



**NOTICE OF INTENT TO ADOPT A
DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
CITY OF PACIFIC GROVE**

NOTICE IS HEREBY GIVEN that the City of Pacific Grove has prepared a draft Mitigated Negative Declaration and Initial Study to assess the potential project impacts on the environment and the community, pursuant to the requirements of the California Environmental Quality Act (CEQA), for the below described project.

The project site and adjacent properties are not listed as hazardous materials release sites and the project site is not listed on the Hazardous Waste and Substances Sites List as set forth in Government Code Section 65962.5.

Project Name: Hotel Durell

Project Description: The Hotel Durell Project would construct a four level, 125-room hotel. 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.

Location: The project site is located at 157 Grand Avenue on the northeast side of Pacific Grove, three blocks south of the Monterey Bay coastline. The project site is located at the intersection of Central Avenue, Fountain Avenue, and Grand Avenue, one block north of Lighthouse Avenue.

Public Review Period: The 20 day public review period for this Initial Study/Mitigated Negative Declaration begins on **January 11, 2017 and ends January 31, 2017**. Questions regarding the project should be directed to Laurel O'Halloran at (831) 648-3127 or by e-mail at lohalloran@cityofpacificgrove.org. The proposed Initial Study/Mitigated Negative Declaration is available for public review online at <http://www.cityofpacificgrove.org>.

Adoption of the Initial Study/Mitigated Negative Declaration does not constitute approval of the proposed project. The decision to approve or deny the project described above will be made separately as required by City Municipal Code.

Your views and comments on the Initial Study/Mitigated Negative Declaration for this proposed project are welcomed. Written comments should be submitted no later than **January 31, 2017**, and mailed to the City Pacific Grove Community & Economic Development Department, 300 Forest Avenue, 2nd Floor, Pacific Grove, CA 94806 or e-mailed to the e-mail contact above.

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