

CITY OF PACIFIC GROVE

HPH PROPERTIES, LP RESIDENCE – 1661 SUNSET DR.

DRAFT INITIAL STUDY & MITIGATED NEGATIVE DECLARATION



Prepared by:

ALYSON HUNTER, AICP, SENIOR PLANNER

300 FOREST AVE.

PACIFIC GROVE, CA 93950

_____ **2021**

ADOPTED BY CITY OF PACIFIC GROVE PLANNING COMMISSION ON _____

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INITIAL STUDY / ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** HPH Properties, LP Residence – 1661 Sunset Dr., Pacific Grove, CA 93950
2. **Permit Type:** Architectural Permit (AP), Coastal Development Permit (CDP), and Parcel Merger (PM) No. 19-0645
3. **Lead Agency Name and Address:** City of Pacific Grove, 300 Forest Ave., Pacific Grove, CA 93950
4. **Lead Agency Contact Person and Phone Number:** Alyson Hunter, AICP, Senior Planner, T: 831-648-3127 E: ahunter@cityofpacificgrove.org
5. **Project Location:** 1661 Sunset Ave., Pacific Grove, Monterey County, CA. Assessor's Parcel Numbers (APN): 007-041-033, -034, -035 (*See Figure 1*)
6. **Project Applicant(s):** Eric Miller Architects, 211 Hoffman Ave., Monterey, CA 93940
7. **General Plan (GP)/Land Use Plan (LUP) Designations:** Low Density Residential 1-2 (LDR 1-2) DU/AC
8. **Zoning:** R-1-B-4
9. **Description of the Project:** The project consists of the following aspects: 1) The demolition of the existing non-historic home on APN 007-041-035 (-035) and recordation of an Open Space and Conservation Deed Restriction over 85% of the property leaving a 15% buildable area for future development. This will allow the transfer of the existing water meter on -035 to the proposed new development; and 2) 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 of approximately 5,310 square feet (sf), an attached garage of 602 square feet (sf), and total Primary Coverage Area (PCA) of \pm 13,931 sf or 15% of the total area. The project also includes a 750 sf Outdoor Use Area (OUA). This calculation includes new impervious surface relating to building coverage, pavers, and general site coverage. The proposed residence would be 18' in height utilizing the natural slope of the land to create a split-level appearance on the proposed home's north and west elevations. As the property slopes gently upward from Sunset Dr. toward Asilomar Blvd, this height will be achieved through the removal of \pm 1,340 cubic yards of material. Plans are included as Appendix A.
10. The site is in the Coastal zone and within an environmentally sensitive habitat area (ESHA). The project includes a restoration plan to return approximately 30,000 sf of the development site (outside the 15% development area) to a more natural dune habitat as required by the City's Local Coastal Program (LCP). The project includes measures to mitigate potential

environmental impacts, including those to archaeological and cultural resources that may be disturbed through the course of demolition, grading, and construction, to less than significant.

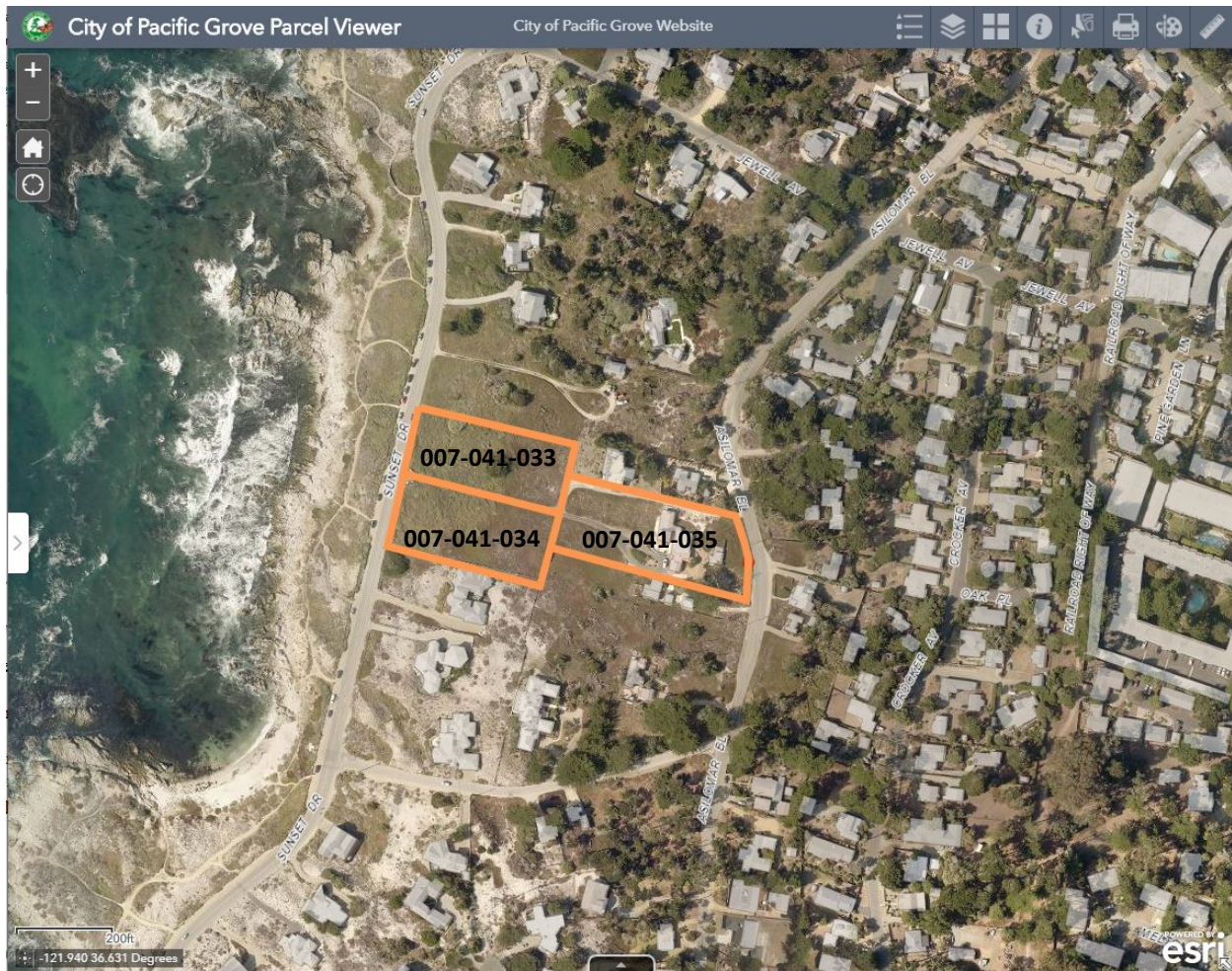


Figure 1 – Vicinity Map

11. Surrounding Land Uses and Setting: *(Briefly describe the project's surroundings)*

The project site is located within the City of Pacific Grove, in the County of Monterey, California. The approximately 3.45-acre project site (3 parcels) is vacant but for the home on -035. The majority of the site consists of disturbed dune habitat which includes a variety of invasive plant species. The properties' western property line is approximately 180' from the coast and the proposed residence will be set back approximately 218' from the front or west property line abutting Sunset Drive.

The site and its surrounding parcels are located in the Coastal Zone, in an ESHA, and within a mapped archaeological sensitivity area. A mix of small, older homes, and newer large, one- and two-story homes surround the property.

12. Other public agencies whose approval is required: City of Pacific Grove Building Dept.

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun? Yes. Consultation with the Ohlone/Costanoan-Esselen Nation (OCEN) and

the Esselen Tribe of Monterey County commenced on October 29, 2019 and has been ongoing throughout the permit and environmental review process.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Review Period: April 29, 2021, through May 31, 2021, 5:00 p.m.

Environmental Factors Potentially Affected:

The environmental factors checked below (✓) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Greenhouse Gases		Population/Housing
	Agricultural Resources		Hazards & Hazardous Materials		Public Services
	Air Quality		Hydrology/Water Quality		Recreation
✓	Biological Resources		Land Use/Planning		Transportation/Traffic
✓	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils		Noise		Mandatory Findings of Significance
✓	Tribal Cultural Resources				

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature Alyson Hunter, AICP

Date April 28, 2021

Signature _____

Date _____

CEQA Environmental Checklist

This checklist identifies physical, biological, social and economic factors that might be affected by the proposed project. In many cases, background studies performed in connection with the projects indicate no impacts. A NO IMPACT answer in the last column reflects this determination. Where there is a need for clarifying discussion, the discussion is included either following the applicable section of the checklist or is within the body of the environmental document itself. The words "significant" and "significance" used throughout the following checklist are related to the California Environmental Quality Act (CEQA), not the National Environmental Policy Act (NEPA), impacts. The questions in this form are intended to encourage the thoughtful assessment of impacts and do not represent thresholds of significance.

Evaluation of Environmental Impacts

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

- a) The significance criteria or threshold, if any, used to evaluate each question; and
- b) The mitigation measure identified, if any, to reduce the impact to less than significance

1. AESTHETICS

Would the project:

A. Have a substantial adverse effect on a scenic vista?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

B. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

C. In non-urbanized areas, substantially degrade the existing visual character or quality of the public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

D. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

DISCUSSION

Item A: Although the City's Local Coastal Program's Land Use Plan (LUP) Section 2.3 does not identify scenic *vistas*, per se, it does define the importance of public views as follows: *Public views inland from Sunset Drive toward the dunes and forest-front zone are a valuable scenic resource. Careful siting and design help to provide compliance with the biological resources, scenic and visual resources, and community character and design policies of this Land Use Plan. The Asilomar Dune's unique visual and biological characteristics are an important resource to the community and make the area a popular destination for visitors.* The project site is in one of these locations. The project site is currently vacant but for the existing two-story home on -035 and has a slope upward toward Asilomar Blvd. of approximately 5%. The proposed single-story residence will be 18' tall at its highest point and will be somewhat excavated into the mild slope at the west end of the site to minimize any obstruction of views from the east toward the coastline. Furthermore, the demolition of the existing home at the east end of the site will remove an existing obstruction of views to the west from Asilomar Blvd. Although APN -035 will remain a separate legal parcel that may be developed in the future, it will be subject to the lot coverage and height

restrictions of the Open Space and Conservation Deed Restriction (a condition of the current project's approval) and the LCP.

The demolition of the existing home on the eastern portion of the site, the low height of the proposed home to be achieved through the excavation of approximately 1,340 cy, and the proposed location of the home at the southeast corner of the lot and in line with the nearby residences to the north and south, results in a *less than significant impact* on a scenic vista.

Item B: The project would not damage scenic resources within a state scenic highway, because there are no state scenic highways within the City of Pacific Grove, pursuant to the California Scenic Highway Program. This results in *no impact*.

Item C, D: Per § 15387 of the CEQA Guidelines, Pacific Grove is not considered an “Urbanized” area for the purposes of this discussion. As a “non-urbanized area”, this analysis considers whether the proposed project would substantially degrade the existing visual character or quality of the public views of the site and its surroundings. Given that the project consists of the replacement of one large, two-story residence with a single-story residence of 18 ft in height, which will be located in line with the other existing residences along Sunset Dr. to the north and south, it will result in a *less than significant impact*.

Existing light and glare onsite is limited to the existing residence on -035, which would be demolished. The proposed new residence would add a new source of light and glare elsewhere on the site. Given the large windows on the proposed west elevation, there is a potential for both nighttime light seepage from within the building and daytime exterior glare impacts toward Sunset Drive, particularly at sunset. The project includes the use of anti-reflective glass on the west elevation to reduce exterior glare and tinted windows throughout to reduce nighttime interior light seepage.

The project does have the potential to produce some light or glare from exterior light sources, but is conditioned to adhere to the standard Architectural Review Guidelines for exterior residential lighting (Guidelines 10-12) in an effort to minimize nighttime light pollution and offsite lighting and glare impacts.

Therefore, required conformance with existing guidelines and the project design features described above reduce potential impacts to a level that is *less than significant*.

Sources:

- California Department of Transportation (Caltrans). California Scenic Highway Program. <https://dot.ca.gov/-/media/dot-media/programs/design/documents/od-county-scenic-hwys-2015-ally.pdf>
- City of Pacific Grove, Architectural Review Guidelines for Single Family Residences. <http://pacificgrovelibrary.org/sites/default/files/general-documents/architectural-review-board/architectural-review-guidelines.pdf>
- City of Pacific Grove, LCP Implementation Plan, Coastal Community Design, § 23.90.180.C.4. <https://www.cityofpacificgrove.org/sites/default/files/general->

2. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

B. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

C. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

D. Result in the loss of forest land or conversion of forest land to non-forest use?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

DISCUSSION

Items A, B, C, D, E: According to the California Department of Conservation's Farmland Mapping and Monitoring Program, the City of Pacific Grove is located on land identified as *urban and built-up land* and *other land*. The Asilomar Dunes Residential Area (ADRA) is neither farmland or other agricultural land, nor forest land. The project will not: A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; B. Conflict with existing zoning for agricultural use, or a Williamson Act contract; C. Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production; D. Result in the loss of forest land or conversion of forest land to non-forest use; or E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

There are no agriculture or forestry resources within or surrounding the project site and no trees are proposed for removal. This results in **no impact**.

Sources:

- California Department of Conservation. Farmland Mapping and Monitoring Program. <http://www.conservation.ca.gov/dlrp/fmmp>

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

A. Conflict with or obstruct implementation of the applicable air quality plan?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

C. Expose sensitive receptors to substantial pollutant concentrations?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

D. Result in other emissions (such as those relating to odors) adversely affecting a substantial number of people?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

DISCUSSION

The City of Pacific Grove is located in the Monterey Bay region of the North Central Coast Air Basin (NCCAB). The Monterey Bay Air Resources District (MBARD) is responsible for developing regulations governing emissions of air pollution, permitting and inspecting stationary sources, monitoring air quality, and air quality planning activities within the NCCAB. In March 1997, the air basin was re-designated from a “moderate nonattainment” area for the federal ozone standards to a “maintenance/attainment” area. The NCCAB is currently in attainment for the federal PM₁₀ (particulate less than 10 microns in diameter) standards and for state and federal nitrogen dioxide, sulfur dioxide, and carbon monoxide standards. The NCCAB is classified as a nonattainment area for the state ozone and PM₁₀ standards.

Items A, B: The 2012-2015 Air Quality Management Plan (AQMP) outlines the air quality regulations for Pacific Grove and the rest of the MBARD region. As the project consists of the replacement of one single-family residence, the proposed project is consistent with the adopted growth forecast and must conform to all existing MBARD requirements; therefore, it would not conflict with or obstruct implementation of the AQMP.

Construction activities are generally short term in duration but may still cause adverse air quality impacts. Typical construction emissions result from a variety of activities such as grading, paving, and vehicle and equipment exhaust. These emissions can lead to adverse health effects and cause nuisance concerns, such as reduced visibility and the generation of dust. Emissions produced during grading and construction activities are short term because they would occur only during the construction phase of the proposed project. Construction emissions would include the on- and off-site generation of mobile source exhaust emissions as well as emissions of fugitive dust associated with earth-moving equipment.

According to the MBARD CEQA Guidelines, a project would have a significant short-term construction impact if the project would emit more than 82 pounds per day or more of PM₁₀.

Further, the MBARD CEQA Guidelines set a screening threshold of 2.2 acres of construction earthmoving per day, meaning that if a project results in less than 2.2 acres of earthmoving, the project is assumed to be below the 82 pounds per day threshold of significance. The proposed project footprint is less than one acre and involves only minor construction activity and ground disturbance ($\pm 1,340$ cy). As such, the proposed project would result in less than 2.2 acres of earthmoving per day, and as a result, is below the threshold and would have a less than significant impact to air quality from construction activities. The minor construction-related impacts would not violate any air quality standards or obstruct implementation of the most recent MBARD AQMP. Operational emissions would not be substantial as they would only involve vehicle trips and energy usage associated with one single-family residence. This would be considered a *less than significant impact*.

Construction equipment could result in the temporary generation of diesel-PM emissions during construction. Exhaust emissions are typically highest during the initial site preparation, particularly when a project requires extensive site preparation (e.g., grading, excavation) involving large numbers of construction equipment. However, given the size and extent of the project, large numbers of construction equipment would not be required. Because short-term construction activities would be very limited and are considered minor, they would not contribute to regional nonattainment air quality conditions. During construction, air pollutants such as dust and equipment exhaust may be generated; however, existing regulations (e.g., dust suppression and equipment emissions requirements) would substantially reduce such emissions. Required compliance with existing regulations monitored as part of the Building and Grading permits, as well as the small scale of the proposed project, would reduce potential air quality impacts to a level that is *less than significant*.

The project includes demolition of a residence that was built in the 1930s and may contain lead, asbestos, or other construction materials commonly used during or since that period that have since been discovered to be hazardous and potentially toxic if released into the air. A demolition permit is required from the City's Building Department which includes disclosures regarding MBARD and OSHA compliance requirements. Compliance MBARD and OSHA requirements during demolition would ensure that emissions of any hazardous materials would not be significant.

Item C: A sensitive receptor is generally defined as a location such as a residence, school, retirement facility, or hospital, where sensitive populations (e.g., children, the elderly, and people with respiratory or related health problems) could reasonably be exposed to continuous emissions. The nearest sensitive receptors to the project site include single-family homes located to the north, south, and east, including an existing residence immediately to the south. There are no other sensitive receptors in the project vicinity. Required compliance with the existing regulations discussed above, as well as the small scale of the proposed project, would reduce potential air quality impacts to sensitive receptors to a level that is *less than significant*.

Item D: Minor and temporary, but potentially objectionable odors generated by the construction of the proposed project could result from diesel exhaust during grading and construction operations. Required compliance with existing emissions regulations on construction equipment, the small scale of the project for a single-family residence, and the limited duration of construction would reduce these impacts to a level that is *less than significant*.

Sources:

- Monterey Bay Air Resources District. 2012-2015 Air Quality Management Plan.
<https://www.mbard.org/air-quality-plans>

4. BIOLOGICAL RESOURCES

Would the project:

A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

C. Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

		✓		
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F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

DISCUSSION

All of the Asilomar Dunes Residential Area (ADRA) within which the property is located is classified, generally, as Environmentally Sensitive Habitat Area (ESHA) in the City's Local Coastal Program (LCP). The project biologist, Jeff Froke, PhD, has prepared a site-specific analysis which asserts that only the far western portion of the site contains ESHA characteristics (Froke, J. *Biological Evaluation* updated June 2020, pg. 31) The proposed development will occur outside both the mapped ESHA and it's 50' setback. According to the project biologist, *combined, there are 21 vascular and graminoid plant species that predominate the overall subject property. Twelve (12) of the 21 taxa are native to the neighborhood and site ...* (Froke, J. *Biological Evaluation* updated June 2020, pg. 13) From the same report, the biologist notes: *Onsite natural features include a two-segment area of heavily vegetated backdune that is divided by a full-length paved driveway, a small stand of wind-stunted Monterey Pine, and a small drainage and associated boggy meadow formed on the back-side of the constructed roadbed for Sunset Drive and that drains through and under-road culvert. A larger area of backdune, further back from Sunset Drive, has been totally obliterated by development (historic leveling and waste-spreading for a 100-yr homesite), intense invasion by nonnative Hottentot Fig, Sea Fig and Ripgut Brome with sparse stands of Sea Lettuce, and commensurate and intensive invasion by Botta's Pocket-Gopher, a burrower that has thoroughly mixed the former dune sands into a highly organic and granular sandy soil that now is uninhabitable to dune-associates such as Northern California Legless Lizard and Blainsville's Horned Lizard.* (pg. 15)

Item A: According to the biological report prepared Califauna (Froke, J. *Biological Evaluation* updated June 2020) and hereafter referred to as the *biological report*, the subject property provides habitat for nine (9) plant and five (5) animal species of special concern in the western portions of the property that are not proposed to be disturbed as a result of this project. Species of special concern are those that are endangered, rare, or threatened according to the California Department of Fish & Wildlife (CDFW) and listed on the California Natural Diversity Database (CNDDB). These species were not identified as occurring onsite within the proposed building envelope or 50' setback during the survey portion of the biological report preparation. A complete list of these species that have the potential to occur on the property is included in the biological report (Froke, June 2020) (see Appendix B).

Although the project will have a ***less than significant*** impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, the mitigation measures included for other potential impacts will help minimize critical habitat loss.

Other than the remnant “shrubby” Monterey pine mentioned above, the property does not retain any of the former Asilomar forest-front of Monterey cypress and pine that elsewhere in the ADRA are areas with highest environmental sensitivity, based on the importance that the California Coastal Commission and City of Pacific Grove have placed on preservation of the forest-front and individual native trees. For example, the Pacific Grove Municipal Code Section 12.20.020(a)(1) states that all native trees, including Monterey cypress and Monterey pine trees that are 6 inches or greater in trunk diameter when measured at 54 inches above native grade, are considered Protected Trees. The project does not propose to remove the one (1) small and stunted Monterey pine identified onsite.

The biologist conducted several field surveys over seven (7) days in January, February, April, and June 2020. The results determined that none of the animal species of special concern noted in the CNDDB were identified on the property. No California Black Legless Lizards (*Anniella pulchra nigra*) were discovered, though they are likely present. The Black Legless Lizard is listed by CDFW as a California Species of Special Concern due to declining population levels, limited ranges, and/or continuing threats that have made them vulnerable to extinction. The goal of designating a species as a “Species of Special Concern” is to halt or reverse their decline by calling attention to their plight and address the issues of concern early enough to secure their long term viability. In order to prevent or minimize the loss of any Black Legless Lizards, or other sensitive species, a mitigation measure (BIO-2) has been included that requires a Pre-Construction Meeting to go over potential species that may be discovered onsite with construction and development personnel. The project, as proposed and conditioned, results in an impact that is less than significant with mitigation incorporated.

Given that the traditional forest habitat of the Monarch butterfly (*Danaus plexippus*), this species is not expected to occur on the property.

Item B: As required by the LCP’s Implementation Plan (IP) § 23.90.170, a biological assessment was prepared for the project site. (see Appendix B) From said report: *this report emphasizes two types of sensitive habitat, both included within the broadly applied ESHA for the ADRA: these include Freshwater Wetland and Coastal Sand Dune, however much the latter has been and continues to be heavily impacted by human activities, invasive nonnative plants, and the detrimental actions of burrowing wildlife that help to promulgate the invasive plants. Understanding the potential for special native wildlife and plant taxa that are generally associated with local natural and near-natural dunes, including Anniella pulchra (Northern California Legless Lizard), Erysimum menziesii (Menzie’s Wallflower), Chorizanthe pungens (Monterey Spineflower), and Lupinus tidestromii (Tidestrom’s Lupine), among others, is a crucial objective of this report.*

The project will be located outside the ESHA, identified and mapped in the biological report as Wetland/Sedge Meadow and Old Backdune/Coastal Dune Scrub areas (pg. 25) and, therefore, will a **less than significant** effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.

Item C: The biological report identified a freshwater wetland (aka, sedge meadow) associated with ponding created by the Sunset Drive and onsite driveway road prisms adjacent to the western

property line. The feature is likely created by a poorly maintained drainage culvert under Sunset Drive. This feature is more than 100' from the development site and will not be affected as a result of this project. The project will have a ***less than significant*** impact on federally protected wetlands as defined by Section 404 of the Clean Water Act.

Item D: The project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The biological report includes the following analysis of Wildlife Movement Corridors (pg. 19): *Larger mammals that freely move throughout the residential and open areas of the ADRA, including particularly the subject property, are Black-tailed Deer, Striped Skunks, Raccoon, Virginia Opossum, and Coyotes plus occasional Bobcats and Mountain Lions. The entire ADRA is relatively permeable to wandering and foraging mammals. Significant trails in the area, with exception of those used by deer and rodents, are not widespread onsite. Absence of greater wildlife diversity is here, as elsewhere, due to the long-term and extensive cover of iceplant. Evidence of Raccoons, opossum, and skunks is concentrated around the existing house and its Asilomar Avenue frontage.*

The project is conditioned to include pre- and during-construction biological instruction and monitoring to monitor and mitigate for any species of special concern that may be potentially found, including Monarch butterflies. Furthermore, the project proposes no fencing that might restrict the movement of sand, seeds, or animals. The project will result in a ***less than significant impact*** with regard to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.

Item E: The project does not include the removal of any trees that are regulated by the LCP or Title 12 of the PGM. The one small Monterey Cypress on -033, on the north side of the existing access drive, is outside any areas that may experience disturbance and will remain. The project is in conformance with Section 23.90.170 of the LCP's Implementation Plan (IP).

In order to comply with IP Section 23.90.180(C)(2), to improve the existing degraded nature of the property, and to mitigate potential impacts that the proposed development may cause to biological resources identified in the LCP and in the project's biological report (CALIFAUNA Biological Evaluation, updated June 2020), the project proponent will undertake the following measures. As supervised and monitored by the project biologist and ***with the mitigation measures incorporated, the project will result in a less than significant*** impact in terms of conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Item F: The proposed project is in conformance with the existing Local Coastal Program's Land Use Plan (LUP) and Implementation Plan (IP), specifically the Biological Resources and ESHA policies in Chapter 2.4 of the LUP and the development standards in Section 23.90.170 of the IP. No other Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plans include the proposed project site. ***No impact*** would occur.

Mitigation Measures – See Mitigation & Monitoring Plan (Appendix D)

MM BIO-1: Bird Survey. In the event land clearing and construction start during the local bird nesting season (January 1 - July 31 of any year) the applicant will retain a qualified wildlife biologist or ornithologist to conduct a preconstruction nesting survey of the project area to ascertain whether nesting birds and their active nest could be jeopardized by the new activities. This survey should take place no more than 15 days before the start of the potentially disruptive work (demolition and ground disturbance). Should nesting be detected where there would be a threat to the nest/eggs/nestlings, the biologist should coordinate with the owner and contractor to work out an alternative work pattern or calendar to provide time necessary for the birds to complete their nesting effort.

MM BIO-2: Pre-Construction Meeting. Prior to demolition and again at the start of construction of the new home, the Project Biologist shall conduct an educational meeting to explain the purpose of the monitoring, to show the construction personnel what is being monitored and to explain what will happen in the incidence of locating a species of special concern during construction activities. The Project Biologist will explain the life history of the species of special concern, why they may be found on the property, and what construction staff should do if one is spotted on the project site. The construction personnel will be shown a photo of the species of special concern and asked to be prepared to immediately stop demolition activity if a species of special concern is discovered and wait until the species is safely removed from the construction zone before restarting. This meeting may be concurrent with the similar pre-construction meeting for archaeological /Tribal resources.

MM BIO 3: Construction Fencing. Construction and construction related activities will avoid Map Areas B (sedge meadow) and E (near natural sand dune scrub, as identified in the Biological Evaluation and the construction footprint will be set-back a minimum of 50 ft from these areas to protect against effects of potential fugitive dust during construction, and incursion by nonnative plants. In order to achieve these measures, strengthened orange mesh fencing will be placed along the construction boundary and no less than 50 ft from the edge of Map Area E; also the same fencing will be placed along both margins of the existing driveway where it fronts Map Area E.

MM BIO-4: Restoration. To meet LCP requirements of 2:1 mitigation, landscape restoration and maintenance activities on the merged property (-033, -034) will be carried out in accordance with the project's approved Habitat Restoration Plan (CALIFAUNA *Native Botanical & Restoration Plan, Amended April 6, 2021*) and shall be supervised and monitored by a qualified biologist. This measure will result in an approximately 30,000 sq. ft. area restored to pre-project dune conditions.

Phase 1 - Debris Remediation. The remediation of debris collection by removal, including raking and shaping, will be tasked and scheduled by the 'recovery manager' (Project Biologist) in coordination with the project/construction manager. Most work will be completed with hand crews and small tractor with a tine rake and rear blade. The work could run alongside the site clearing for the residential footprint and utilities.

Phase 2 - Iceplant Remediation. Remediation also requires raking out all of the iceplant from inside the work area (recovery site plus the residential site). Collected iceplant must be covered and hauled offsite to the Marina Landfill. To save travel weight, the piled iceplant may be spread out to desiccate for a maximum of one week before hauling.

Phase 3 - Selected native plants will be installed in a mixed, random pattern over the property according to the quantities and spacing specifications indicated in the Plan. The installation of plants shall be completed prior to final building permit inspection approval and granting of occupancy.

Phase 4 - Following satisfactory installation of the new landscape, a 5-year maintenance and monitoring program shall commence, overseen and directed by the Project Biologist.

Monitoring - the Project Biologist will conduct:

- (a) bi-weekly site check for the first two months after plantings are completed [4 visits];
- (b) three quarterly inspections for the following nine months [3 visits]; and
- (c) for the following 4 years (yrs 2-5 of 5) at two visits [15].

Total = 17 visits (estimated total of 8 hrs). A final report and verification of success/failure will be submitted to the City of Pacific Grove at the completion of the monitoring effort. (CALIFAUNA *Native Botanical & Restoration Plan*, April 2020, as amended)

Sources:

- A Biological Evaluation Report for Westland Partners LLC (APNs 007-041-033, -034, -035). Prepared by Califauna (Jeffrey Froke, PhD), Coastal Ecology/Wildlife Biology/Ornithologist. Updated June 2020.
- A *Native Botanical & Habitat Restoration Plan* for Westland Partners LLC (APNs 007-041-033, -034, -035). Prepared by Califauna (Jeffrey Froke, PhD), Coastal Ecology/Wildlife Biology/Ornithologist. April 26, 2020, amended April 6, 2021.

5. CULTURAL RESOURCES

Would the project:

A. Cause a substantial adverse change in the significance of a [historical resource](#) as defined in [§ 15064.5](#)?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to [§ 15064.5](#)?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓		

C. Disturb any human remains, including those interred outside of dedicated cemeteries?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓		

DISCUSSION

Item A: The parcel where the development is proposed is vacant. The project does include demolition of a two-story, single-family residence on APN -035 which was built in 1930. The applicant had prepared a Phase 1 Historic Assessment (Kirk, Anthony. Dec. 2019) which concluded that, although the home has an interesting history, the alterations and additions over the years have

resulted in lost historic integrity and, therefore, the residence is not considered to be a historic resource. Since no historical resource has been identified on the property, no impacts to such resources would occur as a result of the project. The project will result in ***no impact*** to a historic resource.

Item B, C: There are thirteen (13) precontact archaeological sites within ¼-mile of the project. Given the site's known archaeological sensitivity and the requirements of the City's LCP, a Phase I Archaeological Reconnaissance and Site Record Update (Phase I) was prepared by Patricia Paramoure Archaeological Consulting (PPAC) dated October 11, 2019. The Phase I recommended onsite monitoring by the local Tribe(s) and a qualified archaeologist during ground disturbing activities. The City recommended that, given the sensitivity of the site and the concerns of the local Native American Tribes, the Esselen Tribe of Monterey County (Esselen) and the Ohlone-Esselen Costanoan Nation (OCEN), with whom the City has been in formal Assembly Bill (AB) 52 consultation for the project, the City requested that the applicant have prepared an Extended Phase I/Phase II to determine the presence/absence of archaeological material within the project area. The Extended Phase I (Paramoure, May 28, 2020) resulted in an expanded recorded site. The purpose of the Phase II study was to gather data from the one cultural resource located on the property and to provide an assessment for its eligibility determination as a historical resource under CEQA. The Phase II included excavation work for several days in mid-March 2021 which was monitored by both local Tribes.

A "Results Summary" (Summary) prepared by Patricia Paramoure Archaeological Consulting (PPAC) and Charles Mikulik Archaeological Consulting (CMAC) (Summary, March 25, 2021) was submitted to the City reflecting the initial results of soils testing and providing recommendations for monitoring. According to the Summary, *the site does not appear to possess the potential to yield significant scientific or historical information or data beyond what has been previously documented during investigations of similar resources. Even though the resource's physical integrity appears to be high, it is not a unique or rare example of a coastal shell midden.* (PPAC/CMAC Summary, March 25, 2021)

The project includes the merger of APNs -033 and -034. As a result of this merger, the development potential of this area would be reduced and a portion of the property would be protected from development through the recordation of either a conservation easement (easement) or other acceptable deed restriction. The boundaries of this instrument will be extended to -035 to encompass all but 15% of the parcel area which will be reserved for potential future development as allowed in the City's LCP. This instrument will contribute to the protection of both archaeological and cultural resources as well as the biological resources described in Section 4 – Biological Resources, above. Further details about the size and location of the easement/deed restriction is described in Section 4 – Biological Resources, and Section 18 – Tribal Cultural Resources.

Both the Esselen Tribe of Monterey County (Esselen) and the Ohlone Costanoan Esselen Nation (OCEN) have consulted with the City in accordance to AB 52. Both entities have contributed to the review of this Section as well as Section 18 – Tribal Cultural Resources. Through AB 52 consultation, the documented resource has been determined a tribal cultural resource; therefore, mitigation measures to reduce impacts to the resource are included here. These measures also apply to Section 18 - Tribal Cultural Resources and are repeated in that section (below). In addition, mitigation measures such as the requirement of a tribal cultural resources monitor (to be determined in agreement between Esselen and OCEN) and an archaeological monitor, during ground-disturbance construction activities, will protect and mitigate for impacts to archaeological resources

that may be discovered. As mitigated, the project would result in a *less than significant impact level with mitigation incorporated*.

Mitigation Measures – See Mitigation & Monitoring Plan (Appendix D)

MM CUL-1: Tribal and Archaeological Monitoring. Due to the existence of a pre-contact archaeological site on the subject property, archaeological monitoring shall be conducted by a qualified archaeologist who meets the Secretary of the Interior's Qualification Standards for prehistoric archaeology and by Tribal monitors assigned by the Tribal leadership of the Esselen Tribe and OCEN, for all soil-disturbing construction-related activities, including but not limited to grading, trenching, and area excavations, during the proposed project. If archaeological resources are exposed during soil disturbing construction-related activities, all construction operations shall stop within 50 feet of the find and a qualified professional archaeologist shall further review the materials then make recommendations for treatment. If a find is determined to be potentially significant, the archaeologist shall recommend appropriate treatment measures such as preservation in place, if feasible, data recovery, or heritage recovery. Appropriate treatment shall be formulated and implemented based on an agreement between the Property Owner, or their Agent, the Tribal monitor, and the Consulting Archaeologist. (PPAC/CMAC, May 2020 and March 2021)

If sufficient quantities of cultural material are recovered during monitoring/data recovery, appropriate mitigation measures shall be determined by the Tribal entity tasked with project monitoring. This might include re-burying the cultural material, radiocarbon dating, faunal analysis, lithic analysis, etc.

Furthermore, full time monitoring is required for any ground disturbing activities during this Project, occurring between 0 to 4-feet below the ground surface. (Summary, March 25, 2021)

MM CUL-2: Resource Sensitivity Training. Management and construction personnel shall be made aware of the possibility of the discovery of these materials, and procedures to follow through a brief Cultural Resources Sensitivity Training that shall take place at the commencement of each phase of earth disturbing construction related activities. This training shall be conducted by the Tribe given monitoring responsibilities.

Sources:

- Phase I/Ext. Phase I - Archaeological Reconnaissance and Site Record Update of Assessor's Parcels 007-041-033, -034, -035 for West End Properties, L.P. Prepared by Patricia Paramoure, A.S., B.A., M.A., RPA of Patricia Paramoure Archaeological Consulting, October 2019 and updated May 2020.
- Results and Recommendations Summary. Patricia Paramoure Archaeological Consulting (PPAC) and Charles Mikulik Archaeological Consulting (CMAC), March 25, 2021.

- Monthly in-person consultation with Ohlone Costanoan Esselen Nation (OCEN) Tribal Chairperson Miranda-Ramirez between Oct. 2019 and the completion of the CEQA review. Consultation conducted by Alyson Hunter, AICP, Senior Planner, City of Pacific Grove. Personal consultation occurred with the Esselen Tribe of Monterey County beginning Oct. 2019 and continuing quarterly until the completion of the CEQA review.
- Note that both Tribes were provided these draft Chapters (5 and 18) to review and comment on prior to circulation. No comments were received.

6. ENERGY

Would the project:

- a) **Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

- b) **Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

DISCUSSION

Item A, B: The project would require energy during construction to operate construction equipment and for construction worker vehicle trips to and from the site. The project entails an addition to a single-family residence and associated site improvement on a developed lot. Given the scale of the project, construction energy use would be nominal and short-term. As such, it would not be considered wasteful, inefficient, or unnecessary.

Operational energy demand would include electricity and natural gas, as well as gasoline consumption associated with operational vehicle trips. Monterey Bay Community Power would provide electricity to the site and Pacific Gas & Electric would provide natural gas. The project would be required to comply with all standards set in California Building Code (CBC) Title 24, which would minimize wasteful, inefficient, or unnecessary consumption of energy resources during operation. Because the project consists only of an addition to an existing home, the resulting increase in energy consumption would be minor. Therefore, compliance with existing regulations would ensure the proposed project would not conflict with state or local plans for renewable energy or energy efficiency. Therefore, the project would not conflict with a plan for renewable energy or result in wasteful or inefficient energy use. ***There would be no impact.***

7. GEOLOGY AND SOILS

Would the project:

A) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

(ii) Strong seismic ground shaking?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

(iii) Seismic-related ground failure, including liquefaction?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

(iv) Landslides?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

B) Result in substantial soil erosion or the loss of topsoil?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

C) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

D) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

E) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

F) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

DISCUSSION

Item A(i): Monterey County is a seismically active area and the City is exposed to seismic hazards as are other communities in this portion of California. According to the State of California Department of Conservation Division of Mines and Geology Special Publication 42, Pacific Grove is not within an earthquake fault zone. Pacific Grove is situated on relatively stable granite bedrock, which reduces the likelihood of damage resulting from seismic event. All development authorized by this permit would be subject to the City's building code and with the latest CBC seismic design force standards. This results in a *less than significant impact*.

Item A(ii), A(iii): Pacific Grove is situated on relatively stable granite bedrock, which reduces the likelihood of damage resulting from ground shaking. Like most of California, the project is located in a seismically active zone. The project would be subject to the CBC seismic design force standards for the Monterey County area, per Chapter 18.04 of the Pacific Grove Municipal Code. Compliance with these standards would ensure that the structures and associated activities are designed and constructed to withstand expected seismic activity and associated potential hazards, including strong seismic ground shaking and seismic-induced ground failure (i.e., liquefaction, lateral spreading, landslide, subsidence, and collapse), thereby minimizing risk to the public and property. Although the site is in an area of low liquefaction hazard, according to Monterey County's hazards mapping, it

is surrounded by areas mapped as having a high hazards rating. Building in compliance with the current CBC seismic standards would result in the project having a *less than significant impact* on the environment.

Item A(iv): The potential for landslides exists primarily in hillside areas. Due to the shallow granite bedrock and the gentle topography of the project site, landslides have not been identified as a concern for the proposed project. This results in *no impact*.

Item B: Given the permeability of the sandy soil on the site, erosion is not a significant consideration. All construction activities would be subject to the standards of the CBC Chapter 70, which include implementation of appropriate measures during any grading activities to reduce soil erosion. The project would be required to comply with all conditions outline in the City of Pacific Grove's General Plan regarding grading and any City permits required, which would minimize soil loss. The project area would be revegetated and developed to prevent future soil loss. This results in a *less than significant impact* to the environment.

Item C: The project site has not been identified as an area that is subject to soil instability. Foundation systems for the dwelling require compliance with uniform building code requirements. Refer to Item A and B above. This results in a *less than significant impact* to the environment.

Item D: The project site is not located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code. This results in a *less than significant impact* to the environment.

Item E: Although some of the residential development in the ADRA is served by onsite septic, the subject property is not. The project would continue to be served by the City's contracted public sewer system. This results in *no impact*.

Item F: There is no record of the property containing a unique paleontological resource or site or unique geologic feature that may be directly or indirectly destroyed as a result of the project. This results in *no impact*.

Sources:

- 2019 California Building Code - California Code of Regulations. Prepared by California Building Standards Commission.
- California Department of Conservation. Fault-Rupture Hazard Zones in California, Special Publication 42: https://www.conservation.ca.gov/cgs/Documents/Publications/Special-Publications/SP_042.pdf
- County of Monterey GIS Hazards Mapping: <https://montereyco.maps.arcgis.com/apps/webappviewer/index.html?id=80aad38518a45889751e97546ca5c53>

8. GREENHOUSE GAS EMISSIONS

Would the project:

A) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

B) Conflict with an applicable plan, policy or [regulation](#) adopted for the purpose of reducing the emissions of greenhouse gases?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

DISCUSSION

Items A-B: The California Governor's Office of Planning & Research (OPR) recommendations are broad in their scope and address a wide range of industries and greenhouse gas (GHG) emission sources. These recommendations are implemented by Section 15064.4 of the CEQA Guidelines. California is a substantial contributor of global greenhouse gases, emitting over 400 million tons of carbon dioxide (CO₂) a year. Climate studies indicate that California is likely to see an increase of 3–4 degrees Fahrenheit over the next century. Due to the nature of global climate change, it is not anticipated that any single development project, especially the replacement of one home with another, would have a substantial effect on global climate change.

Project-related GHG emissions include emissions from construction and mobile sources. Temporary construction-related GHG emissions would result from usage of equipment and machinery. Operationally, the project would incrementally increase energy consumption at the project site, thus incrementally increasing GHG emissions. However, the increase would not be substantial given that the project involves demolition of one single-family residence and construction of a new single-family residence. The primary source of GHG emissions resulting from implementation of the proposed project would be automobile traffic. Because the project entails demolition of one single-family residence and construction of a new single-family residence, it would not increase average daily vehicle trips.

Additionally, the proposal will not conflict with any applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Monterey County does not have a GHG reduction plan with numerical reduction targets applicable to the proposed project by which consistency or conflicts can be measured. However, the 2010 General Plan policies contain direction for the preparation of such a plan with guidance on what goals or measures should be accomplished in development of a plan. The proposed project does not conflict with the policy direction contained in the 2010 General Plan nor the Monterey County Municipal Climate Action Plan or the Association of Monterey Bay Area Government's 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy because it would involve redevelopment of a single-family

residence on a site zoned for residential use. Therefore, the proposed project would not result in significant increases in GHG emissions or conflict with an applicable plan, policy or regulation.

For these reasons, the replacement of one single-family residence with another on legally created lots will result in ***no impact*** on the environment.

Sources:

- 2019 California Building Code - California Code of Regulations, prepared by the California Building Standards Commission.
- Section 15064.4 of the 2020 CEQA Guidelines:
[https://govt.westlaw.com/calregs/Document/ICB8C7733E574486087D77AEE0EB5836F?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/ICB8C7733E574486087D77AEE0EB5836F?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default))

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

A) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

B) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

C) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

D) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact

			✓	
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E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

F) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

G) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

H) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

DISCUSSION

Items A-E: Project construction would require the use of heavy equipment typical of construction projects, the operation of which could result in a spill or accidental release of hazardous materials, including fuel, engine oil and lubricant. However, the use and transport of any hazardous materials would be subject to existing federal, state, and local regulations, which would minimize risk associated with the transport hazardous materials. Operationally, the project would not involve the use or storage of hazardous materials, other than small quantities of those typically associated with residential uses, such as fuels used for the operation of motor vehicles, landscaping supplies and cleaning products. The project would not create stationary operations and therefore would not emit hazardous emission within 0.25 mile of an existing or proposed school.

The site is located within the existing service area of the City of Pacific Grove. According to the 2019 Monterey County Airport Land Use Compatibility Plan (MCALUCP) mapping, the property is within the Airport Influence Area (AIA), as is all of the City of Pacific Grove, but not in an area or a use type that requires special study. There are no schools within ¼-mile of the project site. The project will have a ***less than significant impact*** on the environment regarding hazards and hazardous materials.

Items F-H:

The proposed project can be accommodated by existing levels of service with respect to City-wide emergency response and evacuation plans. There are no private airstrips nearby. Additionally, the proposed project is not located within or adjacent to a wild land fire hazard area per the latest adopted Fire Hazard Severity Zone mapping. The project will have ***no impact*** on the environment regarding private airstrip hazards, interfering with an emergency response plan or emergency evacuation plan, or exposing people or structures to wildland fire hazards.

Sources:

- California Government Code Section 65962.5.
http://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=65962.5
- Monterey County Airport Land Use Compatibility Plan (MCALUCP).
<https://www.co.monterey.ca.us/home/showpublisheddocument?id=75251>
- Cal Fire – Fire Hazard Severity Zone maps.
https://osfm.fire.ca.gov/media/5871/pacific_grove.pdf

10. HYDROLOGY AND WATER QUALITY

Would the project:

A) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

B) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

C) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i) result in substantial erosion or siltation on- or off-site;

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

iv) impede or redirect flows?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

D) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

E) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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				✓
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DISCUSSION

Item A: The proposed new single-family residence would be connected to an existing sanitary sewer system owned and operated by Monterey One Water (M1W), which treats and disposes municipal sewage in compliance with relevant water quality standards. There are existing requirements in place to protect water quality during grading and construction activities. Specifically, the project would be required to comply with the latest CBC and the City's Municipal Code Chapter 18.04, which requires implementation of Best Management Practices (BMPs) to minimize polluted runoff and water quality impacts. This results in a *less than significant* impact related to water quality standards or waste discharge requirements.

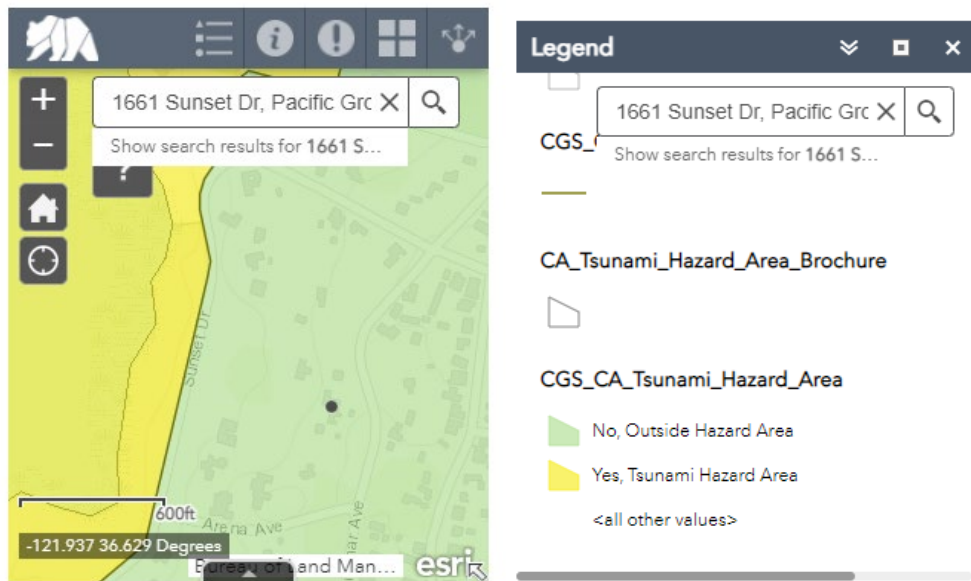
Item B: The combined acreage of all three (3) parcels is 3.44 acres (149,846 sf). The existing home and attached garage on -035 is $\pm 4,219$ sf with an estimated Primary Coverage Area of approximately 16,000 sf (including the small shed behind). This home is proposed to be demolished and a new Primary Coverage Area of $\pm 13,903$ sf is proposed to be developed at the eastern end of -034. The new development will be contained within the allotted 15% of the merged parcels currently known as -033 and -034. The Primary Coverage Area does not include a 750 sf outdoor use area which is an additional ancillary area with minimal uses allowed. While -035 will not be merged, it will be encumbered by a conservation easement or deed restriction that covers all but a 15% Primary Coverage Area ($\pm 8,585$ sf) and an adjacent 750 sf outdoor use area in an effort to minimize disturbance and maximize habitat restoration opportunities on that site.

Furthermore, the remaining $\pm 106,400$ sf of the total site area will be natural landscape, which is permeable and allows for groundwater recharge. No potable drinking water or landscape irrigation wells are proposed as part of this project, and no direct additions or withdrawals of water in the underlying aquifer are proposed. The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the groundwater table level. This results in a *less than significant* impact.

Items C(i)-C(iv): There are no streams or rivers located near the project site. Although the dwelling increases the amount of impermeable surface on the site, it is not expected to substantially alter the drainage patterns or result in substantial erosion or siltation. The scale of project will not substantially increase the rate of surface runoff that would result in on- or off-site flooding. Project design features such as permeable paving and habitat restoration efforts which will return $\pm 85\%$ of the proposed merged building site to its natural landscape, and conformance to the latest CBC, as well as compliance with existing stormwater regulations, reduce the impacts of the project to a *less than significant* level.

The scale of the project will not substantially increase the rate of surface runoff, nor does the scale of the project have the potential to degrade water quality. The project would be required to comply with the latest CBC and the National Pollutant Discharge Elimination System (NPDES). This results in a *less than significant no impact*.

Item D: According to FIRM Map Panel 06053C0168H, the project site is not located within a flood plain nor is it within a 100-year flood hazard area. There are no levees or dams within two miles of the site. The project site is not located in an area that is prone to flooding.



March 2021 Data from [CA. Dept. of Conservation](#)

Offshore faults along the Monterey Coast are probably strike-slip faults that are not likely to produce a large-scale tsunami; therefore, potential tidal wave hazard is low. Because of the topography and soil type in the project area, mudflow has not been identified as a potential project-related hazard. The project site is a minimum of 64 ft. elevation above sea level. Because such flooding hazards are limited, the project would not risk the release of pollutants due to project inundation. This results in *no impact*.

Item E: The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. As a Tier 1 project under the Monterey Stormwater Management Program, it includes the appropriate stormwater control plan and will result in a *less than significant impact*.

Sources:

- 2019 California Building Code - California Code of Regulations. Prepared by California Building Standards Commission.
- National Flood Hazard Layer, FIRM Map Panel 060201
- Monterey County Tsunami Hazard Area Maps, [CA Dept. of Conservation](#)
- <https://msc.fema.gov/portal/home>

11. LAND USE AND PLANNING

Would the project:

A. Physically divide an established community?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

DISCUSSION

Item A: The proposed project is within an area zoned for the residential use and is surrounded by similar large lot residential development. The project would not divide an established community.

No impact.

Item B: The project site is located in the Residential Single-Family - 20,000 sf minimum parcel size (R-1-B-4) zone and is in compliance with applicable zoning restrictions. Where standards set forth in the LCP's IP and standards in R-1-B-4 zoning district are in conflict, the standards in the LCP shall prevail. Environmental impacts relating to Aesthetics, Biological, Cultural, and Tribal Resources have been mitigated to less than significant (see Sections 1, 4, 5, and 17, respectively for additional information). The project will result in a **less than significant impact** to the environment in terms of conflicts with applicable plans.

Sources:

- City of Pacific Grove 2020 Local Coastal Program.
<https://www.cityofpacificgrove.org/living/community-development/planning/local-coastal-program>

12. MINERAL RESOURCES

Would the project:

A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

B. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

DISCUSSION

Items A, B: According to the City's General Plan, there are no known mineral resources located in Pacific Grove. Therefore, the project will have *no impact* on mineral resources.

Sources:

- City of Pacific Grove General Plan. 1994.
<https://www.cityofpacificgrove.org/living/community-development/planning/general-plan>

13. NOISE

Would the project result in:

A) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

B) Generation of excessive groundborne vibration or groundborne noise levels?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

C) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

DISCUSSION

Items A, B: Construction of the proposed project would generate temporary noise in the vicinity of the site due to the use of heavy equipment such as excavators, graders, large trucks and machinery typically used during residential construction projects. The nearest noise-sensitive receptors to the project site are the existing single-family residences at 230 Asilomar Blvd., 244 Asilomar Blvd., and 1681 Sunset Dr. adjacent to the site to the north and south, respectively. These existing adjacent residences would be at distances of approximately 25 feet from the demolition site and proposed new construction site. Construction activities would be required to comply with the Pacific Grove Unlawful Noises Ordinance as described in PGMC Section 11.96. The ordinance applies to “any

loud, unnecessary, or unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area” as determined therein. All noise-generating construction activities, as well as delivery and removal of materials and equipment associated with those construction activities, are limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Saturday, and 10:00 a.m. to 5:00 p.m. on Sunday. Project construction would also generate a temporary increase in groundborne vibration levels during the demolition, excavation and grading phases of project construction. However, pile driving would not be required, and construction activities would not generate excessive vibration levels. Operationally, the project would not result in a substantial permanent increase in ambient noise given that the site is already developed with a single-family home on a property zoned for residential use.

For these reasons, any impacts associated with noise can be considered *less than significant*.

Item C: The project site is not located within the vicinity of a private airstrip. The project site is within Airport Influence Area (AIA) of the Monterey Regional Airport, as is all of the City of Pacific Grove, but not in an area or a use type that requires special study. The project would not expose people residing at the project site to excessive noise levels related to air traffic. This results in *no impact*.

Sources:

- City of Pacific Grove, Chapter 11.96, Unlawful Noises.
<https://www.codepublishing.com/CA/PacificGrove/#!/PacificGrove11/PacificGrove1196.html#11.96>
- Monterey County Airport Land Use Compatibility Plan (MCALUCP).
<https://www.co.monterey.ca.us/home/showpublisheddocument?id=75251>

14. POPULATION AND HOUSING

Would the project:

A) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

B) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

DISCUSSION

Items A, B: The proposed project is the replacement of one single-family residence with another; this activity would not generate net population growth in the area, will not displace existing housing (as the unit would be replaced), or displace people necessitating the construction of replacement housing elsewhere. For these reasons, the project results in a *less than significant* impact on the environment in terms of housing and population.

Sources:

- Project file

15. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

A) Fire protection?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

B) Police protection?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

C) Schools?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

D) Parks?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

E) Other public facilities?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

DISCUSSION

Items A-E: The proposed project is the replacement of one single-family residence with another. As such, it would not result in a net increase in population or a commensurate increase in demand for public services. The project can be accommodated within the existing levels of service as the neighborhood is already developed. The City's Fire Chief did not indicate any concerns with fire safety at the February 2, 2021, Site Plan Review Committee (SPRC) meeting. This results *no impact* on the environment.

16. RECREATION

Would the project:

A) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

B) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

DISCUSSION

Items A, B: As mentioned previously in this document, the project consists of the replacement of one single-family residence with another. As such, it would not result in a net increase in population or a commensurate increase in the use of existing parks. Pacific Grove has 28 public parks including the coastline across Sunset Dr. from this project. The scale of the proposed project is not expected to substantially increase the use of any existing parks or open space/recreational areas. This results in *no impact*.

17. TRANSPORTATION

Would the project:

A) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

B) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

C) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

D) Result in inadequate emergency access?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

DISCUSSION

Items A - D: The project consists of the demolition of an existing single-family residence to be replaced by another. As the project is located along Sunset Drive and is adjacent to the Asilomar State Beach, the neighborhood experiences heavy seasonal tourist traffic, including in the form of bicycles and pedestrians. There is a Class 2 bike lane the length of Sunset Drive, the street by which the site is currently accessed. Although the property also has frontage along Asilomar Blvd. to the east, no access currently exists, nor is a new access to this street proposed as a result of this project.

For the reasons described above, the project would not: conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b); substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or result in inadequate emergency access.

CEQA Guidelines Section 15064.3(b)(1) applies to land use projects and describes criteria for analyzing transportation impacts, stating, "Vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact." The Governor's Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (2018) has set a screening threshold of 110 trips per day to quickly identify when a project would have a less than significant impact due to VMT. The proposed project would not result in an increase in population, and therefore would not result in an increase in VMT associated with the project site. Therefore, the

project is below the OPR screening threshold. As a result, the proposed project can be screened out and would not have an impact due to VMT.

Given that none of the potential environmental impacts above apply to the proposed project, it will have ***no impact*** on transportation.

18. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

A. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

B. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓		

DISCUSSION

Item A: According to the Results and Recommendation Summary (PPAC/CMAC, March 25, 2021), *The resource appears to have a high degree of integrity of location and structure. The results of the investigation indicate that the shell midden is intact, while its outer edges are more ephemeral. However, [the site] does not appear to possess the potential to yield significant scientific or historical information or data beyond what has been previously documented during investigations of similar resources. Even though the resource's physical integrity appears to be high, it is not a unique or rare example of a coastal shell midden.* Furthermore, the existing home was found ineligible for the City's Historic Resources Inventory (HRI). See Item 5.A above. For this reason, the project will have a ***less than significant impact*** on Tribal Cultural Resources potentially eligible for the CRHR or as identified in PRC 5020.1(k).

Item B: As a result of the Extended Phase I/Phase II reports, the qualified archaeologist determined that the site is not eligible for the California Register of Historic Resources (CRHR). However, through AB 52 consultation with the two (2) local Tribes, the OCEN and the Esselen

Tribe, who indicated that the project has the potential to lead to discovery of important local cultural resources, Tribal and archaeological monitoring are required for all ground-disturbing activities between 0-4 feet.

The archaeological reports were prepared in compliance with § 23.90.200 of the LCP's Implementation Plan (IP) and the Cultural Resources Chapter of the Land Use Plan (LUP).

The inclusion of the *mitigation measures* below will reduce potential impacts to *less than significant*.

Mitigation Measures

MM CUL-1: Due to the existence of a pre-contact archaeological site on the subject property, archaeological monitoring shall be conducted by a qualified archaeologist, who meets the Secretary of the Interior's Qualification Standards for prehistoric archaeology, for all soil-disturbing construction-related activities, including but not limited to grading, trenching, and area excavations, during the proposed project. If archaeological resources are exposed during soil-disturbing construction-related activities, all construction operations shall stop within 50 feet of the find and a qualified professional archaeologist shall further review the materials then make recommendations for treatment. If a find is determined to be potentially significant, the archaeologist shall recommend appropriate treatment measures such as preservation in place, if feasible, data recovery, or heritage recovery. Appropriate treatment shall be formulated and implemented based on an agreement between the Property Owner, or their Agent, the Tribal monitor, and the Consulting Archaeologist. (Paramoure, May 2020)

If sufficient quantities of cultural material are recovered during monitoring/data recovery, appropriate mitigation measures shall be determined by the Tribal entity tasked with project monitoring. This might include re-burying the cultural material, radiocarbon dating, faunal analysis, lithic analysis, etc.

MM CUL-2: Management and construction personnel shall be made aware of the possibility of the discovery of these materials, and procedures to follow through a brief Cultural Resources Sensitivity Training that shall take place at the commencement of each phase of earth disturbing construction related activities. This training shall be conducted by the Tribe given monitoring responsibilities.

Sources:

- Phase I/Ext. Phase I - Archaeological Reconnaissance and Site Record Update of Assessor's Parcels 007-041-033, -034, -035 for West End Properties, L.P. Prepared by Patricia Paramoure, A.S., B.A., M.A., RPA of Patricia Paramoure Archaeological Consulting, October 2019 and updated May 2020.
- Results and Recommendations Summary. Patricia Paramoure Archaeological Consulting (PPAC) and Charles Mikulik Archaeological Consulting (CMAC), March 25, 2021.

- Monthly in-person consultation with Ohlone Costanoan Esselen Nation (OCEN) Tribal Chairperson Miranda-Ramirez between Oct. 2019 and the completion of the CEQA review. Consultation conducted by Alyson Hunter, AICP, Senior Planner, City of Pacific Grove.

19. UTILITIES AND SERVICE SYSTEMS

Would the project:

A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

E. Comply with federal, state, and local statutes and regulations related to solid waste?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
				✓

DISCUSSION

Items A, C-E: The project site can be connected to the existing sewer system and the proposed project will not generate a substantial increase in wastewater that would require additional treatment. The scale of the project does not result in the need to construct new water or wastewater treatment facilities or a need to expand those facilities. The proposed project will not necessitate construction of a new storm drain system. The proposed project would connect to the existing storm drain system. The scale of project is not expected to result in wastewater service provider exceeding capacity for existing or committed demand. The limited scope of the proposed project is not expected to result in a substantial increase in solid waste, and will comply with all statutes and regulations related to solid waste. The project will result in **no impact** to the water and wastewater utilities and service systems mentioned.

Item B: The City of Pacific Grove receives water services from the California American Water (Cal-Am) Company. Although the Monterey Peninsula area, including the City, is currently experiencing a water shortage, the City has potable water for sale. Given that the project is a replacement of one single-family residence with another, the minor amount of water needed for the replacement home is well within the City's entitlement. Cal-Am has provided verification in a letter dated October 13, 2020, that it will allow the relocation of the existing water meter from APN -035 to what are currently known as -034 (-033 and -034 will be assigned one (1) new APN by the Assessor's Office once the Parcel Merger has been recorded). Potable water is available in the City of Pacific Grove and can be obtained through a purchase agreement with the City. For these reasons, the project's potential impact on the environment in terms of water supplies is **less than significant**.

Sources:

- Cal-Am letter dated October 13, 2020, regarding water meter relocation.

20. MANDATORY FINDINGS OF SIGNIFICANCE

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓		

B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

IMPACT	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓	

DISCUSSION

Item A: As discussed in this Initial Study and as mitigated, the project will not result in a significant effect on the environment in any of the following ways: the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

Item B: As discussed in this Initial Study, the project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. With implementation of required mitigation, the project would not result in substantial long-term environmental impacts and, therefore, would not contribute to cumulative environmental changes that may occur due to planned and pending development. The project site is not located in a State Responsibility Area and is not classified as a Very High Fire Hazard Severity Zone. The nearest Very High Fire Hazard Severity Zone is approximately one mile southwest. Therefore, the proposed project would not result in impacts related to wildfire. The potential cumulative impacts of the project will be less than significant.

Item C: Effects on human beings are generally associated with impacts related to issue areas such as air quality, geology and soils, noise, traffic safety, and hazards. As discussed in this Initial Study, the project would have no impact or a less than significant impact in each of these resource areas. Therefore, the project would not cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

SUMMARY OF PROPOSED MITIGATION MEASURES

MM BIO-1: Bird Survey. In the event land clearing and construction start during the local bird nesting season (January 1 - July 31 of any year) the applicant will retain a qualified wildlife biologist or ornithologist to conduct a preconstruction nesting survey of the project area to ascertain whether nesting birds and their active nest could be jeopardized by the new activities. This survey should take place no more than 15 days before the start of the potentially disruptive work (demolition and ground disturbance). Should nesting be detected where there would be a threat to the nest/eggs/nestlings, the biologist should coordinate with the owner and contractor to work out an alternative work pattern or calendar to provide time necessary for the birds to complete their nesting effort.

MM BIO-2: Pre-Construction Meeting. Prior to demolition and again at the start of construction of the new home, the Project Biologist shall conduct an educational meeting to explain the purpose of the monitoring, to show the construction personnel what is being monitored and to explain what will happen in the incidence of locating a species of special concern during

construction activities. The Project Biologist will explain the life history of the species of special concern, why they may be found on the property, and what construction staff should do if one is spotted on the project site. The construction personnel will be shown a photo of the species of special concern and asked to be prepared to immediately stop demolition activity if a species of special concern is discovered and wait until the species is safely removed from the construction zone before restarting. This meeting may be concurrent with the similar pre-construction meeting for archaeological / Tribal resources.

MM BIO-3: Construction Fencing. Construction and construction related activities will avoid Map Areas B (sedge meadow) and E (near natural sand dune scrub, as identified in the Biological Evaluation and the construction footprint will be set-back a minimum of 50 ft from these areas to protect against effects of potential fugitive dust during construction, and incursion by nonnative plants. In order to achieve these measures, strengthened orange mesh fencing will be placed along the construction boundary and no less than 50 ft from the edge of Map Area E; also the same fencing will be placed along both margins of the existing driveway where it fronts Map Area E.

MM BIO-4: Restoration. To meet LCP requirements of 2:1 mitigation, landscape restoration and maintenance activities on the merged property (-033, -034) will be carried out in accordance with the project's approved Habitat Restoration Plan (CALIFAUNA *Native Botanical & Restoration Plan, Amended April 6, 2021*) and shall be supervised and monitored by a qualified biologist. This measure will result in an approximately 30,000 sq. ft. area restored to pre-project dune conditions.

Phase 1 - Debris Remediation. The remediation of debris collection by removal, including raking and shaping, will be tasked and scheduled by the 'recovery manager' (Project Biologist) in coordination with the project/construction manager. Most work will be completed with hand crews and small tractor with a tine rake and rear blade. The work could run alongside the site clearing for the residential footprint and utilities.

Phase 2 - Iceplant Remediation. Remediation also requires raking out all of the iceplant from inside the work area (recovery site plus the residential site). Collected iceplant must be covered and hauled offsite to the Marina Landfill. To save travel weight, the piled iceplant may be spread out to desiccate for a maximum of one week before hauling.

Phase 3 - Selected native plants will be installed in a mixed, random pattern over the property according to the quantities and spacing specifications indicated in the Plan. The installation of plants shall be completed prior to final building permit inspection approval and granting of occupancy.

Phase 4 - Following satisfactory installation of the new landscape, a 5-year maintenance and monitoring program shall commence, overseen and directed by the Project Biologist.

Monitoring - the Project Biologist will conduct:

- (a) bi-weekly site check for the first two months after plantings are completed [4 visits];
- (b) three quarterly inspections for the following nine months [3 visits]; and
- (c) for the following 4 years (yrs 2-5 of 5) at two visits [15].

Total = 17 visits (estimated total of 8 hrs). A final report and verification of success/failure will be submitted to the City of Pacific Grove at the completion of the monitoring effort.

(CALIFAUNA *Native Botanical & Restoration Plan, amended April 6, 2021*)

MM CUL-1: Tribal and Archaeological Monitoring. Due to the existence of a pre-contact archaeological site on the subject property, archaeological monitoring shall be conducted by a qualified archaeologist who meets the Secretary of the Interior's Qualification Standards for prehistoric archaeology and by Tribal monitors assigned by the Tribal leadership of the

Esselen Tribe and OCEN, for all soil-disturbing construction-related activities, including but not limited to grading, trenching, and area excavations, during the proposed project. If archaeological resources are exposed during soil disturbing construction-related activities, all construction operations shall stop within 50 feet of the find and a qualified professional archaeologist shall further review the materials then make recommendations for treatment. If a find is determined to be potentially significant, the archaeologist shall recommend appropriate treatment measures such as preservation in place, if feasible, data recovery, or heritage recovery. Appropriate treatment shall be formulated and implemented based on an agreement between the Property Owner, or their Agent, the Tribal monitor, and the Consulting Archaeologist. (PPAC/CMAC, May 2020 and March 2021)

If sufficient quantities of cultural material are recovered during monitoring/data recovery, appropriate mitigation measures shall be determined by the Tribal entity tasked with project monitoring. This might include re-burying the cultural material, radiocarbon dating, faunal analysis, lithic analysis, etc.

Furthermore, full time monitoring is required for any ground disturbing activities during this Project, occurring between 0 to 4-feet below the ground surface. (Summary, March 25, 2021)

MM CUL-2: Resource Sensitivity Training. Management and construction personnel shall be made aware of the possibility of the discovery of these materials, and procedures to follow through a brief Cultural Resources Sensitivity Training that shall take place at the commencement of each phase of earth disturbing construction related activities. This training shall be conducted by the Tribe given monitoring responsibilities.

DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	✓
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a “potential significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing	

further is required.	
----------------------	--

Alyson Hunter, AICP, Senior Planner
City of Pacific Grove

Date

DRAFT

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. REPRODUCTION OR PUBLICATION IN ANY MANNER, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. - FILED TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONFLICT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

HPH PROPERTIES, LP

1661 Sunset Drive

Pacific Grove, CA 93950

REVISION	No.

CONSULTANT:

PROJECT DATA

PROJECT INFORMATION

SHEET INDEX

PROJECT DATA SHEET				
Project Address:	1661 Sunset Drive	Submittal Date:	4/20/2021	
Applicant(s):	Eric Miller Architects	Permit Type(s) & No(s):	AP 19-0645	
	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1-B-4	R-1-B-4	R-1-B-4	
Building Site Area	46,630 sf and 46,249 sf	46,630 sf and 46,249 sf	92,879 sf	Proposed lot merger
Density (multi-family projects only)	N/A	N/A	N/A	
Building Coverage	0%	0 sf	5,952 sf	
Site Coverage	15% (13,931 sf) + 750 sf	0 sf	13,903 sf + 750 sf	Outdoor Use Area
Gross Floor Area	6,000 sf	5,009 sf	5,912 sf	Existing on Parcels 3&4
Square Footage not counted towards Gross Floor Area	--	--	1,893 sf	Covered Patios
Impervious Surface Area Created and/or Replaced	--	--	6,098 sf	2,228 sf new plus 3,870 sf existing driveway
Exterior Lateral Wall Length to be demolished in feet & % of total*	--	671 LF	671 LF/100%	Existing on Parcels 3&4 to be demolished
Exterior Lateral Wall Length to be built	--	--	565 LF	
Building Height	18 ft.		18 ft.	
Number of stories	1		1	
Front Setback	75 ft.		207.75 ft.	
North Side Setback (specify side)	10 ft.		157.5 ft.	
South Side Setback (specify side)	10 ft.		10 ft.	
Rear Setback	20 ft.		20.0 ft.	
Garage Door Setback	20 ft.		298 ft.	
Covered Parking Spaces	1		2	
Uncovered Parking Spaces	1		2	
Parking Space Size (Interior measurement)	9' x 20'		26.67' x 20.75'	
Number of Driveways	1	1	1	
Driveway Width(s)	12 ft.	12 ft.	12 ft.	
Back-up Distance	20 ft.		24 ft.	
Eave Projection (Into Setback)	3' maximum		2.5 ft.	
Distances Between Eaves & Property Lines	3' minimum		7.5 ft., min.	
Open Porch/Deck Projections	--		6 ft. to 15 ft.	
Architectural Feature Projections	--		24 S.F.	Bay Window
Number & Category of Accessory Buildings	0		0	
Accessory Building Setbacks			N/A	
Distance between Buildings			N/A	
Accessory Building Heights			N/A	
Fence Heights	6 ft.		N/A	

*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.
[Rev. 01/14/14]

LOT DATA :
LOT SIZE : 46,630 S.F. & 46,259 S.F. PARCEL 1 & PARCEL II
57,237 S.F. PARCELS 3 & 4
ZONING : R-1-B-4
APN: 007-041-033 & -034
007-041-035
SITE ADDRESS: 1661 SUNSET DRIVE
CITY: PACIFIC GROVE
ZIP CODE: 93950
ARCHAEOLOGICAL ZONE: YES
COASTAL ZONE: YES
HISTORIC RESOURCES INVENTORY: NO
AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE WATERSHED: YES
BUTTERFLY HABITAT: NO
ENVIRONMENTALLY SENSITIVE HABITAT AREA: YES
SEPTIC: NO
RUNOFF RETENTION REQUIRED: YES
LAND USE: LOW DENSITY RESIDENTIAL
LOT/BLOCK: BLOCK 317, VOL. B, PAGE 217

STANDARDS

SITE COVERAGE, MAX. ALLOWED : 13,931 S.F. = 15%
OUTDOOR LIVING SPACE ALLOWED: 750 S.F.
FLOOR AREA, MAX. ALLOWED : 6,000 S.F.

PROPOSED FLOOR AREA:

FIRST FLOOR: 5,310 S.F.
GARAGE : 602 S.F.
TOTAL PROPOSED FLOOR AREA : 5,912 S.F.

PROPOSED PRIMARY COVERAGE AREA:

BUILDING COVERAGE : 5,912 S.F.
COVERED PATIOS : 1,893 S.F.
SHARED DRIVEWAY : 3,870 S.F.
DRIVEWAY / PARKING : 725 S.F.
WALKS & PATIOS : 1,346 S.F.
TRASH ENCLOSURE : 70 S.F.
RETAINING WALLS : 87 S.F.
TOTAL PRIMARY COVERAGE AREA = 13,903 S.F. 14.97%

OUTDOOR USE AREA : 750 S.F.

OWNER: HPH PROPERTIES, LP
415 CROCKER AVENUE
PACIFIC GROVE, CA 93950
PROJECT ADDRESS: 1661 SUNSET DRIVE
PACIFIC GROVE, CA 93950
ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PH: 831.372.2410
LAND SURVEYOR: BESTOR ENGINEERS, INC.
9701 BLUE LARKSPUR LANE
MONTEREY, CA 93940
P: 831.373.2941
ARCHAEOLOGIST: PATRICIA PARAMOURE ARCHAEOLOGICAL CONSULTING
5439 SOQUEL DRIVE
SOQUEL, CA 95073
P: 831.456.9809
BIOLOGIST: JEFFREY B. FROKE, Ph.D.
3158 BIRD ROCK ROAD
PEBBLE BEACH, CA 93953
P: 831.224.8545
CIVIL ENGINEER: LANDSET ENGINEERS, INC.
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
P: 831.443.6970

PROJECT DESCRIPTION

DEMOLITION OF EXISTING 4,390 S.F. TWO-STORY SINGLE FAMILY RESIDENCE AND 619 S.F. GUEST HOUSE ON PARCELS 3 & 4. CONSTRUCTION OF NEW ONE-STORY SINGLE FAMILY RESIDENCE ON PARCELS 1 & 2. THE NEW 5,912 S.F. RESIDENCE CONSISTS OF 4 BEDROOMS, 4 BATHS, 1 HALF BATH AND ATTACHED TWO CAR GARAGE. NEW 1,898 S.F. COVERED PATIOS, 568 S.F. UNCOVERED PATIOS, 740 S.F. ADJACENT OUTDOOR USE AREA AND 87 S.F. RETAINING WALLS. THE EXISTING DRIVEWAY, NEW DRIVEWAY AND NEW PARKING AREA TOTAL 4,807 S.F.

TREE REMOVAL

ALL EXISTING TREES TO REMAIN.

NON-NATIVE VEGETATION TO BE REMOVED.
LANDSCAPE IS TO BE RESTORED TO NATIVE DUNES VEGETATION PER RESTORATION PLAN.

GRADING

CUT : 1,340 CU. YDS.
FILL : 10 CU. YDS.
NET : 1,330 CU. YDS. TO BE DISTRIBUTED IN THE LANDSCAPE OF PARCELS 1 AND 2.

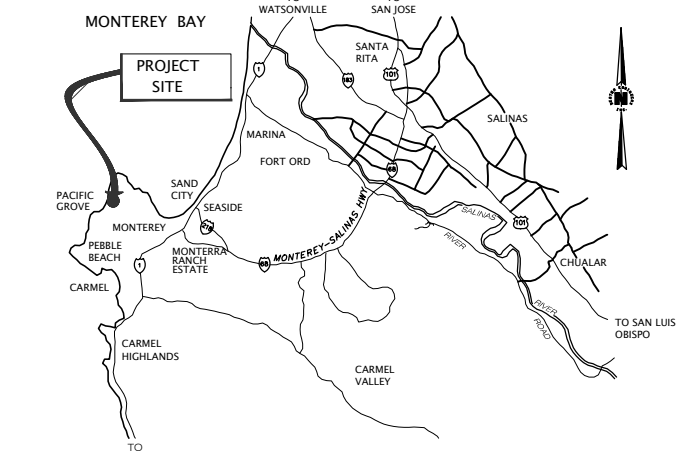
ARCHITECTURAL

A-0.1 COVER SHEET
1 of 3 ALTA/NSPS LAND TITLE SURVEY
2 of 3 ALTA/NSPS LAND TITLE SURVEY
3 of 3 ALTA/NSPS LAND TITLE SURVEY
A-1.0 PROPOSED SITE PLAN
A-1.1 ENLARGED SITE PLAN
A-1.2 PROPOSED SITE ANALYSIS
A-2.1 PROPOSED PARTIAL FLOOR PLAN
A-2.2 PROPOSED PARTIAL FLOOR PLAN
A-2.3 PROPOSED ROOF PLAN
A-3.1 PROPOSED EXTERIOR ELEVATIONS
A-7.1 RENDERED STREET VIEWS
A-7.2 RENDERED PERSPECTIVES
A-7.3 MATERIAL SAMPLES
EL-1 LANDSCAPE LIGHTING PLAN

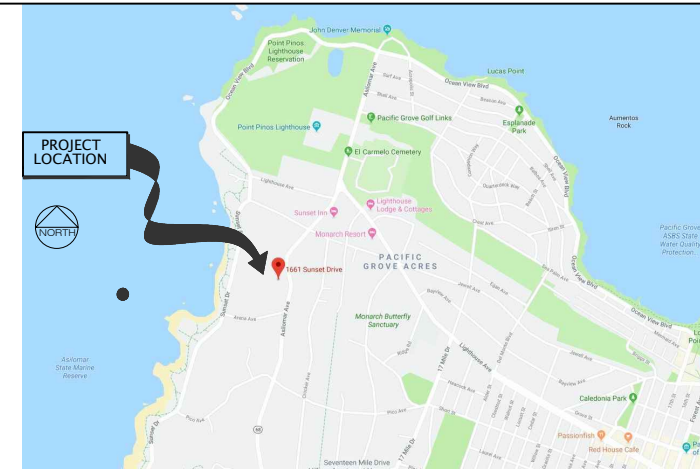
CIVIL

C1 CONCEPTUAL GRADING AND DRAINAGE
C2 CONCEPTUAL GRADING SECTIONS

VICINITY MAP



LOCATION MAP



ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ARCHITECT

COVER SHEET

JOB NAME: HPH Properties, LP
1661 Sunset Drive
Pacific Grove, CA 93950
A.P.N.: 007-041-034 & - 033

DATE: 4/20/2021

SCALE: N.T.S.

DRAWN: C.J.H.

JOB NUMBER: 19.02

A-0.1
SHEET OF

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

OF THE LANDS OF
DAN & LILLIAN KING FOUNDATION
AS DESCRIBED IN THE PRELIMINARY TITLE REPORT ISSUED BY
FIRST AMERICAN TITLE
ORDER NUMBER 2714-5686779 | DATED NOVEMBER 6, 2018

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF PACIFIC GRAVE, THE COUNTY OF MONTEREY, STATE OF CALIFORNIA IS DESCRIBED AS FOLLOWS:

PARCEL I:

BEGINNING AT A POINT DISTANT 188.96 FEET SOUTH 13° 22' WEST FROM CORNER NO. 3, BLOCK NO. 317; PACIFIC GRAVE ACRES, MONTEREY COUNTY, CALIFORNIA, AND RUNNING THENCE:

(1) SOUTH 12° 22' WEST, 143.99 FEET; THENCE,

(2) SOUTH 76° 38' EAST, 322.52 FEET; THENCE,

(3) NORTH 13° 22' WEST, 143.99 FEET; THENCE,

(4) NORTH 76° 38' WEST, 322.52 FEET TO THE POINT OF BEGINNING, AND BEING A PORTION OF SAID BLOCK NO. 317, PACIFIC GRAVE ACRES, MONTEREY COUNTY, CALIFORNIA, AND BEING A PORTION OF THE CORNER OF SAID BLOCK NO. 317 AND THE NOW ABANDONED DEL MAR AVENUE, AS DELINEATED AND SO DESIGNATED ON THAT CERTAIN MAP ENTITLED "MAP OF PACIFIC GRAVE ACRES" ETC. FILED JUNE 2, 1919 IN VOLUME NO. 3 OF CITIES AND TOWNS, PAGE 13, RECORDS OF MONTEREY COUNTY, CALIFORNIA.

PARCEL II:

BEGINNING AT A POINT DISTANT 339.95 FEET SOUTH 13° 22' WEST FROM CORNER NO. 3, BLOCK NO. 317; PACIFIC GRAVE ACRES, MONTEREY COUNTY, CALIFORNIA, AND RUNNING THENCE:

(1) SOUTH 76° 38' EAST, 322.52 FEET; THENCE,

(2) SOUTH 13° 22' WEST, 143.99 FEET; THENCE,

(3) NORTH 76° 38' EAST, 322.52 FEET; THENCE,

(4) NORTH 13° 22' EAST, 143.99 FEET TO THE POINT OF BEGINNING, AND BEING A PORTIONS OF BLOCK NO. 317 AND THE NOW ABANDONED DEL MAR AVENUE, AS DELINEATED AND SO DESIGNATED ON THAT CERTAIN MAP ENTITLED "MAP OF PACIFIC GRAVE ACRES" ETC. FILED JUNE 2, 1919 IN VOLUME NO. 3 OF CITIES AND TOWNS, PAGE 13, RECORDS OF MONTEREY COUNTY, CALIFORNIA.

PARCEL III:

BEGINNING AT A POINT LYING ON THE EASTERLY BOUNDARY LINE OF BLOCK NO. 318, PACIFIC GRAVE ACRES, MONTEREY COUNTY, CALIFORNIA, SAID POINT OF BEGINNING BEING THE NORTHERLY END OF THE CORNER OF 340 FEET RADII, THAT DEFINED A PORTION OF THE WESTERLY LINE OF ASILOMAR AVENUE OF SAID PACIFIC GRAVE ACRES, AND RUNNING THENCE:

(1) SOUTHERLY CURVING TO THE RIGHT 75.43 FEET ON THE ARC OF SAID CURVE OF 340 FEET RADII, ALONG SAID WESTERLY LINE OF SAID ASILOMAR AVENUE, TO A POINT; THENCE,

(2) NORTH 76° 10' 30' WEST, 405.66 FEET TO A POINT; THENCE,

(3) NORTH 13° 22' EAST, 81.74 FEET TO A POINT; THENCE,

(4) SOUTH 77° 00' EAST, 362.73 FEET TO A POINT; THENCE,

(5) SOUTH 77° 44' EAST, 22.13 FEET TO THE POINT OF BEGINNING, AND BEING A PORTION OF SAID BLOCK NO. 318, PORTION OF THE NOW ABANDONED DEL MAR AVENUE, AS DELINEATED AND SO DESIGNATED ON THAT CERTAIN MAP ENTITLED "MAP OF PACIFIC GRAVE ACRES" ETC. FILED JUNE 2, 1919 IN VOLUME NO. 3 OF CITIES AND TOWNS, PAGE 13, RECORDS OF MONTEREY COUNTY, CALIFORNIA.

PARCEL IV:

BEGINNING AT A POINT DISTANT 815.43 SOUTH, 13° 22' WEST FROM CORNER NO. 4, BLOCK NO. 318 PACIFIC GRAVE ACRES, MONTEREY COUNTY, CALIFORNIA, AND RUNNING THENCE:

(1) NORTH 76° 10' 30' WEST, 2000 FEET TO A POINT; THENCE,

(2) SOUTH 13° 22' WEST, 105.87 FEET TO A POINT; THENCE,

(3) SOUTH 75° 12' EAST, 423.11 FEET TO A POINT ON THE WESTERLY LINE OF ASILOMAR AVENUE; THENCE,

(4) NORTHERLY AND CURVING TO THE LEFT ALONG SAID WESTERLY LINE OF ASILOMAR AVENUE 115.00 FEET ON THE ARC OF A CURVE OF 340 FEET RADII TO A POINT; THENCE,

(5) LEAVING SAID WESTERLY LINE OF ASILOMAR AVENUE NORTH 76° 10' 30' WEST 385.66 FEET TO THE POINT OF THE POINT OF BEGINNING, AND BEING A PORTION OF SAID BLOCK NO. 318 AND A PORTION OF THE NOW ABANDONED DEL MAR AVENUE, AS DELINEATED AND SO DESIGNATED ON THAT CERTAIN MAP ENTITLED "MAP OF PACIFIC GRAVE ACRES" ETC. FILED JUNE 2, 1919 IN VOLUME NO. 3 OF CITIES AND TOWNS, PAGE 13, RECORDS OF MONTEREY COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION COVERED TO DAVID S.B. CREW, JR. ET UX BY DEED RECORDS APRIL 29, 1946, IN BOOK 1058 OFFICIAL RECORDS, PAGE 396, MONTEREY COUNTY RECORDS.

APR: 007-041-029

FLOOD ZONE DESIGNATION

PROJECT SITE IS LOCATED OUT OF FLOOD ZONE

BASIS OF BEARINGS

THE BEARING OF N 13°22'00" E AS MEASURED BETWEEN MONUMENTS FOUND ALONG THE WESTERLY BOUNDARY OF BLOCK 317 AS SHOWN ON THE MAP RECORDED IN VOLUME B, PAGE 13, RECORDS OF MONTEREY COUNTY, CALIFORNIA, AS SHOWN HEREON, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

SURVEYORS CERTIFICATION

TO DOUG ELSTOB AND FIRST AMERICAN TITLE COMPANY AND THEIR SUCCESSORS AND ASSONS: THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS SURVEYS, AS SET FORTH IN THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS ITEMS 2.1, 3, 4, 5, 6A, 7A, 8, 13, 14, 15, 16, 17, 18, 19, 20 OF "MAP A" THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 2019.

EXCEPTIONS AND EXCLUSIONS

1. GENERAL, AND SPECIAL, TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019.

FIRST INSTRUMENT: \$21,742.42, OPEN

SECOND INSTRUMENT: \$0.00

THIRD INSTRUMENT: \$21,742.42, OPEN

FOURTH INSTRUMENT: \$0.00

FIFTH INSTRUMENT: \$0.00

SIXTH INSTRUMENT: \$0.00

SEVENTH INSTRUMENT: \$0.00

EIGHTH INSTRUMENT: \$0.00

NINTH INSTRUMENT: \$0.00

TENTH INSTRUMENT: \$0.00

ELEVENTH INSTRUMENT: \$0.00

TWELFTH INSTRUMENT: \$0.00

THIRTEENTH INSTRUMENT: \$0.00

FOURTEENTH INSTRUMENT: \$0.00

FIFTEENTH INSTRUMENT: \$0.00

SIXTEENTH INSTRUMENT: \$0.00

SEVENTEENTH INSTRUMENT: \$0.00

EIGHTEENTH INSTRUMENT: \$0.00

NINETEENTH INSTRUMENT: \$0.00

TWENTIETH INSTRUMENT: \$0.00

2. THE LEND OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

3. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JUNE 14, 1923 AS BOOK 19, PAGE 182 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, OR INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(f)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. § 3604(c) OR CALIFORNIA GOVERNMENT CODE § 12955. LATENT RESTRICTIONS UNDER STATE AND FEDERAL LAW BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 09, 1924 AS BOOK 34, PAGE 105 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, OR INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(f)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. § 3604(c) OR CALIFORNIA GOVERNMENT CODE § 12955. LATENT RESTRICTIONS UNDER STATE AND FEDERAL LAW BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

5. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 09, 1924 AS BOOK 34, PAGE 105 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, OR INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(f)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. § 3604(c) OR CALIFORNIA GOVERNMENT CODE § 12955. LATENT RESTRICTIONS UNDER STATE AND FEDERAL LAW BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

6. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED FEBRUARY 11, 1924 AS BOOK 34, PAGE 145 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, DISABILITY, HANDICAP, OR INCOME (AS DEFINED IN CALIFORNIA GOVERNMENT CODE § 12955(f)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 U.S.C. § 3604(c) OR CALIFORNIA GOVERNMENT CODE § 12955. LATENT RESTRICTIONS UNDER STATE AND FEDERAL LAW BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

7. AN EASEMENT FOR DRIVEWAY AND UNDERLYING PURPOSES IN THE DOCUMENT RECORDED AUGUST 15, 1980 AS INSTRUMENT NO. 1980-02807 IN BOOK/FEEL 1425, PAGE/IMAGE 253 OF OFFICIAL RECORDS.

8. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED DECEMBER 3, 2007 IN BOOK 29, PAGE 76 OF RECORD OF SURVEYS.

9. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$500,000.00 RECORDED JULY 26, 2018 AS INSTRUMENT NO. 18-32905 OF OFFICIAL RECORDS.

10. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$500,000.00 RECORDED JULY 26, 2018 AS INSTRUMENT NO. 18-32905 OF OFFICIAL RECORDS.

11. WITH RESPECT TO DAN AND LILLIAN KING FOUNDATION, A CALIFORNIA NONPROFIT PUBLIC UTILITY, THE EFFECT OF A RESOLUTION OF THE BOARD OF DIRECTORS AUTHORIZING THE CORPORATION'S STATE OF DOMICILE.

12. WITH RESPECT TO DAN AND LILLIAN KING FOUNDATION, A CALIFORNIA NONPROFIT PUBLIC UTILITY, THE EFFECT OF A RESOLUTION OF THE BOARD OF DIRECTORS AUTHORIZING THE CORPORATION'S STATE OF DOMICILE.

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21. WITH RESPECT TO DAN AND LILLIAN KING FOUNDATION, A CALIFORNIA NONPROFIT PUBLIC UTILITY, THE EFFECT OF A RESOLUTION OF THE BOARD OF DIRECTORS AUTHORIZING THE CORPORATION'S STATE OF DOMICILE.

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24. WITH RESPECT TO DAN AND LILLIAN KING FOUNDATION, A CALIFORNIA NONPROFIT PUBLIC UTILITY, THE EFFECT OF A RESOLUTION OF THE BOARD OF DIRECTORS AUTHORIZING THE CORPORATION'S STATE OF DOMICILE.

25. WITH RESPECT TO DAN AND LILLIAN KING FOUNDATION, A CALIFORNIA NONPROFIT PUBLIC UTILITY, THE EFFECT OF A RESOLUTION OF THE BOARD OF DIRECTORS AUTHORIZING THE CORPORATION'S STATE OF DOMICILE.

26. WITH RESPECT TO DAN AND LILLIAN KING FOUNDATION, A CALIFORNIA NONPROFIT PUBLIC UTILITY, THE EFFECT OF A RESOLUTION OF THE BOARD OF DIRECTORS AUTHORIZING THE CORPORATION'S STATE OF DOMICILE.

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REVISIONS

DESIGNED BY

DRAWN BY

DATE: PRELIMINARY

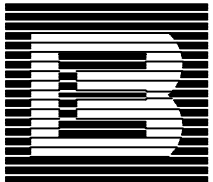
ENGINEER

RCE:

EXP:

PRELIMINARY
NOT FOR CONSTRUCTION

BESTOR ENGINEERS, INC.
CIVIL ENGINEERING - SURVEYING - LAND PLANNING
9701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940



CALIFORNIA

PREPARED FOR: DOUG ELSTOB

ALTA/NSPS LAND TITLE SURVEY

1661 SUNSET DRIVE
APN 007-041-029

COUNTY OF MONTEREY,

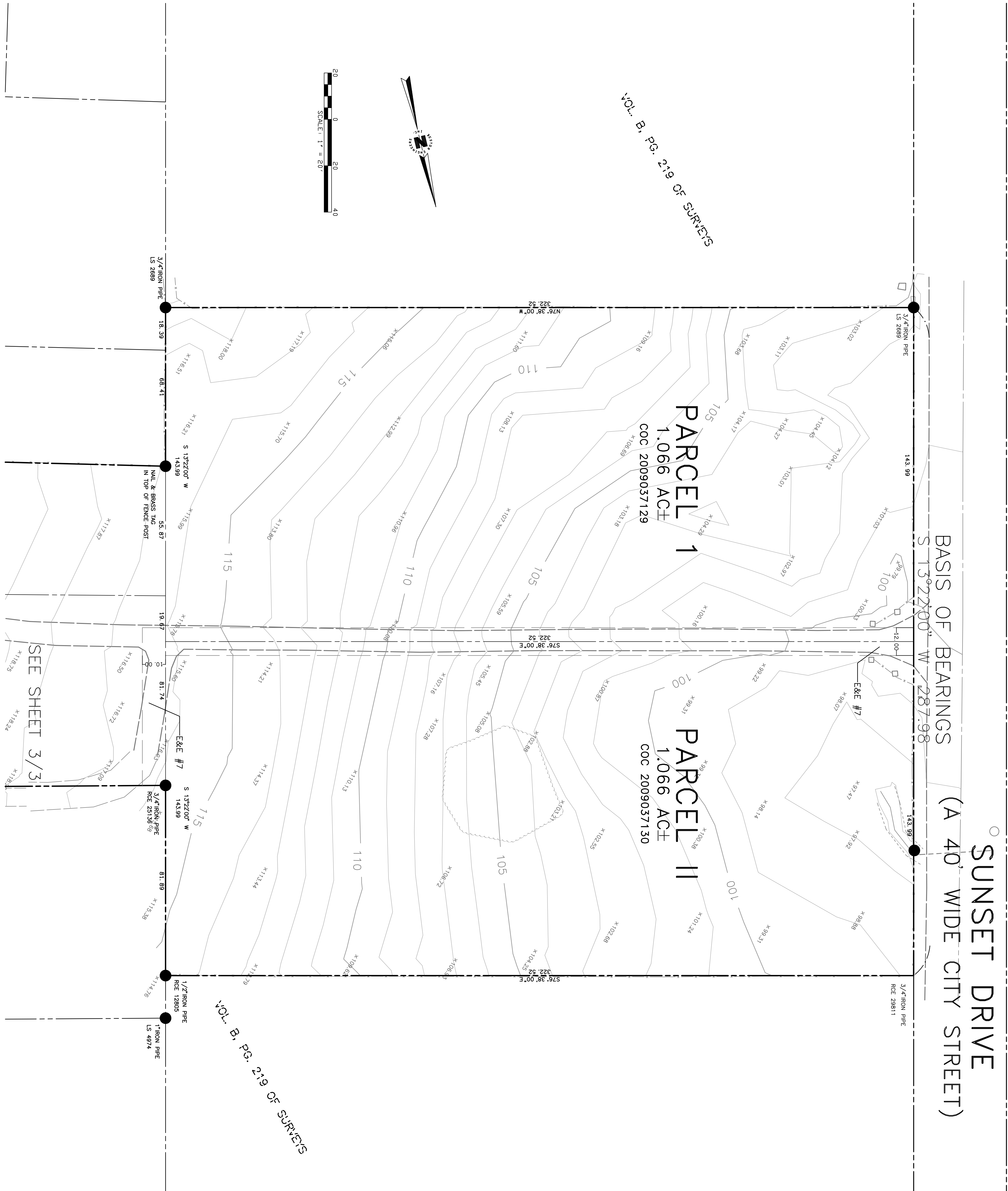
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DATE: 1/24/19

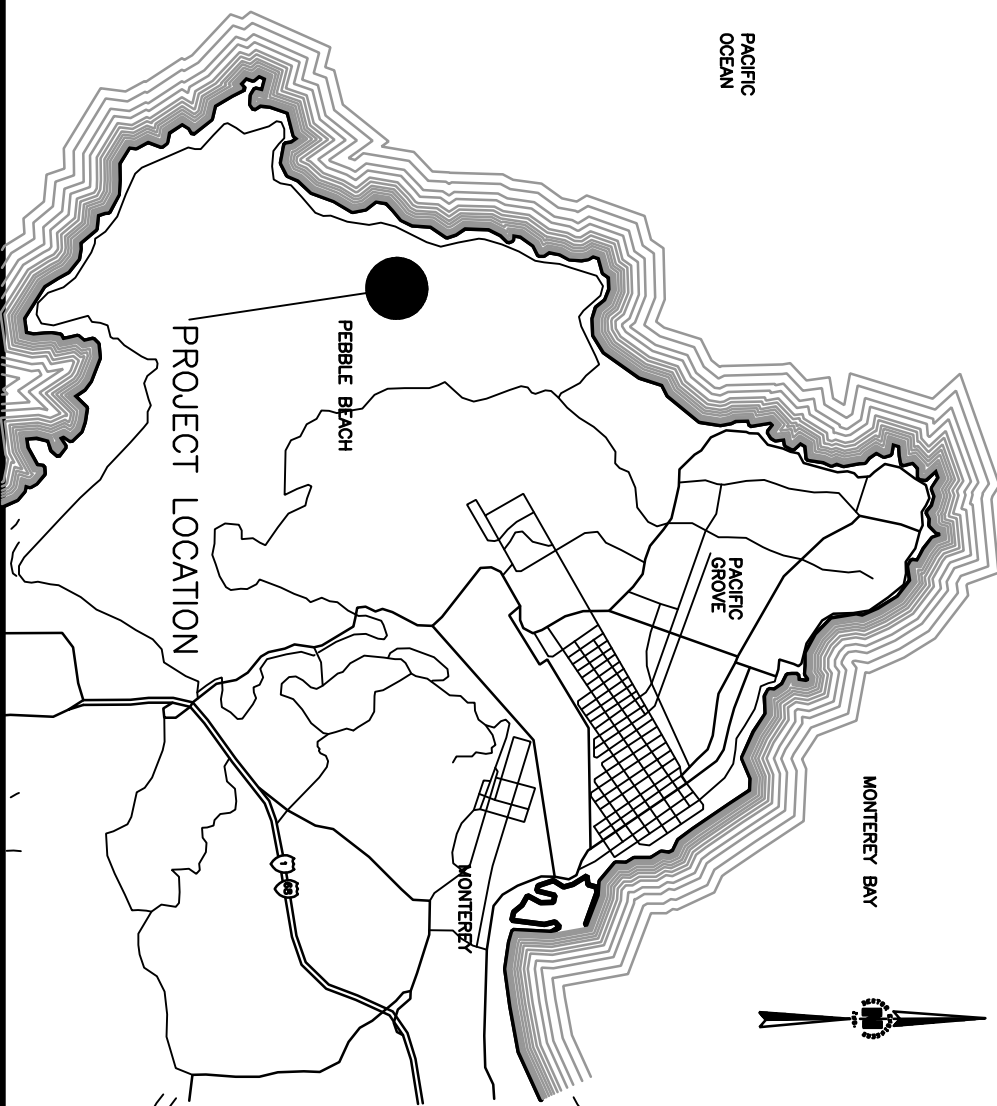
SHEET: 1 OF 3

WO: 6752.02

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VICINITY MAP NOT TO SCALE



LEGEND

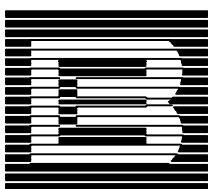
- BLDG BUILDING
- CONC CONCRETE
- EP EDGE OF PAVEMENT
- OR OR
- INV INVERT
- IP IRON PIPE
- SD STORM DRAIN PIPE
- SUF SEARCHED, NOT FOUND
- UE UTILITY EASEMENT
- FH FIRE HYDRANT
- LP LIGHT POLE
- PP POWER POLE
- WM WATER METER
- WV WATER VALVE
- FOUN FOUND PROPERTY CORNER AS DESCRIBED
- PROPERTY LINE
- FENCE
- E&E EXEMPTIONS AND EXCLUSIONS
- COC CERTIFICATE OF COMPLIANCE

REVISIONS

DESIGNED BY
DRAWN BY
DATE: PRELIMINARY
ENGINEER
RCE:

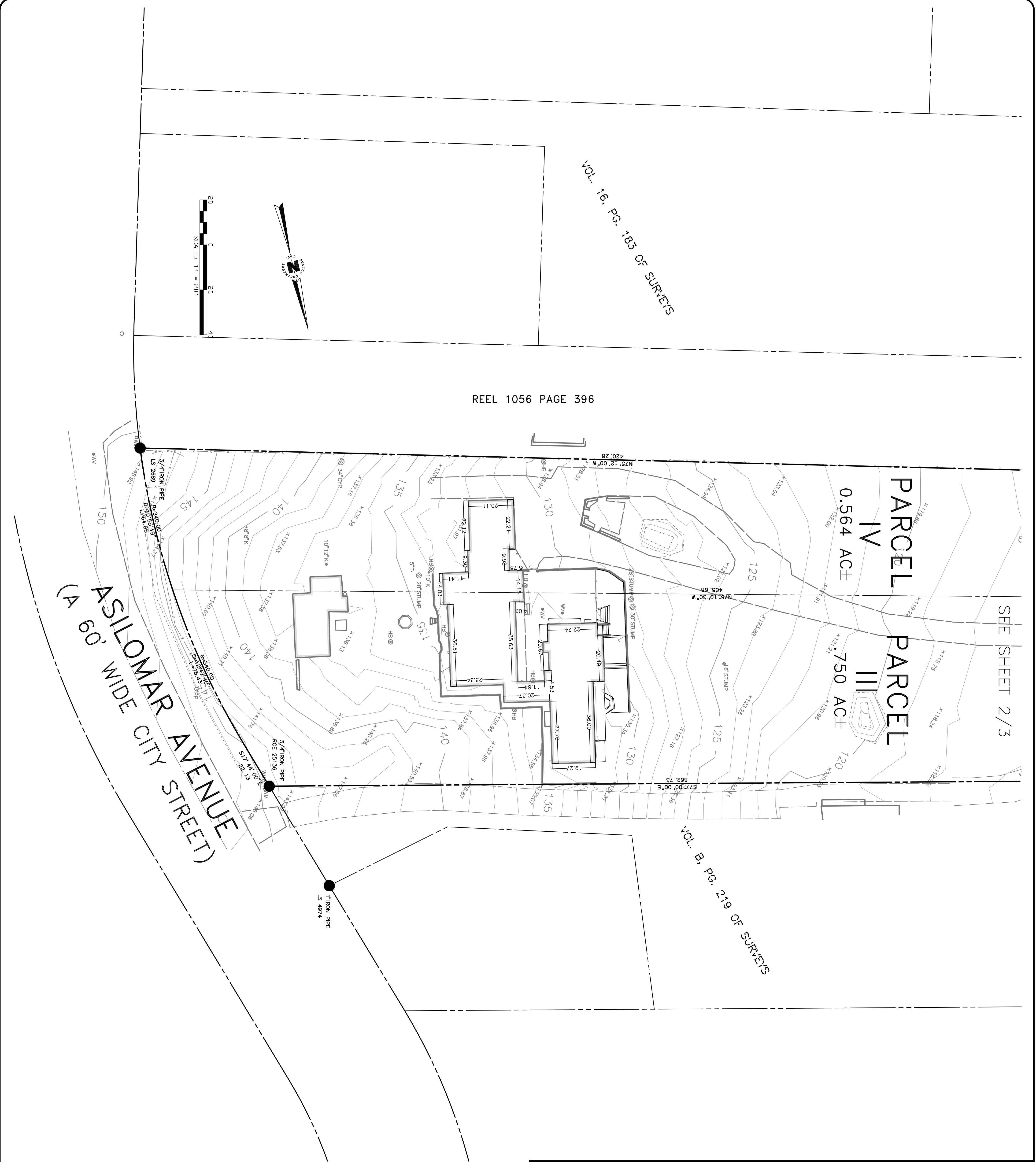
EXP:

PRELIMINARY
NOT FOR CONSTRUCTION



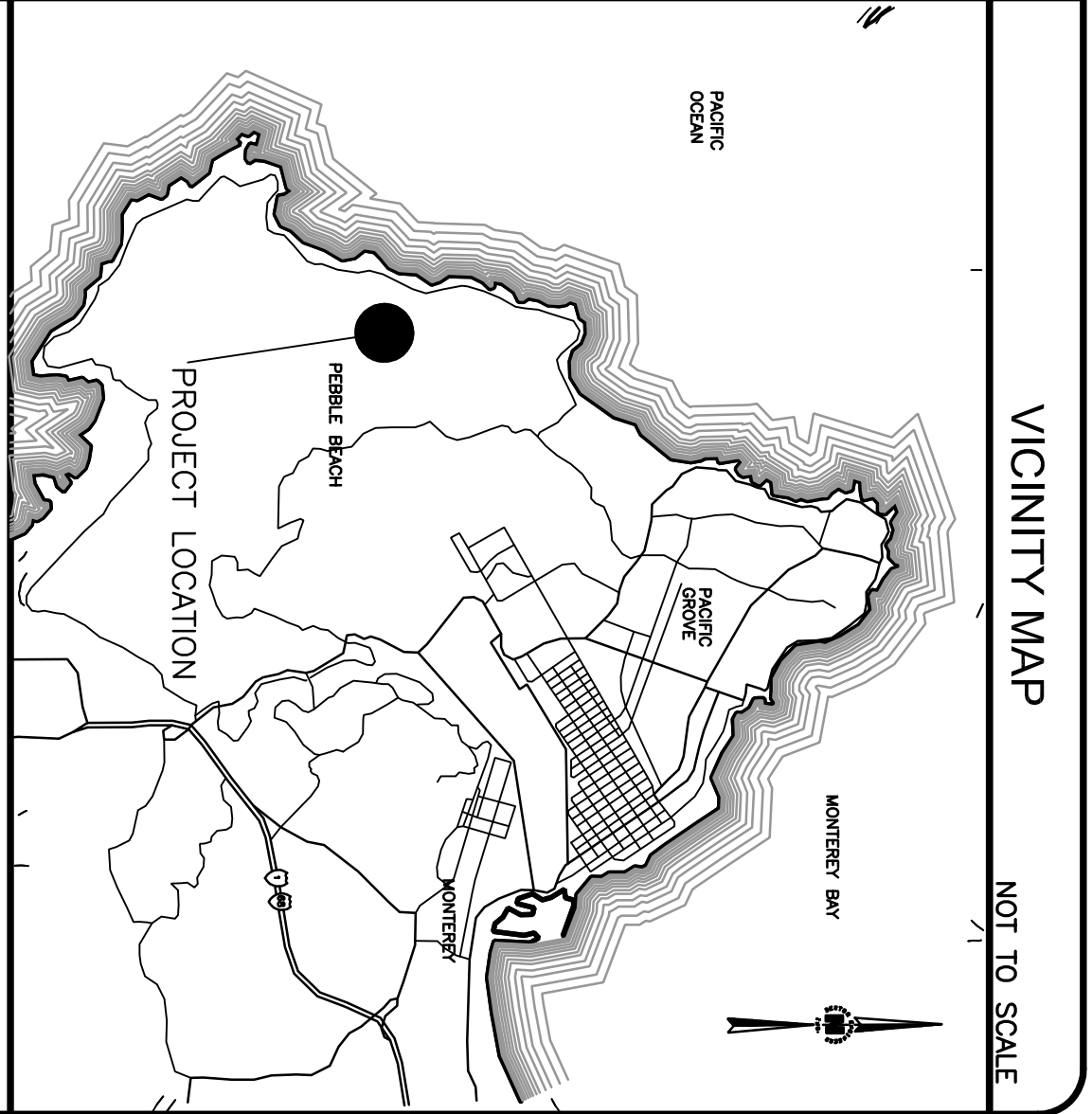
BESTOR ENGINEERS, INC.
CIVIL ENGINEERING -- SURVEYING -- LAND PLANNING
9701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

PREPARED FOR: DOUG ELSTOB
ALTA/NSPS LAND TITLE SURVEY
1661 SUNSET BLVD
APN 007-041-029
COUNTY OF MONTEREY, CALIFORNIA



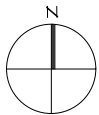
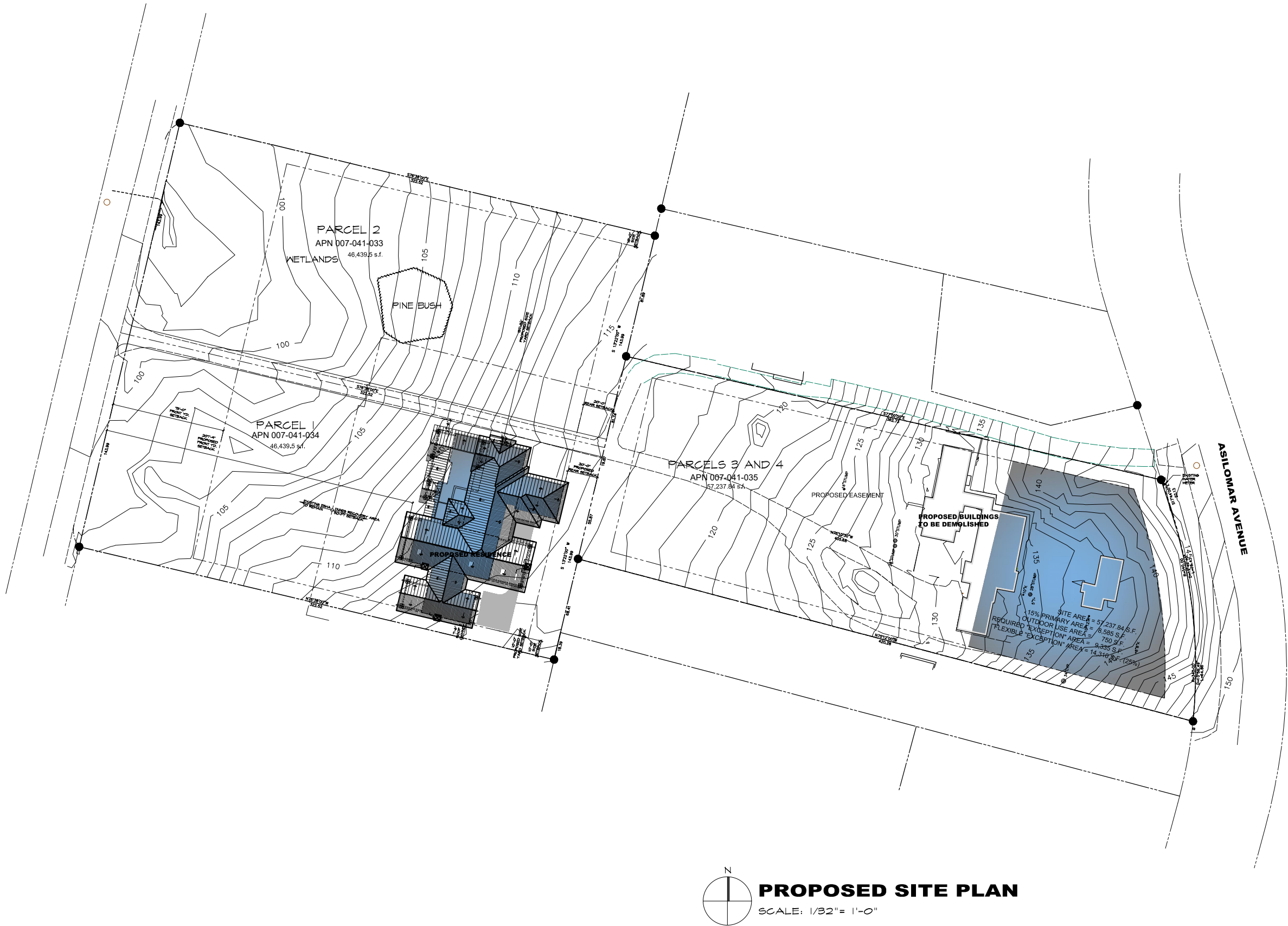
SEE SHEET 2/3

ASILOMAR AVENUE
(A 60' WIDE CITY STREET)



VICINITY MAP		NOT TO SCALE
LEGEND		
BLDG	BUILDING	
CONC	CONCRETE	
EP	EDGE OF PAVEMENT	
OR	OR	
INV	INVERT	
IP	IRON PIPE	
SD	STORM DRAIN PIPE	
SUF	SEARCHED, NOT FOUND	
UE	UTILITY EASEMENT	
FH	FIRE HYDRANT	
LP	LIGHT POLE	
PP	POWER POLE	
WM	WATER METER	
WV	WATER VALVE	
●	FOUND PROPERTY CORNER AS DESCRIBED	
---	PROPERTY LINE	
- - -	FENCE	
---	EXEMPTIONS AND EXCLUSIONS	
---	CERTIFICATE OF COMPLIANCE	

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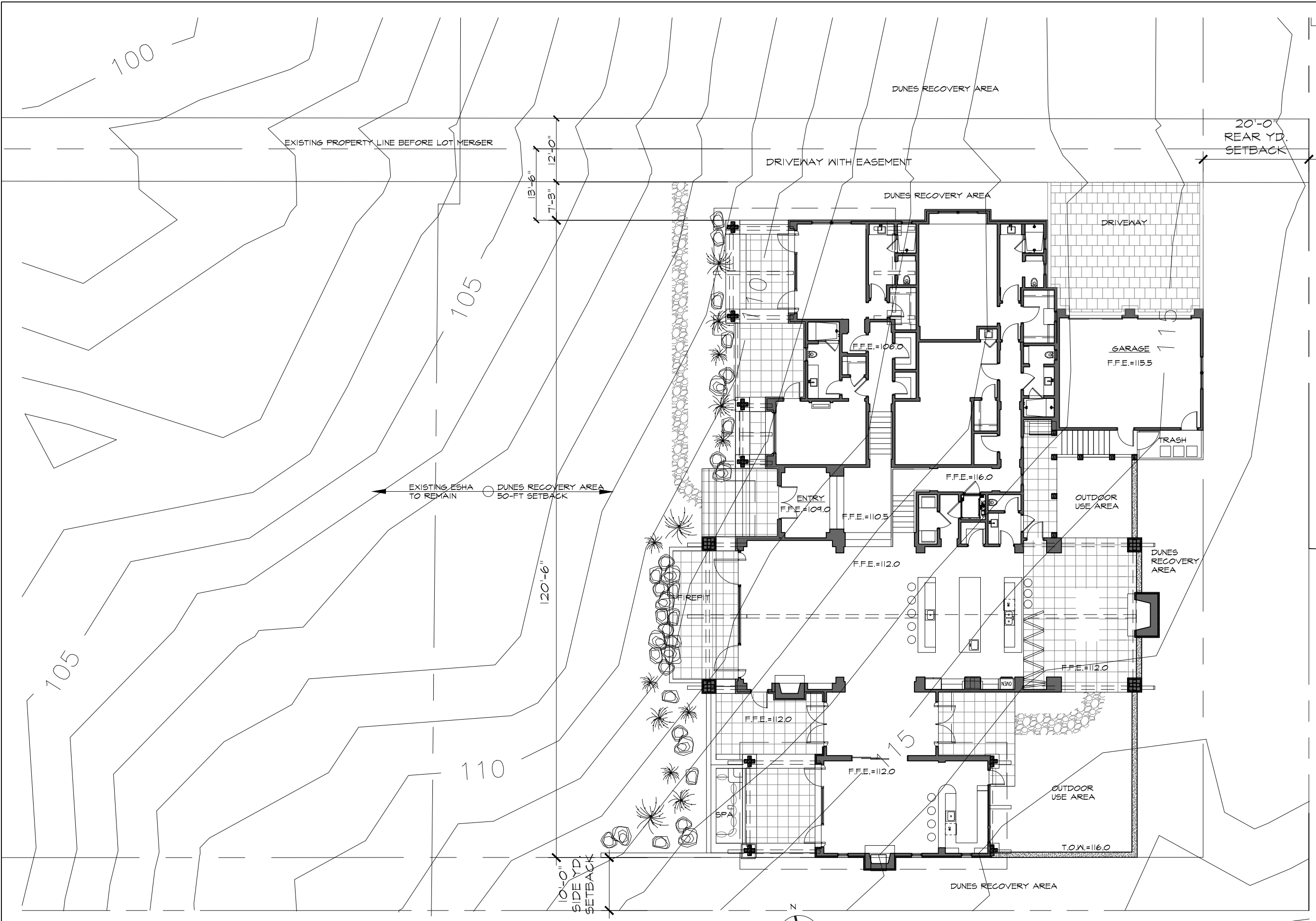


PROPOSED SITE PLAN

SCALE: 1/32" = 1'-0"

REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC. 		
211 HOFFMAN AVENUE MONTEREY, CA 93940		
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
PROPOSED SITE PLAN		JOB NAME: HPH Properties, LP
		1661 Sunset Drive
		Pacific Grove, CA 93950
		A.P.N.: 007-041-034 & - 033
DATE: 4/20/2021		
SCALE: 1/32" = 1'-0"		
DRAWN: C.J.H.		
JOB NUMBER: 14.02		
A-1.0		
SHEET OF		

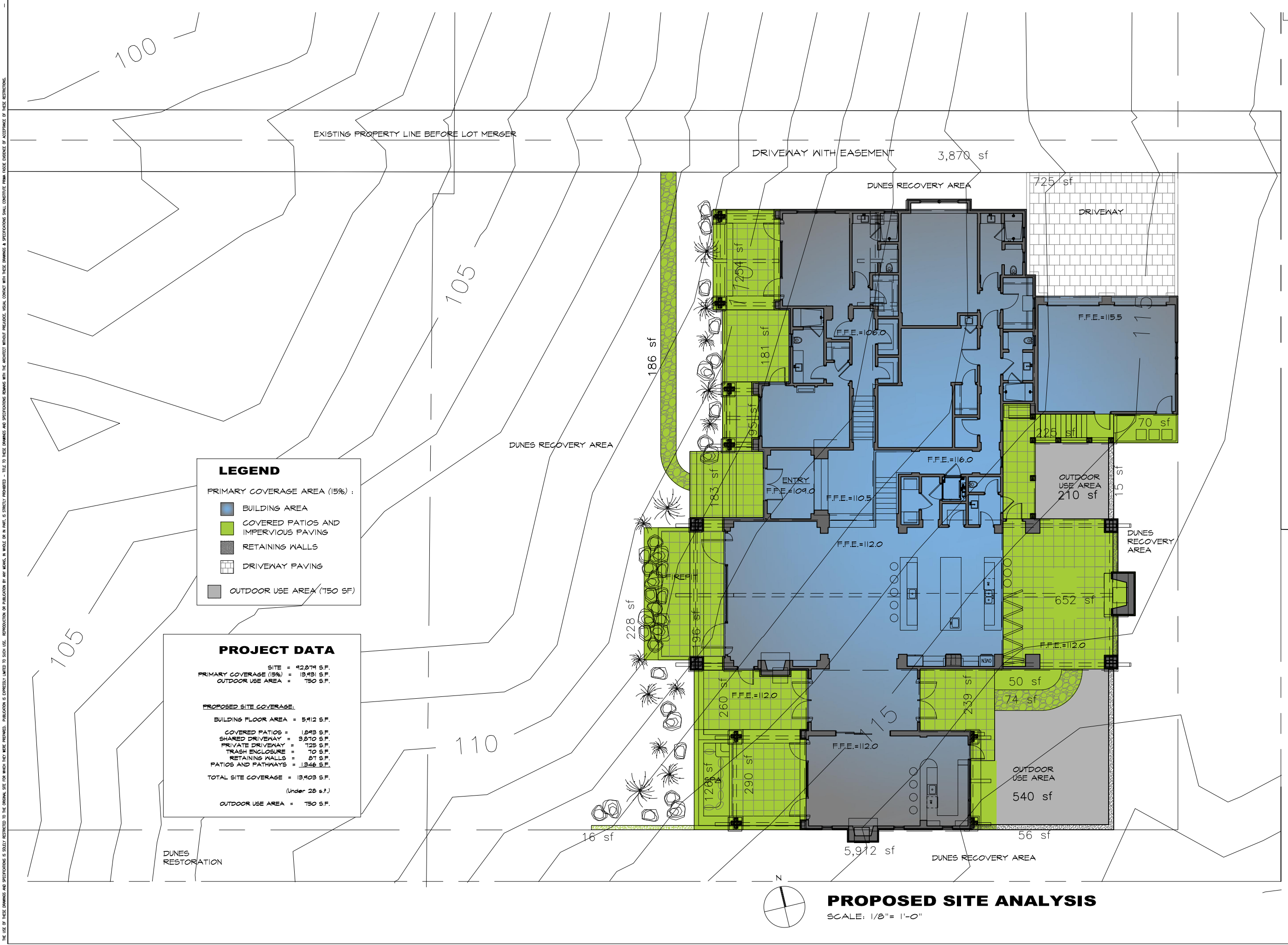
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ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"

REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC.		
211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
ENLARGED SITE PLAN		JOB NAME: HPH Properties, LP 1661 Sunset Drive Pacific Grove, CA 93950 A.P.N.: 007-041-034± - 033
DATE: 4/20/2021		
SCALE: 1/8" = 1'-0"		
DRAWN: C.J.H.		
JOB NUMBER: 14.02		
A-1.1 SHEET OF		

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CONSULTANT:

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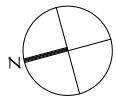
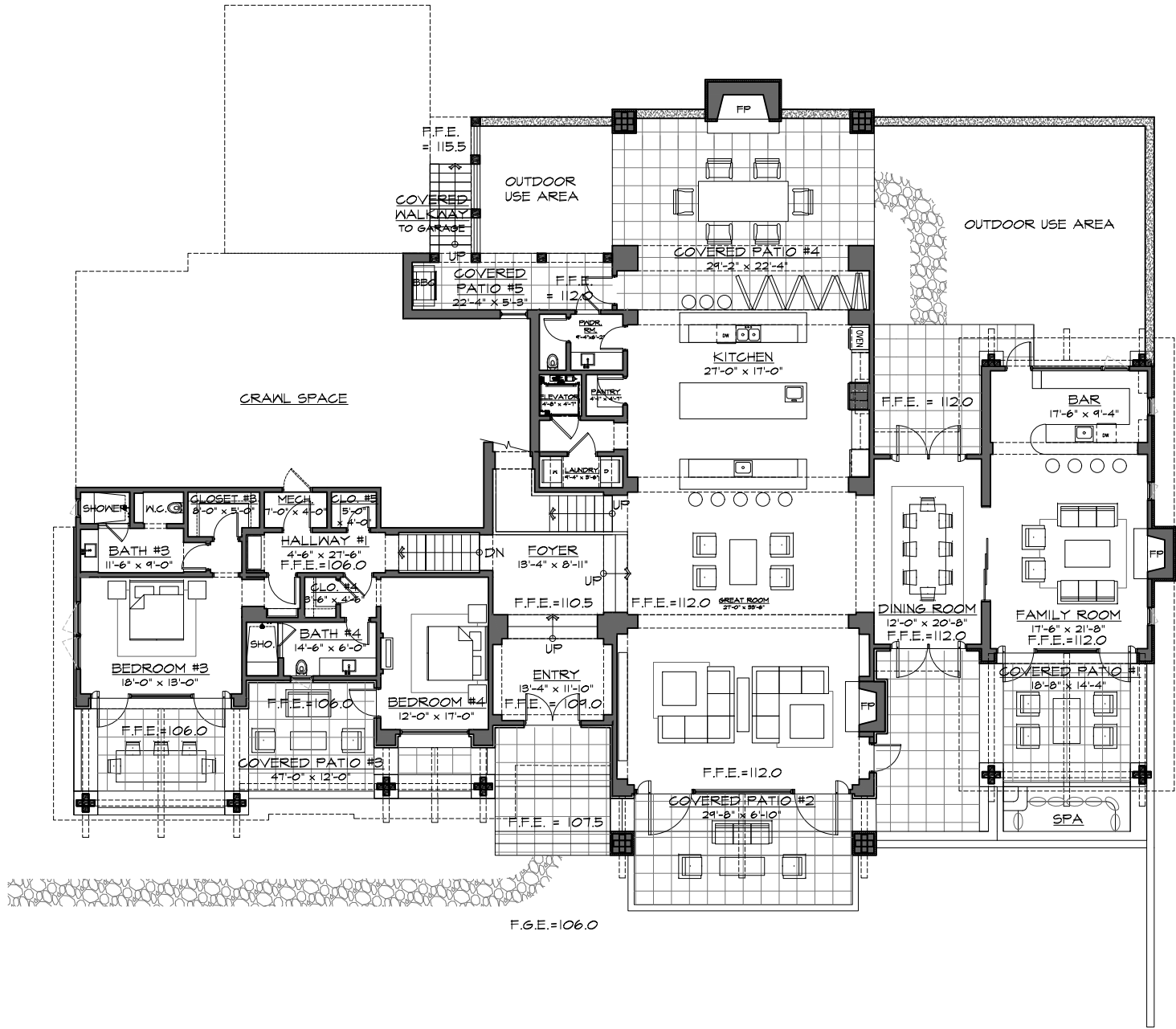
PROPOSED SITE ANALYSIS

B NAME: HPH Properties, LP
1661 Sunset Drive
Pacific Grove, CA 93950
A.P.N.: 007-041-0344 - 033

DATE:	4/20/2021
SCALE:	1/8" = 1'-0"
DRAWN:	CJH
JOB NUMBER:	19.02

A-1.2
SHEET OF

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PARTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISION	No.

CONSULTANT:

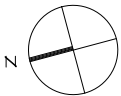
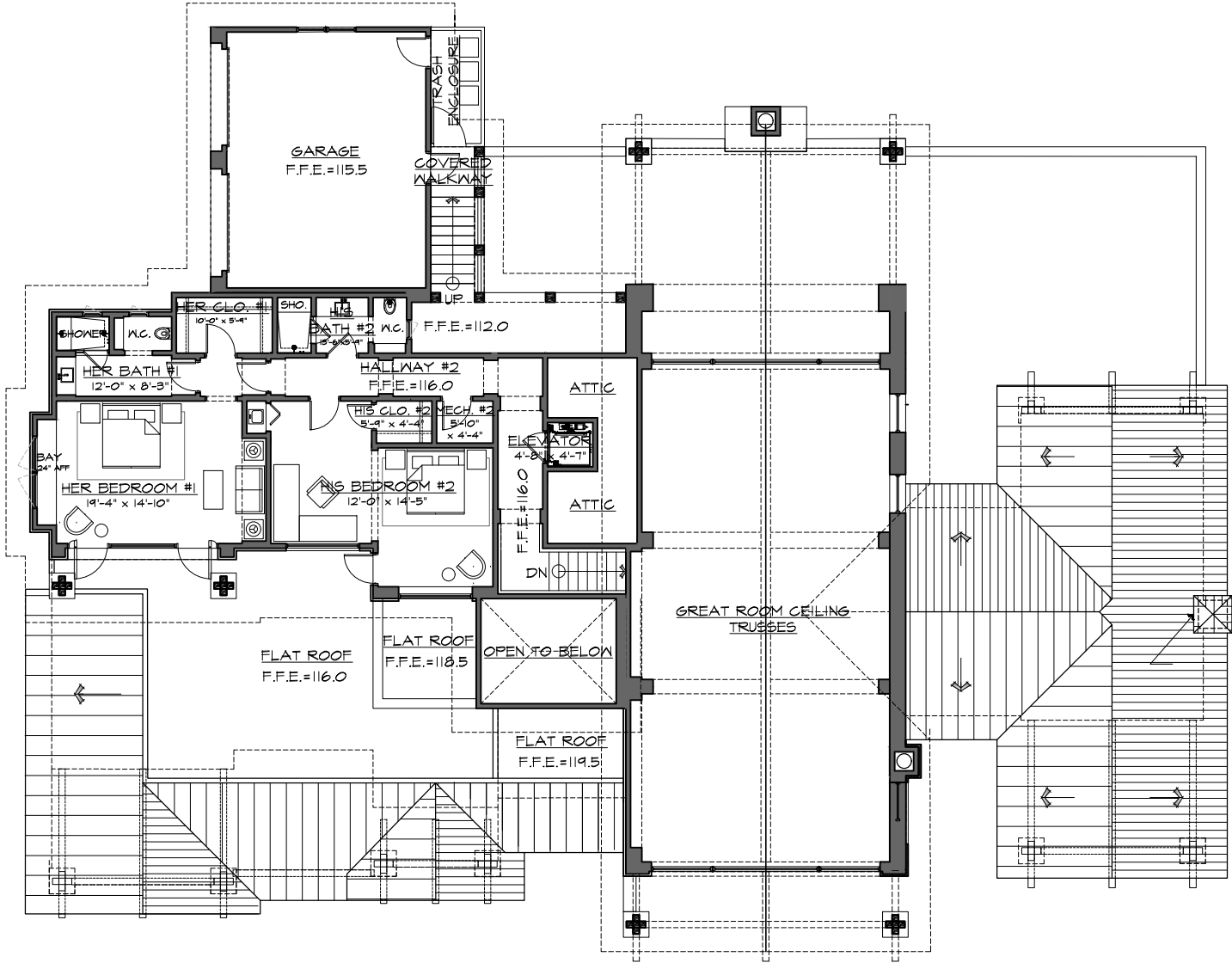
ARCHITECT
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211 HOFFMAN AVENUE MONTEREY, CA 93940
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FLOOR PLAN
JOB NAME: **HPH Properties, LP**
1661 Sunset Drive
Pacific Grove, CA 93950
A.P.N.: 007-041-0344 - 033

DATE:	4/20/2021
SCALE:	1/8" = 1'-0"
DRAWN:	C.H.
JOB NUMBER:	19.02

A-2.1
SHEET OF

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PARTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISION	No.

CONSULTANT:

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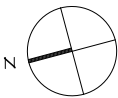
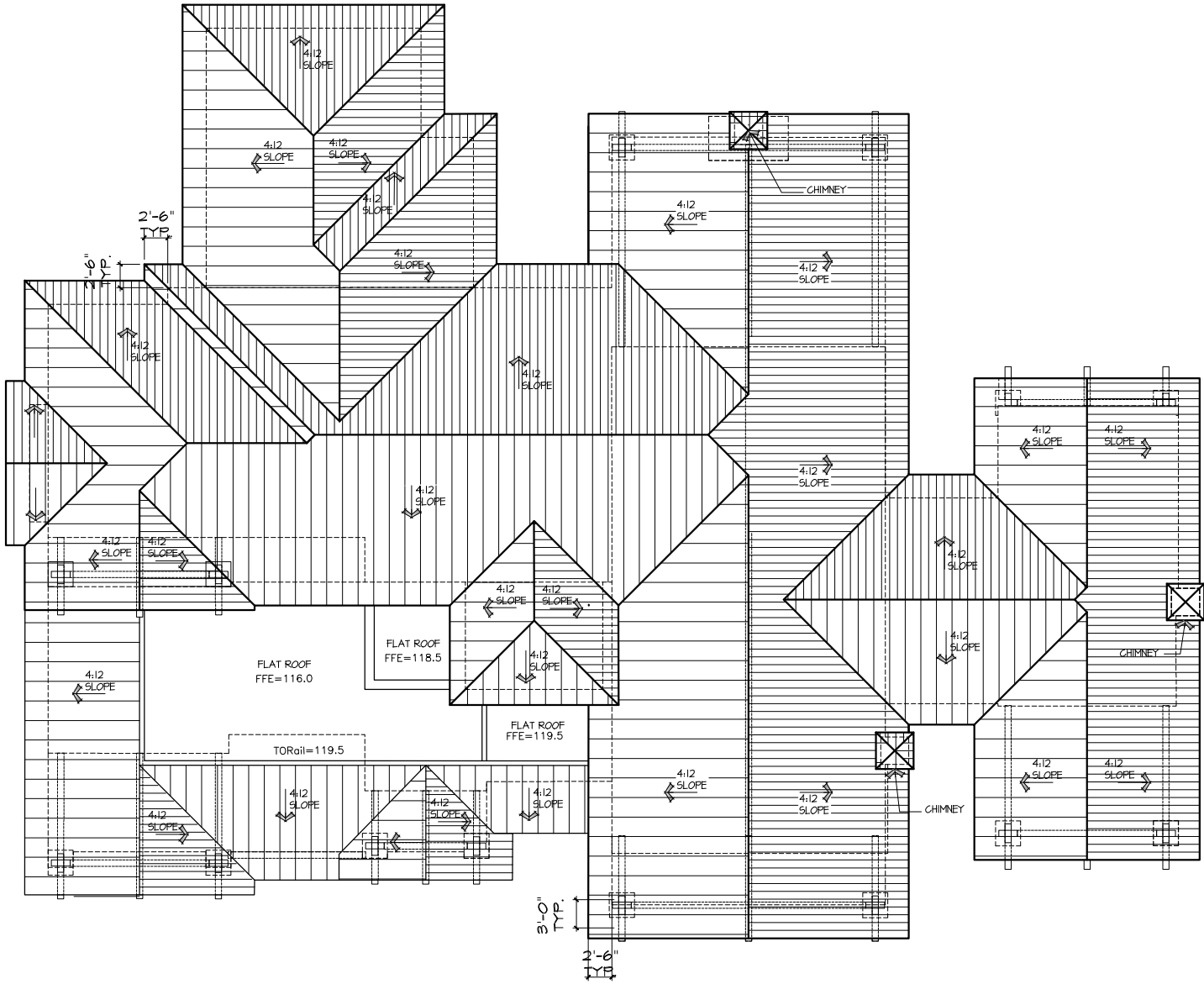
FLOOR PLAN

JOB NAME: **HPH Properties, LP**
1661 Sunset Drive
Pacific Grove, CA 93950
A.P.N.: 007-041-034# - 033

DATE: **4/20/2021**
SCALE: **1/8" = 1'-0"**
DRAWN: **CJH**
JOB NUMBER: **19.02**

A-2.2
SHEET OF

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ROOF PLAN
SCALE: 1/8" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

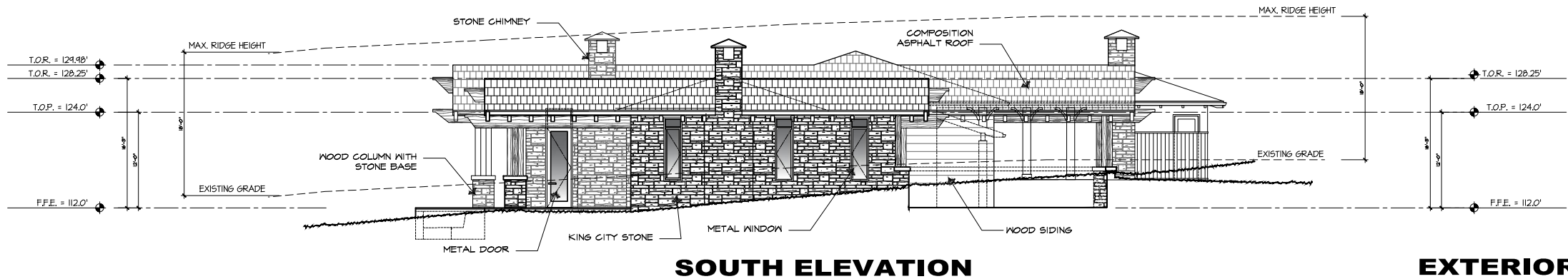
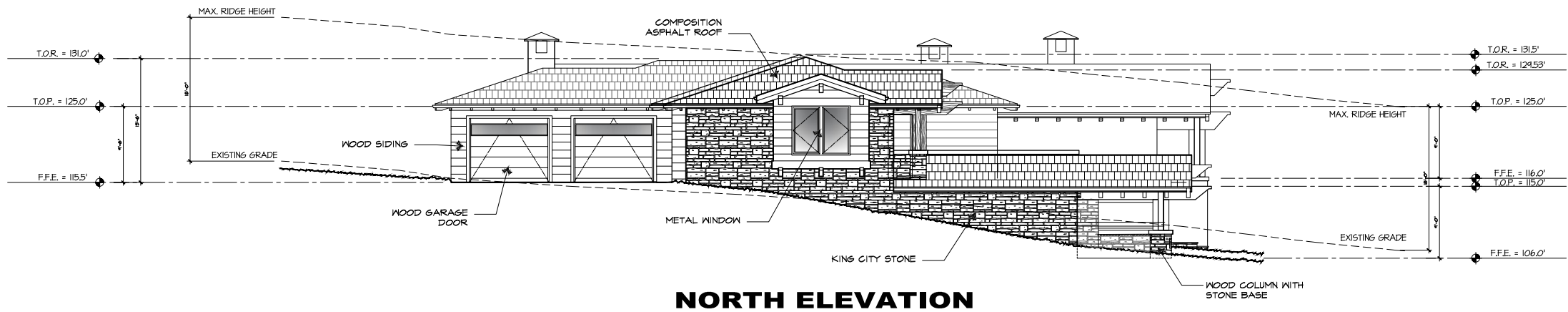
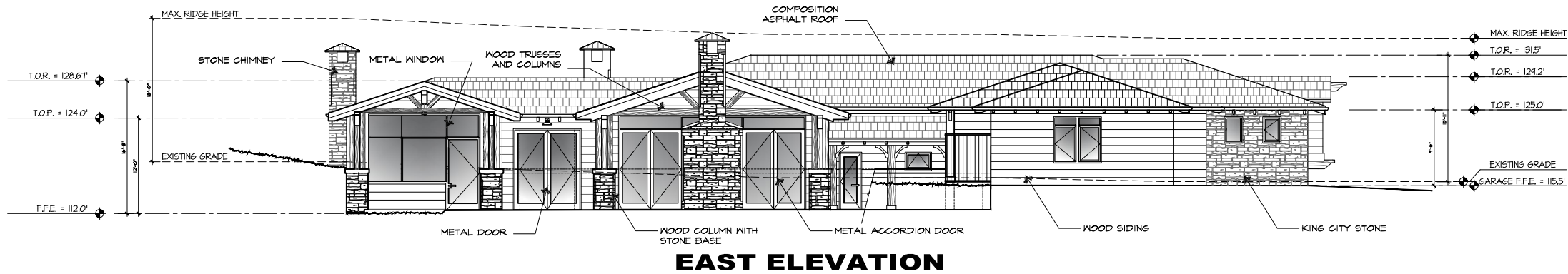
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ROOF PLAN

JOB NAME: HPH Properties, LP
1661 Sunset Drive
Pacific Grove, CA 93950
A.P.N.: 007-041-0344 - 033

DATE:	4/20/2021
SCALE:	1/8" = 1'-0"
DRAWN:	HRM
JOB NUMBER:	19.02
A-2.3	
SHEET OF	

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EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT
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211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EXTERIOR ELEVATIONS
JOB NAME: HPH Properties, LP
1661 Sunset Drive
Pacific Grove, CA 93950
A.P.N.: 007-041-0344 - 033

DATE: 4/20/2021
SCALE: 1/8" = 1'-0"
DRAWN: HRM
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VIEW ALONG SUNSET DRIVE



SUNSET DRIVE VIEW FROM NORTHWEST



SUNSET DRIVE VIEW FROM SOUTHWEST

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

STREET PERSPECTIVES

JOB NAME: **HPH Properties, LP**
1661 Sunset Drive
Pacific Grove, CA 93950
A.P.N.: **007-041-0344 - 033**

DATE:	4/20/2021
SCALE:	N.T.S.
DRAWN:	HRM
JOB NUMBER:	14.02

A-7.1
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NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



NORTH PERSPECTIVE



SOUTHEAST PERSPECTIVE

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

PERSPECTIVES

JOB NAME:










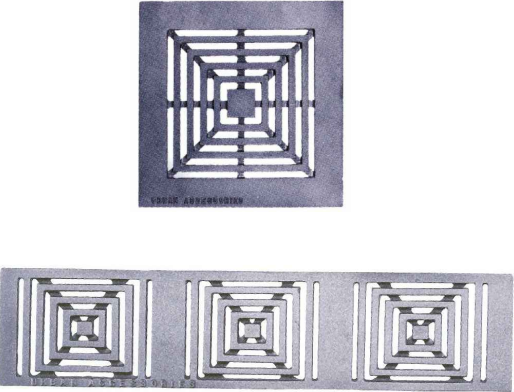


HPH Properties, LP
1661 Sunset Drive
Pacific Grove, CA 93950
A.P.N.: 007-041-0344 - 033

DATE:	4/20/2021
SCALE:	N.T.S.
DRAWN:	HRM
JOB NUMBER:	19.02

A-7.2

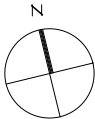
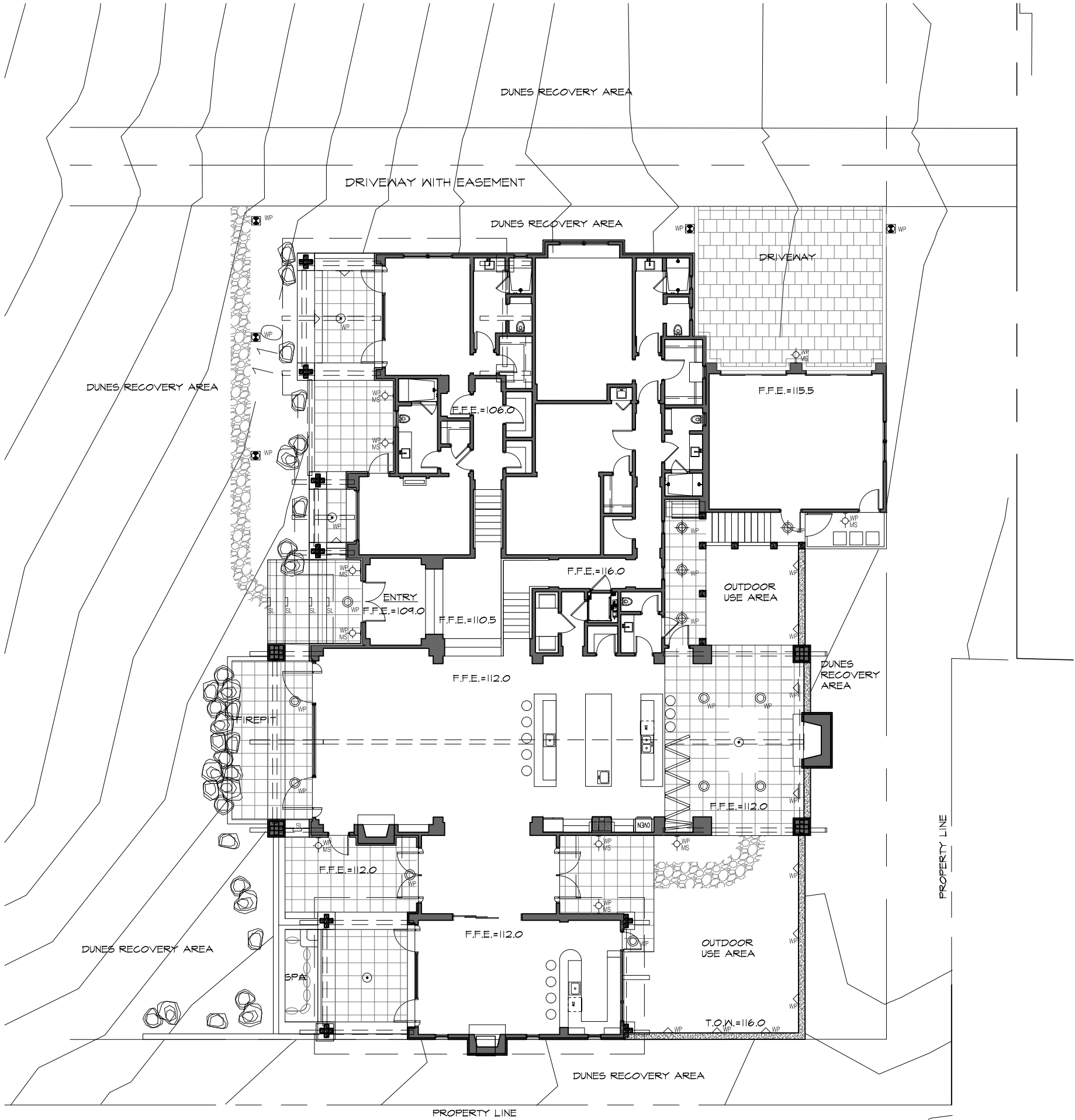
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	 <div>STAINLESS STEEL, PAINTED</div>	 <div>MAHOGANY VENEER</div>	 <div>MAHOGANY WOOD DOOR (SHOWN IN KOA WOOD) MIRROR-POLISHED BLACK STAINLESS STEEL (METAL TO MATCH STUCCO REGLET)</div>	 <div>GAF TIMBERLINE HD COMPOSITION ASPHALT ROOF</div>
13 NOT USED	10 GUTTER & DOWNSPOUT STYLE	7 STAINED WOOD BEAMS, COLUMNS & TRIM	4 GARAGE DOOR STYLE	1 ROOF SAMPLE
	 <div>TEKA BEACON WALL MOUNT</div>	 <div>CALSTONE COBBLE STONE</div>	 <div>METAL PIVOT DOOR</div>	 <div>KING CITY STONE</div>
14 NOT USED	11 WALL SCONCE	8 PAVERS	5 DOOR SAMPLE	2 STONE WALL SAMPLE
		 <div>URBAN ACCESSORIES METAL DRAIN COVERS</div>	 <div>METAL WINDOW</div>	 <div>FLAT TILE STEPPING STONES</div>
15 NOT USED	12 PATH LIGHT	9 DRAIN COVERS	6 WINDOW SAMPLE	3 STONE STEPS

REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC. 		
211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
MATERIAL SAMPLES		JOB NAME: HPH Properties, LP 1661 Sunset Drive Pacific Grove, CA 93950 A.P.N.: 007-041-034# - 033
DATE:		4/20/2021
SCALE:		N.T.S.
DRAWN:		HRM
JOB NUMBER:		19.02
A-7.3		
SHEET OF		

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SITE LIGHTING PLAN

SCALE: 1/8" = 1'-0"

LIGHT FIXTURES		REVISION	No.
	SWITCH WITH DIMMER		
	3-WAY SWITCH		
	VACANCY SENSOR		
	JAMB SWITCH		
	RECESSED CAN LIGHT, LED, WATERPROOF		
	PENDANT		
	WATERPROOF WALL MOUNT W/ MOTION SENSOR		
	WALL LIGHT / SURFACE MOUNT		
	RECESSED STEP LIGHT		
	SECURITY LIGHT		
	GARDEN PATH LIGHT		
	WATERPROOF LED CEILING LIGHT		

CONSULTANT:

TITLE 24 LIGHTING REQUIREMENTS

- ALL LIGHTING SHALL BE HIGH EFFICACY. (2019 BUILDING ENERGY EFFICIENCY STANDARDS)
- EXTERIOR LIGHTING, HIGH EFFICACY OR MOTION SENSOR/PHOTO SENSOR.
- ALL FIXTURES INSTALLED IN WET LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS." ALL FIXTURES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED, "SUITABLE FOR DAMP LOCATIONS." (PER 2016 CEC, Article 410.10(A))

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

SITE LIGHTING PLAN

JOB NAME: HPH Properties, LP
1661 Sunset Drive
Pacific Grove, CA 93950
A.P.N.: 007-041-034# - 033

DATE: 4/20/2021

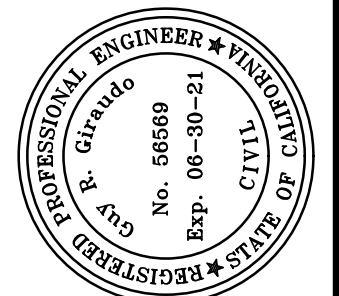
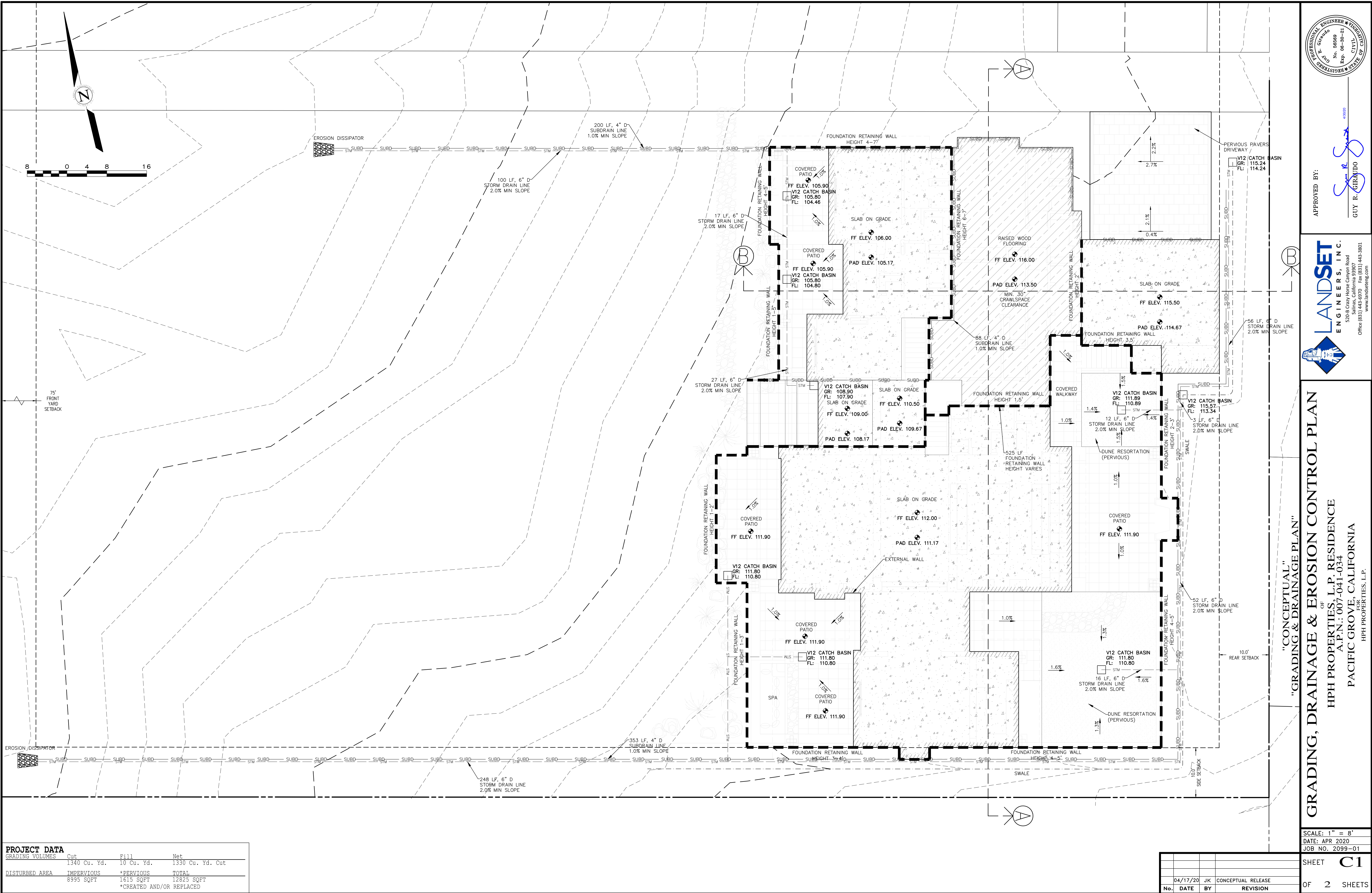
SCALE: 1/8" = 1'-0"

DRAWN: CJH

JOB NUMBER: 19.02

EL-1

SHEET OF



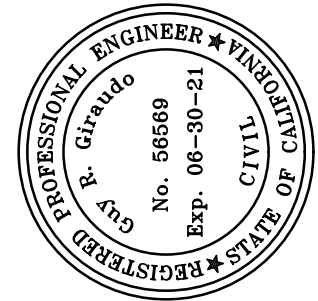
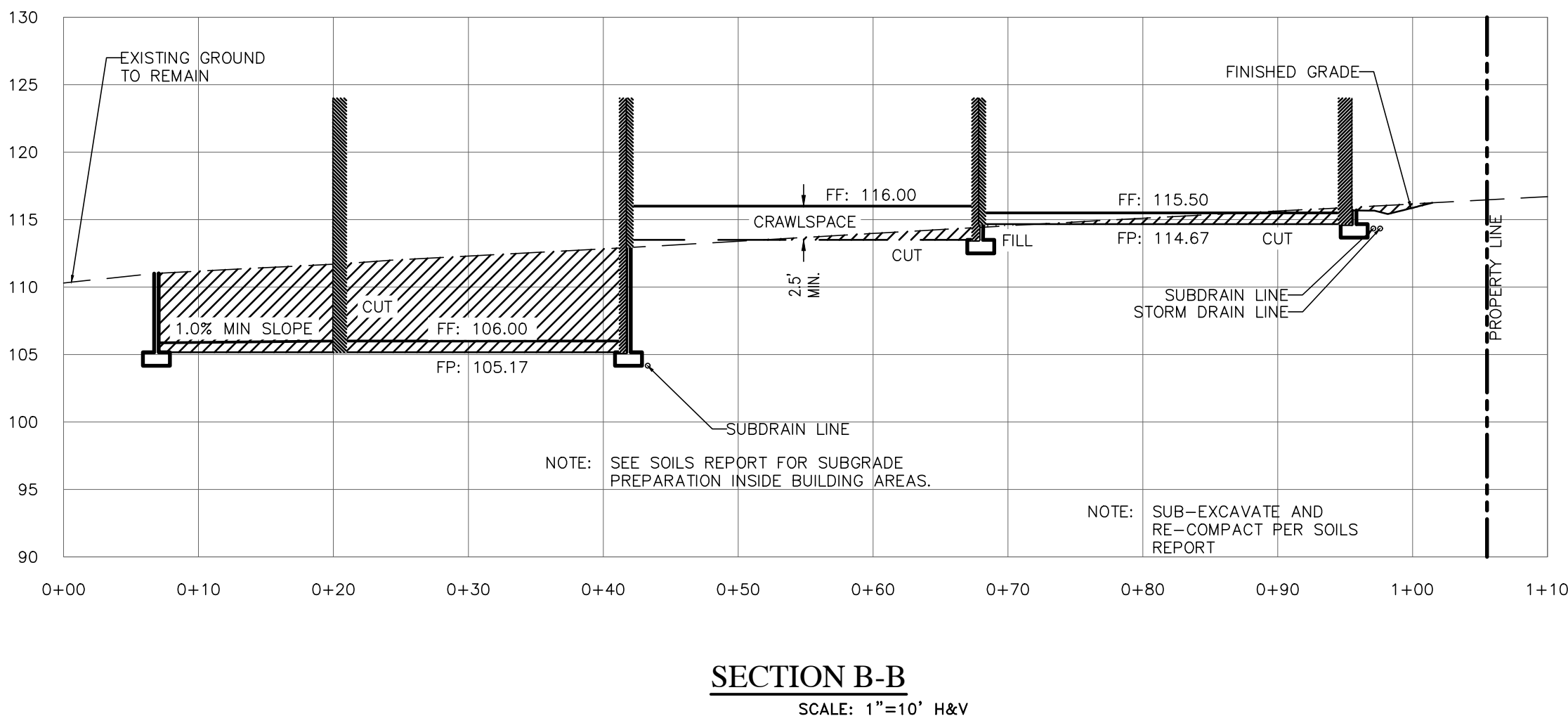
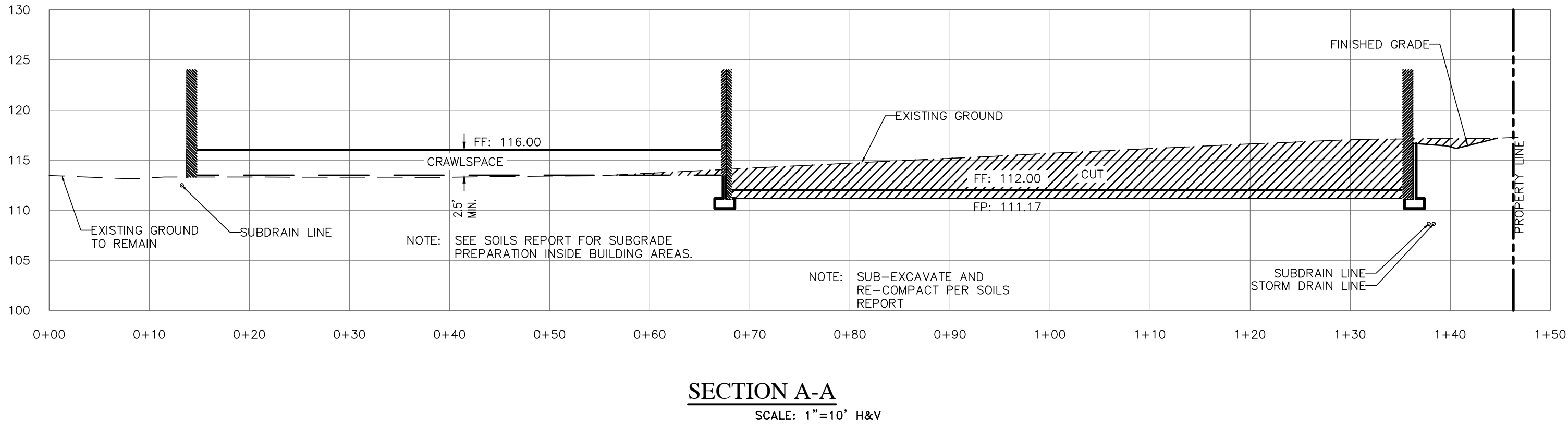
APPROVED BY:

GUY R. GIRON, P.E.
CIVIL ENGINEER



"CONCEPTUAL"
"GRADING & DRAINAGE PLAN"

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
HPH PROPERTIES, L.P. RESIDENCE
A.P.N.: 007-041-034
PACIFIC GROVE, CALIFORNIA
HPH PROPERTIES, L.P.



APPROVED BY:

GUY R. GIRON, JDO



"CONCEPTUAL"
"GRADING SECTIONS"

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
HPH PROPERTIES, L.P., RESIDENCE
A.P.N.: 007-041-034
PACIFIC GROVE, CALIFORNIA
HPH PROPERTIES, L.P.

SCALE: 1" = 10'
DATE: APR 2020
JOB NO. 2099-01

04/17/20	JK	CONCEPTUAL RELEASE	
No.	DATE	BY	REVISION

SHEET C2
OF 2 SHEETS

A BIOLOGICAL EVALUATION OF A PLANNED RESIDENTIAL PARCEL
1661 SUNSET DRIVE, PACIFIC GROVE CA 93950
[APN 007-041-034]



Prepared for Eric Miller Architects, Monterey CA

Prepared by Jeffrey B. Froke, Ph.D.

Coastal Ecology / Wildlife Biology / Ornithology

CALIFAUNA

3158 Bird Rock Road, Pebble Beach CA 93953

831-224-8595

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25 April 2020 Updated June 2020



INTRODUCTION

Report Objective


This report was prepared to fulfill the owner's development application to the City of Pacific Grove, and to support the City's official determination of possible environmental effects of the proposed project on biological resources, ESHA and otherwise, that are associated with the subject property and its immediate environs.

The Elstob property at 1661 Sunset Drive is situated in the Asilomar Dunes Residential Area (ADRA) of Pacific Grove, a landward portion of the Coastal Zone that is subject to the City of Pacific Grove's Local Coastal Plan (PGLCP): The instructions and conditions set forth by the PGLCP, its Land Use Plan (PGLUP) and the LCP/LUP Coastal Implementation Program (PGCIP) call for the assessment and protection of special and significant biological resources; thus, this report. The 2020 PGLCP was certified by the CA Coastal Commission on 11 March 2020.



- **REVISED REPORT:** *This report was prepared to update and revise a previously submitted biological assessment for the property, dated 14 July 2019. The revision was necessitated by a substantial project update — the development site was relocated — and as such was instructed by the City of Pacific Grove (Alyson Hunter to Carla Hashimoto, EMA, 06 FE 2020). Additional field work was conducted in 2020 and was added to without modifying study results from the 2019 study. — JBF*

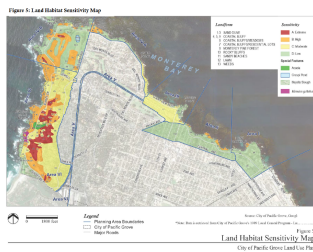
<p>Report Organization</p>	<p><u>ESHA / Asilomar Dunes Residential Area —</u></p> <p>Foremost, the present findings and evaluation recognize that the subject property is embedded in the Asilomar Dunes Residential Area (ADRA) which is both a Special Community¹ and an Environmentally Sensitive Habitat Area² (ESHA) pursuant to the Coastal Act, PGLUP and derivatives. The premise of onsite ESHA is key to this report as it will be to subsequent planning and actions made with respect to biological resources.</p> <p>(1) Definition of Special Community: “An area that due to its unique characteristics is an important resource to the community and make the area a popular destination for visitors consistent with the intent of CA Public Resources Code §30253(e).</p> <p>(2) Definition of ESHA: “Any area of land or water [in the Coastal Zone] 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.” (CA Public Resources Code §30107.5).</p> <p>This report emphasizes two types of sensitive habitat, both included within the broadly applied ESHA for the ADRA: these include Freshwater Wetland⁴ and Coastal Sand Dune, however much the latter has been and continues to be heavily impacted by human activities, invasive nonnative plants, and the detrimental actions of burrowing wildlife that help to promulgate the invasive plants. Understanding the potential for special native wildlife and plant taxa that are generally associated with local natural and near-natural dunes, including <i>Anniella pulchra</i> (Northern California Legless Lizard)³, <i>Erysimum menziesii</i> (Menzie’s Wallflower), <i>Chorizanthe pungens</i> (Monterey Spineflower), and <i>Lupinus tidestromii</i> (Tidestrom’s Lupine), among others, is a crucial objective of this report.</p> <p>(3) Until recently, the Black-legless Lizard had been considered a distinct subspecies of the Northern California Legless Lizard (NCLL; <i>Anniella pulchra nigra</i>), but since has been determined as only a <u>melanistic form</u> of NCLL. This report recognizes the updated and current taxonomy of NCLL. The lizard is neither listed nor is it ‘special’ since it was lumped with all legless lizard taxa in CA. That said, until its formal taxonomy is processed by CDFW, it remains tagged as a species of special concern.</p>
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	<p>(4) Definition of Wetland: “... lands within the Coastal Zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.” (CA Public Resources Code §30121).</p>
	<p> <u>NOTICE</u>: Current Inaccuracy of the PGLCP with Respect to the Classification of Native Tree Species:</p>
	<p>PGLCP Land Use Plan: As trees are a major natural resource in Pacific Grove, the Local Coastal Program recognizes “certain trees to be ‘major vegetation,’ the removal of which constitutes development that requires a Coastal Development Permit. A CDP is required for removal of all <u>native</u> trees within the Coastal Zone including all Gowen Cypress, Coast Live Oak, Monterey Cypress, Shore Pine, Torrey Pine, Monterey Pine six (6) inches or greater in trunk diameter measured 54 inches above grade.”</p> <p><u>However</u>, from the preceding list of six (6) species, only the Coast Live Oak and Monterey Pine are <u>native</u> to Pacific Grove and the PGLUP plan area. The remaining (4) species are native only elsewhere in California, e.g., from Del Norte and several southerly counties (Shore Pine) to Pebble Beach and Point Lobos (Monterey Cypress and Gowen Cypress) to San Diego County (Torrey Pine), but excluding all of the Pacific Grove LCP Area.</p>
<p>PGLUP Instructions for Biological Resource Studies, Reporting, and Mitigation and Monitoring</p>	<p>The following outline of required study and reporting subjects is drawn from the PGLCP. This report responds to each of the PGLUP instructions (red arrows).</p>
	<p><u>Initial Site Assessment</u></p>
	<p>➡ The applicant shall submit an initial site assessment with CDP applications potentially affecting biological resources or ESHA to determine whether the site may contain such resources.</p> <p>✓ Response: A premise of the report is that ESHA occurs on the project site, which is encompassed by the Asilomar Dunes Residential Area (ADRA). In other words, ESHA occurs onsite.</p>

	<p>➡ The screening shall include a review of reports, resource maps, aerial photographs, site inspections, and the LCP's biological resource maps in Figure 5.</p> <p>✓ Response: Stated items were screened and are included; the PGLCP Figure 5 is reproduced in this report.</p>
	<p>➡ Maps can be used as a resource for identification of biological resource areas; however, absence of mapping cannot alone be considered absence of resource, and local site conditions must be examined at the time of coastal permit application using the best available science.</p> <p>✓ Response: Maps are included in this Report; furthermore, local site conditions have been fully and expertly examined with fieldwork as recent as 18 April 2020.</p>
	<p><u>Biological Assessment.</u></p>
	<p>➡ If the initial site assessment reveals the potential presence of ESHA within 100 feet of any portion of the proposed development, a biological assessment conducted by a qualified biologist shall be required.</p> <p>✓ Response: This report is based, in part, on a recent, site-wide assessment of biological resources by a qualified coastal biologist (JBF).</p>
	<p>➡ The City may require independent peer review of a biological assessment prepared by an applicant, at the applicant's expense. At a minimum, the biological assessment shall include the following:</p>
	<p>▶ Date of site visit(s), description of study methods, and description of the biological conditions observed on the site and in the surrounding area.</p> <p>✓ Response: All noted items are included in this report.</p>

	<ul style="list-style-type: none"> ▶ <i>Discussion of potential for occurrence of and map identifying the location of any special-status species, including all species included within United States Fish and Wildlife Service Endangered Species lists and programs, California Department of Fish and Wildlife's California Natural Diversity Database, and the California Native Plant Society Inventory of Rare and Endangered Plants on both the site, as well as within the 8 surrounding quadrangles of the United States Geological Survey quadrangle in which the site is located;</i> ✓ Response: The USGS <u>Monterey OE H</u> (7.5-min) quadrangle, which incorporates the subject property, adjoins four (4), not eight (8) neighboring quads. The second and only relevant quad, i.e., which incorporates a comparable coastal area with dunes, is the <u>Monterey</u> quad which covers the balance of the Monterey Peninsula. This report normally would evaluate CNDDDB data for the two quads (Monterey OE H; and Monterey) but because CNDDDB is organized around an older and discontinued quadrangle arrangement (before <u>Monterey OE H</u> was added to replace a portion of Monterey), this report instead refers to the CNDDDB record-output for USGS Monterey to examine the subject site.
	<ul style="list-style-type: none"> ▶ <i>List of dominant plant species on the parcel, including location, species, girth, height, and condition of protected trees;</i> ✓ Response: The requested data are included in this Report.
	<ul style="list-style-type: none"> ▶ <i>Description of natural features, plant communities, wildlife habitats, and special environmental features of the site or region, and assessment of special-status natural communities; wetlands, and wildlife movement corridors found on the site or potentially affected by the project;</i> ✓ Response: The requested data are included in this Report.
	<ul style="list-style-type: none"> ▶ <i>Discussion of potential adverse impacts of the proposed project on biological resources;</i> ✓ Response: This Report discusses the subject with reliance on plan documents from the project architect (EMA Architects).

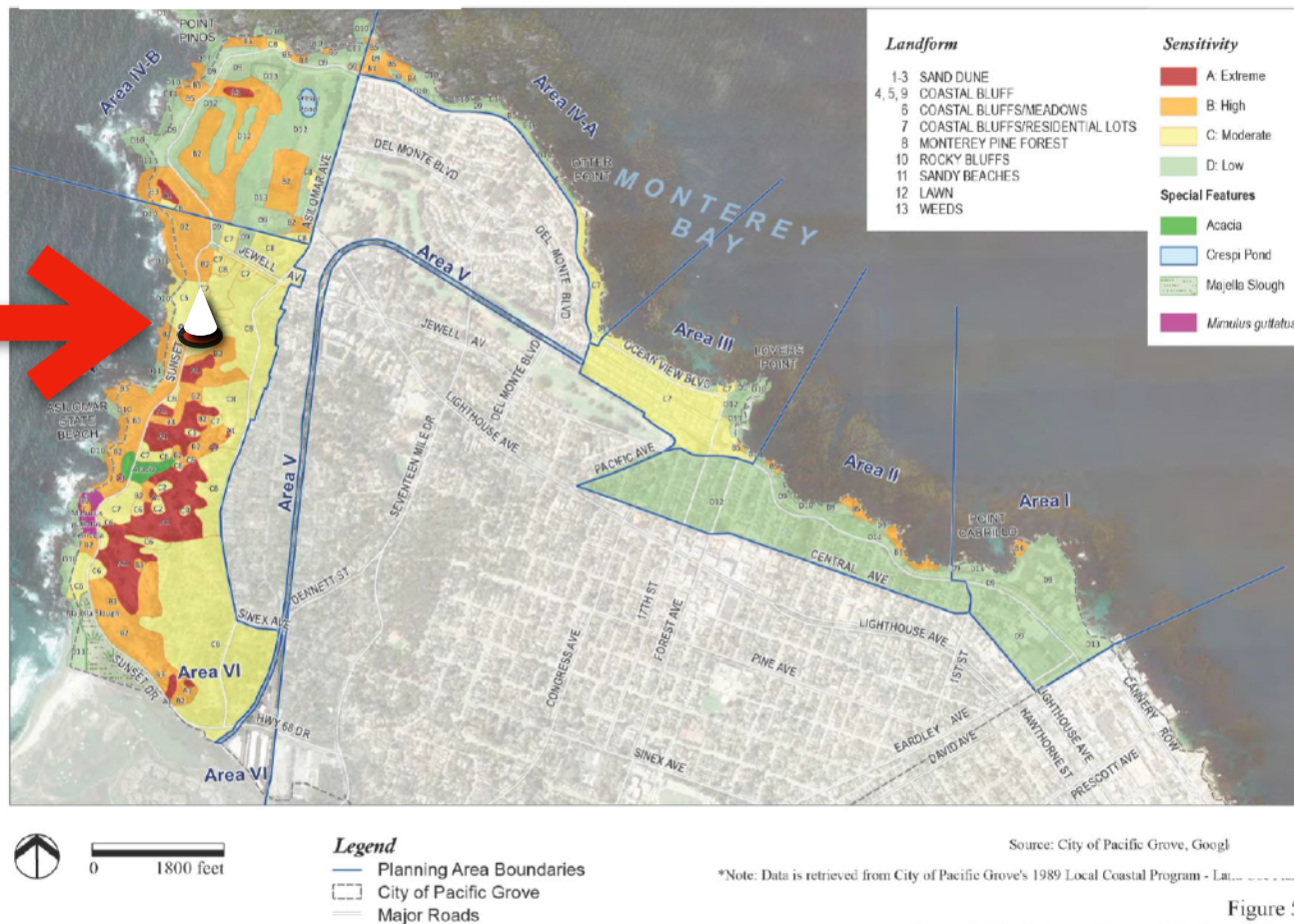
	<ul style="list-style-type: none"> ▶ Recommendations for further biological surveys, if deemed to be necessary for state and/or federal regulatory compliance; ✓ Response: This Report neither deems nor recommends additional biological surveys.
	<ul style="list-style-type: none"> ▶ Recommended mitigation, minimization, or avoidance measures to compensate for potential impacts to significant biological resources, including description of alternative designs for the City of Pacific Grove LCP Implementing Ordinances (November 28, 2018) proposed project (if any are proposed) and how alternative designs relate to the biological resources on the site and alternative design impacts compare to those of the project. ✓ Response: This Report recommends appropriate protective measures, but no alternative designs.
	<u>Construction Mitigation and Monitoring Plan.</u>
	<ul style="list-style-type: none"> ➡ A Construction mitigation and monitoring plan shall be required for all development projects that, according to a biological assessment, may have the potential to adversely impact biological resources during construction. Based upon site specific resources, the construction mitigation and monitoring plan may require the following: preconstruction biological surveys; biological monitors; preconstruction worker education; limitations on staging and stockpile areas; appropriate buffers and temporary protective barriers; seasonal restrictions; and any other requirement necessary to protect biological resources. ✓ Response: The requested plan and data are included in this Report.
Added per City of Pacific Grove (06 FE 2020):	<ul style="list-style-type: none"> ➡ Please have the Restoration Plan and <u>Biological Evaluation</u> updated to address the <i>existing conditions, proposed project, and mitigation/planting plan on the new project area(s)</i>; ✓ Response: This (revised) Report incorporates the requested information.



1661 Sunset Drive
Pacific Grove, CA



Figure 5: Land Habitat Sensitivity Map



PGLUP Figure 5 (Land Habitat Sensitivity Map, 2018 from 1989 data). PGLUP Legend classifies the property as a Residential Lot with moderate-high habitat sensitivity.

**PROPERTY
DESCRIPTION**

Property Condition

The property is developed with an existing hacienda-compound of both occupied and unoccupied structures that are approximately 100 years old, and a paved driveway runs the full EW axis of the site. The entire 3.5-ac site (three parcels) is fenced with a 36-in wood board fence that is essentially dilapidated and derelict.

Non-built portions of the site also have been affected by development and occupancy, e.g., grading for construction of the residential area has resulted in extensive leveling and mounding of former dune sands and earth materials, and the placement of demolished macadam, drainage rock and dirt has significantly reduced coverage and sand-integrity of former natural or near-natural dunes. The site has been entirely separated from the naturally occurring foredune (coast-side) by the construction of Sunset Drive and its elevated roadbed.

As will be discussed, below, additional site-wide changes have resulted from the ongoing invasion of nonnative plants and the widespread damage and conversion of dunes sands that result from extensive burrowing by native mammals. These adverse effects are greatly magnified in by invasive plants that are the burrowers' principal food source, and as such are cultivated by the animal through loss and burial of seed.

Adjoining properties are residential (S, N, E) and natural or undeveloped coastline (W); however, the site is separated from its E and W neighbors by public roadways (Asilomar Drive, E; and Sunset Drive, W).

Geographic Orientation	<p>The property is located near the Pacific Ocean coastline of Northern California, approximately 180 ft E of the nearest coastal bluff and rocky shoreline. Relative to local landmarks, the site is approximately 4,000 ft SSE of Point Pinos (Pacific Grove) and 9,500 ft NNE of Point Joe (Pebble Beach).</p> <p>The elevation range of the site is approximately 50 ft (100-150 ft, W-E) and is mostly flat with a modest (~ two percent) westerly slope. The 3.5-ac property measures 750 ft on its EW axis, and its NS width varies from approximately 140-280 ft.</p>
	<ul style="list-style-type: none"> • Map Coordinates: lat 36.628560 lon -121.937316
Study Approach	<p>A field survey of the site was preceded and followed by a pro forma screening of reports, resource maps, aerial photographs, and the LCP's biological resource map (5).</p> <p>Useful biotic databases, particularly California Department of Fish and Wildlife's CA Natural Diversity Database (CNDDDB), and the University of California (et al.) sponsored CALFLORA database were referenced for historic and contemporary biotic data to support the present assessment. The latter (CALFLORA) is the principal source of the taxonomic, floristic, distributional, and status information that is assimilated by CDFW's CNDDDB and Rare Plant Ranking programs, as well as the Rare Plant Inventory of the California Native Plant Society. Also referenced were CDFW's routinely updated Special Animals List (August 2019) and Special Vascular Plants, Bryophytes and Lichens List (January 2020). Each of the aforementioned documents and lists, supplemented by the writer's (45-year) experience working locally and throughout California as a professional ecologist were useful to evaluate potential onsite and neighborhood occurrences of both listed and off-list special biota.</p> <p>Field surveys to identify, characterize and map onsite resources, amounting to a repeated walkover of the entire 3.5-ac site, without interference or disruption, were made on 15, 29, and 30 June 2019; also 27 January, 04 February, and 15 and 17 April 2020. The combined length of the seven surveys was 14 hours (\emptyset=4 hrs-ac).</p>

<p>Review of Potentially Occurring Special Taxa</p> <p>Plants</p>	<p>SPECIAL-STATUS PLANTS — Following is a list of listed and special plant taxa with at least a reasonable likelihood of occurring on the property or its comparable neighborhood given existing environmental and cover conditions. The list represents nine (9) plant species carried-over or retained from current CNDDDB files (processed and unprocessed data) for special-status plants in the overall USGS 7.5-min. quadrangle “Monterey.” Criteria for retention include, (1) proximity of nearby (local w/in 1 mi) occurrence records (no date limit), whether from CNDDDB or CALFLORA but with emphasis on the latter, (2) otherwise known or suspected occurrence, and (3) onsite presence of requisite or strongly suggestive habitat conditions (dunes including old dunes; freshwater wetlands).</p> <p>Plant status refers to state and federal endangered and threatened species lists (CE, CT, FE, FT), off-list special-status plants, and the CDFW Rare Plant Ranking (RPR, 1B.1 or 1B.2).</p>
	<p><u>Potentially Occurring Special Plants / Status / Retention Criteria: Representative record no.</u></p>
	<ul style="list-style-type: none"> • <i>Arctostaphylos pumila</i>, Sandmat Manzanita, RPR 1B.2 / local: CALFLORA PGM2043 (1980)
	<ul style="list-style-type: none"> • <i>Erysimum menziesii</i>, Menzie’s Wallflower, RPR 1B.1, CE, FE / local: CALFLORA CAS-BOT-BC5493 (1948).
	<ul style="list-style-type: none"> • <i>Chorizanthe pungens</i> var. <i>pungens</i>, Monterey Spineflower, FTS, RPR 1B.1 / local: CAS-BOT-BC257377 (1906), CAS-BOT-BC257373 (1963).
	<ul style="list-style-type: none"> • <i>Gilia tenuiflora</i> ssp. <i>arenaria</i>, Greater Yellowthroat Gilia, CT, FE, RPR 1B.2 / local: PGM4108 (1989).
	<ul style="list-style-type: none"> • <i>Layia carnosa</i>, Beach Tidytops, CE, FE, RPR 1B.1, / local: PGM4107 (1989), CAS-BOT-BC325960 (1937), UC161969 (1911).
	<ul style="list-style-type: none"> • <i>Monardella sinuata</i> ssp. <i>nigrescens</i>, NCN, RPR 1B.2 / local: SD40067 (1932).
	<ul style="list-style-type: none"> • <i>Delphinium hutchinsoniae</i>, Hutchinson’s Larkspur, RPR 1B.2 / local: CAS-BOT-BC10125 (1949).

	<ul style="list-style-type: none"> Horkelia cuneata ssp. sericea, Kellogg's Horkelia, RPR 1B.1 / local: UC212312 (1917), CAS-BOT-BC143901 (1951).
	<ul style="list-style-type: none"> Lupinus tidestromii, Tidestrom's Lupine, CE, FE, RPR 1B.1 / local: CAS-BOT-BC202174 (1948), CAS-BOT-BC202182 (1955), io10714 (2019).
Review of Potentially Occurring Special Taxa Animals	<p>SPECIAL-STATUS ANIMALS — Following is a list of listed and special animal taxa with at least a reasonable likelihood of occurring on the property or its comparable neighborhood given existing environmental and cover conditions. The list represents three (3) wildlife species carried-over or retained from current CNDDB files (processed and unprocessed data) for special-status animals in the overall USGS 7.5-min. quadrangle "Monterey." Criteria for retention include, (1) known or suspected onsite or neighboring occurrence, and (2) onsite presence of requisite or strongly suggestive habitat conditions, i.e., old dunes and a freshwater wetland.</p> <p>Animal status refers to state and federal endangered and threatened species lists (CES, CTS, FES, FTS), off-list special-status animals as catalogued by the CDFW Special Animals List (November 2018) including Species of Special Concern (SSC).</p>
	<u>Potentially Occurring Special Animals / Status / Retention Criteria</u>
	<ul style="list-style-type: none"> Neotoma macrotis luciana, Monterey Big-eared Woodrat, SSC / locally occurring in suitable habitat.
	<ul style="list-style-type: none"> Anniella pulchra, Northern California Legless Lizard⁴, SSC / locally occurring in suitable habitat.
	<p>⁽⁴⁾ Until recently, the Black-legless Lizard (formerly, Anniella pulchra nigra) had been considered a distinct subspecies of the Northern California Legless Lizard (NCLL; Anniella pulchra) but since has been determined to be only a melanistic form of the NCLL. Nevertheless, NCLL remains on the books as a CDFW SSC.</p>
	<ul style="list-style-type: none"> Taricha torosa, Coast Range Newt, SSC / locally occurring in related (off-site) habitat.
	<ul style="list-style-type: none"> Phrynosoma blainvillii, Blainsville's Horned Lizard, SSC / appropriate habitat in dunes neighborhood.

FINDINGS	
Coverage and Distribution	Vegetation cover that is based on species predominance (dominant coverage) and/o ground condition was assessed and mapped over the entire 3.5-ac property. The resulting nine cover types are mapped as Figure 2 (A,B).
Dominant Plant Species	PGLCP: List dominant plant species on the study parcel, including location, species, girth, height, and condition of protected trees.
	<ul style="list-style-type: none"> Protected Trees: none Combined, there are 21 vascular and graminoid plant species that predominate the overall subject property. Twelve of the 21 taxa are native to the neighborhood and site; eight (9) are nonnative including eight (8) that are invasive.



- Dominant Plant Species, recorded cumulatively on three parcels:

- ▶ Achillea millefolium, Yarrow *
- ▶ Avena barbata, Slender Oat (†) *
- ▶ Baccharis pilularis, Coyotebush *
- ▶ Briza minor, Rattlesnake Grass (†)
- ▶ Bromus diandrus, Ripgut Brome (†) * #
- ▶ Carex obnupta, Slough Sedge
- ▶ Carex pansa, Sand Dune Sedge *
- ▶ Carpobrotus chilensis, Sea Fig (†) * #
- ▶ Carpobrotus edulis, Hottentot Fig (†) * #
- ▶ Cortaderia selloana, Pampas Grass (†)
- ▶ Dudleya farinosa, Sea Lettuce *
- ▶ Ericameria ericoides, Mock Heather *
- ▶ Eriophyllum staechadifolium, Lizardtail *
- ▶ Hesperocyparis macrocarpa, Monterey Cypress (†)
- ▶ Marah fabacea, Wild Cucumber *
- ▶ Myoporum laetum, Ngaio tree (†)
- ▶ Pinus radiata, Monterey Pine (shrub)
- ▶ Pittosporum tobira, Japanese Cheesewood (†)
- ▶ Quercus agrifolia, Coast Live Oak (shrub)
- ▶ Rubus ursinus, California Blackberry *
- ▶ Tetragonia tetragonioides, New Zealand Spinach (†) * #
- ▶ Toxicodendron diversilobum, Western Poison Oak *



Four priority invasives.

Symbols: (†) = Invasive nonnative plant species; (*) = subject parcel [legal parcel]; (#) = project [building] site.

Natural Features and Plant Communities	
	<p>PGLCP: <i>Include...</i></p> <ul style="list-style-type: none"> ▶ Description of natural features, plant communities, wildlife habitats, and special environmental features of the site or region, and assessment of special-status natural communities; wetlands, and wildlife movement corridors found on the site or potentially affected by the project
	<ul style="list-style-type: none"> • <u>Natural Features:</u> Onsite natural features include a two-segment area of heavily vegetated backdune that is divided by a full-length paved driveway, a small stand of wind-stunted Monterey Pine, and a small drainage and associated boggy meadow formed on the back-side of the constructed roadbed for Sunset Drive and that drains through and under-road culvert. A larger area of backdune, further back from Sunset Drive, has been totally obliterated by development (historic leveling and waste-spreading for a 100-yr homesite), intense invasion by nonnative Hottentot Fig, Sea Fig and Ripgut Brome with sparse stands of Sea Lettuce, and commensurate and intensive invasion by Botta's Pocket-Gopher, a burrower that has thoroughly mixed the former dune sands into a highly organic and granular sandy soil that now is uninhabitable to dune-associates such as Northern California Legless Lizard and Blainsville's Horned Lizard.

- Plant Communities: The westward, low-elevation section of backdune is more natural in terms of physical formation and plant species composition; the area qualifies as a 'mostly natural' sand dune scrub, or dune variant of Northern California Coastal Scrub. Exceptions to this dune scrub formation include (1) a wet sedge meadow, (2), massive, two-part and long-established stand of Pampas Grass†, and (3) a large single-mass of wind-shaped and stunted Monterey Pine that apparently consists of one plant, approximately eight (8) ft in height. The balance of the former dune cover is now a ruderal scrub and waste area. Lastly, the cover surrounding the existing residential structure and outbuildings is a common hodgepodge of ordinary ornamental and escaped ornamental plants including nonnative succulents and dooryard shrubs and trees. In sum,

- ▶ Sand Dune Scrub (coastal scrub)
- ▶ Freshwater Wetland (mostly a sedge meadow)
- ▶ Pampas Grass † [† = mostly or entirely nonnative]
- ▶ Ruderal scrub and waste area †
- ▶ Dooryard Ornamental †

Specifically, the ruderal and waste cover across the proposed building area and surroundings within the same parcel (-034) consists of Hottentot Fig, Sea Fig, Ripgut, and where the area approaches ESHA, Poison Oak and Coyotebrush.

- Wildlife Habitats:
 - ▶ Sand Dune Scrub — The mixed woody and herbaceous scrub cover across the westward portion of the property (on-parcel, this is West of the building site and its setback; see Figure 3) provides foraging, refuge and/or reproductive cover for wild mammals including Black-tailed Deer (*Odocoileus hemionus columbianus*), Coyote (*Canis latrans*), Striped Skunk (*Mephitis mephitis*), Raccoon (*Procyon lotor*), California Vole (*Microtus californicus*), and Long-tailed Weasel (*Mustela frenata*); nesting and/or foraging wild birds including Violet-green Swallow, Barn Swallow, Cliff Swallow, Tree Swallow, Rough-winged Swallow, Red-winged Blackbird, Brewer's Blackbird, White-crowned Sparrow, Song Sparrow, American Crow, California Scrub-Jay, and likely others, e.g., potentially Barn Owl and American Kestrel.
 - ▶ Sedge Meadow — The sedge meadow provides confirmed or reasonably expected cover to several of the species named above (swallows, deer, and Raccoon), but primarily as cover for foraging and drinking versus denning and nesting. As a wetland area, it also can be expected to seasonally host Sierra Treefrogs (*Pseudacris sierra*) and California Newts (*Taricha torosa*).
 - ▶ Pine Stand — Habitat value of the wind-stunted, low and dense pine stand is limited to refuge and possibly denning cover for deer and [hypothetically] ambush cover for Mountain Lions (*Puma concolor*), and confirmed nesting cover for Red-winged Blackbirds, and Song Sparrows.
 - ▶ Pampas Grass Stand — Wildlife use of the Pampas Grass cluster is likely limited to providing colonial nesting and/or roosting cover for Red-winged Blackbirds, only.

	<ul style="list-style-type: none"> ▶ Waste Sands — The blown-out and deteriorated sand flats that characterize the building site and its setback area are extensively and consequentially occupied on a full-time basis by Botta's Pocket Gopher, a short-lived and highly reproductive rodent that is exclusively subterranean and fossorial. Pocket-gophers, which are native, thrive in disturbed areas with good digging and burrowing soils (friable and former sands), abundant food-base that is mostly seeds from nonnative grasses, especially species of <i>Avena</i> and <i>Bromus</i> that are both harvested and re-cultivated by the pocket-gophers [by-and-large, native grasses produce relatively few seeds], and that have reasonable above ground protection from predators by the dense matting of Hottentot Fig. ▶ Dooryard w / Trees — Wildlife use of the dooryard environment is likely limited to commonly occurring native and nonnative songbirds (e.g., House Finch, Dark-eyed Junco, Bewick's Wren, and European Starlings), mammals (pocket-gophers and deer), Western Fence Lizards (<i>Sceloporus occidentalis</i>), and Sierra Treefrogs.
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	<ul style="list-style-type: none"> • Special Environmental Features = Special Natural Communities: <ul style="list-style-type: none"> ▶ Freshwater Wetland or Sedge Meadow — The sedge meadow, which encompasses a freshwater wetland tied to a drainage that is culverted underneath the Sunset Drive roadbed is dominated by native and nonnative species of graminoids, especially Slough Sedge, Dune Sedge, Coast Rush (<i>Juncus hesperius</i>), Toad Rush (<i>Juncus bufonius</i>), and Common Velvetgrass (<i>Holcus lanatus</i>)†; also native and nonnative species of vascular plants including Miner’s Lettuce (<i>Claytonia perfoliata</i>), California Blackberry, Bristly Ox-tongue (<i>Helminthotheca echioides</i>)†, and Pacific Silverweed (<i>Potentilla anserina</i> subsp. <i>pacifica</i>). ▶ Old Backdune with Sand Dune Scrub — The sand dune scrub, which occupies the westward portions of the property excluding the sedge meadow, represents the only remaining semblance of sand dune on the property. The community is dominated by locally common native and nonnative plant species including Coyotebrush, California Blackberry, Poison Oak, Yarrow, Dune Sedge, and Hottentot Fig.†
	<ul style="list-style-type: none"> • Wildlife Movement Corridors: Larger mammals that freely move throughout the residential and open areas of the ARDA, including particularly the subject property, are Black-tailed Deer, Striped Skunks, Raccoon, Virginia Opossum†, and Coyotes plus occasional Bobcats and Mountain Lions. The entire ADRA is relatively permeable to wandering and foraging mammals. Significant trails in the area, with exception of those used by deer and rodents, are not widespread onsite. Absence of greater wildlife diversity is here, as elsewhere, due to the long-term and extensive cover of iceplant. Evidence of Raccoons, opossum, and skunks is concentrated around the existing house and its Asilomar Avenue frontage.

<p>Assessment of Offsite ESHA within 100 ft of Project Area (footprint)</p>	<p>➔ <i>The updated Biological Evaluation shall include an assessment of any offsite ESHA within 100' of the proposed building site per § 23.90.170.B.2...</i></p> <ul style="list-style-type: none"> ✓ Figure 3, below, presents a review of site conditions on and surrounding the subject parcel, with focus on the project site (proposed development footprint including outdoor living areas). Concentric distances back from the footprint (50 and 100 ft) are indicated including onto the adjoining residential property (to 100 ft). ✓ Results: ESHA may be present, if so defined, on an adjacent portion of the neighbors' property, backyard and dooryard: an area from which iceplant has been removed and on which Lizardtail has been planted and/or naturally recruited (other ESHA elements are absent). The present project will not interfere with this site other than to reduce the amount of onsite iceplant that may contribute to colonizing the neighbors' sandy habitats.
<p>DISCUSSION OF FINDINGS</p>	
<p>Potential Adverse Effects of Development or Redevelopment:</p>	
	<ul style="list-style-type: none"> • Placement of residential structures, services areas, and hardscape and landscape features inside or immediately adjacent to either the identified sand dune scrub or sedge meadow would disturb or displace those special natural features. On the other hand, development that avoids these areas and that concentrates on either/both the already developed areas and adjoining ruderal waste and dooryard areas would not disturb or displace the special areas. • The current proposal for a residence would avoid the cited natural areas and, provided certain construction-mitigation practices, would neither displace nor disrupt existing natural habitat, i.e., ESHA.
<p>Recommended Additional Study Towards Regulatory Compliance? — None, but see mitigation measures below.</p>	

MITIGATION AND MONITORING PLAN

- PGLUP: A construction mitigation and monitoring plan shall be required for all development projects that, according to a biological assessment, may have the potential to adversely impact biological resources during construction. Based upon site specific resources, the construction mitigation and monitoring plan may require the following: preconstruction biological surveys; biological monitors; preconstruction worker education; limitations on staging and stockpile areas; appropriate buffers and temporary protective barriers; seasonal restrictions; and any other requirement necessary to protect biological resources.

Protection and Mitigation Measures

• This point is emphasized because the early date is frequently unknown or overlooked, and therefore not applied by planning staffs and applicants' contracted biologists.

Several birds are well underway by the first of the year, every year:
Great Horned Owl,
Anna's Hummingbird,
Oak Titmouse, et al.

1 — SETBACK. Construction and construction related activities should avoid Map Areas B (sedge meadow) and E (near natural sand dune scrub; as this boundary was modified in 2019/20 due to losses from iceplant encroachment), and the construction footprint should set-back at a minimum of 50 ft from the these areas, effectively from the outboard boundaries of Map Area E, thus to protect against effects of potential fugitive dust during construction, and incursion by nonnative plants (see mitigation measure no. 2 below).

2 — Fugitive dust and sand should be kept from blowing onto the ESHA that is NW and W of the project site.

3 — TREATMENT OF MONTEREY PINE. The single patch of shrubby Monterey Pine (Map Area C), which offers habitat to local wildlife as well as a windscreen to uphill portions of the property, may be pruned or topped per the guidance of a professional arborist or qualified wildlife biologist; however it is recommended that the lower portion of the plant be retained and sustained for the purpose of providing denning and refuge cover for deer.

4 — PROTECTION OF NESTING BIRDS. In the event land clearing and construction would start during the local bird nesting season, i.e., from 01 January through July of any year, the applicant should retain a qualified wildlife biologist or ornithologist to conduct a preconstruction nesting survey of the project area to ascertain whether nesting birds and their active nest could be jeopardized by the new activities. This survey should take place no more that 15 days before the start of the potentially disruptive work. Should nesting be detected where there would be a threat to the nest/eggs/nestlings, the biologist should coordinate with the owner and contractor to work out an alternative work pattern or calendar to provide time necessary for the birds to complete their nesting effort.

	<p>5 — CONSTRUCTION BARRIERS. In addition to recommended construction setbacks (Measure 1 and 2, above), BMPs for the project should incorporate clearly marked and strengthened orange mesh fencing placed along the construction boundary and no less than 50 ft from the E edge of Map Area E; also the same fencing should be placed along both margins of the existing driveway where it fronts Map Area E.</p>
	<p>6 — PROJECT MONITORING. During the phase of land clearing and construction, the applicant should provide for a qualified biological monitor to visit the project site on a weekly basis to observe and confirm project compliance with Measures 1, 2, 4, and 5, above.</p>
	<p>7 — NATIVE PLANT SELECTION. To defend existing natural or near-natural dune-scrub habitat, i.e., ESHA, inside the southern segment of Area E (within the subject parcel [-034]), the owners' residential (outdoor living area) landscaping — if there would be any — should employ locally native species, exclusively. Exceptions to this guidance should be limited to plants grown in larger pots, and the potted species should be discussed with a qualified biologist to protect against the inadvertent use of an invasive nonnative species or variety. <u>Examples</u> of best choices for in-ground planting or seeding include Yarrow, California Blackberry, Lizardtail, Mock Heather, and Sea Lettuce; also California Wild Lilac (<i>Ceanothus thyrsiflorus</i>), Pacific Hairgrass (<i>Deschampsia holciformis maritima</i>), Seaside Bentgrass (<i>Agrostis pallens</i>), Pacific Dogwood (<i>Cornus sericea</i> ssp. <i>occidentalis</i>), Sticky Monkeyflower (<i>Diplacus aurantiacus</i>), and California Coffeeberry (<i>Frangula californica</i>). Coyotebrush, although a native, is strongly discouraged from use because it is an <u>aggressively invasive</u> species capable of overtaking other valued species and forming a dense monoculture of from limited to adverse ecological value. See the accompanying Restoration Plan for the portion of the property approaching the ESHA resources referenced above.</p>

	<p>8 — NATIVE PLANTING WITHIN 50-FT SETBACK. The conservation practice suggested below is based on the biological recovery and enrichment of a site that is adjacent to a disturbed site as mitigation for encroachment toward an adjoining special native area. In sum, it is recommended that a native plant cover be initiated on a specific portion of the now derelict and ruderal ground surrounding the proposed residence. The recovery area (~ 15,000 ft²) would be confined within the 50-ft setback between the residence and adjoining other derelict ground, and approaching the existing ESHA (see Figure 3).</p> <p>The practical scenario would be to clear the site (rubble and iceplant) at the same time the construction site would be cleared; collected iceplant would be hauled offsite (Marina Landfill) at the same time as for the house site. Detailed post-clearing preparation, plant selection and installation procedures are defined and illustrated in the Habitat Restoration Plan that accompanies this report.</p>
<p>EVALUATION</p>	<ul style="list-style-type: none"> ● <i>Towards successfully redeveloping a portion of the owners' property — for the purpose of building a residence on the subject parcel, and installing outdoor hardscaping and green landscaping, there is a basic prescription for avoiding and/or minimizing adverse effects to special onsite biological resources, namely the expand and improve sand dune scrub and sedge meadow that properly represent ESHA resources: Development that would exclude and setback from Map Areas B and E would automatically accomplish the principal objectives of resource conservation and ESHA protection. Further, renovation of the former dune and waste area that is located inside the 50-ft setback located between Area E (parcel -034) and the residence should follow the prescription detailed in the accompanying NATIVE BOTANICAL AND HABITAT RESTORATION PLAN FOR THE PROPOSED RESIDENTIAL PARCEL AT 1661 SUNSET DRIVE (APN 007-041-034).</i>

FIGURES 1A-B, 2, and 3

FIGURE 1A – COVER MAP FOR PARCELS I AND II OF SUBJECT PROPERTY AT 1661 SUNSET AVENUE, PACIFIC GROVE CA 93950.

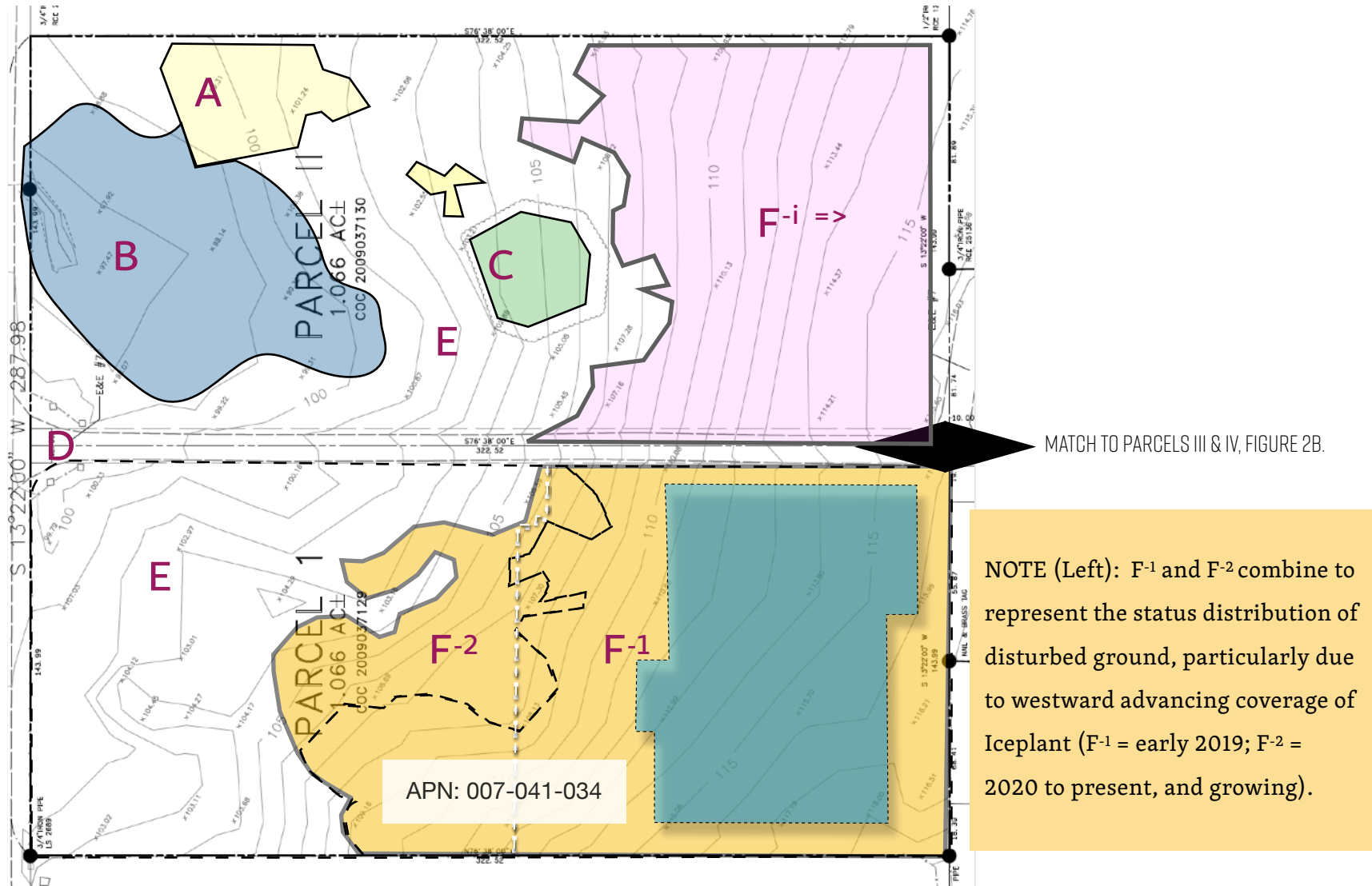
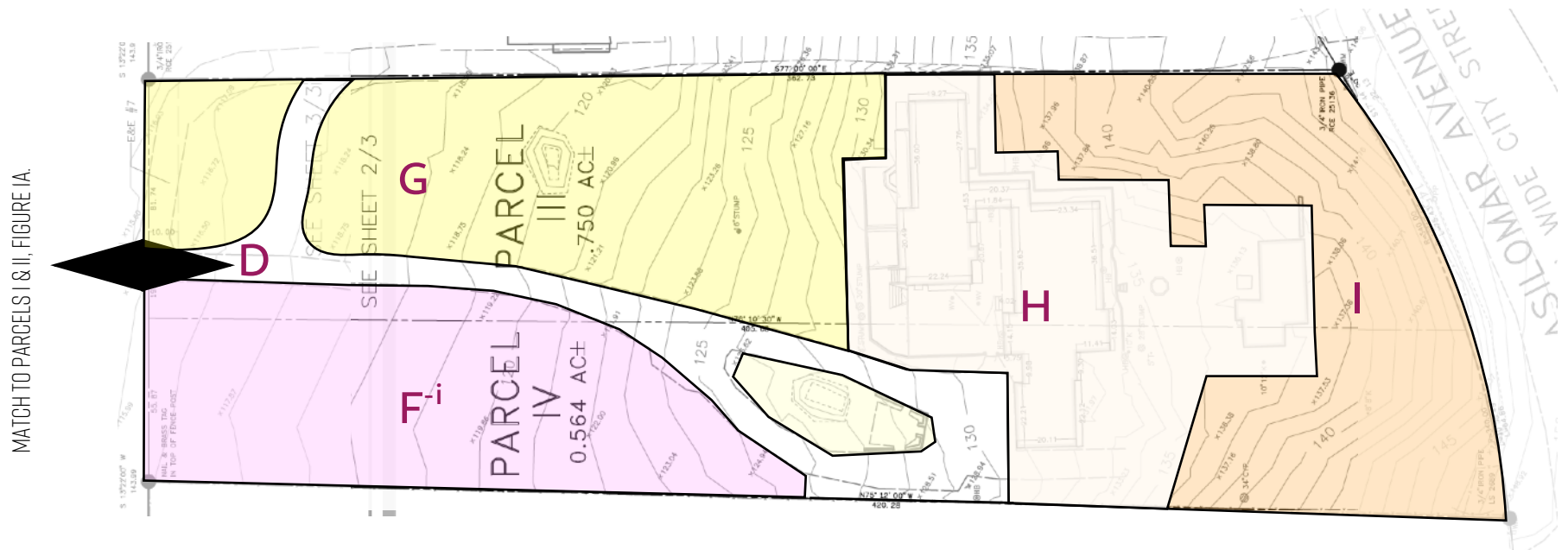


FIGURE IB – COVER MAP FOR PARCELS III AND IV OF SUBJECT PROPERTY AT 1661 SUNSET AVENUE, PACIFIC GROVE CA 93950.



FIGURES 1 A & B: LEGEND —

- Area A — Pampa Grass Stands
- Area B — FW Wetland / Sedge Meadow
- Area C — Monterey Pine Shrub Stand
- Area D — Paved Driveway
- Area E — Old Backdune / Coastal Dune Scrub
- Area F — Former Dune, Waste Area "F" includes F-1, F-2, and F-3
- Area G — Former Dune, Waste Area
- Area H — Existing Residence and Outbuildings
- Area I — Dooryard and Former Dune Waste Area

FIGURE 2 – SERIES OF GROUND PHOTOGRAPHS DEPICTING THE SUBJECT PROPERTY AT 1661 SUNSET DRIVE, PACIFIC GROVE CA 93950



- Site Key to Ground Photographs (below)









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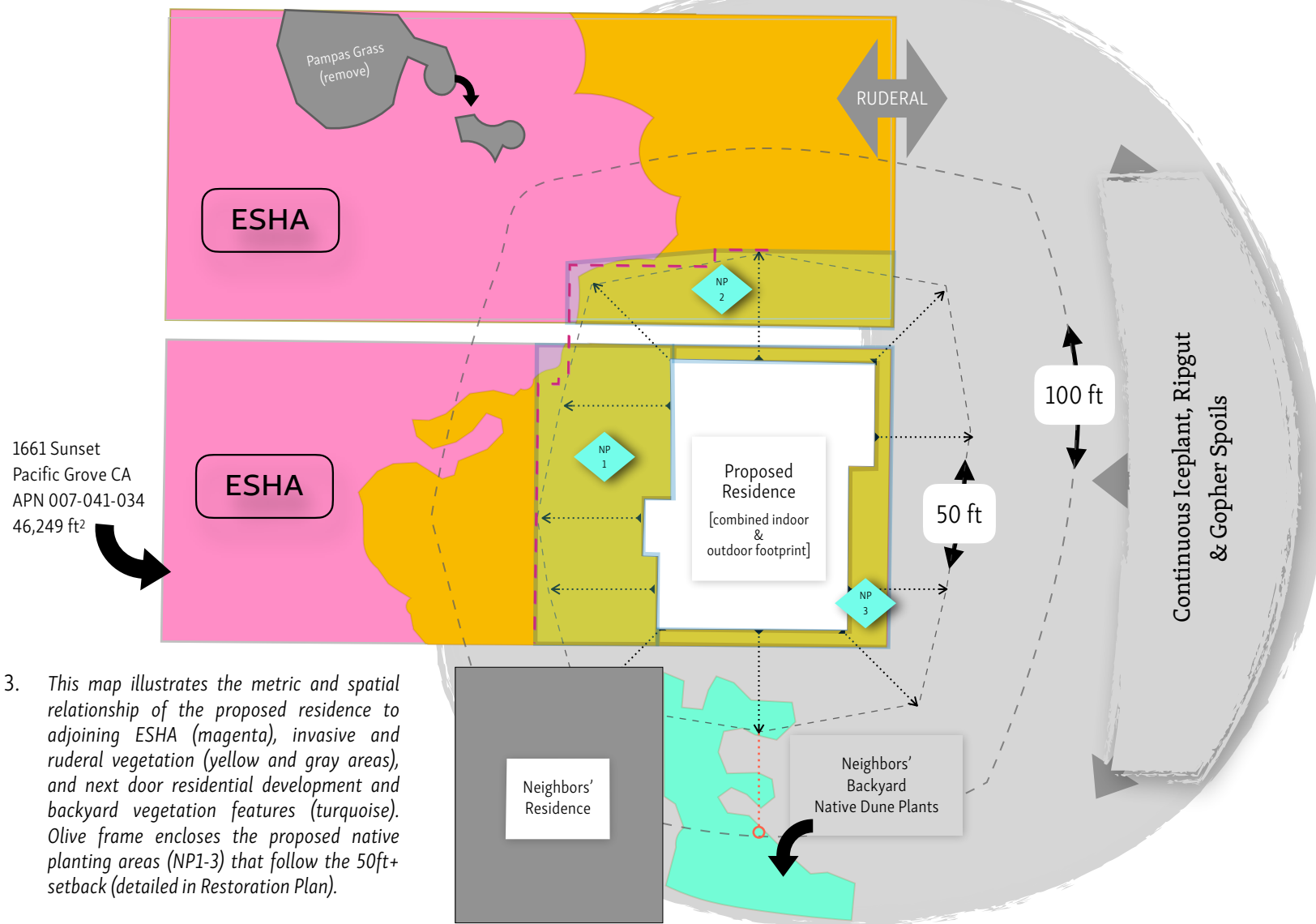
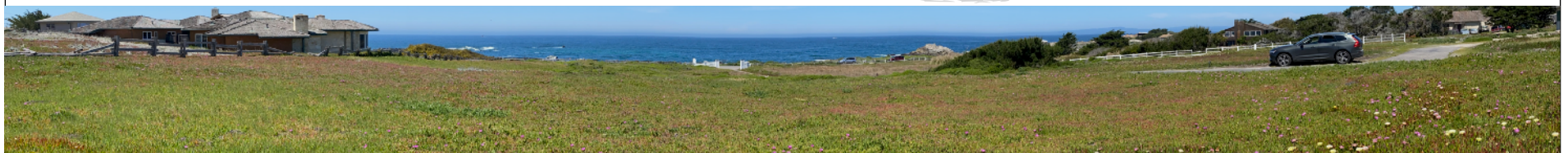


FIGURE 3. This map illustrates the metric and spatial relationship of the proposed residence to adjoining ESHA (magenta), invasive and ruderal vegetation (yellow and gray areas), and next door residential development and backyard vegetation features (turquoise). Olive frame encloses the proposed native planting areas (NP1-3) that follow the 50ft+ setback (detailed in Restoration Plan).



A NATIVE BOTANICAL & HABITAT RESTORATION PLAN

FOR A PARCEL AT
1661 SUNSET DRIVE, PACIFIC GROVE CA 93950
[APN 007-041-034]



Prepared for WESTLAND PARTNERS LLC

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26 April 2020



A NATIVE BOTANICAL AND HABITAT RESTORATION PLAN FOR A PARCEL AT 1661 SUNSET DRIVE, PACIFIC GROVE, CA 93950 [APN-007-041-034]

(A) INTRODUCTION & OBJECTIVE

This resource restoration plan targets a specific ruderal site on a portion of private property (subject parcel) in Pacific Grove. The project described below will as much *recover* and *reinterpret* former onsite and local resources as it would ‘restore’ the former SAND DUNE SCRUB habitat. The larger 3.50-acre property (presently, there are three contiguous parcels) was developed approximately 100 years ago and has since been continuously occupied, extensively modified, and left to the insidious forces of exotic plant invasion and habitat disintegration.

The physical effects of development (local subdivision, road-building, site excavation and grading) plus two significant and wholly linked biological actions (extensive plant invasion and colonization of burrowing wildlife) have made literal ‘restoration’ undefinable and infeasible, ecologically and economically.

Nevertheless, the *recovery* of native botanical and habitat resources that would match, complement, and integrate with characteristic *dune-like* qualities of the ADRA landscape is attainable and is thus the objective of this plan.

This plan will initiate and guide the recovery of desired plantlife and habitat conditions from a ruderal condition that currently bares little to no such resources. When completed, the project will have added ecological value to the site after minimizing or removing its existing conditions.



(B) PLANNING BACKGROUND AND PURPOSE

Permit Requirement

As is required by the City of Pacific Grove, this document is intended to support the Owners' Planning Permit application for construction of a new/replacement residence on their property at 1661 Sunset Drive.

- Biological Reference

This document incorporates by reference all of a comprehensive biological assessment of the parcel (and to a lesser degree two adjoining parcels) that was prepared by the same writer (JBF) and submitted to the property owner in care of the project architects (Eric Miller Architects)¹. The biological report is the primary source for data and interpretations regarding, e.g., onsite biota, habitat conditions, and status of nonnative taxa and invasive stands.

(C) PROJECT LOCATION

The subject parcel, the land of which had been part of a former natural dune complex (Asilomar Dunes), is inland from the ocean beach frontage of Pacific Grove, an incorporated municipality within Monterey County, California. The nearest public trust conservation lands comprise the 107-ac Asilomar State Beach, which is managed by the California Department of Parks and Recreation.

The project site is situated in Northern California at ~4.00 miles NNE of Cypress Point (Pebble Beach). Cypress Point signifies the geographic (N/S) midpoint of the California Coastline. The site is approximately 180 ft East of the nearest coastal bluff and rocky nearshore environment from which it is separated by Sunset Drive. Relative to significant landmarks, the site is mappable at 4,000 ft SSE of Point Pinos (Pacific Grove) and 9,500 ft NNE of Point Joe (Pebble Beach) (see Figure 1 of the biological report).

The identified recovery area amounts to approximately 15,000 ft². See the following Figure 1, also Figure 3 of the linked biological survey for a site-wide view.

¹ FROKE, J.B. 2020. A BIOLOGICAL EVALUATION OF A PLANNED RESIDENTIAL PARCEL AT 1661 SUNSET DRIVE, PACIFIC GROVE CA 93950 [APN 007-041-034]. 25 APRIL.

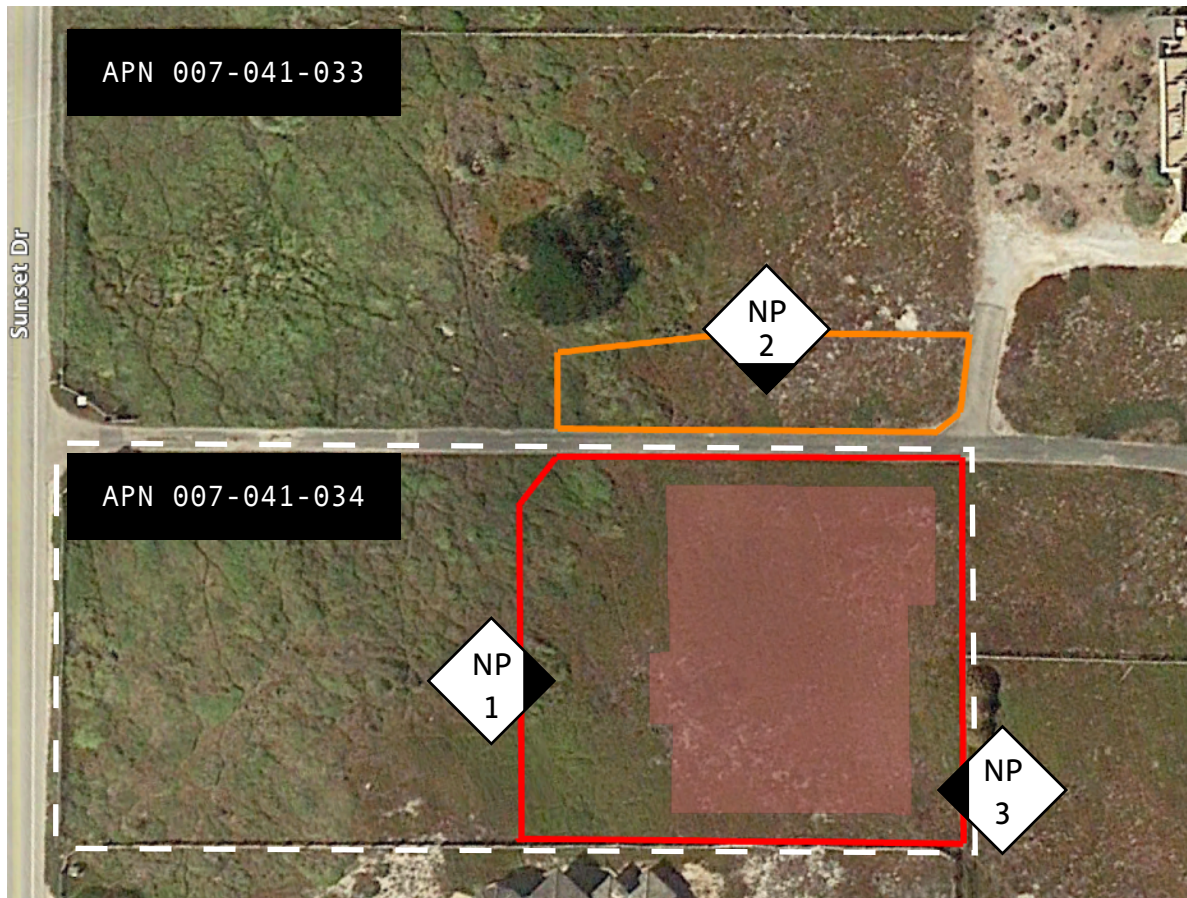


FIG.1 — Aerial overlay to illustrate the arrangement of the planned ~15,000 ft² native recovery area on the subject parcel (lower: APN 007-041-034) and its adjoining parcel (upper: APN 007-041-033). The solid red-tinted area inside the lower segment represents the proposed new residence, including its contiguous outdoor living spaces. Management prescriptions (below) refer to the three marked areas (NP-1, 2, 3).

-
- ➔ Summary description of the restoration project. The conservation practice is based on biological recovery by enrichment of a site that is adjacent to a disturbed site as mitigation for encroachment toward an adjoining special native area. In sum, it is recommended that native plant coverage be initiated on a specific portion of the now derelict and ruderal ground surrounding the proposed residence. The recovery area would be confined to within the 50-ft setback between the residence and adjoining other derelict ground, and approaching but not touching or adversely affecting the existing ESHA.

(D) EXISTING CONDITIONS

All open areas with exposed and vegetated sandy areas, whether loose or compacted, are extensively occupied by *Thomomys bottae*², a native fossorial mammal. Pocket-gophers occur in substantially greater densities in disturbed areas versus natural habitats; and their presence strongly favors weedy nonnative plants over native species. Pocket-gophers represent a key biological element in the transformation and common elimination of native dunes, including the formative soil structure and linked biota. Naturally occurring dune sands, as occur westward on the parcel, fail to provide suitable pocket-gopher habitat because the material is too loose to support the animal's excavations. Pocket-gopher excavations are the critical element of the species ecology, and are used for traveling, escape, denning, and foraging. Pocket-gophers and their tailings reliably display the content of the burrowed and chambered ground to depths of 4-6 ft: throughout, the ground inside the project parcel, including the development and restoration areas, comprises an artificial admixture of sand, woody debris, coarse dirt, gravel, cobble and rock, and older construction and pavement debris.

The composition of foreign materials (e.g., wood debris, macadam, stones, and clayey soil), whether locally derived or imported, effectively extinguish the validity of natural sand dunes, and obviate the natural reassembly of dune ingredients. Dune restoration, however, is a relatively simple objective and practice that most requires a commitment to follow through with recommended maintenance practices.

(E) PLANNED OUTCOMES

Sustainable, low-maintenance, and drought-resistant native flora with positive habitat values.

- When successful, the recovery project will result in reduced infiltration pressure and movement by destructive local invasives including Hottentot Fig, Seafig, and Ripgut. Management will also include removal or reduction of Coyotebrush, which although a native, is aggressively invasive shrub with a track-record of overwhelming coastal restoration projects; and it is highly flammable and not firesafe.



² *Thomomys bottae*, Botta's Pocket Gopher

- Reformatting the vegetation will reduce the population and burrow density of the onsite pocket-gopher population. The axiom of professional wildlife management is to manage animals by managing their habitat; thereby, direct methods for controlling pocket-gophers, which generally are neither effective nor sustainable, are not prescribed.
- Enhanced prospects for native plants to colonize and expand by natural recruitment, versus planting at a goal density: the recovery principle is to plant strong foundation species at nominal densities, stay on top of encroaching weeds, and let the natives (planted and recruited) sort-out dominance and distribution among themselves, with minimal interference.

(F) PLANT SELECTION

- The restoration palette presented below is recommended on the basis of (a) native status, (b) tolerance to drought and salt-air, (c) and overall hardiness and resilience to wildlife browsing and root-clipping. Furthermore, the listed candidate species are at least moderately firesafe, i.e., when maintained, each is fairly resistant to flames.
- A determination of whether to seed and/or plant several species will be based, at least in part, on timing factors including anticipated seasonal weather conditions and the market availability of plants and seed not collected locally.
- Due to the virtual absence of native plants, on-property harvesting or salvaging for seeds and propagules is not a viable or constructive option.
- The present recovery plan will feature six (6) species for either planting and/or seeding (gold-starred). The balance of the species may be added by the property owner at a later time; or may be used to replace specimens and stands of the top six, if failed. None would require additional approval; however, expert direction for planting and seeding methods would be strongly advised.
- The recommended species are those well-suited to coastal environments with sandy growing conditions, including dunes; these are first deep- and extensively rooted plants placed to stabilize the site and deter recolonization by both pocket-gophers (at a high level) and invasive plants.
- The recommended top-6 plants are illustrated by Figure 2.

ALPHABETICAL LIST OF THE RECOMMENDED RESTORATION PALETTE:

SPECIES BINOMIAL	ENGLISH NAME	SEED / PLANT
<i>Abronia umbellata</i>	Pink Sand Verbena	TBD, Market
★ <i>Achillea millefolium</i>	Yarrow	TBD, Market
★ <i>Acmispon glaber</i>	Deerweed	TBD, Market
<i>Aesculus californica</i>	California Buckeye	Seed

SPECIES BINOMIAL	ENGLISH NAME	SEED / PLANT
<i>Agrostis pallens</i>	Seaside Bentgrass	Seed
★ <i>Anaphalis margaritacea</i>	Pearly Everlasting	TBD, Market
<i>Artemisia pycnocephala</i>	Dune Sagewort	TBD, Market
<i>Carex pansa</i>	Sand Dune Sedge	Plant, Seed
<i>Corethrogyne filaginifolia</i>	Common Sandaster	TBD, Market
★ <i>Deschampsia holciformis</i>	Coastal Hairgrass	Seed
<i>Diplacus aurantiacus</i>	Sticky Monkeyflower	Plant
<i>Dudleya farinosa</i>	Sea Lettuce	Plant
★ <i>Elymus triticoides</i>	Creeping Wildrye	Seed
<i>Ericameria ericoides</i>	Mock Heather	TBD, Market
★ <i>Frangula californica</i>	California Coffeeberry	Plant
<i>Leymus condensatus</i>	Pacific Wildrye	Seed
<i>Morella californica</i>	Pacific Wax Myrtle	Plant
<i>Quercus agrifolia</i>	Coast Live Oak	Seed

(G) METHODS AND MANAGEMENT

- Remediation of debris collection by removal, including raking and shaping, will be tasked and scheduled by the 'recovery manager' in coordination with the project/construction manager. Most work will be completed with hand crews and small tractor with a tine rake and rear blade. The work could run alongside the site clearing for the residential footprint and utilities.
- Remediation also requires raking out all of the iceplant from inside the work area (recovery site plus the residential site). Collected iceplant must be covered and hauled offsite to the Marina Landfill. To save travel weight, the piled iceplant may be spread out to desiccate for a maximum of one week before hauling.
- Field preparation including final raking, limited sifting, and repositioning or shaping of sands, will be followed by an application of arbuscular mycorrhizae (e.g., ARM-120) and will be scheduled before seeding and planting, and will be tasked, scheduled and supervised by the recovery manager. *Native plants are best NOT fertilized*, especially with nitrogen, phosphate and potassium, which favor weedy growth by nonnative species.

- Planting & seeding will be tasked by the recovery manager and scheduled according to expected weather patterns, i.e., when there is a “good chance” for helpful precipitation. During a “normal winter,” seeding would occur during November through February, and planting would overlap during January through March. Most treated areas would be lightly irrigated outside of the rainy period and for approximately 8-10 months. If need be, planting and seeding could be extended into late spring and summer provided the availability of adequate start-up irrigation.
- Maintenance after planting will be advised by the recovery manager, including training of the owner’s landscape contractor or gardener, if any. The basic maintenance work would be to (a) keep up on adventitious and invasive iceplants and nonnative grasses, and (b) keep track of failed native plants and reporting these to the recovery manager — for stock replacement or a change of species, as may be indicated.
- Plant establishment and success will be judged on a minimum of 80 percent survival at the end of each year for the full five-year monitoring program (below). Plant replacements would be determined and made at the outset of each growing season during the same five-year period. During the period, natural-recruitment of the same species as was planted will be credited to that species total measured success. *Natural recruitment versus planting is a primary objective of restoration and recovery.*
- Monitoring would follow standard protocol: the recovery manager will conduct (a) bi-weekly site check for the first two months after plantings are completed [4 visits], then; (b) three quarterly inspections for the following nine months [3 visits], then (c) for the following 4 years (yrs 2-5 of 5) at two visits [15]. Total = 17 visits (estimated total of 8 hrs); with a final report and verification to the City of Pacific Grove at the completion of the monitoring effort.

SPECIFICATION SHEET

Recovery Area: ~15,000 ft²

Ground Condition:

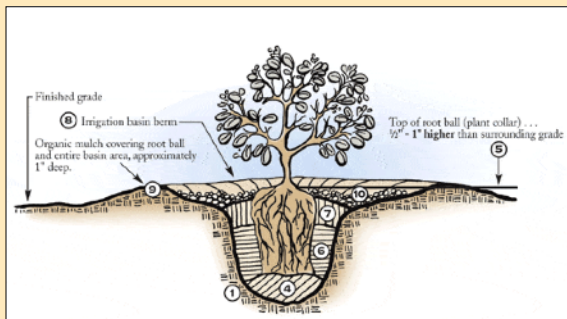
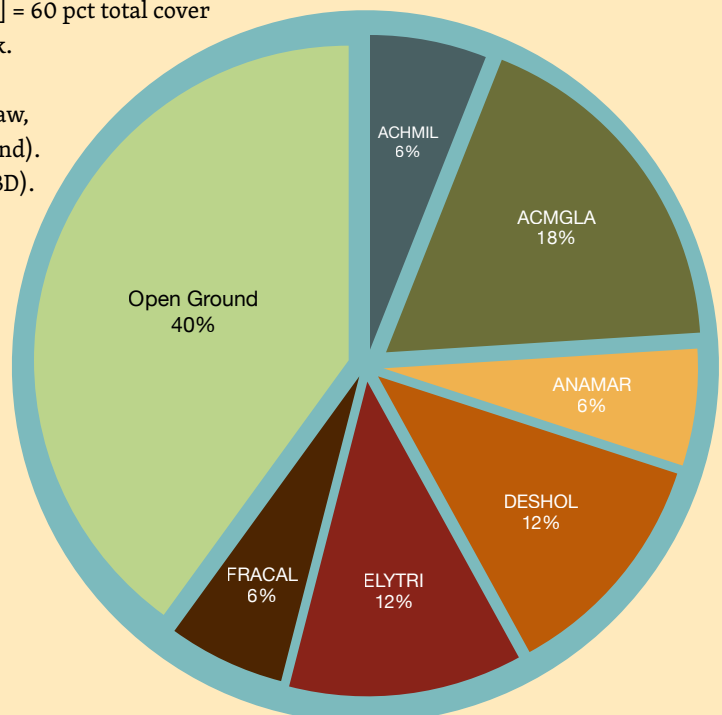
Ruderal ex-dune; infiltrated sands with debris from surplus and removed macadam and concrete, dumped rocks and gravels, and soils from pocket-gopher tailing; organic debris from dead iceplant. Debris to Sands = 50:50, completely mixed.

Vegetative Cover: Dense, near-duotypic stand of Seafig and Hottentot Fig with minor amounts of Ripgut and Poison Oak.



✓ 10 Main Procedures (actual steps generally overlap):

- 1st Step — Clear iceplant and tine-rake debris to 12 inches; collect, pile and haul both masses to Marina Landfill.
- 2nd Step — Till remain ground to 18 inches; tine-rake to shape.
- 3rd Step — Irrigate entire treatment area to wetted depth @ 18 inches.
- 4th Step — Spray or mechanically rake-in ARM-120 (mycorrhizal inoculant) and cover to depth @ approximately 2-4 inches: protect from sunlight. [Rate: 1.40 lbs -1000ft² = 21.00 lbs -15,000 ft²].
- 5th Step — Planting distribution (pct of total ground cover @ 60 pct) follows (seeding/planting count and pattern TBD following review of post-treatment ground condition):
- Achillea millefolium — 10 [6 pct]
 - Acmispon glaber — 30 [18 pct]
 - Anaphalis margaritacea — 10 [6 pct]
 - Deschampsia holciformis — 20 [12 pct]
 - Elymus triticoides — 20 [12 pct]
 - Frangula californica — 10 [6 pct] = 60 pct total cover
- 6th Step: Order seed and select container stock.
- 7th Step: Install/implant
- 8th Step: Follow with light seed cover (rice straw, jute mesh, or coconut shreds (unbound).
- 9th Step: Begin specific irrigation regimen (TBD).
- 10th Step: Begin weed look-out and removal.



ACHILLEA MILLEFOLIUM, Yarrow



ACMISPON GLABER, Deerweed



ANAPHALIS MARGARITACEA, Pearly Everlasting



DESCHAMPSIA HOLCIFORMIS,
Coastal Hairgrass



ELYMUS TRITICOIDES,
Creeping Wildrye



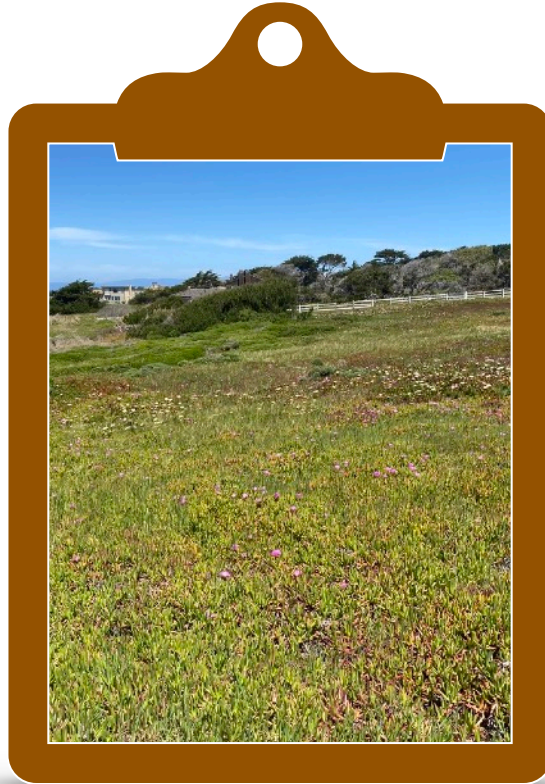
FRANGULA CALIFORNICA, California Coffeeberry



ADDENDUM

TO A NATIVE BOTANICAL & HABITAT RESTORATION PLAN

FOR A PARCEL AT
1661 SUNSET DRIVE, PACIFIC GROVE CA 93950
[APN 007-041-034]



Prepared for WESTLAND PARTNERS LLC % Eric Miller Architects, Monterey CA

Prepared by Jeffrey B. Froke, Ph.D.

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26 April 2020

ADDENDUM: 06 APRIL 2021



ADDENDUM TO A NATIVE BOTANICAL AND HABITAT RESTORATION PLAN FOR A PARCEL AT 1661 SUNSET DRIVE, PACIFIC GROVE, CA 93950 [APN-007-041-034]**(A) INTRODUCTION**

This ADDENDUM specifically refers to and updates the subject restoration plan for the owner's parcel of land that is located at 1661 Sunset Drive, on the Asilomar Coast of Pacific Grove, California. No part of the original restoration plan (26 April 2020) has been subtracted or otherwise modified, and is entirely attached by reference, hereto. To date, this Addendum is the only update or attachment made to the 2020 Restoration Plan.

(B) OBJECTIVE

After additional permitting research, the City of Pacific Grove Planning Staff determined that 30,000 ft² and not 15,000 ft² of restoration area is required for the subject project (Alyson Hunter, AICP to Carla Hashimoto, AIA [for the applicant], by email dated 02 April 2021). In response, this ADDENDUM provides a complete formula, including an added map and management prescription, to fully address the increased compliance requirement.

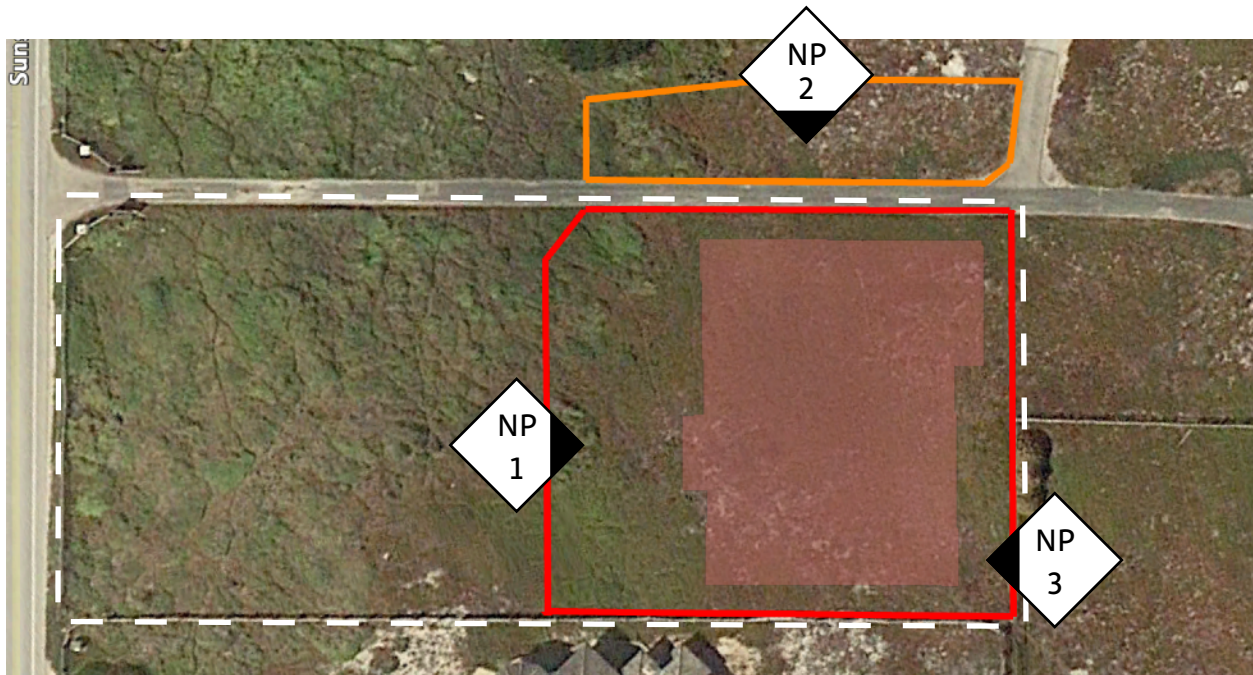
(C) PARTICULARS

(1) Map of Added Area: The following map (Figure A-1) illustrates the position and boundaries of the additional dune restoration area, which is entirely located on the same property as the applicant's project. The added area (2021 Area) is a single contiguous space that equals 15,000 ft². Added to the originally proposed restoration area (2020 Area), the total proposed dune restoration habitat equals approximately, but no less than 30,000 ft².

(2) Management (restoration) for the 2021 Area is proposed in view of invasive iceplant that is actively spreading westward through otherwise "better than average" condition native dune habitat. The cover is in a condition where physical removal of the invasive plant is the best alternative, i.e. versus the more wholesale approach that is required to recover and restore dune plant habitat in the 2020 Area that is the subject of the original project restoration plan. Figure A-2 illustrates the recently detected extent of iceplant over the area (more recent Google Earth Pro imagery is of lesser determinative quality). Figure A-3 illustrates the proposed additional management area (2021 Area @ 15,000 ft²) that would address the spread of iceplants as suggested by Figure A-2 (2020 + 2021 Areas = 30,000 ft²).

(3) The preferred method remove iceplant from the 2021 Area is summarized in Item D, below.

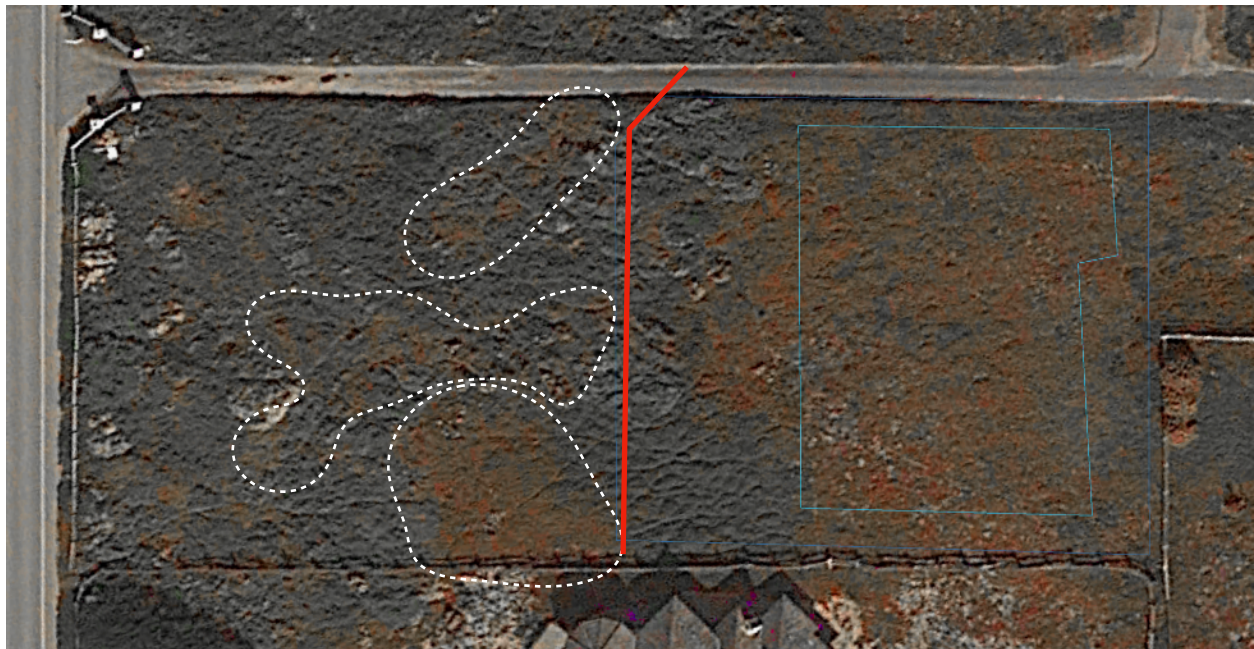
Figure A-1.



ABOVE — 2020 proposed restoration area (15,000 ft² red & orange borders, minus proposed residence).

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Figure A-2.



ABOVE — Photo-enhancement imperfectly illustrates extent of iceplants (red-colored) across mixed quality dune habitat (otherwise is improved on west end), circa 2018; since more widespread..

Figure A-3.



ABOVE — The 2021 Area, shown in Blue, represents the additional 15,000 ft² dune restoration area (iceplant removal area) presented by this Plan ADDENDUM. The area west (L) of the blue box is avoided due to commonly wetted and sometimes flooded conditions, i.e., backed-up behind the roadbed and culvert.

(D) APPROACH

The project applicant would commit to complete an iceplant removal program for the 2021 Area shown in Figure 3, above. The program would entail tasking competent crews to remove the materials by hand, allowing the use of both powered and non-powered hand-held tools, as may be indicated by field conditions. In other words, for example, tractors and other wheeled and tracked vehicles, of any size, would not be used; chemical herbicides also would be disallowed for this project.

All aspects of planning, staging and crew organization would be drawn-up, managed or supervised by a qualified restorationist or restoration ecologist.

Work would be completed within a 12-month period, with an additional 12-month monitoring and follow-up removal period; altogether within a 24-month timeframe, even though the actual working time would be far less.

Reported by Jeffrey B. Froke, Ph.D.

Tuesday, April 6, 2021

MITIGATION MEASURES & MONITORING PROGRAM

for:

HPH Properties, L.P.
1661 Sunset Drive (APNs 007-041-033, -034, -035)
File No. CDP/PM/AP 19-0645

Project Proponent(s):

Eric Miller Architects
(Architect)

Lead Agency:



CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT DEPARTMENT

REVIEWED FOR A RECOMMENDATION BY ARCHITECTURAL REVIEW BOARD ON _____, 2021

ADOPTED BY THE PLANNING COMMISSION ON _____, 2021

State Clearinghouse # _____

INTRODUCTION

BACKGROUND

Since January 1, 1989, public agencies have been required to prepare a mitigation monitoring or reporting program to assure compliance with mitigation measures adopted pursuant to the California Environmental Quality Act (CEQA). A mitigation monitoring program must be designed to ensure a project's compliance with adopted mitigation measures during project implementation. It also provides feedback to agency staff and decision makers about the effectiveness of their actions, offers learning opportunities for improving mitigation measures on future projects, and identifies when enforcement actions are necessary.

PURPOSE

The purpose of the mitigation monitoring program for the demolition and new single-family dwelling at 1661 Sunset Drive is to ensure that all mitigation measures adopted as part of project approval are implemented and completed during and after construction. This program will be used by the City of Pacific Grove to verify that all required mitigation measures are incorporated into the project and will serve as a convenient tool for logging the progress of mitigation measure completion and for determining when required mitigation measures have been fulfilled.

MANAGEMENT

The City of Pacific Grove Community Development Department (CDD) is the lead agency for the project and will be responsible for overseeing the administration and implementation of the mitigation monitoring program.

The staff planner for the project will be responsible for managing the mitigation monitoring program. Duties of the staff planner responsible for managing the program shall include, but not be limited to, the following:

- ◆ Conduct inspections, zoning plan checks, and reporting activities as required.
- ◆ Serve as a liaison between the City and applicant regarding mitigation monitoring issues.
- ◆ Coordinate activities of consultants and contractors hired by applicant to implement and monitor mitigation measures.
- ◆ Address and provide follow-up to citizen's complaints.
- ◆ Complete and maintain documents and reports required for the mitigation monitoring program.
- ◆ Coordinate and assure enforcement measures necessary to correct actions in conflict with the mitigation monitoring program, if necessary.

BASELINE DATA

Any baseline data for the mitigation-monitoring program are contained in the Mitigated Negative Declaration adopted by the Pacific Grove Planning Commission.

DISPUTE RESOLUTION

As with any regulatory document, disputes may arise regarding the interpretation of specific language or program requirements; therefore, a procedure for conflict resolution needs to be included as part of this mitigation monitoring program. In the event of a disagreement about appropriate mitigation measure implementation, the project planner will notify the Community Development Director via a brief memo and hold a meeting with the project applicant and any other parties deemed appropriate. After assessing the information, the project planner will determine the appropriate measure for mitigation implementation and will notify the Community Development Director via memo of the decision. The project applicant or any interested party may appeal the decision of the project planner to the **City decision-making body that adopted the project mitigated negative declaration and mitigation monitoring program** within five (5) calendar days of the planner's decision. That decision may be appealed to the City Council.

ENFORCEMENT

All mitigation measures must be complied with in order to fulfill the conditions of approval. Some of the conditions of approval are required before the commencement of construction; therefore, they will be verified before the issuance of a building permit. Other conditions will be implemented during construction and after construction is completed. For those conditions implemented during construction, if work is performed in violation of conditions of approval, a stop work order will be issued. A performance bond or deposit of funds, at the discretion of the City of Pacific Grove in an amount necessary to complete the condition of approval, with the City of Pacific Grove is required for ongoing conditions of approval, such as a landscape restoration plan. Failure to implement these conditions of approval will result in the forfeiture of the funds for use in implementing these conditions.

PROGRAM

This mitigation monitoring program includes a table of mitigations measures adopted for the project. This table identifies the mitigation measure and parties responsible for its monitoring and implementation. It also identifies at which project stage the mitigation measure is required and verification of the date on which the mitigations measure is completed.

FUNDING

For the project at 1661 Sunset Drive, the project proponent(s) shall be responsible for the costs of implementing and monitoring the mitigation measures.

Mitigation Measures for the Mitigated Negative Declaration adopted for 1661 Sunset Drive:

MITIGATION	IMPLEMENTED BY:	WHEN IMPLEMENTED:	MONITORED BY:	VERIFICATION DATE:
BIO-1: Bird Nesting Survey. In the event land clearing and construction start during the local bird nesting season (January 1 - July 31 of any year) the applicant will retain a qualified wildlife biologist or ornithologist to conduct a preconstruction nesting survey of the project area to ascertain whether nesting birds and their active nest could be jeopardized by the new activities. This survey should take place no more than 15 days before the start of the potentially disruptive work (demolition and ground disturbance). Should nesting be detected where there would be a threat to the nest/eggs/nestlings, the biologist should coordinate with the owner and contractor to work out an alternative work pattern or calendar to provide time necessary for the birds to complete their nesting effort.	Applicant or Applicant's Representative	Prior to Start of Demolition and Again at Next Phase of Ground Disturbance	Project Biologist, CDD	
BIO-2: Pre-Construction Meeting. Prior to demolition and again at the start of construction of the new home, the Project Biologist shall conduct an educational meeting to explain the purpose of the monitoring, to show the construction personnel what is being monitored and to explain what will happen in the incidence of locating a species of special concern during construction activities. The Project Biologist will explain the life history of the species of special concern, why they may be found on the property, and what construction staff should do if one is spotted on the project site. The construction personnel will be shown a photo of the species of special concern and asked to be prepared to immediately stop demolition activity if a species of special concern is discovered and wait until the species is safely removed from the construction zone before restarting. This meeting may be concurrent with the similar pre-construction meeting for archaeological /Tribal resources.	Applicant or Applicant's Representative	Following demolition on -035 and prior to work on proposed development site (-034)	Project Biologist, CDD	
BIO-3: Construction Fencing. Construction and construction related activities will avoid Map Areas B (sedge meadow) and E (near natural sand dune scrub, as identified in the Biological Evaluation and the construction footprint will be set-back a minimum of 50 ft from these areas to protect against effects of	Applicant or Applicant's Representative	Prior to demolition and maintained through construction	Project Biologist, CDD	

potential fugitive dust during construction, and incursion by nonnative plants. In order to achieve these measures, strengthened orange mesh fencing will be placed along the construction boundary and no less than 50 ft from the edge of Map Area E; also the same fencing will be placed along both margins of the existing driveway where it fronts Map Area E.				
<p>BIO-4: Restoration. To meet LCP requirements of 2:1 mitigation, landscape restoration and maintenance activities on the merged property (-033, -034) will be carried out in accordance with the project's approved Habitat Restoration Plan (CALIFAUNA <i>Native Botanical & Restoration Plan, Amended April 6, 2021</i>) and shall be supervised and monitored by a qualified biologist. This measure will result in an approximately 30,000 sq. ft. area restored to pre-project conditions.</p> <p>Phase 1 - Debris Remediation. The remediation of debris collection by removal, including raking and shaping, will be tasked and scheduled by the 'recovery manager' (Project Biologist) in coordination with the project/construction manager. Most work will be completed with hand crews and small tractor with a tine rake and rear blade. The work could run alongside the site clearing for the residential footprint and utilities.</p> <p>Phase 2 - Iceplant Remediation. Remediation also requires raking out all of the iceplant from inside the work area (recovery site plus the residential site). Collected iceplant must be covered and hauled offsite to the Marina Landfill. To save travel weight, the piled iceplant may be spread out to desiccate for a maximum of one week before hauling.</p> <p>Phase 3 - Selected native plants will be installed in a mixed, random pattern over the property according to the quantities and spacing specifications indicated in the Plan. The installation of plants shall be completed prior to final building permit inspection approval and granting of occupancy.</p> <p>Phase 4 - Following satisfactory installation of the new landscape, a 5-year maintenance and monitoring program</p>	Applicant or Applicant's Representative	Prior to demolition and prior to start of construction of new residence	Project Biologist, CDD	

<p>shall commence, overseen and directed by the Project Biologist. <u>Monitoring</u> - the Project Biologist will conduct:</p> <ul style="list-style-type: none"> (a) bi-weekly site check for the first two months after plantings are completed [4 visits]; (b) three quarterly inspections for the following nine months [3 visits]; and (c) for the following 4 years (yrs 2-5 of 5) at 2 visits [15]. <p>Total = 17 visits (estimated total of 8 hrs). A final report and verification of success/failure will be submitted to the City of Pacific Grove at the completion of the monitoring effort. (CALIFAUNA <i>Native Botanical & Restoration Plan</i>, April 2020, as amended)</p>				
<p>CUL-1: Tribal and Archaeological Monitoring. Due to the existence of a pre-contact archaeological site on the subject property, archaeological monitoring shall be conducted by a qualified archaeologist who meets the Secretary of the Interior's Qualification Standards for prehistoric archaeology and by Tribal monitors assigned by the Tribal leadership of the Esselen Tribe and OCEN, for all soil-disturbing construction-related activities, including but not limited to grading, trenching, and area excavations, during the proposed project. If archaeological resources are exposed during soil disturbing construction-related activities, all construction operations shall stop within 50 feet of the find and a qualified professional archaeologist shall further review the materials then make recommendations for treatment. If a find is determined to be potentially significant, the archaeologist shall recommend appropriate treatment measures such as preservation in place, if feasible, data recovery, or heritage recovery. Appropriate treatment shall be formulated and implemented based on an agreement between the Property Owner, or their Agent, the Tribal monitor, and the Consulting Archaeologist. (PPAC/CMAC, May 2020 and March 2021)</p> <p>If sufficient quantities of cultural material are recovered during monitoring/data recovery, appropriate mitigation measures shall be determined by the Tribal entity tasked with project monitoring.</p>	<p>Applicant or Applicant's Representative</p>	<p>Throughout all project-related demolition and ground disturbing activities</p>	<p>Project archaeologist, Tribal monitors, CDD</p>	

<p>This might include re-burying the cultural material, radiocarbon dating, faunal analysis, lithic analysis, etc.</p> <p>Furthermore, full time monitoring is required for any ground disturbing activities during this Project, occurring between 0 to 4-feet below the ground surface. (Summary, March 25, 2021)</p>				
<p>CUL-2: Resource Sensitivity Training. Management and construction personnel shall be made aware of the possibility of the discovery of these materials, and procedures to follow through a brief Cultural Resources Sensitivity Training that shall take place at the commencement of each phase of earth disturbing construction related activities. This training shall be conducted by the Tribe given monitoring responsibilities.</p>	<p>Applicant or Applicant's Representative</p>	<p>Prior to demolition and again prior to ground disturbing activities relating to new development.</p>	<p>OCEN and/or Esselen tribal cultural resources monitor and archaeological monitor</p>	

THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION WAS PASSED AND ADOPTED AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE ON THE ____ DAY OF _____, 2021, BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTENTIONS:

ABSENCE:

APPROVED:

Steven Lilley, Chair

The undersigned hereby acknowledge and agree to the approved terms and conditions, and agree to fully conform to, and comply with, said terms and conditions.

Mark Elstob, Principal (HPH Properties, L.P.), property owners

Date