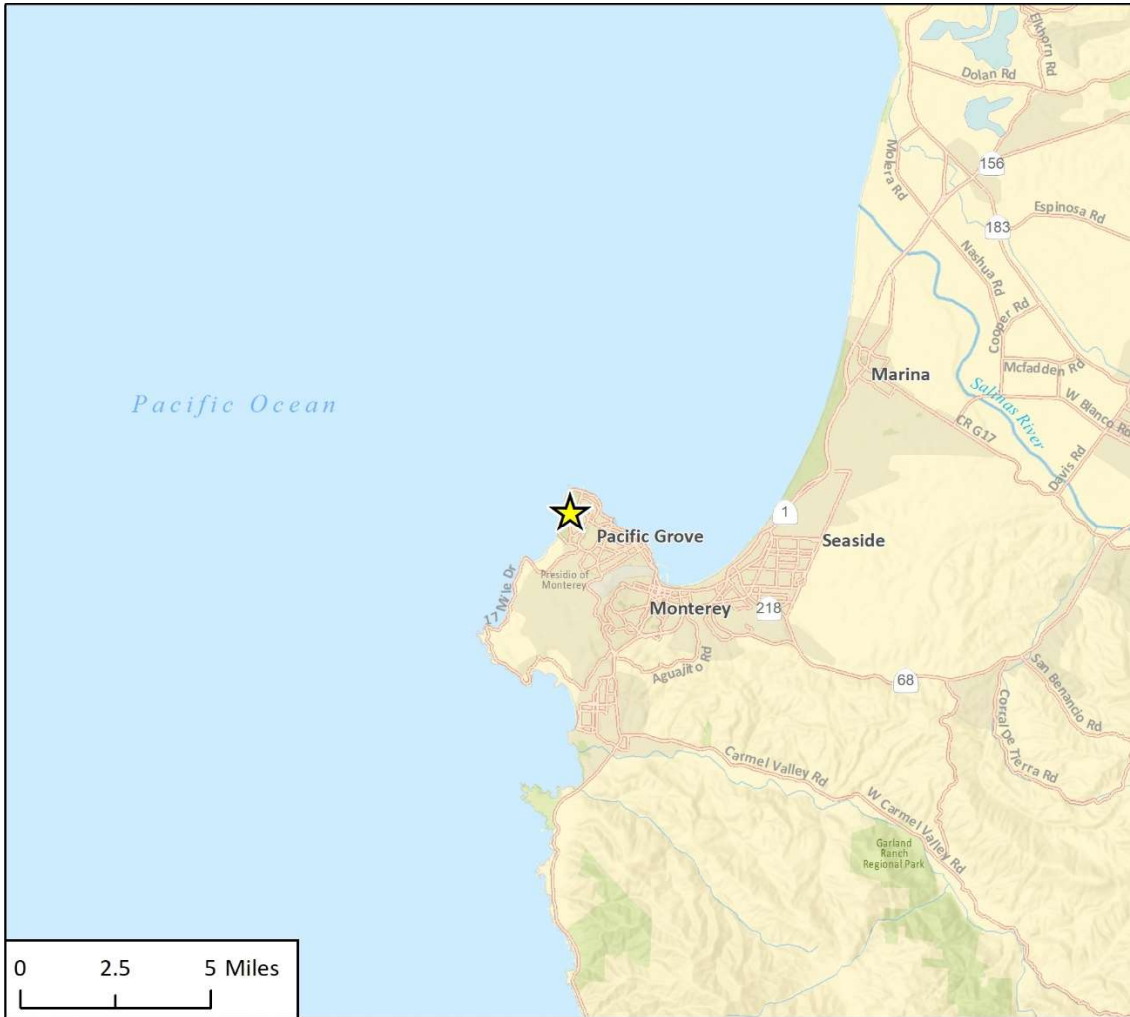
Contract Senior Planner,
Community Development Department
City of Pacific Grove

Attachments

Figure 1 Project Location

Figure 2 Project Site

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Figure 1 Regional Location



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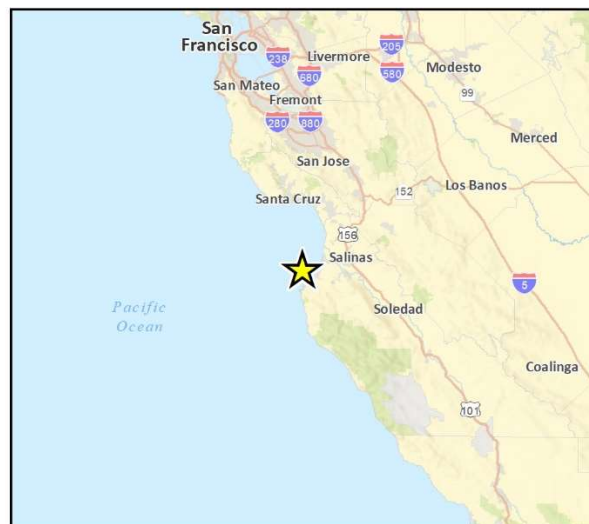


Fig. 1 Regional Location

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Figure 2 Project Location



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Fig. 2 Project Location