



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE

420 LA CALLE CORTE RESIDENTIAL PROJECT (Project)

Located at 420 La Calle Corte, Pacific Grove, Monterey County

Public Review Period: October 5 to November 3, 2023

NOTICE IS HEREBY GIVEN that the City of Pacific Grove (City) has completed an Initial Study and Mitigated Negative Declaration (IS/MND) for the proposed residential project located in the Coastal Zone in accordance with the California Environmental Quality Act (CEQA). The Project site located at 420 La Calle Corte, in the Coastal Zone as defined in the City's Local Coastal Program (LCP), south of Pico Avenue and east of the Pacific Ocean and Sunset Drive in Pacific Grove (Assessor's Parcel Number 007-072-024-000). The proposed Project would consist of a new primary residence adjacent to an existing tea house. The proposed project would also include the relocation and restoration of the tea house and the construction of a garage in the footprint of the existing carport. The existing boardwalk that extends from La Calle Corte to the site would be replaced and provide access to the proposed residence. Development of the proposed project would adhere with previously approved setbacks within the Asilomar Dunes environmentally sensitive habitat area.

As required by the LCP's Implementation Plan (IP), the application includes a Biological Assessment and an Archaeological Report. The conclusions and recommendations of these reports have been included as conditions of approval as appropriate.

The proposed project is not on a list compiled pursuant to Government Code Section 65962.5.

In accordance with Section 15072(a) of the CEQA Guidelines, the Public Notice officially notifies the general public, public agencies, and landowners that a 30-day public review period will begin on Thursday, October 5, 2023. Comments on the IS/MND should focus on environmental issues and must be received by Friday, November 3, 2023, by 5:00pm. Please submit email comments to planning2@cityofpacificgrove.org and written comments by mail to the following location:

City of Pacific Grove – Community Development Department
Attention: Garrett McCown, Assistant Planner
300 Forest Avenue | Pacific Grove, CA 93950

Email or written comments received by Friday, November 3, 2023, will be considered before the MND is approved for adoption by the City's Planning Commission. A public meeting of the Planning Commission will be held following public notification of the hearing on the City's website. Regularly scheduled Planning Commission meetings take place on the second Thursday of each month.

A copy of the Draft Initial Study/Mitigated Negative Declaration is available for review at the Community Development Department at the address above and online at the following link:

https://www.cityofpacificgrove.org/our_city/departments/community_development/programs___projects/ceqa.php