

Notice of Preparation of an Environmental Impact Report

Date: March 15, 2017

To: Responsible Agencies, Agencies with Jurisdiction by Law, Trustee Agencies, Involved Federal Agencies, and Agencies/People Requesting Notice

From: City of Pacific Grove
300 Forest Avenue
Pacific Grove, CA 93950

Re: **Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for Hotel Durell Project**

The City of Pacific Grove (lead agency) will prepare an EIR for the proposed Hotel Durell Project. This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and interested parties as required by the California Environmental Quality Act (CEQA). Comments from interested agencies are requested as to the scope and content of the environmental information that is pertinent to each agency's statutory responsibilities in connection with the proposed project. The project location and description are summarized below. An Initial Study is available at <http://www.cityofpacificgrove.org/living/community-economic-development/planning/ceqa-california-environmental-quality-act>

Project Location: The project site is located in the City of Pacific Grove, California (Figure 1). Pacific Grove is a coastal community located on the Monterey Peninsula in Monterey County. The project site is located at 157 Grand Avenue, bounded by Central Avenue, Grand Avenue, and Fountain Avenue, as shown in Figure 2. The site is located on the northwest side of Pacific Grove, three blocks south of the Monterey Bay coast.

Project Characteristics: The Hotel Durell Project would construct a four level, 125-room hotel (Figure 3). The project site is adjacent to the Holman Building. Guest rooms would range in size from 320 to 400 square feet. The site currently consists of a surface parking lot and a commercial building that contains retail and restaurant uses. The site would be graded and the buildings demolished prior to project construction. The hotel would include a swimming pool, soaking spa, landscaped courtyard area, meeting rooms, restaurant, central vending area on each floor of guest rooms, valet parking, lobby/reception/check-in and reservation desk, guest luggage storage, and exercise room/gym. Vehicle access would be from Grand Avenue and Fountain Avenue.

EIR Sections: Based on the project description and the City's understanding of the environmental issues associated with the project, the following topics will be analyzed in detail in the EIR:

- Aesthetics – This section will analyze post construction conditions and would emphasize whether the project would impact aesthetic resources or neighborhood character.
- Cultural Resources – Although the structures located on the project site are not located on the City's historic register, the EIR will determine the structure's eligibility for listing on the California Register of Historic Resources, assess internal and external features, and propose mitigation measures as needed.
- Transportation/Traffic – This section will discuss impacts from project traffic based on technical studies prepared for the project. Mitigation measures will be developed as needed.
- Tribal Resources – This section will discuss impacts from project implementation to tribal resources. It will outline the Assembly Bill 52 consultation process and will require mitigation measures as needed.
- Utilities/Service Systems – This section will discuss the project's water needs and water availability in the City of Pacific Grove.

Based on the project's short construction duration and its limited scale, the following resource areas will not be addressed in detail in the EIR:

- Agriculture and Forestry Resources
- Air Quality
- Geology/Soils
- Greenhouse Gas Emissions
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Utilities/Service Systems

Alternatives to be analyzed in the EIR will be defined based on their potential to reduce or eliminate significant environmental impacts associated with the proposed project. The specific alternatives may include, but are not limited to, the "No Project" alternative as required by CEQA and a reduced capacity alternative.

NOP Notice: The City solicits comments regarding the scope and content of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. In accordance with the time limits established by CEQA, please send your response at the earliest possible date, but no later than 30 days after receipt of this notice. The scoping period is March 15 through 5:00 PM April 14, 2017.

Please send your written/typed comments (including a name, telephone number, and contact information) to the following:

Laurel O'Halloran, Associate Planner
City of Pacific Grove, Community and Economic Development Department
300 Forest Avenue, Pacific Grove, CA 93950

Or via e-mail to lohalloran@cityofpacificgrove.org

Scoping Meeting: A public scoping meeting will be held on April 4, 2017 at 6 pm:

City of Pacific Grove Community Center
515 Junipero Avenue
Pacific Grove, CA 93950

ALL INTERESTED PARTIES ARE INVITED TO SUBMIT WRITTEN COMMENTS ON THE SCOPE OF THE EIR TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR.

For additional information, please contact Laurel O'Halloran at (831)648-3127.

Laurel O'Halloran

Date: 3-15-17

Laurel O'Halloran
Associate Planner



FIGURE 1
Regional Location



Legend

-  Project Site
-  Parcel Boundary

Source: County of Monterey (2015)

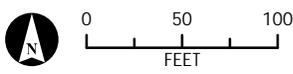


FIGURE 2
Project Location

