



## CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T: 831.648.3183 • F: 831.648.3184 • [www.cityofpacificgrove.org](http://www.cityofpacificgrove.org)

### NOTICE OF AVAILABILITY Of a Draft Focused Environmental Impact Report

Date: March 1, 2023  
Project Title: 1661 Sunset Drive Residential Project  
SCH Number: 2022060444

Public Review Period: March 8, 2023, through April 24, 2023 (47 days)

**NOTICE IS HEREBY GIVEN** that the Draft Focused Environmental Impact Report (EIR) for 1661 Sunset Drive Residential Project in the City of Pacific Grove is available beginning on March 8, 2023 for review and comment by the public and all interested persons, agencies, and organizations for a period of 47 days, ending April 24, 2023. All comments on the Draft EIR must be received by that date. In accordance with Section 15087 of the CEQA Guidelines, the City of Pacific Grove has prepared this Notice of Availability (NOA) to provide responsible agencies and other interested parties with notice of the availability of the Draft EIR and solicit comments and concerns regarding the environmental issues associated with the proposed project.

#### **Project Location**

The project site is located at 1661 Sunset Drive, in the western portion of the City of Pacific Grove. The total acreage of the site is approximately 3.45-acres and is relatively flat and consists of Assessor Parcel Numbers (APNs) 007-041-033, 007-041-034, and 007-041-035. The site is currently developed with a single-family residence located on APN 007-041-035; the remaining area of the project site consists of disturbed dune habitat that includes a variety of invasive plant species. The site is in a residential area of Pacific Grove and is surrounded by nearby roadways and single-family residences. The Pacific Ocean is located adjacent to the project site, on the western side of Sunset Drive. Sunset Drive would provide access to the project site. The site is regionally accessible from State Route 1, and locally accessible from Lighthouse Avenue and Sunset Drive. Figure 1 shows the regional location of the project site and Figure 2 shows the location of the site in its neighborhood context.

#### **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 to 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 a proposed new residence. The project would also include an Outdoor Use Area. The site is located within the Coastal zone and within an environmentally sensitive habitat area. The project includes a restoration plan to return approximately 30,000 square feet of the development site (outside the 15 percent development area) to a more natural dune habitat as required by the City's Local Coastal Program.

#### **Summary of Impacts**

No or less than significant potential impacts to aesthetics, air quality, agriculture and forestry 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, recreation,

transportation, tribal cultural resources, utilities and service systems, and wildfire could occur as a result of the proposed project. Potential impacts related to biological resources and cultural resources could be significant but mitigable. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There would be no significant unavoidable adverse impacts as a result of the project.

### **Availability of the Draft Environmental Document**

The Draft EIR will be available for review beginning on March 8, 2023 at the following City of Pacific Grove website:

- [https://www.cityofpacificgrove.org/our\\_city/departments/community\\_development/programs\\_projects/ceqa.php](https://www.cityofpacificgrove.org/our_city/departments/community_development/programs_projects/ceqa.php)

### **Providing Comments**

Comments may be submitted in writing to:

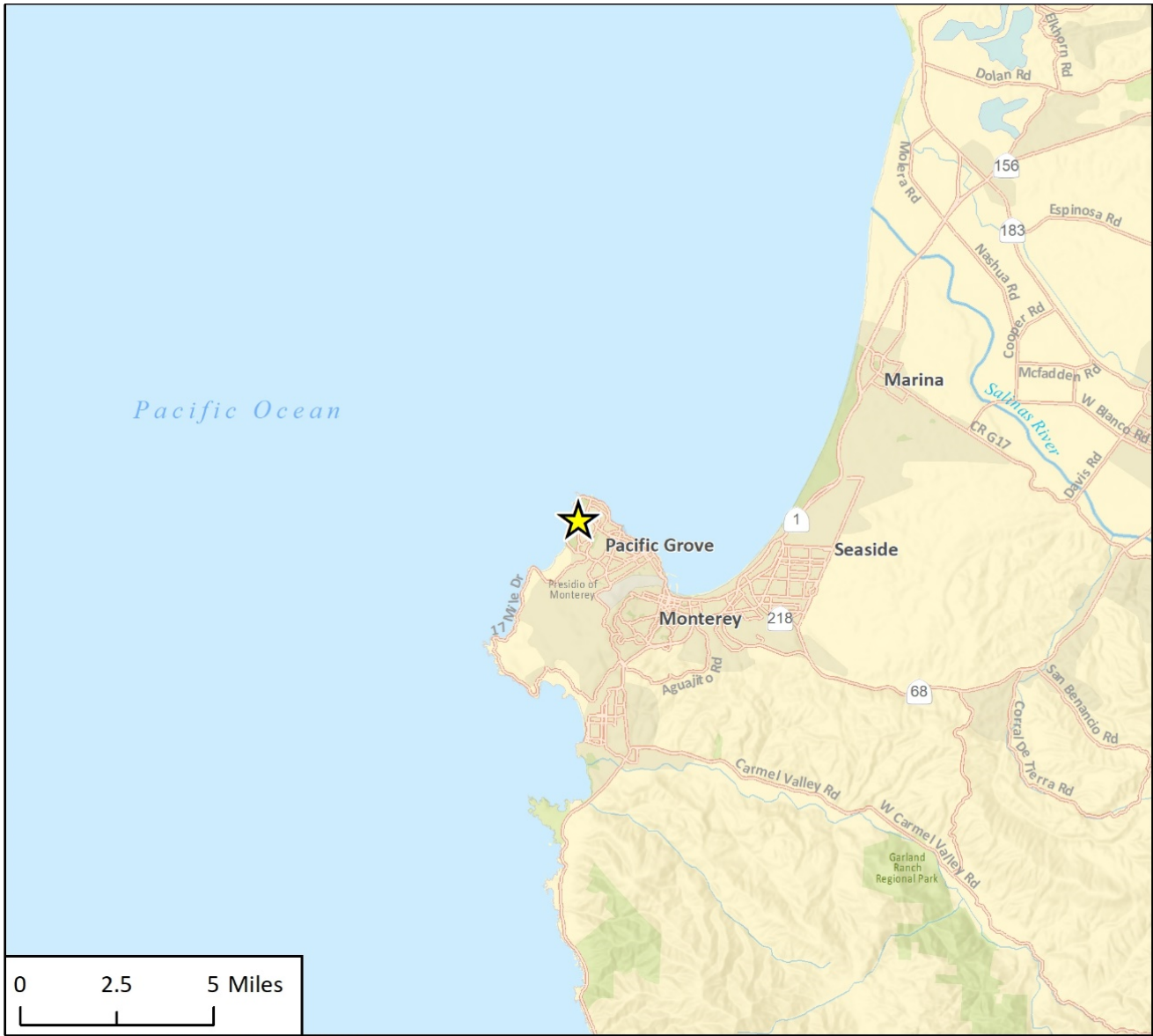
Joe Sidor, Contract Senior Planner  
Community Development Department  
City of Pacific Grove  
300 Forest Avenue  
Pacific Grove, California 93950

Or emailed to Joe Sidor at: [jsidor@cityofpacificgrove.org](mailto:jsidor@cityofpacificgrove.org).

For comments submitted via email, please include “EIR 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.

For questions regarding this notice, please contact Joe Sidor at [jsidor@cityofpacificgrove.org](mailto:jsidor@cityofpacificgrove.org) at the contact information provided above.

Figure 1 Regional Location



Basemap provided by Esri and its licensors © 2022.

 Project Location



Fig. 1. Regional Location

Figure 2 Project Location



Imagery provided by Microsoft Bing and its licensors © 2022.

Fig 2 Project Location