

CITY OF PACIFIC GROVE

MATTHEWS RESIDENCE – 1725 SUNSET DRIVE DRAFT INITIAL STUDY & MITIGATED NEGATIVE DECLARATION



Prepared by:

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300 FOREST AVE.

PACIFIC GROVE, CA 93950

[SCH# 2021040725](#)

April 30, 2021 - May 31, 2021

Architectural Review Board (ARB) June 8, 2021

ADOPTED BY CITY OF PACIFIC GROVE PLANNING COMMISSION ON _____

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- Appendix A – Draft Plans
- Appendix B – Biological (and Botanical) Survey Report
- Appendix C – Habitat Restoration Plan
- Appendix D – Mitigation & Monitoring Program



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INITIAL STUDY / ENVIRONMENTAL CHECKLIST FORM

- 1. Project Title:** Matthews Residence – 1725 Sunset Driven Pacific Grove, CA 93950
- 2. Permit Type:** Architectural Permit (AP) and Coastal Development Permit (CDP) No. 19-0550
- 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:** Laurel O'Halloran, Associate Planner, T: 831-648-3189, E: lohallowan@cityofpacificgrove.org
- 5. Project Location:** 1725 Sunset Drive, Pacific Grove, Monterey County, CA. Assessor's Parcel Number (APN): 007-061-036-000 (*See Figure 1*)
- 6. Project Applicant(s):** Eric Miller Architects, Inc.
- 7. General Plan (GP)/Land Use Plan (LUP) Designations:** GP: Low Density Residential to 5.4 Dwelling Unit per Acre (DU/AC); LUP: Low Density Residential 1-2 (LDR 1-2) DU/AC
- 8. Zoning:** R-1-B-4
- 9. Description of the Project:** The proposed project entails a comprehensive interior and exterior remodel of an existing 2,518 square foot (sf) two-story single-family residence. The square footage of the existing residence would not increase. The project would include the replacement of the existing concrete driveway with permeable pavers, replacement of an existing 357 sf paved patio, and a new 648 sf paved patio as an immediate outdoor living space. The site is in the Coastal Zone and within an environmentally sensitive habitat area (ESHA).

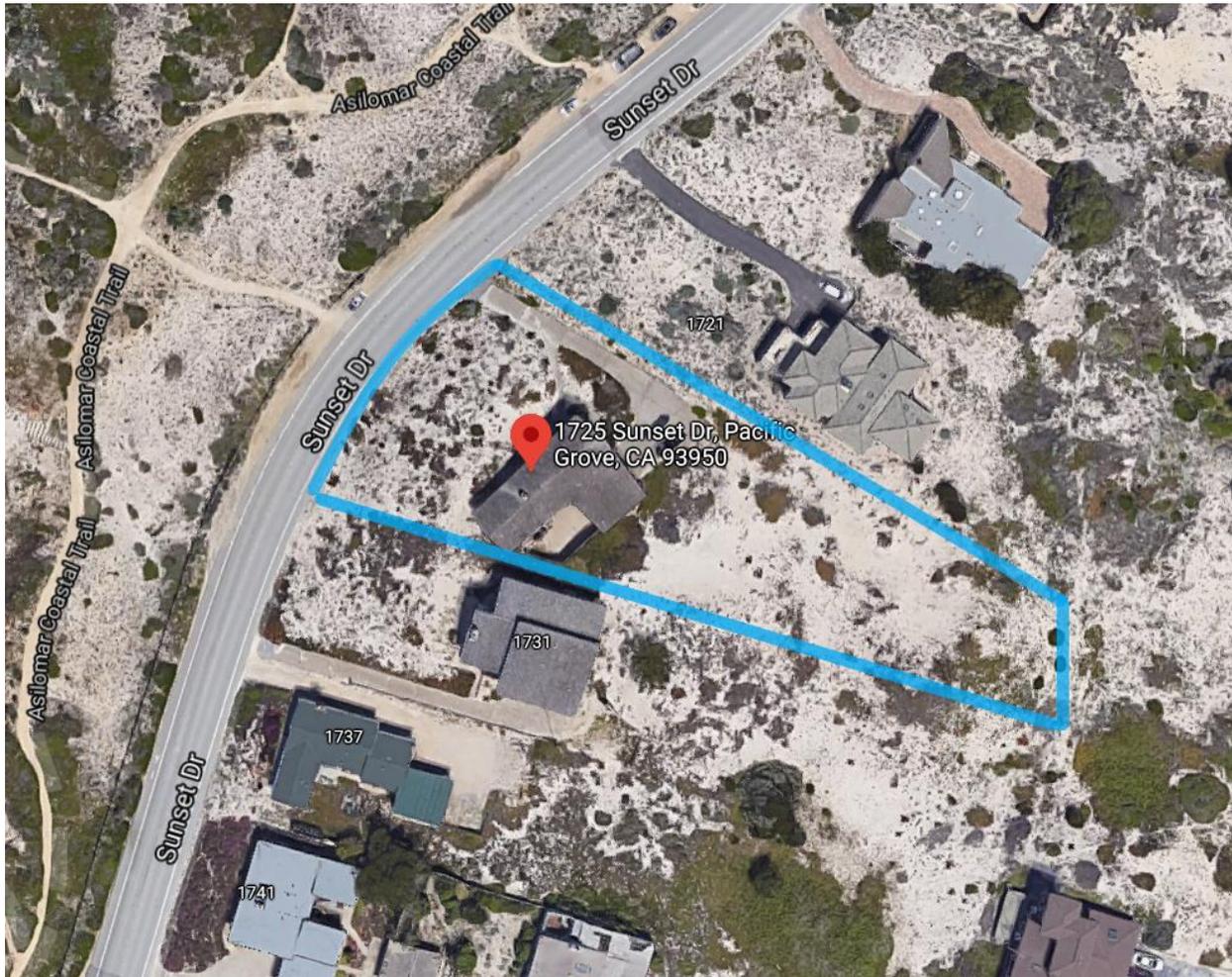


Figure 1 – Vicinity Map

10. Surrounding Land Uses and Setting:

The project site is located within the City of Pacific Grove, in the County of Monterey, California. The approximately 32,206 sf project site has an existing 2,518 square foot (sf) two-story single-family residence and consists of disturbed dune habitat which includes a variety of invasive plant species.

The site and its surrounding parcels are located in the Coastal Zone, in an environmentally sensitive habitat area (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.

11. Other public agencies whose approval is required: City of Pacific Grove Planning Commission and Building Department.

12. 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 May 4, 2020, and has been ongoing throughout the permit and environmental review process. Consultation is complete.

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 30, 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 _____ Date _____

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 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?

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: The City's Local Coastal Program's Land Use Plan (LUP) Section 2.3 defines 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 located in one of these locations. The project site is currently developed with a 2,518-sf two-story residence that will not be expanded. Because the existing structure will not increase in height or massing, the project would not have a substantial adverse effect on a scenic vista. There would be ***no impact***.

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: The proposed project is not anticipated to substantially degrade the existing visual character or quality of the public views of the project site and its surroundings. The proposed project would blend with other residential uses which surround it. This results in ***no impact***.

Item D: Existing nighttime lighting and daytime glare on the site is limited to exterior lighting associated with the single-family residence and glare from the existing windows. Given the large windows proposed on all elevations, there is a potential for both nighttime light seepage from within the building and daytime exterior glare impacts, which would be a new source of light and glare that could adversely affect day or nighttime views in the area. However, the project includes the use of anti-reflective glass to reduce exterior glare this would also limit the amount of interior lighting that seeps out. In addition, the project would be required to comply with the City’s standard Architectural Review Guideline 10, which requires that outdoor lighting be positioned so that no direct light extends onto neighboring properties.

Therefore, required conformance with existing guidelines and the project design feature described above would ensure that impacts remain *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-a11y.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-documents/11152019-coastal-commission-approved-lcp-modifications/pg-ip-ccc-mods-clean-copy.pdf>

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. There are no agriculture or forestry resources within or surrounding the project site. This results in *no impact*.

Sources:

- California Department of Conservation. Farmland Mapping and Monitoring Program. Accessed January 21, 2020. <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) 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. 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. 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 would be considered a *less than significant impact*.

Construction equipment could result in the 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*.

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. 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 proposed project could result from diesel exhaust during grading and construction. 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](#) .

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 Game](#).

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 as defined by [Section 404 of the Clean Water Act](#) (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
				✓

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

Item A: The Asilomar Dunes Residential Area (ADRA), in which the proposed project site is located, is identified in the City of Pacific Grove’s General Plan and Local Coastal Program (LCP) Land Use Plan as a land habitat of great sensitivity. The entire ADRA provides existing and potential habitat for several indigenous species and plants that have adapted specifically to local environmental factors including salt-laden and desiccating winds, and shifting, nutrient-poor soils that are endemic to the area. Because of the rarity of many of the plant and animal species and the fragile nature of the dunes habitat, the California Coastal Commission has designated the Asilomar Dunes as an “environmentally sensitive habitat area (ESHA)” under which the California Coastal Act requires a higher level of environmental protection and restriction on development.

The dunes provide habitat for ten plant and five animal species of special concern. 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 (CNDDDB). A complete list of these species is included in the Biological Evaluation.

As required by the LCP's Implementation Plan (IP) § 23.90.170, a Biological Evaluation (Biological and Botanical Survey Report) was prepared for the project site by Thomas K. Moss on August 18, 2019 (See Appendix C). Mr. Moss is qualified to perform such studies within the City of Pacific Grove. This report emphasizes a sensitive habitat Coastal Sand Dune; however, the dunes have 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 Biological and Botanical Survey Report defines procedures and standards for restoration, maintenance, and monitoring of the undeveloped portion of the property. The goal is to provide procedures and standards for successfully reestablishing and maintaining the indigenous landscape of the undeveloped portion of the property. The six steps to accomplish restoration: (1) Native Seed Collection, (2) Exotic Species Eradication, (3) Revegetation/Reforestation, (4) Landscape Protection, (5) Maintenance, (6) Monitoring.

The Biological and Botanical Survey Report states that two protected plant species, Tidestrom's lupine and Monterey spineflower, were identified on the property.

The Report further states that no animal species of special concern were identified on the property. A cursory search for California Black Legless Lizards (*Anniella pulchra nigra*) was performed by gently digging in the duff and sand under a couple native mock heather shrubs, where the lizards are often found. None were uncovered, 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 addressing 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 as a result of project construction, a mitigation measure is required to capture and relocate any potential lizard out of the construction zone prior to the start of construction, which 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: The Biological and Botanical Survey Report identified no riparian habitat on the site. Although the property is in the ESHA, the site is predominantly filled with non-native plants. Two protected plant species, Tidestrom's lupine and Monterey spineflower, were identified on the

property. The incorporation of the habitat restoration efforts (see Item A above) for this property into the project would reduce the impact to a *less than significant*.

Item C: The Biological and Botanical Survey Report for the project site did not identify a freshwater wetland. This results in *no impact*.

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, because significant wildlife corridors were not identified in the Biological and Botanical Survey Report. Although Monarch butterflies may be found in the Asilomar Dunes area, none were identified on the property. The project is conditioned to retain a project biologist on site during construction to monitor and mitigate for any species of special concern that may be potentially found, including Monarch butterflies. This would 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 propose the removal of any trees. This results in *no impact*.

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. This results in *no impact*.

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. Prior to the start of construction, temporary fencing shall be installed to delineate the Construction Zone for the purpose of protecting existing trees and surrounding dune habitat. Fencing will be removed after the final building approval.

MM BIO-4: Restoration. To meet LCP requirements of 2:1 mitigation, landscape restoration and maintenance activities will be carried out in accordance with the project's approved Habitat Restoration Plan for Mathews Residence (APN 007-061-036). Prepared by Thomas K. Moss, Coastal Biologist. Revised April 28, 2020. and shall be supervised and monitored by a qualified biologist.

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. 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.

Sources:

- Biological and Botanical Survey Report for Mathews Residence (APN 007-061-036). Prepared by Thomas K. Moss, Coastal Biologist. Revised August 18, 2019.
- Habitat Restoration Plan for Mathews Residence (APN 007-061-036). Prepared by Thomas K. Moss, Coastal Biologist. Revised April 28, 2020.

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 site is developed with a 2,518-sf two-story residence and no historical resource has been identified on it. A Phase I Historic report was prepared by Kent Seavey, Qualified Historian in August of 2018, the report concluded the subject property is not considered a historical 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: The site is located within an archaeologically sensitive area. Therefore, assessment of project and location by a qualified archaeologist was required.

In January 2020, a preliminary archaeological assessment was completed by Susan Morley, M.A. Register of Professional Archaeologists. The assessment included a background research and field research which included excavation and screening of soils from two auger holes. The assessment found no evidence of archaeological resources identified on the project site during the cultural resources study, however unanticipated discoveries during construction remain possible due to the sensitivity of the area and proximity of known resources. Impacts to unanticipated discoveries during construction would be potentially significant but can be reduced to less than significant levels with adherence to the mitigation measures listed in Section 18.

Mitigation Measures

See the Section 18, Tribal Cultural Resources.

Sources:

- Preliminary Archaeological Assessment of Assessor’s Parcel 007-031-017 for Marie Mathews Prepared by Susan Morley, M.A. register of Professional Archaeologists; January 2020.
- Phase I Historic Report prepared by Kent Seavey, 2018.
- Monthly consultation with Ohlone Costanoan Esselen Nation (OCEN) Tribal Chairperson. Consulted by Laurel O’Halloran City of Pacific Grove, Associate Planner. January 2020 and the completion of the CEQA review.
- Consultation with Esselen Nation Tribal Chairperson. Consulted by Laurel O’Halloran, City of Pacific Grove, Associate Planner. December 2020 and the completion of the CEQA review.

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 a comprehensive interior and exterior remodel of 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 a remodel of an existing home, it would not increase energy consumption and may decrease energy consumption due to the use of more modern construction techniques. 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. The project would be consistent with the City’s building, zoning, and safety 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. 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. This results in a *less than significant impact*.

Item A(iv): The potential for landslides exists primarily in hillside areas. Due to the shallow granite bedrock and the relatively level 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*.

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*.

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*.

Item E: Not applicable to this project. The project site is located in an already developed area that is served by a 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. 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 renovation for a single-family home 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 decrease energy consumption at the project site, thus incrementally decreasing GHG emissions. The primary source of GHG emissions resulting from implementation of the proposed project would be automobile traffic. Because there would not be an increase in average daily traffic trips, and construction would comply with state building regulations the proposed project would have a less than significant impact on localized greenhouse gas emissions. Additionally, because the project entails a remodel of an existing residence, it would not conflict with any applicable plans, policies, or regulations adopted for the purpose of reducing GHG emission.

For these reasons, the renovation of the family residence will result in a *no impact* on the environment.

Sources:

- 2019 California Building Code - California Code of Regulations. Prepared by 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=\(sc.Default\)](#)

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
			✓	

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: The proposed use of a single-family residence does not involve the use of hazardous materials. The project site is not included on a list of hazardous materials site compiled pursuant to Government Code Section 65962.5. The existing building may contain asbestos and/or lead-based paint (LBP) due to its age. Structures built before the 1970s were typically constructed with asbestos-containing materials (ACM). In addition, because the existing building was constructed before the time of the federal ban on the manufacture of PCBs, it is possible that light ballasts in the structure contain PCBs. Demolition of the existing structure could therefore result in health hazard impacts to workers if not remediated prior to construction activities. However, demolition and construction activities would be required to adhere to MBARD Rule 424, which governs the proper handling and disposal of ACM for demolition, renovation, and manufacturing activities in Monterey Bay, and California Occupational Safety and Health Administration (CalOSHA) regulations regarding lead-based materials. California Code of Regulations Section 1532.1 requires testing, monitoring, containment, and disposal of lead-based materials, such that exposure levels do not exceed CalOSHA standards. DTSC has classified PCBs as a hazardous waste when concentrations exceed 50 parts per million in non-liquids, and the DTSC requires that materials containing those concentrations of PCBs be transported and disposed of as hazardous waste. Light ballasts to be removed would be evaluated for the presence of PCBs and managed appropriately. With required adherence to MBARD, CalOSHA, and DTSC regulations regarding ACM, LBP, and PCBs, construction at the rezone sites would not create a significant hazard to the public or the

environment through accidental release or the routine transport use, or disposal of hazardous materials.

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. The project would 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 would have *no impact* on the environment regarding wildfire and 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.legislature.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
				✓

DISCUSSION

Item A: The site is connected to an existing sanitary sewer system, operated by Monterey One Water, which treats and disposes municipal sewage. There are existing water quality regulations during grading and construction. The project would be required to comply with the 2019 California Building Code 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*.

Item B: The site is 33,811sf, with an existing built residence of 2,518 sf. 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, D: The increase in impervious surfaces (the new patio) would be minimal and increase in runoff offset by the replacement of the existing driveway with permeable pavers.

The site is in the tsunami hazard zone, but the impact would be *less than significant no impact*, since the project would not exacerbate that hazard by adding new habitable structures.

Items 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 *no 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 project site 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. There would be **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 would have **no impact** on mineral resources.

Sources:

- City of Pacific Grove General Plan. 1994.
<https://www.cityofpacificgrove.org/living/community-economic-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 ground borne vibration or ground borne 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 activities would result in varying noise levels and a temporary increase in ambient noise. Additionally, ground borne vibrations may be generated on-site during construction. The project site and the surrounding area is zoned for single family residences, and there are no other noise-sensitive receptors (schools, hospitals, etc.) in the vicinity of the project site. The project proposed consists of the remodel of an existing single family residence. Day-to-day operational activities within the home would result in minimal noise, which would be similar to the noise generated at the adjacent residential uses. No unusual or excessive noise, such as from blasting, is proposed. Short-term construction noise could result in a temporary or periodic increase in noise levels; however, these potential impacts from noise would be regulated by standard City ordinance. For these reasons, any impacts associated with noise would be *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 (AIA) of the Monterey regional Airport, as is all of the 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. Accessed August 3, 2017.
<http://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 people or existing 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

Item A, B: The proposed project is the renovation of an existing single-family residence; this activity would not generate net population growth in the area, would not displace existing housing, or displace people necessitating the construction of replacement housing elsewhere. There would be *no impact*.

Source:

- 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 renovation of an existing single-family residence. 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. This results **no impact** on the environment.

Source:

- Project file.

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 remodeling of one single-family residence. 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 Drive from this project. The scale of the proposed project would not substantially increase the use of any existing parks or open space/recreational areas. This results in **no impact**.

Source:

- Project file.

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 a major remodel of an existing single-family residence. As the project is located near Sunset Drive and is near 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.

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.

Source:

- Project file.
- CEQA Guidelines section 15064.3, subdivision (b)

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

Items A, B: As a result of the Phase I report, the qualified historian determined that the site is not eligible for the California Register of Historic Resources (CRHR). 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). 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: 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.

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.

MM CUL-3: At the discretion of the professional archaeologist, a report suitable for compliance documentation may be prepared and provided to the appropriate State agencies. This report will document the field methodology and findings and make management recommendations, as necessary. If required, this report shall be completed within six (6) months of completion of monitoring.

Sources:

- Monthly consultation with Ohlone Costanoan Esselen Nation (OCEN) Tribal Chairperson. Consulted by Laurel O'Halloran, City of Pacific Grove, Planner. January 2020 and the completion of the CEQA review.
- Consultation with Esselen Nation Tribal Chairperson. Consulted by Laurel O'Halloran, City of Pacific Grove, Planner. December 2020 and the completion of the CEQA review.
- Preliminary Archaeological Assessment of Assessor's Parcel 007-061-036 for Marie Mathews, owner Prepared by Susan Morley, M.A. Register of professional Archaeologists. January 2020.
- Phase I Historic Report prepared by Kent Seavey, 2018.

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 from existing entitlements and resources, or are new or expanded entitlements needed?

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

Item A: The project site is connected to the existing water, wastewater, and stormwater treatment systems and the proposed project would not generate a substantial increase in water demand, wastewater, or stormwater that would require new or expanded infrastructure. The project would be

sufficiently served by existing electric power, natural gas, and telecommunications providers. There would be *no impact*.

Item B-E: The project entails renovation of an existing single-family residence. It would not increase demand for water supply nor require new or expanded entitlements. It would not generate additional wastewater or solid waste and would be adequately served by existing facilities. There would be *no impact*.

Source:

- Project file.

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan?
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

DISCUSSION

Item A: 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 a portion of the Rip Van Winkle Open Space along Congress Avenue, approximately one mile southeast of the site. Therefore, there would be *no impact* related to wildfire.

Source:

- CAL FIRE Fire Hazard Severity Zones in Local Responsibility Areas – Pacific Grove.
https://osfm.fire.ca.gov/media/5871/pacific_grove.pdf

21. 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, 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. As mitigated, no substantial adverse impacts shall occur as a result of the proposed project.

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. Potential cumulative impacts of the project would be less than significant with mitigation incorporated.

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. Prior to the start of construction, temporary fencing shall be installed to delineate the Construction Zone for the purpose of protecting existing trees and surrounding dune habitat. Fencing will be removed after the final building approval.

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 for Mathews Residence (APN 007-061-036). Prepared by Thomas K. Moss, Coastal Biologist. Revised April 28, 2020. 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.

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.

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.

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.

MM CUL-3: Final Report. At the discretion of the professional archaeologist, a report suitable for compliance documentation may be prepared and provided to the appropriate State agencies. This report will document the field methodology and findings and make management recommendations, as necessary. If required, this report shall be completed within six (6) months of completion of monitoring.

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.	

Laurel O'Halloran

April 30, 2021

Laurel O'Halloran, Associate Planner
City of Pacific Grove

Date