



ENVIRONMENTALLY SENSITIVE HABITAT AREAS

Information Bulletin No. 36

What is an Environmentally Sensitive Habitat Area (ESHA)?

An ESHA is an area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments (California Coastal Act, Section 30107.5)

Does Pacific Grove have any Environmentally Sensitive Habitat Areas?

Yes! The primary ESHA is the Asilomar Dunes, bounded by Lighthouse Ave., Asilomar Ave., and the Asilomar State Beach/Conference Grounds. The Asilomar Dunes ESHA is a sensitive and natural environment that is home to native plants and animals such as Tidestrom's Lupine, Menzies Wallflower, and the Legless Lizard.

Tide pools, riparian habitats, and butterfly habitats in Pacific Grove are also considered ESHAs.

To find out if a property is located in the ESHA area, search by the property address or the Assessor's Parcel Number on **PGPARCEL.NET**



R-1-B-4 Zoning District: Specific policies apply to the development in the Asilomar Dunes ESHA. These policies can be found in the *Zoning Code* and the *Pacific Grove Coastal Land Use Plan*

- Maximum aggregate lot coverage cannot exceed 15-20% of the lot depending on lot size;
- Detached accessory structures are prohibited;
- Additional fencing regulations and restrictions;
- The following additional policies apply to properties fronting on Sunset Drive
 - Minimum front setback of 75 feet;
 - Single-story maximum height limit for all residences;
 - Earth tone colors shall be used;

Due to the sensitive and natural environment, additional information is required at the time of project submittal to preserve the habitat and reduce threats to endangered and threatened species:

- In accordance with the California Environmental Quality Act, all projects require **Environmental Review**. An Environmental Impact Report or an Initial Study Mitigated Negative Declaration will be completed by the City and circulated for at least 20 days for public comment. (Please note: this process may take up to 6-months)
- The following reports are due at the time of project submittal:
 - Botanical Survey / Landscape Restoration Plan**
 - Biological Survey**
 - Archaeological Assessment**
- All projects also require a **Coastal Development Permit**



