

CITY OF PACIFIC GROVE

420 LA CALLE CORTE RESIDENTIAL PROJECT

PUBLIC REVIEW DRAFT INITIAL STUDY/NEGATIVE DECLARATION



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OCTOBER 2023

ADOPTED BY CITY OF PACIFIC GROVE PLANNING COMMISSION ON: _____

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INITIAL STUDY / ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** 420 La Calle Corte Residential Project (Project or proposed project)
2. **Permit Type(s):** Coastal Development Permit (CDP), Architectural Permit (AP), Variance (VAR), and Tree Permit with Development (TPD)
3. **Lead Agency Name and Address:** City of Pacific Grove, 300 Forest Avenue., Pacific Grove, California 93950
4. **Lead Agency Contact Person and Phone Number:** Dara Sanders, Pacific Grove Planning Division, planning2@cityofpacificgrove.org; (650) 262-1197
5. **Project Location:** 420 La Calle Corte, Pacific Grove, Monterey County, California; Assessor's Parcel Number (APN): 007-072-024-000 (See Figure 1)
6. **Project Applicant(s):** Hunter Porter Eldridge, P.O. Box 716, Pacific Grove, California 93950
7. **General Plan (GP)/Land Use Plan (LUP) Designations:** Low Density Residential 1-2 dwelling units/acre (LDR 1-2)
8. **Zoning:** R-1-B-4
9. **Description of the Project:**

Existing Conditions

The project site is located at 420 La Calle Corte, south of Pico Avenue and east of the Pacific Ocean and Sunset Drive in Pacific Grove. The project site is within the Asilomar Dunes Environmentally Sensitive Habitat Area (ESHA), the Asilomar Dunes Residential Area, and the coastal zone. The western portion of the project site is designated as an Open Space Easement (Conservation Easement). The project site contains a 1,233 square-foot tea house, constructed as a replica of 18th/19th century Chinese tea houses, which qualifies as a historic resource. A 459 square-foot, non-historic addition is connected to the tea house. A boardwalk is located on the eastern portion of the project site and runs north to south, connecting the tea house with La Calle Corte. An existing two-car carport is located at the end of the boardwalk along La Calle Corte, and an existing concrete walkway is located between the tea house and boardwalk. In addition, a stone fireplace is located approximately 20 feet east of the boardwalk.

Proposed Project

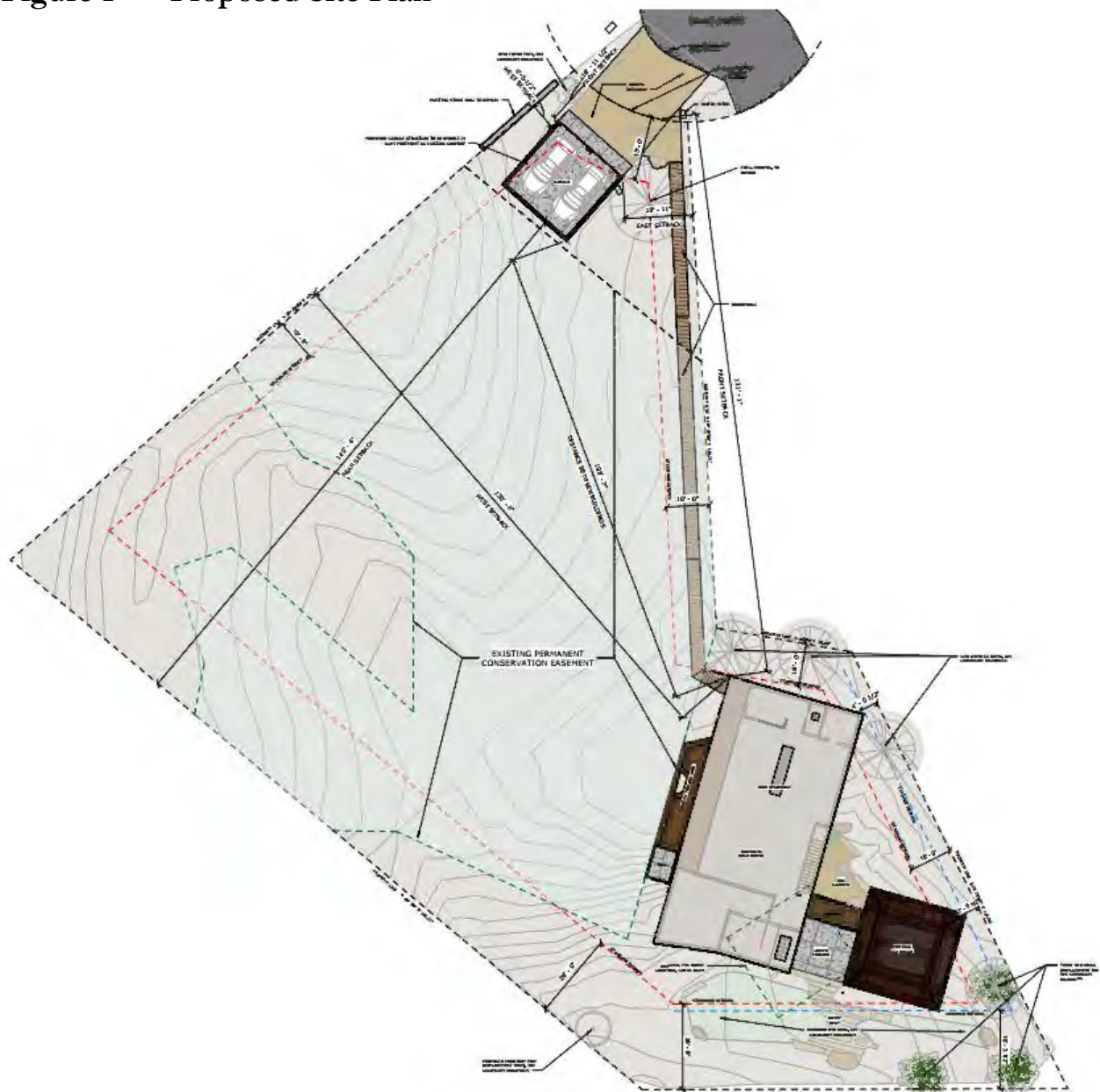
The proposed project would consist of a new primary residence adjacent to the existing tea house. The proposed project would also include the relocation and restoration of the tea house and the construction of a garage in the footprint of the existing carport. The existing boardwalk that extends from La Calle Corte to the site would be replaced and provide access to the proposed residence. Development of the proposed project would adhere with previously approved setbacks within the Asilomar Dunes ESHA.

The proposed residence would be two levels with a maximum height of approximately 25 feet and a gross floor area of 4,907 square feet. The residence would be connected to the existing tea house via a new bridge. The first level of the residence would extend four feet below the average natural grade of the area. The project site coverage area includes the residence, tea house, boardwalk, and garage, which would total 3,910 square feet of site coverage (less than 15 percent of the total site). The proposed residence would also include development of an outdoor use area which would total 997 square feet. The site would retain a permanent conservation open space easement of 22,489 square feet. An existing septic system would be decommissioned, backfilled with sand, and abandoned in place, and the residence would be connected to the City of Pacific Grove municipal sewer system. The project site has an existing water meter and the project would receive water service from the California-American Water Company. The project would require removal of three trees, including one Monterey pine tree north of the proposed residence and two coast live oak trees along the southern boundary of the proposed residence.

The project would include relocation and rehabilitation of the existing tea house within the project site. The project would include removal of the non-historic, 459 square-foot addition to the tea house; removal of the non-historic, outdoor stone fireplace adjacent to the tea house; relocation of the tea house to the southeasternmost area of the project site; a 90-degree rotation of the tea house's orientation; construction of a new foundation to comply with the Pacific Grove Municipal Code (PGMC) and applicable building codes, and construction of a glazed, connecting bridge between the tea house and the proposed residence. The relocation of the tea house would consist of rotating the structure from its current orientation toward the west such that it would be oriented toward the northern portion of the project site. The existing concrete walkways in the northern portion of the site would also be removed as a part of project construction.

Figure 1 shows the proposed site plan, and Figure 2 shows visual simulations of the proposed residence.

Figure 1 Proposed Site Plan



Source: Hunter Porter Eldridge Architecture 2022

Figure 2 Project Visual Simulations



View from the east looking west



View from the west along Sunset Drive, looking east

Source: Hunter Porter Eldridge Architecture 2022

Project Construction

Construction is anticipated to occur over approximately 24 months. In accordance with the City's Noise Ordinance, construction activity would be limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Saturday, and 10:00 a.m. to 5:00 p.m. on Sunday.

During construction, the project would use standard construction equipment, such as excavators, backhoes, dump trucks, and compactors. There would be no pile driving or other high impact activity that would result in high levels of noise or vibration. Construction equipment and materials would be staged in disturbed or paved areas with containment measures for fuels or other potentially hazardous materials and away from drainages.

The proposed project includes implementation of the following best management practices (BMPs):

- Standard dust control practices, such as periodic watering, will be implemented as needed during construction.
- All construction equipment will comply with the California Air Resources Board's measures to reduce fuel-consumption, such as imposing limits on idling and requiring older engines and equipment to be retired, replaced, or repowered.
- All diesel-powered equipment will use California ultralow sulfur diesel fuel with a maximum sulfur content of 15 pounds per day by weight to minimize emissions of sulfurous gases.
- Construction equipment will be properly maintained and checked for potential leaks of potentially hazardous fuels (e.g., gas, oil).
- Construction equipment will remain within developed portions of the project sites (e.g., paved roads, maintained access roads), and activities set to occur outside these locations would be minor and temporary in nature.
- Water quality protection measures will be implemented during construction.
- A construction traffic management plan will be prepared to address vehicle movement during temporary street closures, whereby emergency access will be retained or clear alternative routes will be available.
- All disturbed areas will be restored to existing conditions. Restoration of the dune habitat in the Asilomar Dunes segment includes replacement of vegetation removed with native species.

In addition, the proposed project includes the following conditions of approval:

Biological Resources Conditions of Approval

- The project applicant will retain a qualified biologist.
- The qualified biologist will prepare and implement a Habitat Restoration Plan that defines procedures and standards for restoration, maintenance, and monitoring of the undeveloped portion of the project site, consistent with the Biological Survey Report.

- The qualified biologist will review all proposed utility and sewer lines. Underground utilities will be installed in a single corridor that is located in the driveway and under the walkway/boardwalk leading to the new residence, rather than traversing the undeveloped portion of the project site, if feasible.
- Prior to the start of construction, temporary fencing will be installed to delineate the construction zone and protect trees that are planned to remain within the construction zone. All activities associated with construction, trenching, storage of materials, and disposal of construction wastes and excavated soil will not impact areas outside of the temporary construction fence. The areas protected by the fence will remain in a trash free condition and not used for material stockpiling, storage or disposal, or vehicle parking. All construction personnel will be prohibited from entering areas protected by the fence.
- A temporary accessway to the building site for heavy equipment, materials and personnel will be installed within a 10-foot wide corridor, fenced on both sides, starting midway through the carport and on the alignment of the boardwalk. Sheets of thick plywood or steel plates will be used to create the temporary road to the building site. The final planned alignment will be reviewed and approved by the qualified biologist.
- Prior to the start of demolition or construction, the project site, as delineated by temporary fencing, will be thoroughly searched for black legless lizards. If found, the qualified biologist will relocate the black legless lizards to nearby suitable habitat.
- Exotic plants on the project site will be hand-pulled or killed with an appropriate herbicide prior to the start of construction, according to specifications described in the approved Habitat Restoration Plan.
- Prior to the start of construction, the Project Biologist will provide a letter to the Community Development Department verifying temporary fencing has been installed, exotic plants have been removed, and the project site has been searched for black legless lizards.
- Prior to the start of construction, a pre-construction meeting will be held between the project applicant, the construction contractor, a Community Development Department representative, and the qualified biologist to review the project permits and all environmental compliance requirements.
- No construction materials, including but not limited to wood, nails, glass, tile, rocks, gravel, paint, cement, joint compound, cleaning solvents or residues from other chemicals, etc., will be disposed of on-site. The construction contractor will be responsible for complying with this requirement and will clean up any spills or contaminated ground to the complete satisfaction of the qualified biologist.
- Large tarps or other suitable methods will be used to capture all rock fragments generated from cutting of rocks for building the siding on the house, so they are not allowed to mix into the ground. Sifting of the native soil to remove any rock fragments or other building material will be required, if the soil is not kept free of all foreign materials.
- All excavation spoils generated by the project will be disposed off-site. If the material consists of native material and is free of any building materials (i.e., gravel, decomposed granite), first priority will be to reuse the material at a suitable location in the Asilomar Dunes, as determined by the qualified biologist.

- Roots 2 inches or greater in size from the adjacent oak tree will be retained (not cut) during any ground disturbance associated with construction of the residence and installation of any underground utility lines. The house foundation will bridge over any roots 2 inches or greater in size.
- No exotic plants or non-local native plants will be planted on the property or in the public right-of-way adjacent to La Calle Corte.

Cultural and Tribal Resources Conditions of Approval

- A cultural resource sensitivity training led by a qualified archaeologist shall be conducted prior to any ground disturbing activities and shall repeat with all new construction personnel on site throughout the construction of the proposed project.
- A qualified archeological monitor and Tribal cultural monitor shall be retained to monitor all ground disturbing activities, including but not limited to demolition, grading, trenching, augering, and hand excavations.
- When feasible, excavations shall be performed by equipment outfitted with flat blades; gaps in excavator bucket teeth shall be completely covered. Excavations shall be conducted in controlled 2-4 inch lifts. Rubber tread or track on equipment where feasible is recommended.
- In the event cultural resources are impacted during construction, work shall stop within 50 meters of the find until the qualified archaeologist and Tribal cultural monitor has an opportunity to evaluate the find and provide treatment recommendations. If the resource is considered significant, ground disturbance shall be halted until a comprehensive Archaeological Research Design and Treatment Plan is developed and approved by the Community Development Department.
- The property owner and/or applicant shall work with a Tribal Representative on Pacific Grove's approved list and will ensure that a tribal monitor or tribal archaeological monitor will be present at the site during any ground disturbance activities. The monitor shall have the authority to halt and redirect work should any Native American archaeological resources be identified during monitoring. If, at any time, potentially significant tribal cultural resources are inadvertently encountered, work shall be halted within 165 feet of the find, and the tribal monitor will evaluate the find. If the find is determined to be significant, an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology in either prehistoric or historic archaeology shall be contacted immediately to evaluate the find for inclusion in the CRHR and NRHP. Native American monitoring may be reduced to spot-checking or eliminated at the discretion of the monitor, in consultation with the property owner and/or applicant and the City, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, or negative findings during the first 60 percent of rough grading.

10. Surrounding land uses and setting:

The project site is located in the western portion of Pacific Grove at the southern end of the La Calle Corte cul-de-sac. Surrounding land uses include low density residential to the immediate north, east, and west. The Pacific Ocean is located approximately 0.19-mile west of the project site. Lands to the south of the project site have coastal zone land use designations of Open

Space Recreational (OS-R) and Open Space Institutional (OS-I) and include Asilomar Dunes Natural Preserve and Asilomar Conference Grounds, located approximately 500 feet southwest and 150 feet south of the project site, respectively. In addition, Asilomar State Beach is located approximately 0.25-mile southwest of the project site.

11. **Other public agencies whose approval is required:**

The project will require approval of a Coastal Development Permit, Architectural Permit, Variance, and Tree Permit with Development by the City of Pacific Grove Planning Commission. No other planning entitlement approvals or other agency approvals will be required.

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, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

Pursuant to Public Resources Code Section 21080.3.1, Susan Morley, M.A., on behalf of the City of Pacific Grove, initiated consultation via notification letters to local Native American tribes on December 21, 2021. See Section 18, *Tribal Cultural Resources*, below for additional information.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review and identify and address potential impacts. Information on specific on-site cultural resources may 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. It should be noted that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below (✓) would be potentially affected by this project, as discussed within the checklist on the following pages.

✓	Aesthetics	✓	Greenhouse Gas Emissions		Public Services
	Agriculture & Forestry Resources		Hazards & Hazardous Materials		Recreation
✓	Air Quality		Hydrology & Water Quality		Transportation
✓	Biological Resources		Land Use & Planning	✓	Tribal Cultural Resources
✓	Cultural Resources		Mineral Resources	✓	Utilities & Service Systems
✓	Energy	✓	Noise		Wildfire
✓	Geology & Soils		Population & Housing	✓	Mandatory Findings of Significance

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: _____

Anastacia Wyatt, Director
Community Development Department

Date: October 3, 2023

CEQA ENVIRONMENTAL CHECKLIST

This checklist identifies the potential physical effects the project could have on the environment. In many cases, background studies performed in connection with the project 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.
- 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 a level of less than significant.

1. AESTHETICS

Except as provided in Public Resources Code Section 21099,

Would the project:

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

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

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
				X

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

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

D. Create a new source of substantial light or glare which 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
			X	

DISCUSSION

Items A & C: Pursuant to Section 15387 of the *CEQA Guidelines*, Pacific Grove is not considered an urbanized area. Therefore, this discussion focuses on the proposed project's potential to substantially degrade the existing visual character or quality of public views of the site and its surroundings.

The project site is located in a residential area near the Pacific Ocean. There are some views of the ocean from nearby public roadways, including La Calle Corte. Views of the ocean from La Calle Corte are minimal and intermittently obscured by intervening development and natural landscaping. The project site is located within the coastal zone and, in accordance with Chapter 23.90 of the PGMC, is subject to the City's certified Local Coastal Program (LCP), which includes the LUP and Implementation Plan. According to the LUP, the project site is located adjacent to a scenic view area, but is not within a scenic view area. In addition, the project site is not in the direct line of sight of any scenic viewpoints identified in the LUP (City of Pacific Grove 2020). Consistent with PGMC

Section 23.90.180(c)(3), the proposed project would be limited to a primary coverage area of 15 percent of the site and would be constructed such that the project would appear to be one story from Sunset Drive, as shown in Figure 2. The proposed residence would be constructed with visually neutral materials, including wood exterior screening and Hollister granite site walls. With the use of neutral, earth-tone materials, the proposed residence would be visually consistent with the natural setting. The project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Therefore, the project would not adversely affect a scenic vista or degrade the visual character or quality of public views, and the impact would be **less than significant**.

Items B: There are no designated state scenic highways within Pacific Grove as shown on the California Department of Transportation (Caltrans) State Scenic Highway Map (Caltrans 2018). Therefore, there would be **no impact**.

Item D: The project site is in a low density residential area with low levels of existing lighting. Existing sources of light in the project area include lighting from nearby residences and vehicle headlights on Sunset Avenue and La Calle Corte. The primary sources of glare in the project area are the sun's reflection off light colored and reflective building materials and finishes of nearby residences, and metallic and glass surfaces of parked vehicles.

The proposed project would introduce new sources of light to the project site via interior and exterior lights of the new residence. The proposed project would introduce new sources of glare from vehicles entering and exiting the project site and windows installed in the new residence. These sources of light and glare would be consistent with existing sources of light and glare from nearby residences. The proposed residence would be surrounded by trees and landscaped such that the intrusion of light and glare onto adjacent properties would be minimal. Furthermore, lighting would be installed in accordance with LUP Policy DES-6 which requires new lighting fixtures to be fully shielded to direct lighting downward (City of Pacific Grove 2020). Therefore, this impact would be **less than significant**.

SOURCES

- California Department of Transportation (Caltrans). 2018. California Scenic Highway Program. <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>
- Pacific Grove, City of. 2020. Land Use Plan and Implementing Ordinances. https://files.cityofpacificgrove.org/Document_Center/Departments/Community%20Development/Programs%20&%20Projects/Local%20Coastal%20Program/2020%20Certified%20Local%20Coastal%20Program/pg-lup-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
				X

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
				X

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
				X

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
				X

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
				X

DISCUSSION

Items A - E: According to the California Department of Conservation's (DOC) Farmland Mapping and Monitoring Program, the project site is located on land identified as Urban and Built-Up Land and Other Land (DOC 2018). There are no agricultural or forest resources within or surrounding the project site, and the site is not zoned for agricultural use or timberland production. Therefore, the proposed project would have **no impact** on agriculture or forest resources.

SOURCES

- California Department of Conservation. 2018. California Important Farmland Finder. <https://maps.conservation.ca.gov/DLRP/CIFF/>

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
			X	

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
			X	

C. Expose sensitive receptors to substantial pollutant concentrations?

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

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

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

DISCUSSION

Item A: The project site is located in the North Central Coast Air Basin (NCCAB) which is under the jurisdiction of Monterey Bay Air Resources District (MBARD). The NCCAB is currently designated as nonattainment for the state particulate matter that is 10 microns or less in diameter (PM₁₀) standards and nonattainment-transitional for the state one-hour and eight-hour ozone standards. The NCCAB is designated as attainment for all federal standards and other state standards. MBARD is responsible for enforcing the state and federal air quality standards and regulating stationary sources through the 2012-2015 Air Quality Management Plan (AQMP) for the Monterey Bay Region, adopted on March 15, 2017.

A project would conflict with or obstruct implementation of the 2015 AQMP if either it induced population such that the population of Pacific Grove would exceed the population forecast for the appropriate five-year increment utilized in the 2015 AQMP, or if construction and operational emissions of ozone precursors would exceed MBARD significance thresholds. As discussed in Section 9, *Population and Housing*, the proposed project is not anticipated to induce substantial population growth, as the project entails construction of one single-family residence. Furthermore, it

is not anticipated that construction workers would be sourced from an area outside of the existing local or regional workforce. Additionally, as discussed below under Items B-C, the project would not result in emissions that would exceed MBARD significance thresholds. Accordingly, the project would be consistent with the 2012-2015 AQMP because it would not cause an exceedance of the growth projections that underlie its air pollutant emission forecasts (MBARD 2017). Therefore, the project would not conflict or obstruct the implementation of the applicable AQMP, and the impact would be **less than significant**.

Items B - C: As discussed above in Item A, the NCCAB is currently designated as nonattainment for the state PM₁₀ standard and nonattainment-transitional for the state one-hour and eight-hour ozone standards. The MBARD CEQA Guidelines set a screening threshold of 2.2 acres of construction earthmoving per day. If a project results in less than 2.2 acres of earthmoving, the project is assumed to be below the 82 pounds of PM₁₀ per day threshold of significance. The project site is approximately 0.64 acre and site grading would not exceed MBARD's 2.2-acre screening threshold. Therefore, construction activities would not result in PM₁₀ emissions that exceed MBARD thresholds.

Operational emissions would not be substantial as emissions would primarily be from vehicle trips and energy usage associated with one single-family residence. Vehicle trips and energy usage of one single-family residence would negligibly increase potential pollutant emissions in the NCCAB. Therefore, the proposed project would result in less than significant impacts relating to a cumulatively considerable net increase of a criteria pollutant or expose sensitive receptors to substantial pollutant concentrations. This impact would be **less than significant**.

Item D: Construction of the proposed project would generate temporary odors from vehicle exhaust and construction equipment engines. However, construction-related odors would be temporary and would disperse, and would not cause substantial odors at the closest sensitive receptors (adjacent residences). Contractors would be required to comply with the provisions of California Code of Regulations (CCR) Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than five minutes to minimize unnecessary fuel consumption, which would limit exhaust fumes. In addition, construction-related odors would be temporary and would cease upon completion of construction. During operation, the proposed single-family residence would not be expected to produce other emissions, including odors. The impact would be **less than significant**.

SOURCES

- Monterey Bay Air Resources District. 2017. 2012-2015 Air Quality Management Plan. https://www.mbard.org/files/6632732f5/2012-2015-AQMP_FINAL.pdf

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 Wildlife or U.S. Fish and Wildlife Service?

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

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

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

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

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

- 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
			X	

- 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
			X	

- 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
				X

DISCUSSION

Methodology

The following discussion is based on the Biological Survey Report prepared by Thomas K. Moss, Coastal Biologist, on April 27, 2022. The Biological Survey Report is included as Appendix A. On April 29, 2021, January 22, 2022, and March 2, 2022, the entire property was visually inspected and all plants and animals present in the project site were identified and recorded (Appendix A). At the time of the surveys, substantial amounts of rainfall occurred in late 2021 that stimulated the germination and growth of annual and perennial plants throughout the Asilomar Dunes. Additionally, 12 total site visits at various times of the year occurred since April 2021, providing a comprehensive understanding of resident plant and animal species throughout all four seasons (Appendix A). Approximately 42 plant species were observed on-site, including three special-status species: Monterey spineflower (*Chorizanthe pungens* var. *pungens*), Monterey gilia (*Gilia tenuiflora* ssp. *arenaria*), and Tidestrom's lupine (*Lupinus tidestromii* var. *tidestromii*). Additionally, 27 animal species were observed on-site, including 21 bird species which are protected under the Migratory Bird Treaty Act. No other special-status animal species were observed on-site (Appendix A).

The results of the database review provide information on any permitting requirements and potential constraints to project development due to the presence (or lack thereof) of sensitive biological resources. A review of the following online databases was conducted for the project and within a one-mile radius of the survey area (Appendix A):

- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB)
- CDFW Biogeographic Information and Observation System (BIOS),
- United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC)
- USFWS National Wetlands Inventory Wetlands Mapper
- Calflora database
- California Native Plant Society Inventory of Rare and Endangered Plants of California

The project site is within the Asilomar Dunes residential area, as identified in the Pacific Grove LCP. The Asilomar Dunes residential area is identified as an area of moderate to extreme biological sensitivity pursuant to the Pacific Grove LCP Land Use Plan.

Items A - B: The Asilomar Dunes is regarded as ESHA. Therefore, regardless of site conditions, any new development in the Asilomar Dunes would result in a net reduction of ESHA. Depending on site conditions, it has been recognized that there are different grades of ESHA, ranging from areas of low environmental sensitivity (i.e., areas covered by ice plant, kikuyu grass, and other exotic plants, or bare sand) to high environmental sensitivity (i.e., rare plant areas, undisturbed dune scrub, wetland, and forest front trees). To minimize the impact on ESHA, the LUP/LCP requires that new development be located on the least environmentally sensitive portion of a property.

The proposed project activities would be located east of the Conservation Easement in an area that is entirely covered by ice plant and other exotic plants and existing hardscape features (outdoor fireplace, patio, walkway and retaining wall). No plants of special concern occur in this area (Appendix A). This area is considered to be the least environmentally sensitive part of the project

site. The boardwalk would be reconstructed within its existing footprint. Similarly, the garage would be constructed within the footprint of the existing carport. Therefore, these project components would not result in a net reduction of ESHA.

With the exception of two Tidestrom's lupine plants near the proposed garage, the majority of the rare plants on the property are located 35 feet or more from the proposed garage, boardwalk and residence. During construction, a temporary access-way would be established within the footprint of the garage and the existing boardwalk after existing structures are removed. All equipment, building materials and personnel would be restricted to using this access-way to reach the building site. The access-way would be 10-feet wide and created by laying thick plywood or metal sheets over the sand. A temporary fence or guideline would be installed on both sides of the access-way. Following completion of the new residence, the access-way would be removed and replanted with appropriate native dune plants, as specified in the project's Habitat Restoration Plan, in order to restore the area to existing conditions following the completion of construction. Therefore, impacts to rare plants would be minimized during project construction.

In operation, the proposed project would not result in long-term impacts to the existing or potential rare plant habitat in the dunes west of the proposed garage, boardwalk, and residence. The two Tidestrom's lupines are located 9 feet and 20 feet from the southwestern corner post of the existing carport. The proposed garage structure and its associated features (i.e., foundation, trash receptacle area) would be located in the same footprint of the existing carport and therefore would not impact the Tidestrom's lupines. Other than periodic maintenance activities, use of the undeveloped, open space portions of the project site by the property's occupants over the long-term would be restricted and confined to the designated outdoor use area south of the existing tea house. Therefore, the project would not result in substantial adverse effects to rare plants in operation.

The project would involve removal of three trees, including one Monterey pine and two coast live oaks. There is the potential for nesting bird species to inhabit trees on site, which are protected under the Migratory Bird Treaty Act (MBTA). Construction and tree removal could result in damage or destructions of nests, which would result in a substantial adverse effect to these species. Mitigation Measure BIO-1 is required to reduce potential impacts to raptors and migratory and nesting birds.

Consistent with PGM Chapter 12.20, the project applicant would be required to replace the three trees proposed for removal with suitable native trees. There are seven trees proposed to be planted along the perimeter of the project site that would replace the three trees that would be removed. With the following mitigation measure and compliance with the City's tree removal and replacement regulations, the proposed project would not have a substantial adverse effect on any species identified as a candidate, sensitive, or special-status species. This impact would be **less than significant with mitigation**.

Mitigation Measure BIO-1: Pre-Construction Nesting Bird Survey

Project construction, including, but not limited to, vegetation removal, ground disturbance, and construction, shall occur outside of the bird breeding season (February 1 through August 30). If construction must begin during the breeding season, then a pre-construction nesting bird survey shall be conducted no more than three days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted on foot inside the project boundary, including a 300-foot buffer (500-foot for raptors), and in inaccessible areas (e.g., private lands) from afar using binoculars to the extent practical. The survey shall be conducted by a

biologist familiar with the identification of avian species known to occur in the project vicinity. Following the completion of the survey a report shall be submitted to the County for review before the issuance of a grading or building permit. If nests are found, an avoidance buffer shall be determined and demarcated by the biologist of a minimum of 300 feet for non-raptor bird species and at least 500 feet for raptor species. Larger buffers may be recommended and/or smaller buffers may be established depending upon the species, status of the nest, and construction activities occurring in the vicinity of the nest. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. A qualified biologist shall confirm that breeding/nesting is completed, and young have fledged the nest prior to removal of the buffer. Encroachment into the buffer shall occur only at the discretion of the qualified biologist. If buffer zones are determined to be infeasible, a full-time qualified biological monitor shall be on site to monitor construction within the buffer zones to avoid impacts to active nests and nesting birds.

Item C: According to the National Wetlands Inventory, there are no wetlands located on the project site (United States Department of Fish and Wildlife 2023). No wetlands were identified at the project site during the three field surveys undertaken for the Biological Survey Report (Appendix A) Therefore, the proposed project would not have a substantial adverse effect on federally protected wetlands through direct removal, filling, hydrologic interruption, or other means. **No impact** would occur.

Item D: Wildlife corridors are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Such linkages may serve a local purpose, such as between foraging and breeding areas, or they may be regional in nature, allowing movement across the landscape. Some habitat linkages may serve as migration corridors, wherein animals periodically move away from an area and then return. Examples of barriers or impediments to movement include housing and other urban development, roads, fencing, unsuitable habitat, or open areas with little vegetative cover. Regional and local wildlife movements are expected to be concentrated near topographic features that allow convenient passage, including roads, drainages, and ridgelines.

The project site is located in open habitat and is generally surrounded by low density residential development. The project site is not located directly adjacent to intact wildlife habitat (Appendix A). Accordingly, the project would not substantially interfere with movement of resident or migratory fish or wildlife, nor impede the use of wildlife nursery sites. Therefore, impacts on wildlife movement corridors would be **less than significant**.

Item E: As previously discussed in Item A through Item D, the project would not result in significant impacts on sensitive biological resources, including sensitive plant and wildlife species, sensitive vegetation communities, potentially jurisdictional aquatic resources, or wildlife movement corridors. The project site is located within the Asilomar Dunes ESHA and coastal zone (City of Pacific Grove 2020). The City's LCP requires coastal development permits for any development within the coastal zone and ESHA, including project activities that require grading, design review, and conditional use permits, prior to project approval. In accordance with the coastal development permit, the proposed project would be required to adhere to the policies of the LUP designed to minimize potential impacts to biological resources (City of Pacific Grove 2020). To minimize the impact on ESHA, the LCP requires that new development be located on the least environmentally sensitive portion of a property. As stated in Appendix A, the proposed project would be constructed on the eastern portion of the project site which represents the least environmentally sensitive area on the project site due to the presence of low-quality mixed dune and forest habitat. Because the

proposed project would involve removal of three trees, the project applicant would comply with PGMC Chapter 12.20 for tree removal and replacement requirements. The proposed project would include planting four replacement pine and three replacement coast live oak trees. Therefore, the project would not conflict with local policies or ordinances protecting biological resources, including tree preservation, and the impact would be **less than significant**.

Items F: The project site is not located in an area under the jurisdiction of a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan (California Department of Fish and Wildlife 2019). Therefore, there would be **no impact**.

SOURCES

- California Department of Fish and Wildlife. 2019. California Natural Community Conservation Plans. <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>
- Moss, T. April 2022. Biological Survey Report. April 27, 2022 (Appendix A)
- Pacific Grove, City of. 2020. Land Use Plan and Implementing Ordinances. https://files.cityofpacificgrove.org/Document_Center/Departments/Community%20Development/Programs%20&%20Projects/Local%20Coastal%20Program/2020%20Certified%20Local%20Coastal%20Program/pg-lup-ccc-mods-clean-copy.pdf
- United States Department of Fish and Wildlife. 2023. National Wetlands Inventory Wetlands Mapper. <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>

5. CULTURAL RESOURCES

Would the project:

A. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?

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

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
			X	

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
			X	

DISCUSSION

CEQA requires that a lead agency determine whether a project may have a significant effect on historical resources (Public Resources Code [PRC] Section 21084.1). A historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (CRHR); a resource included in a local register of historical resources; or any object, building, structure, site, area, place, record, or manuscript a lead agency determines to be historically significant (*CEQA Guidelines* Section 15064.5[a][1-3]).

A resource shall be considered historically significant if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

In addition, if it can be demonstrated that a project would cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC Section 21083.2[a-b]). PRC Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

The impact analysis included here is organized based on the cultural resources thresholds included in *CEQA Guidelines* Appendix G: Environmental Checklist Form. Threshold A broadly refers to historical resources. To differentiate between archaeological and built environmental resources more clearly, the analysis under Threshold A is limited to built environment resources. Archaeological resources, including those that may be considered historical resources pursuant to Section 15064.5 and those that may be considered unique archaeological resources pursuant to Section 21083.2, are considered under Threshold B.

Item A: The following discussion on historic resources is based on the Phase II Historic Assessment prepared by Kent L. Seavey, dated March 9, 2022. The Phase II Historic Assessment was peer-reviewed by Rincon Consultants, Inc., in May 2023, which recommended revisions to further support the conclusions of the assessment. An addendum to the Phase II Historic Assessment was prepared in July 2023. The Phase II Historic Assessment and addendum are included as Appendix B.

The existing tea house within the project site was constructed in 1925-1926 and consists of a two-story, wood-framed structure with carved decorative finials (distinctive ornaments at the apex of the roof) and highly decorated, flared eaves. The windows of the tea house include single, paired, and banded tall glass windows, as well as a wood-framed octagonal focal window centered on the northeast elevation of the tea house. Character-defining features of the tea house include its authentic replication of the form and design of traditional Chinese tea houses of the 18th and 19th centuries. In particular, the unique saddle-roof system, decorative finials, and window forms of the tea house are representative of traditional Chinese tea houses and their architectural and cultural values (Appendix B). A 459 square-foot addition was constructed on the tea house in 1950-1951, which has no particular construction or design style and does not incorporate the character-defining elements of the original tea house structure.

As concluded in the Phase II Historic Assessment, the tea house is not eligible for listing in the National Register of Historic Places, but is eligible for listing in the California Register of Historic Resources (CRHR) (Appendix B). The tea house qualifies under criterion 3 of the CRHR as it includes character-defining features of 18th/19th century Chinese tea houses, and the tea house is the only essentially intact example of Chinese architectural design remaining in the community. Therefore, the tea house is considered historically significant.

As concluded in the addendum to the Phase II Historic Assessment (Appendix B), other existing built features within the project site, including the 459 square-foot addition to the tea house, boardwalk, carport, and outdoor stone fireplace, are not eligible for listing as historic resources. The 459 square-foot addition does not incorporate the character-defining elements of the tea house, and is not constructed with a particular style that includes distinctive characteristics of a type, period, region, or method of construction. Therefore, the addition is not eligible for listing as a historic resource. Similarly, the outdoor stone fireplace has an unknown construction date, no identified builder, and does not include elements of Chinoiserie design similar to the tea house (Appendix B).

The outdoor fireplace incorporates design elements such as tall, flanking chimney stacks that suggests it was constructed separately from and more recently than the tea house. Additionally, the outdoor fireplace includes features such as modern industrial terracotta spark arresters, which also suggests it was constructed more recently than the tea house (Appendix B). Therefore, the outdoor stone fireplace is not eligible for listing as a historic resource. The fireplace is in a dilapidated condition and is a safety hazard within the project site, and the proposed project would include demolition of the outdoor fireplace.

The project would include removal of the non-historic addition to the tea house, construction of a new foundation to comply with PGMC and applicable building codes, relocation of the tea house to the southeasternmost area of the project site, a 90-degree rotation of the tea house's orientation, the addition of a flat-seamed copper roof to the tea house, and construction of a glazed, connecting bridge between the tea house and the proposed residence. The Secretary of the Interior's Standards for the Treatment of Historic Properties provides a framework for evaluating additions and alterations to historic buildings, and as further described in Appendix B, the treatment approach for the tea house would be rehabilitation. The tea house would be relocated and separated from the adjacent, proposed residence by the transparent bridge hyphen, which would provide a visual separation between the new and historic building envelopes. Additionally, the removal of the non-historic addition and relocation of the tea house would enhance its character-defining features and would not obscure, damage, or destroy features of the tea house. Furthermore, repairs to the tea house would use any available historic building material to the extent feasible, and would utilize new building material that closely matches the original features of the tea house.

A full analysis of the project's consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties is included in Appendix B, and as concluded therein, the proposed work would be executed consistent with these standards. Relocation and rehabilitation of the tea house would result in the least possible loss of historic material, and would not damage, destroy, or obscure the character-defining features of the tea house and its environment. Additionally, the proposed rehabilitation is reversible. As the project would not result in a substantial adverse change in the significance of a historical resource, impacts would be **less than significant**.

Items B - C: The following discussion on archaeological resources is based on the Preliminary Cultural Resources Reconnaissance report prepared by Susan Morley, M.A. and Brenna Wheelis, B.A. in January 2022 (Appendix C).

A records search of the site was conducted at the Northwest Information Center (NWIC) at Sonoma State University to review known archaeological resources within or adjacent to the project site. The NWIC record search determined there are eight resources within 0.25 mile of the project site, six of which are non-archaeological cultural resources within the Asilomar Conference Grounds. Thirty cultural resources reports have been previously prepared within an 800-foot radius of the project site. The two archaeological resources found in the records search are located outside of the project parcel, with the closest resource located approximately 135 feet from the project site's western boundary (Appendix C). Based on the archival search, there are no known archaeological resources within the project site.

A Sacred Lands File (SLF) search was initiated through the Native American Heritage Commission (NAHC) on September 14, 2021. The NAHC responded to the SLF search on November 1, 2021, stating that the results of the SLF search were negative. The City of Pacific Grove conducted Native American outreach and consultation efforts with tribes who may have knowledge of cultural

resources in the project area, and no known tribal cultural resources were identified. See Section 18, *Tribal Cultural Resources*, for a full analysis of potential impacts to tribal cultural resources.

An archaeological survey was conducted on July 24, 2021. The entire project parcel was surveyed for indicators of cultural resources, and soils and subsurface soils were investigated when possible via existing rodent burrows. No archaeological resources were identified within the project site (Appendix C).

Although there are no known archaeological resources within the site, it is always possible that unknown buried archaeological resources could be encountered during project ground disturbance, which could cause a substantial adverse change in the significance of an archaeological resource. Pursuant to PGM Section 23.90.200, archaeological reports for development that may affect archaeological resources are required to recommend measures to minimize impacts to archaeological resources. As described in the Project Description, the City would apply the following conditions of approval to minimize potential impacts to archaeological resources:

- A cultural resource sensitivity training led by a qualified archaeologist shall be conducted prior to any ground disturbing activities and shall repeat with all new construction personnel on site throughout the construction of the proposed project.
- A qualified archeological monitor and Tribal cultural monitor shall be retained to monitor all ground disturbing activities, including but not limited to demolition, grading, trenching, augering, and hand excavations.
- When feasible, excavations shall be performed by equipment outfitted with flat blades; gaps in excavator bucket teeth shall be completely covered. Excavations shall be conducted in controlled 2-4 inch lifts. Rubber tread or track on equipment where feasible is recommended.
- In the event cultural resources are impacted during construction, work shall stop within 50 meters of the find until the qualified archaeologist and Tribal cultural monitor has an opportunity to evaluate the find and provide treatment recommendations. If the resource is considered significant, ground disturbance shall be halted until a comprehensive Archaeological Research Design and Treatment Plan is developed and approved by the Community Development Department.

These conditions of approval, recommended in the Cultural Resources Reconnaissance report (Appendix C), require cultural resource training, archaeological monitoring, and stop of work in the event unanticipated archaeological resources are encountered during ground disturbing activities. Therefore, potential impacts to cultural resources would be **less than significant**.

SOURCES

- Seavey, K. 2022. Phase II Historic Assessment. March 9, 2022 (Appendix B)
- Morley, S., Brenna, W. 2022. Preliminary Cultural Resources Reconnaissance of APN 007-072-024 in the City of Pacific Grove, County of Monterey, California. January 2022 (Appendix C)

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
			X	

- 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
			X	

DISCUSSION

Item A: During construction, fossil fuels, electricity, and natural gas would be used by construction vehicles and equipment. Construction energy consumption would be temporary and would be consistent with that used by other similar projects within the city. Given the scale of the project, construction energy use would be nominal and short-term. The proposed project would adhere to applicable federal and state regulations requiring fuel-efficient equipment and vehicles and prohibiting wasteful activities, such as California Code of Regulations Title 13 Sections 2449 and 2485, which prohibit diesel-fueled commercial motor vehicles and off-road diesel vehicles from idling for more than five minutes and would minimize unnecessary fuel consumption. Therefore, the proposed project would have a less than significant impact on energy use during construction.

Operational energy consumption would be primarily associated with operation of the residence and vehicle trips to and from the residence. The increase in energy consumption and vehicle trips associated with operation of the residence would represent a negligible increase in energy consumption and vehicle trips in Pacific Grove, as energy use and vehicle trips would be similar to existing single-family residences in Pacific Grove. Therefore, operational impacts regarding wasteful and inefficient energy use would be **less than significant**.

Item B: The proposed project would be required to be designed and constructed in compliance with the California Building Code (CBC), including applicable green building standards and building energy efficiency standards such as CALGreen; CBC, Title 24, Part 11, which requires implementation of energy efficient light fixtures and building materials into the design of new construction projects. The project would not conflict with other goals and policies set forth in the Pacific Grove General Plan pertaining to renewable energy and energy efficiency. Therefore, the proposed project would not conflict with local energy efficiency plans, and the potential impact would be **less than significant**.

7. GEOLOGY AND SOILS

Would the project:

A) Directly or indirectly cause 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
				X

- (ii) Strong seismic ground shaking?

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

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

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

- (iv) Landslides?

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

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
			X	

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
			X	

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

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

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
			X	

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
		X		

DISCUSSION

The discussion below is based in part on the Geotechnical Investigation prepared for the project by Soil Surveys Group, Inc., dated January 27, 2022. This report is included as Appendix D.

Item Ai: The project site is not underlain by a known earthquake fault as shown on maps prepared by the California Department of Conservation, and the project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault. There would be **no impact**.

Item Aii: Ground shaking effects are the result of an earthquake, and the impacts can be widespread. Although a function of earthquake intensity, ground shaking effects can be magnified by the underlying soils and geology, which may amplify shaking at great distances. Nearby faults that could cause ground shaking at the site include the Hatton Canyon fault located approximately 1.3 miles southwest, the Monterey Bay-Tularcitos fault located approximately 2.3 miles northeast of the project site, and the Sylvan Thrust fault located approximately 3.1 miles southeast of the project site. Because the project site is underlain by sand, the Geotechnical Investigation (Appendix D) provides recommendations regarding foundation specifications and soil recompaction to minimize the effects of ground shaking at the project site. The City of Pacific Grove adopted the CBC; Section 1803.1.1.3 of the CBC states that the building department of each locality (in this case the Pacific Grove Building Division) shall approve the soil investigation (included as Appendix D) if it determines that the recommended action is likely to prevent structural damage. Further, as a condition of the building permit, the approved recommended action shall be incorporated in the construction of each dwelling. Therefore, pursuant to PGMC and the CBC, the recommendations included in the Geotechnical Investigation (Appendix D) would be incorporated into the design of the project, and verified by the City prior to issuance of a building permit. Impacts associated with ground shaking would be minimized to the extent feasible and impacts would be **less than significant**.

Item Aiii-Aiv; C-D: Liquefaction and lateral spreading most often occur in loose saturated silts, and saturated, poorly graded, fine-grained sands. The project site is underlain by fine to medium grained sandy soils, are were found to be non-expansive and non-plastic. Therefore, the potential for liquefaction and soil expansion is low (Appendix D). As discussed above under item Ai, the recommendations of the Geotechnical Investigation, some of which pertain to minimizing the effects of liquefaction and expansive soils, would be incorporated into the design of the project. In addition, there is a low potential for earthquake-induced landslides because of the relatively flat to gentle sloping topography of the project site. Therefore, the project would not directly or indirectly cause potential adverse effects involving liquefaction, landslides, subsidence, collapse, or expansive soils, and impacts would be **less than significant**.

Item B: Construction of the proposed project would involve site preparation, grading, and building. As discussed in the Project Description, the project would include implementation of construction BMPs to avoid and minimize erosion, including maintenance of sediment barriers and silt fences along the perimeter of working areas, watering of exposed soil at least once daily for dust control, and inspection of the project site at least once a week during rainy periods to identify and minimize erosion or sedimentation. Further, the proposed project would be required to comply with CBC Chapter 70 standards, which are designed to ensure implementation of appropriate measures during grading and construction to control erosion. Pursuant to PGMC Section 9.30.130(c), the City would incorporate erosion-control BMPs as necessary as conditions of approval in the building permit for the proposed project. Therefore, the project would not result in substantial soil erosion or the loss of topsoil and impacts would be **less than significant**.

Item E: The project would involve removal of the existing septic system on-site, and the proposed residence would connect to the municipal wastewater system. The project would not require the use of septic tanks or alternative wastewater disposal systems. There would be **no impact**.

Item F: There are no known paleontological resources within the project site. However, coastal areas are known to contain paleontological resources, and it is possible that paleontological resources could be encountered during construction, which could result in significant impacts to these resources if they are not evaluated and, if scientifically significant, salvaged by a qualified paleontologist. Implementation of Mitigation Measure GEO-1 would minimize potential impacts to paleontological resources to **less than significant with mitigation**.

Mitigation Measure GEO-1: Unanticipated Fossil Discovery

Paleontological Worker Environmental Awareness Program. Prior to the start of construction, a Qualified Professional Paleontologist, as defined by SVP (2010), or their designee shall conduct a paleontological Worker Environmental Awareness Program (WEAP) training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction personnel.

Unanticipated Discovery of Paleontological Resources. If a potential fossil is discovered during project construction, construction activity within 50 feet of the find shall cease until the discovery is examined by a Qualified Professional Paleontologist. If the find is determined to be significant, the Qualified Professional Paleontologist shall direct all mitigation measures related to paleontological resources consistent with the SVP (2010) standards. The City of Pacific Grove shall include a standard inadvertent discovery clause in the construction contract for the proposed project to inform contractors of this requirement.

SOURCES

- Soil Surveys Group, Inc. May 2022. Geotechnical Investigation, May 10, 2022 (Appendix D)

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
			X	

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
			X	

DISCUSSION

Items A - B: The project involves the construction of a single-family residence. Temporary construction-related emissions would result from use of construction equipment. Pacific Grove does not currently have an adopted greenhouse gas (GHG) reduction plan with numerical reduction targets for individual uses and developments. The project would comply with California Building Energy Efficiency Standards, which require green building features such as energy-efficient lighting.

The project would not substantially increase population in the area and would therefore not increase demand for electricity, heat and other utilities that create GHG in production. Additionally, as discussed in Section 17, *Transportation*, the project would not substantially increase vehicle miles traveled compared to existing conditions. Therefore, the proposed project would not result in a substantial increase in operational GHG emissions or conflict with the Association of Monterey Bay Area Governments' 2045 Metropolitan Transportation Plan/Sustainable Communities Strategy (Association of Monterey Bay Area Governments 2022). The proposed project's short-term construction and long-term operational GHG emissions would be minimal and would not have a significant impact on the environment. Since the proposed project's GHG emissions would be minimal, the proposed project would not result in emissions that would conflict with any applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. The potential impacts would be **less than significant**.

SOURCE

- Association of Monterey Bay Area Governments. 2022. 2045 Metropolitan Transportation Plan and the Sustainable Communities Strategy. <https://www.ambag.org/plans/2045-metropolitan-transportation-plan-sustainable-communities-strategy>

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
			X	

- 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
			X	

- 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
				X

- D) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 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
				X

- 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 or excessive noise 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
				X

- F) 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
			X	

G) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

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

DISCUSSION

Items A - B: The proposed project would involve the construction of a single-family residence, which typically would not use or store large quantities of hazardous materials in operation. Potentially hazardous materials such as fuels, lubricants, and solvents would be used during project construction. However, the transport, use, and storage of hazardous materials during project construction would be conducted in accordance with all applicable state and federal laws, including but not limited to the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and CCR Title 22. Therefore, potential impacts would be **less than significant**.

Item C: The project site is located approximately one-mile northwest of Pacific Grove Middle School and Pacific Grove High School. As discussed above, operation of the project would not be expected to create a significant hazard to the public or the environment. Because the project site is not located within 0.25 mile of an existing or proposed school and the project is not expected to create a significant hazard to the public or the environment, it would not emit hazardous emissions or handle hazardous substances within 0.25 mile of a school. There would be **no impact**.

Item D: A search of the State Water Resources Control Board (SWRCB) Geotracker database and the California Department of Toxic Substances Control EnviroStor database was conducted in August 2023; neither database shows a cleanup site within 0.25 mile of the project site (California Department of Toxic Substances Control 2023; SWRCB 2023). Therefore, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, the project would not create a significant hazard to the public or the environment. There would be **no impact**.

Item E: The nearest airport to the project site is the Monterey Regional Airport, located approximately six miles to the southeast. The site is not within two miles of a public or public use airport or within an airport land use plan. Therefore, **no impact** would occur.

Item F: The City of Pacific Grove is a participating municipality in the County of Monterey's Multi-Jurisdictional Hazard Mitigation Plan. The Multi-Jurisdictional Hazard Mitigation Plan contains hazard mitigation principles and practices for several types of hazards. Construction of the proposed project would not interfere with implementation of the Multi-Jurisdictional Hazard Mitigation Plan. The proposed project would not result in lane closures on nearby roadways. In addition, the proposed project would not result in inadequate emergency access as project plans are subject to review and approval by Pacific Grove Fire Department during the permit process. The grading and construction plans would require implementation of fire protection safety features, including emergency access. Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response or evacuation plan. This impact would be **less than significant**.

Item G: The project site is not located within a wildland fire hazard area (California Department of Forestry and Fire Protection [CAL FIRE] 2007a). The closest fire hazard area is located 0.4-mile

south of the project site (CAL FIRE 2007b). As discussed in Section 20, *Wildfire*, the proposed project would not exacerbate fire risk. Project construction activities would be performed in compliance with local building code and fire code standards which would minimize the proposed project's potential fire risk. Therefore, the project would have **a less than significant impact** regarding exposing people or structures to wildland fire hazards.

SOURCES

- California Department of Forestry and Fire Protection (CAL FIRE). 2007a. Fire Hazard Severity Zone Map. *Pacific Grove*. https://osfm.fire.ca.gov/media/5871/pacific_grove.pdf
- California Department of Forestry and Fire Protection (CAL FIRE). 2007b. Fire Hazard Severity Zone Viewer. <https://egis.fire.ca.gov/FHSZ/>
- State Water Resources Control Board (SWRCB). 2023. Geotracker database. <https://geotracker.waterboards.ca.gov/>
- Department of Toxic Substances. 2023. EnviroStor database. <https://www.envirostor.dtsc.ca.gov/public/>
- Monterey, County of. 2015. Monterey County Multi-Jurisdictional Hazard Mitigation Plan. <https://www.co.monterey.ca.us/home/showpublisheddocument/13709/636112627645400000>

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
			X	

- 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
			X	

- 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
			X	

- 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
			X	

- 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
			X	

- iv) impede or redirect flows?**

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

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
			X	

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
				X

DISCUSSION

Item A: Construction of the proposed project would involve site preparation, and grading activities, which have the potential to result in erosion which could degrade water quality. Construction of the proposed project would comply with the CBC Chapter 70, which requires implementation of BMPs to minimize polluted runoff and water quality impacts. Pursuant to PGMC Section 23.90.150, the applicant is required to submit a construction plan which identifies erosion control and water quality BMPs that will be implemented to protect water quality. These BMP include, but are not limited to, maintenance of sediment barriers and silt fences along the perimeter of working areas and good housekeeping measures to minimize leaks and spills. The proposed project would incorporate recommendations included in the Geotechnical Investigation (Appendix D), including compaction of fill, which would reduce the potential for erosion. These requirements would minimize potential for construction of the proposed project to degrade water quality.

Pollutants associated with operation of the proposed project could include household garbage and household products, such as fertilizers. Pursuant to PGMC Chapter 9.16, the proposed project would be required to subscribe to the City's solid waste collection services which would limit potential runoff that could occur from leaking garbage and discarded household items. PGMC Section 9.30.090 prohibits discharges into a watercourse that could contribute to a violation of water quality standards unless permitted by a National Pollutant Discharge Elimination System Permit or approved by the City's Public Works Department. With adherence to existing state and City regulations, the proposed project would not violate water quality standards, waste discharge requirements, or degrade water quality. Therefore, the project would result in a **less than significant impact**.

Item B: The project site is approximately 27,713 square feet, of which approximately 3,910 square feet would be covered with impervious surfaces associated with the proposed residence, garage, boardwalk, and ancillary features. However, the proposed project would include a 997 square-foot outdoor use area and retain a permanent conservation open space easement of 22,489 square feet which would provide permeable areas for groundwater recharge. No potable drinking water or landscape irrigation wells are proposed as part of the project, and no direct additions or withdrawals of water to the underlying aquifer are proposed. The proposed project receives water services from the California American Water (CalAm) Company which is regulated by the Monterey Peninsula Water Management District and by PGMC Chapter 11.68. CalAm supplies groundwater from the Upper and Lower Carmel Valley Aquifers and the Seaside Groundwater Basin (CalAm 2021). As discussed in Section 19, *Utilities and Service Systems*, given that the project consists of one single-family

residence, the anticipated amount of water needed for the residence is expected to be within the City's entitlement. Furthermore, groundwater allocated to the proposed project would be under the management of CalAm, the Monterey Peninsula Water Management District, and the PGMCM which ensure groundwater is allocated sustainably. Accordingly, the proposed project would not substantially deplete groundwater supplies or substantially interfere with groundwater recharge. Impacts to groundwater would be **less than significant**.

Items Ci - iv: The project site is approximately 0.19-mile east of the Pacific Ocean. The nearest river to the project site is Seal Rock Creek, located approximately three miles south of the project site. The proposed project would not alter the course of any stream or river but would alter existing drainage flows on the project site, as the project would add impervious surfaces to the project site.

As previously discussed, the proposed project would implement erosion and sedimentation BMPs to reduce erosion, including those recommended in the project-specific Geotechnical Report. The proposed project would introduce approximately 3,910 square feet of impervious surfaces to the project site. These alterations could change the on-site drainage patterns, but would not be expected to substantially increase the volume of stormwater runoff on the project site as approximately 86 percent of the project site would allow for infiltration. Furthermore, pursuant to PGMCM Section 23.90.150, the proposed project would be required to implement a post-development runoff plan that includes identification of post-development structural BMPs and stormwater conveyances. Therefore, the proposed project would not substantially alter the existing drainage pattern of the project site such that substantial erosion, flooding, or runoff would occur. Impacts would be **less than significant**.

Item D: The project site is not located within a flood hazard area as delineated by the Federal Emergency Management Agency (FEMA) (FEMA 2017). There are no lakes in proximity to the project site which could result in seiche. The project site is not within a tsunami hazard area defined by the DOC (DOC 2021). Since flooding hazards are limited, the project would not risk the release of pollutants due to project inundation, nor impede or redirect flood flows. Therefore, the project would result in **less than significant impacts** regarding flood hazards.

Item E: The project site is not underlain by a designated groundwater basin and is not within an area subject to a water quality control plan or sustainable groundwater management plan (California Department of Water Resources 2023). Therefore, the project would not conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. There would be **no impact**.

SOURCES

- California American Water Company (CalAm). 2021. Urban Water Management Plan. June 2021.
https://wuedata.water.ca.gov/getfile?filename=/public%2Fuwmpl_attachments%2F3596173942%2FFinal_Monterey_UWMP_compiled.pdf
- Federal Emergency Management Agency (FEMA). 2017. National Flood Hazard Layer Viewer.
<https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>
- California Department of Conservation (DOC). 2021. California Tsunami Maps.
<https://www.conservation.ca.gov/cgs/tsunami/maps>

- Pacific Grove, City of. 2020. Land Use Plan and Implementing Ordinances.
https://files.cityofpacificgrove.org/Document_Center/Departments/Community%20Development/Programs%20&%20Projects/Local%20Coastal%20Program/2020%20Certified%20Local%20Coastal%20Program/pg-lup-ccc-mods-clean-copy.pdf
- California Department of Water Resources. 2023. GSA Map Viewer.
<https://sgma.water.ca.gov/webgis/index.jsp?jsonfile=https%3a%2f%2fsgma.water.ca.gov%2fportal%2fresources%2fs%2fmapconfigs%2fGsaMaster.js>

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
				X

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
			X	

DISCUSSION

Item A: The proposed project would involve the construction of a single-family residence on an existing parcel zoned for low density residential development and surrounded by similar residential development. The project would not physically divide an established community, and **no impact** would occur.

Item B: The project site is located in the R-1-B-4 zone for low density residential development and is designated as Low Density Residential 1-2 dwelling units/acre within the coastal zone. Therefore, the project would be subject to both the City of Pacific Grove 1994 General Plan and the 2020 Local Coastal Program. Where standards set forth in the Local Coastal Plan and standards in R-1-B-4 zoning district are in conflict, the standards in the Local Coastal Plan shall prevail. As discussed throughout 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. Therefore, the project would result in a **less than significant impact** to the environment in terms of conflicts with applicable plans.

SOURCES

- Pacific Grove, City of. 1994. General Plan. *Land Use Element*.
<https://www.cityofpacificgrove.org/living/community-development/planning/general-plan>
- Pacific Grove, City of. 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
				X

- B. Result in the loss or 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
				X

DISCUSSION

Items A - B: According to the Pacific Grove General Plan Natural Resources Element, the Pacific Grove area is classified as “MRZ-3”, the designation given to areas containing mineral deposits for which the significance cannot be evaluated from available data (City of Pacific Grove 1994). General Plan Section 6.3.2 states that the City is nearly built out, precluding any mineral extraction. Moreover, no mineral resources have been identified within the project site and no active mineral resource extraction operations would be affected by the project. Therefore, the project would have **no impact** on mineral resources.

SOURCES

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

13. NOISE

Would the project result in:

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

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

- B) Generation of excessive groundbourne vibration or groundbourne noise levels?

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

- 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
				X

DISCUSSION

Items A - B: Construction of the proposed project would generate temporary noise in the vicinity of the site. However, construction would be temporary and would cease upon completion. As described in Section 9, *Hazards and Hazardous Materials*, construction activities would be subject to the City's Noise Ordinance, (Chapter 11.96 of the PGMC), which limits construction activity to the hours of 8:00 a.m. to 6:00 p.m. Monday through Saturday, and 10:00 a.m. to 5:00 p.m. on Sunday. Therefore, construction would be limited to daytime hours when residences are less noise sensitive. Construction would not require pile driving or other high impact activity that would result in high levels of vibration. Project construction would generate a temporary increase in groundborne vibration levels during the excavation, grading, and drilling phases of project construction. However, it is not anticipated that localized vibration would exceed the threshold for human perceptibility or the threshold for structural damage due to vibration, as construction-related vibration would attenuate in the distance between construction activities and nearby residences. In addition, vibration would be temporary and limited to the duration of the construction period. Operation of the single-family residence would not generate substantial new noise such that the ambient noise level in the project area would increase. The proposed residence would generate noise similar to the existing residences in the project area. Therefore, the impact related to increased noise and vibration would be **less than significant**.

Item C: The nearest airport to the project site is the Monterey Regional Airport, located approximately six miles to the southeast (Monterey County Airport Land Use Commission 2019). The site is not within two miles of a public or public use airport or within an airport land use plan

and the project would not expose people residing or working in the project area to excessive noise levels. There would be **no impact**.

SOURCES

- Monterey County Airport Land Use Commission. 2019. Monterey Regional Airport Land Use Compatibility Plan. Adopted February 25, 2019.
<https://www.co.monterey.ca.us/home/showpublisheddocument?id=75251>

14. POPULATION AND HOUSING

Would the project:

- A) Induce substantial unplanned 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
				X

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

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

DISCUSSION

Items A - B: The proposed project would involve construction of one single-family residence within an existing neighborhood. Based on United States Census Bureau QuickFacts (2017-2021) for Pacific Grove, up to three people would be expected to reside in the single-family residence (United States Census Bureau 2023). According to Department of Finance population estimates for Pacific Grove, the total population in Pacific Grove was 14,765 on January 1, 2022 and 14,741 on January 1, 2023 (Department of Finance 2023). A population increase of three people would represent less than 0.01 percent of Pacific Grove's current population. Additionally, the proposed project would not include the extension of roads or other infrastructure which would result in substantial unplanned growth. The project would not displace existing housing nor displace people or housing. Therefore, there would be **no impact**.

SOURCES

- California Department of Finance. 2023. E-1 Cities, Counties, and the State Population and Housing Estimates with Annual Percent Change.
<https://dof.ca.gov/forecasting/demographics/estimates/>
- United States Census Bureau. 2022. QuickFacts. Pacific Grove city, California.
<https://www.census.gov/quickfacts/pacificgrovecitycalifornia>

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
				X

B) Police protection?

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

C) Schools?

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

D) Parks?

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

E) Other public facilities?

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

DISCUSSION

Items A - E: The project site is served by the City of Pacific Grove Fire Department, City of Pacific Grove Police Department, and the Pacific Grove Unified School District. The project would not create substantial new demand for public services (e.g., fire, police, schools, parks, libraries, hospitals, community centers) that would result in the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services. The project would have no measurable effect on existing public services in that the project would not result in an increase in demand and would not require expansion of services to serve the project. Given that the project would not substantially increase population, the project would maintain applicable service ratios for fire and police protection services. In addition, the

project applicant would be required to pay Pacific Grove Unified School District development fees. Because the project would not substantially reduce the provision of public services within the county and would be required to pay applicable development impact fees, the project would not require the provision of new or altered governmental facilities. Therefore, the project would have **no impact** to fire and police protection, schools, parks, or other public facilities.

16. RECREATION

- A) Would the project 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
				X

- 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
				X

DISCUSSION

Items A - B: Because the project would not substantially increase population, as described in Section 14, *Population and Housing*, it would not result in an increase in use of existing recreational facilities that would cause substantial physical deterioration or require the construction or expansion of recreation facilities in the vicinity of the project. No parks, trail easements, or other recreational facilities would be permanently impacted by the proposed project. There would be **no impact** to recreational facilities.

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
				X

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
			X	

C) Substantially increase hazards due to a geometric 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
				X

D) Result in inadequate emergency access?

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

DISCUSSION

Item A: Regional and local plans and policies addressing the circulation system include the Monterey County Active Transportation Plan, the Pacific Grove General Plan Transportation Element, and the Association of Monterey Bay Area Governments Metropolitan Transportation Plan and Sustainable Communities Strategy. Regional access to the project site during construction and operation would be provided by 17 Mile Drive and Pico Avenue. Direct access to the project site during construction and operation would be provided by the existing driveway that connects to La Calle Corte from Pico Drive. The nearest bus stop is located at the intersection of Pico Avenue and Asilomar Avenue, approximately 0.25 mile from the project site. There are no sidewalks or designated bicycle lanes along La Calle Corte or Pico Drive. There are intermittent sidewalks along 17 Mile Drive.

Construction traffic would be temporary and limited to the duration of the construction schedule. During the construction period, worker parking would be provided on La Calle Corte or within the project site. After construction is complete, the project would not generate substantial amounts of traffic because the project consists of the operation of one single-family residence. As the project would not disrupt transit service, impair the use of bicycle or pedestrian facilities, substantially increase the existing population, or result in a substantial increase in vehicle trips, the project would

not conflict with any program, plan, ordinance, or policy addressing the circulation system—including transit, roadway, bicycle, and pedestrian facilities. There would be **no impact**.

Item B: 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 Technical Advisory on Evaluating Transportation Impacts in CEQA (2018) provides a screening threshold of 110 trips per day to presume a less than significant impact related to VMT. The Institute of Transportation Engineers Trip Generation Manual provides a projected trip generation rate of approximately one daily trip per single family residence (Institute of Transportation Engineers 2021). Therefore, there would be a **less than significant** related to VMT.

Items C - D: The project does not include modifications or additions to the local roadway network, and no geometric design features or incompatible land uses would be introduced to the project site. The proposed residential driveway would connect to the La Calle Corte cul-de-sac, which would provide the required minimum turnaround radius for emergency access, as determined by CCR Title 14, Division 1.5, Chapter 7, Articles 1-5. Furthermore, all project plans would be reviewed by the Pacific Grove Fire Department to ensure that sufficient emergency access is provided. There would be **no impact** related to transportation hazards or emergency access.

SOURCES

- Institute of Transportation Engineers. 2018. Trip Generation Manual. 10th Edition. *Common Trip Generation Rates (PM Peak Hour)*. May 14, 2018.

18. TRIBAL CULTURAL RESOURCES

A) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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:

- i. 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
			X	

- ii. 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 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
			X	

DISCUSSION

The following discussion is based on the Preliminary Cultural Resources Reconnaissance report prepared by Susan Morley, M.A. and Brenna Wheelis, B.A. in January 2022 (Appendix C), which includes a summary of outreach and consultation efforts undertaken by the City of Pacific Grove pursuant to AB 52.

Item Ai and Aii: An SLF search was initiated through the NAHC on September 14, 2021. The NAHC responded to the SLF search on November 1, 2021, stating that the results of the SLF search were negative. On behalf of the City of Pacific Grove, Susan Morley conducted outreach efforts with tribes who may have knowledge of cultural resources in the project area. City of Pacific Grove staff initiated consultation via notification letters (sent via e-mail) with local Native American tribes on October 6, 2022. In response to notification letters, tribal representatives requested access to archaeological reports/surveys, inclusion of cultural sensitivity training mitigation and resource recovery programs, and tribal monitoring.

Consultation occurred with representatives of the Ohlone Costanoan Esselen Nation on March 28 and June 28, 2023, and the Esselen Tribe of Monterey County on January 1, April 11, and July 23, 2023. During these meetings, staff provided an overview of the project and provided project updates. Representatives requested that tribal monitoring be required during any activity resulting in ground disturbance.

Due to the sensitivity of the project area, there is potential for inadvertent discovery of tribal cultural resources. Pursuant to PGMC Section 23.90.200, archaeological reports for development that may affect archaeological resources are required to recommend measures to minimize impacts to

archaeological resources. As described in the Project Description, the City would apply conditions of approval to minimize potential impacts to archaeological resources. In response to requests made by the Ohlone Costanoan Esselen Nation and the Esselen Tribe of Monterey County, the City would also include a condition of approval to require tribal monitoring during project ground disturbance activities. These conditions of approval, listed in the Project Description, require cultural resource training, archaeological monitoring, and stop-work in the event tribal cultural resources are encountered during ground disturbing activities. Furthermore, pursuant to Land Use Plan Policy CRS-2, monitoring would be required during ground-disturbing activities. Therefore, potential impacts to tribal cultural resources would be **less than significant**.

SOURCES

- Pacific Grove, City of. 2020. Land Use Plan and Implementing Ordinances. https://files.cityofpacificgrove.org/Document_Center/Departments/Community%20Development/Programs%20&%20Projects/Local%20Coastal%20Program/2020%20Certified%20Local%20Coastal%20Program/pg-lup-ccc-mods-clean-copy.pdf
- Preliminary Cultural Resources Reconnaissance of APN 007-072-024 in the City of Pacific Grove, County of Monterey, California, prepared by Susan Morley, M.A. and Brenna Wheelis, B.A. January 2022 (Appendix C)

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
			X	

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

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

- 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
			X	

- 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
			X	

- 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
			X	

DISCUSSION

Items A, C-E: The project site's existing septic system would be decommissioned, and the residence would be connected to the City of Pacific Grove municipal sewer system. As a single-family residence, the project would not generate a substantial increase in wastewater that would exceed the capacity of existing or committed demand, nor require the construction or expansion of new water or wastewater treatment facilities. The proposed project would connect to the existing storm drain system through a new on-site drain box energy dissipator and would not necessitate

construction of a new storm drain system. The project's electrical, gas, and telecommunication utilities would connect to existing infrastructure, and any new distribution lines would be placed underground. The single-family residence is not expected to result in a substantial increase in solid waste, and construction would comply with all statutes and regulations related to solid waste. The project would result in **less than significant** to the utilities or service systems mentioned.

Item B: The City of Pacific Grove receives water services from CalAm. Although the Monterey Peninsula area, including the City of Pacific Grove, is currently experiencing a water shortage, the City has potable water for sale, effective July 22, 2019 (City of Pacific Grove 2023). Potable water is regulated by both the Monterey Peninsula Water Management District and by PGMC Chapter 11.68. Given that the project consists of one single-family residence, the anticipated amount of water needed for the residence is expected to be within the City's entitlement. As potable water is available in the City of Pacific Grove and can be obtained through a purchase agreement with the City, there are sufficient water supplies available to serve the project. This impact would be **less than significant**.

SOURCES

- Pacific Grove, City of. 2023. Water Credits.
https://www.cityofpacificgrove.org/our_city/departments/community_development/planning/water_credits___wait_lists/index.php

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?

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

- 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 a wildfire?

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

- 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?

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

- 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?

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

DISCUSSION

The project site is located in a Non-Very High Fire Hazard Severity Zone (VHFHSZ) in an area designated as a Local Responsibility Area by CAL FIRE (CAL FIRE 2007a). The closest VHFHSZ is considered Moderate severity and is located approximately 0.4-mile south of the project site in an area designated as a State Responsibility Area (CAL FIRE 2007b).

Item A: The Monterey County Emergency Operations Plan contains response and recovery protocols for several types of natural, technical, and human-caused emergencies that may occur in the county. The nearest evacuation route to the project site identified in the Emergency Operations Plan's Evacuation Guide for the county's Peninsula Region is 17 Mile Drive, which is indicated as a Secondary Evacuation Route (County of Monterey 2022). During construction, equipment may be staged within paved roads or within maintained access roads on or adjacent to the project site. A construction traffic management plan would be prepared to address vehicle movement during

temporary street closures, which would retain emergency access or identify available alternative routes. Therefore, access to 17 Mile Drive would be maintained for the duration of project construction. Operation of the project would not interfere with access to 17 Mile Drive or impair the County's and/or the Pacific Grove Fire Department's ability to implement the Emergency Operations Plan. The project would not substantially impair an adopted emergency response plan or emergency evacuation plan, and impacts would be **less than significant**.

Item B: The project could expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to the fire-prone landscape in which the project site is located. However, due to slope, prevailing winds, and other factors, the project would not exacerbate existing wildfire risks. According to guidance provided by CAL FIRE, sloping land increases susceptibility to wildfire because fire typically burns faster up steep slopes (CAL FIRE 2000). As shown in the project plans in Appendix A, the topography of the project site is relatively flat with gentle slopes from northwest to southeast, resulting in a prevailing wind direction from west to east. Therefore, due to slope and prevailing wind, fires originating upslope of the project would likely travel east to west and away from the project site. Wildfires are not likely to originate downslope of the project site due to the proximity of the Pacific Ocean. During construction, the project would involve the use of construction equipment which may produce sparks that could ignite on-site vegetation. The project would be required to comply with regulations related to construction equipment and fire suppressants, including but not limited to California Public Resources Code Section 4442, which requires spark arrestors on potentially-spark inducing equipment. Therefore, the project would not exacerbate existing wildfire risk and would not substantially increase the risk of exposing project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. This impact would be **less than significant**.

Item C: The project would not involve installation of new roads, fuel breaks, or emergency water sources. The project would involve the construction of new utility connections, including power, natural gas, water, and wastewater connections. The proposed single-family residence would connect to existing utilities and would not substantially increase existing fire risk associated with new infrastructure. Therefore, **no impact** would occur.

Item D: As discussed in Section 7, *Geology and Soils*, compliance with geotechnical recommendations would reduce the risk of landslides to a less than significant level. Additionally, as discussed in Section 10, *Hydrology and Water Quality*, the project would not result in substantial changes to stormwater runoff and drainage patterns. As indicated by the project site's designation as a Non-VHFHSZ, the risk of wildfire at the project site is low. Therefore, the project would not 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. This impact would be **less than significant**.

SOURCES

- California Department of Forestry and Fire Protection. 2000. Fire Protection Training Procedures Handbook 4300. Section 4320.5. August 13, 2000.
- California Department of Forestry and Fire Protection. 2007a. Fire Hazard Severity Zone Map. *Pacific Grove*. https://osfm.fire.ca.gov/media/5871/pacific_grove.pdf
- California Department of Forestry and Fire Protection. 2007b. Fire Hazard Severity Zone Viewer. <https://egis.fire.ca.gov/FHSZ/>

- Monterey, County of. 2022. Emergency Operations Plan. *Peninsula Region Evacuation Guide*.
<https://www.co.monterey.ca.us/home/showpublisheddocument/105410/637680098811670000>

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
		X		

- 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
		X		

- 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
		X		

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

Item B: As discussed throughout 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. This impact 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, hazards and hazardous materials, noise, transportation, and wildfire. 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 in each of these resource areas. Therefore, the project would not cause substantial adverse effects on human beings, either directly or indirectly. These impacts would be **less than significant with mitigation incorporated**.

Appendix A

Biological Survey Report

THOMAS K. MOSS
Coastal Biologist

BIOLOGICAL SURVEY REPORT

**Hodge-Keare Residence
420 La Calle Corte, Pacific Grove
(APN 007-072-024)**

Prepared For:

**Hunter Porter Eldridge, AIA
P.O. Box 716
Pacific Grove, CA 93950**

April 27, 2022

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BIOLOGICAL SURVEY REPORT
Hodge-Keare Residence
420 La Calle Corte, Pacific Grove
(APN 007-072-024)

I. INTRODUCTION

This biological survey report has been prepared in conjunction with a proposal to build a new single-family residence at 420 La Calle Corte, Pacific Grove, California (Figures 1, 2 and 3). The project also proposes to relocate an existing building – the Tea House – closer to the eastern property line, rebuild a carport, replace a walkway and all underground utility lines, and restore and protect about 82 percent of the property as native dune and forest habitat.

The property is located in the Asilomar Dunes Residential Area (the Asilomar Dunes), an area of fragile sand dune habitat that supports a number of rare and endangered species. The Pacific Grove Local Coastal Program/Land Use Plan (LCP/LUP) provides policies and guidelines for development of properties in the Asilomar Dunes, including requiring preparation of a biological survey report prior to approval of any development. This report satisfies that requirement.

This report provides a description of the flora and fauna on the property, including the presence or absence of species of special concern; recommendations for minimizing or avoiding impacts from proposed development, and; a list of development guidelines for protecting and restoring the property's natural resource values.

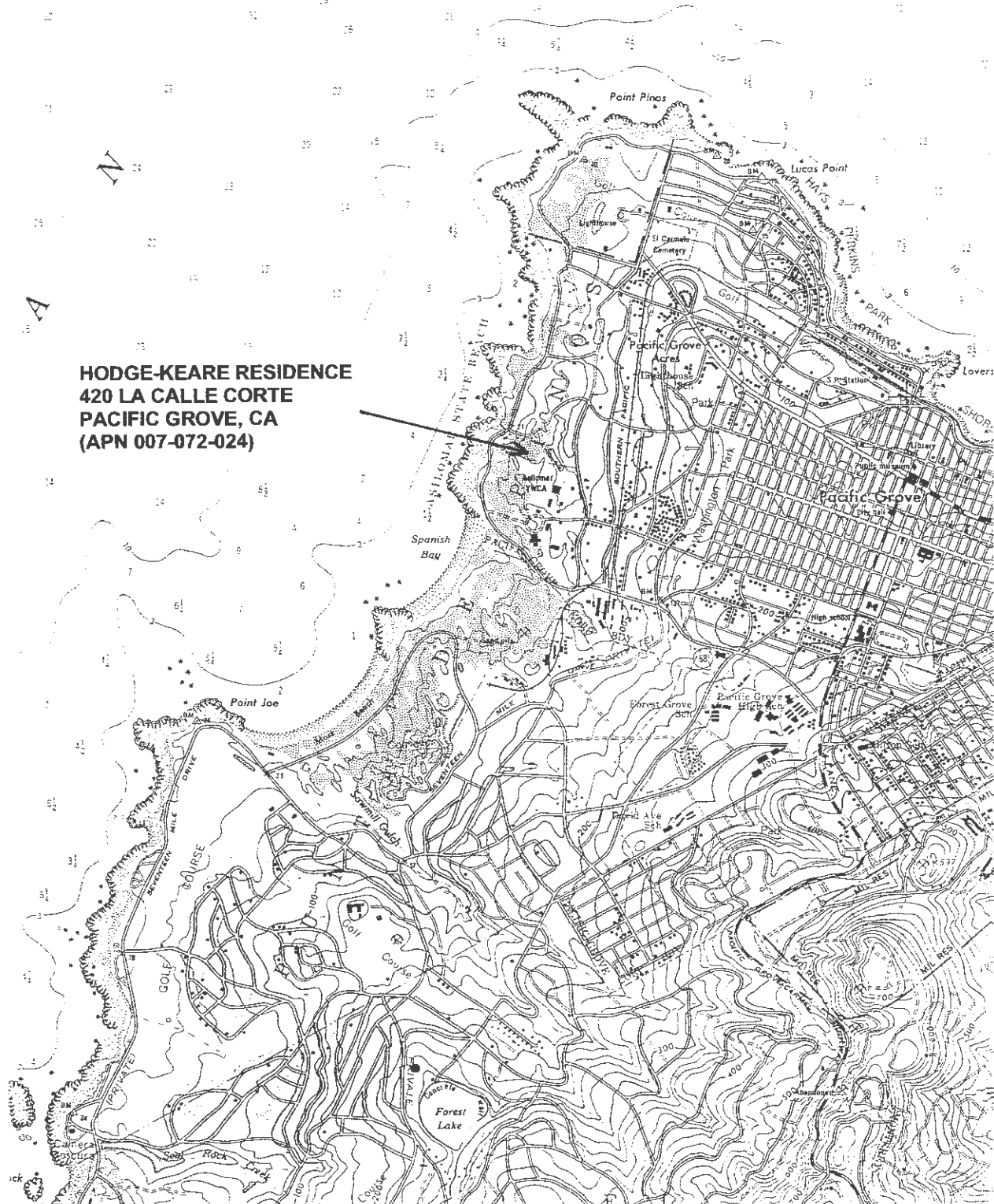
II. ENVIRONMENTAL SETTING

A. General Area

The project site is located in the Asilomar Dunes, a distinct geological complex encompassing approximately 480 acres between Point Pinos and Point Joe on the seaward extremity of the Monterey Peninsula. The Asilomar Dunes extend inland from the shoreline dunes and bluffs through a series of dune ridges and interdune swales into the first band of Monterey pine trees, referred to as the forest-front, to about Asilomar Avenue in Pacific Grove and 17-Mile Drive in Pebble Beach. The general area surrounding the project site is characterized as scattered residences among open sand dunes and Monterey pine forest.

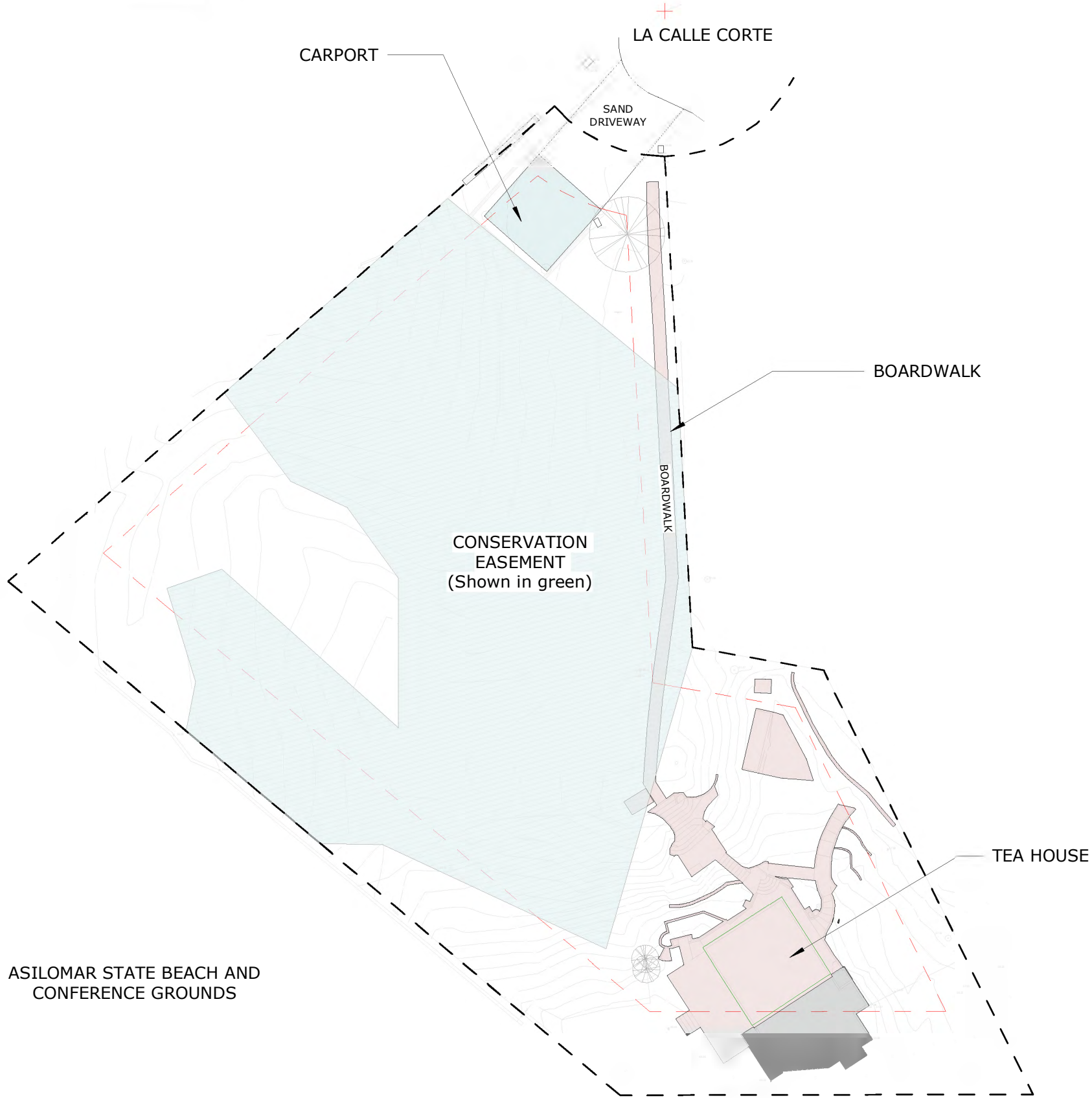
The Asilomar Dunes is an area with a number of unique biological and geological resources, including at least nine known plants and one animal species of special concern and dune landforms that are comprised almost entirely of quartz sand. During the past one hundred years or so, much of the Asilomar Dunes was severely damaged, degraded, or lost as a result of sand mining, residential and golf course

FIGURE 1. PROJECT LOCATION



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FIGURE 2- EXISTING SITE PLAN



SCALE: 1" = 30'-0"



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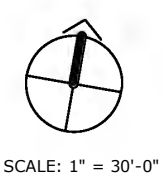
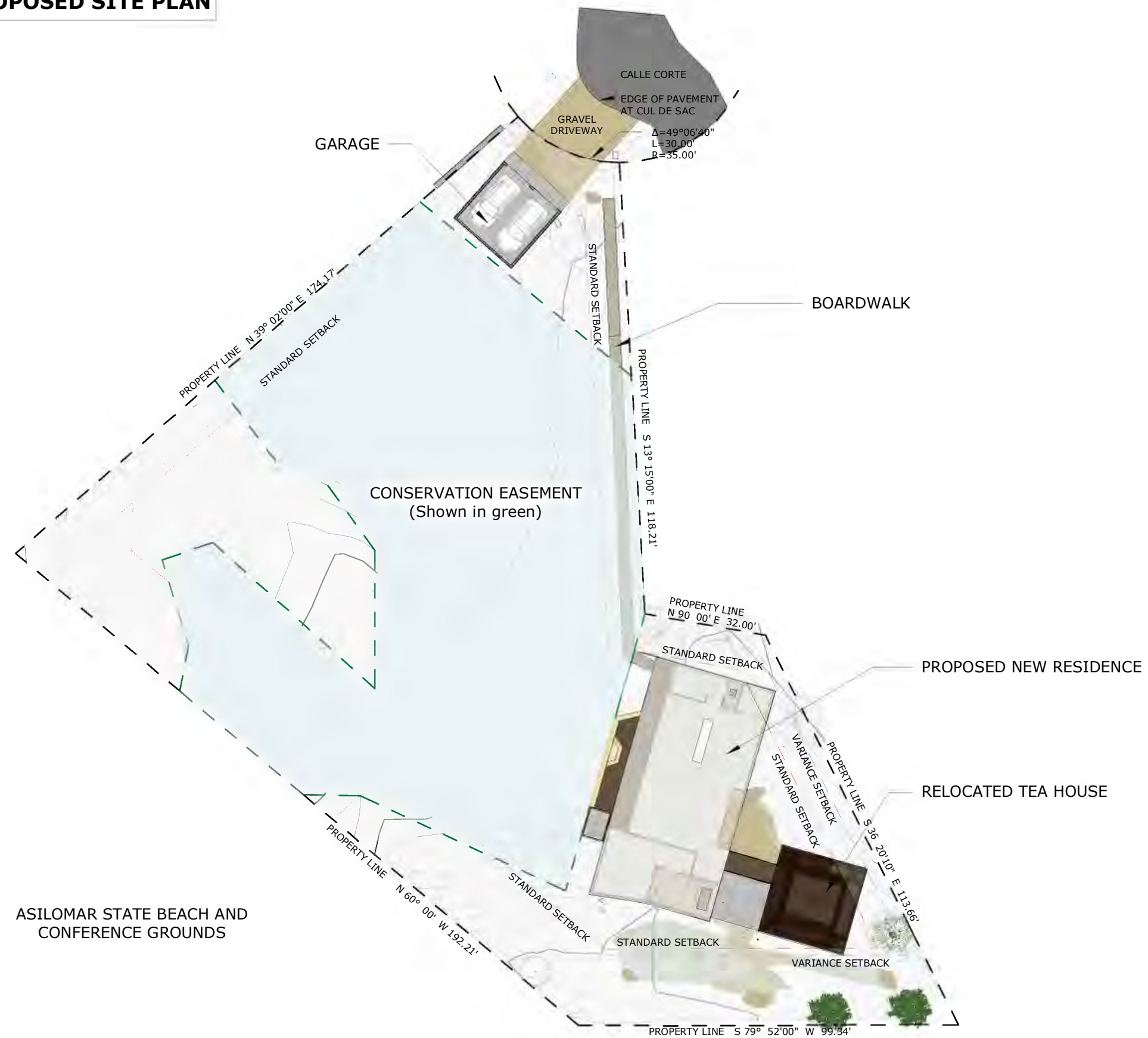
07-18-2022

1" = 30'-0"

FIG. 2

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FIGURE 3- PROPOSED SITE PLAN





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07-18-2022

1" = 30'-0"

FIG. 3

development, trampling by pedestrians, encroachment by introduced non-native (exotic) vegetation, and herbivory by a large population of deer.

Remnant patches of undisturbed dune habitat and examples of restored native dune habitat occur in several locations in the Asilomar Dunes, particularly on state property at Asilomar State Beach & Conference Grounds and on a number of private properties. At Asilomar State Beach & Conference Grounds, a major dunes restoration project encompassing about 60 acres successfully eliminated most of the Hottentot fig ice plant (*Carpobrotus edulis*) and other exotic plants that covered much of the dunes and shoreline and replanted with species indigenous to the Asilomar Dunes.

Following restoration of dune habitats in the Asilomar Dunes, many species of wildlife returned that in prior years were nearly absent or only infrequently seen, such as various raptors, including red-tail hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), white-tailed kite (*Elanus leucurus*), American kestrel (*Falco sparverius*), peregrine falcon (*Falco peregrinus*), and burrowing owl (*Athene cunicularia*). Populations of songbirds, including several species that nest only in larger native shrubs near or on the ground, including white-crowned sparrow (*Zonotrichia leucophrys*), and song sparrow (*Melospiza melodia*), have become common again. Black legless lizard (*Anniella pulchra nigra*) has also greatly increased where dunes have been stabilized with native plants.

B. Plant Communities

Native vegetation in the Asilomar Dunes is mainly representative of two California plant communities – Central Dune Scrub and Monterey Pine Forest. The Central Dune Scrub Plant Community begins near the shoreline and extends inland to the Monterey Pine forest. In its original, undisturbed condition, it forms a relatively open assemblage of prostrate and low growing native plants on the dune ridges, including beach sagewort (*Artemisia pycnocephala*), yellow sand verbenia (*Abronia latifolia*), beach aster (*Lessingia filaginifolia*), dune blue grass (*Poa douglasii*), mock heather (*Ericameria ericoides*), dune dandelion (*Agoseris apargioides*), and beach primrose (*Camissonia chieranthifolia*). On the coastal bluff above the shoreline and in the swales between the dune ridges, sedges and woodier species create a dense plant cover consisting of dune sedge (*Carex pansa*), coyote brush (*Baccharis pilularis*), yellow bush lupine (*Lupinus arboreus*), lizard tail (*Eriophyllum staechadifolium*), gum plant (*Grindelia latifolia*), seaside daisy (*Erigeron glaucus*), dune buckwheat (*Eriogonum parvifolium*), and yarrow (*Achillea millefolium*). In areas protected from the wind off the ocean, such as in the interdune swales and on stabilized interior dunes, the Central Dune Scrub Plant Community intergrades with and is replaced by the Monterey Pine Forest Plant Community, forming an ecotone that is referred to as the forest-front zone.

The Monterey Pine Forest Plant Community begins approximately 500 to 800 feet

from the shoreline on the more stable interior dunes. Native plant species that are common in the forest-front zone include Monterey pine (*Pinus radiata*), dune sedge, lizard tail, bracken fern (*Pteridium aquilinum*), yarrow, sticky monkey-flower (*Mimulus aurantiacus*), Douglas iris (*Iris douglasiana*), and poison oak (*Toxicodendron diversilobum*). The trees in this area are generally shorter, have large lateral branches, and are more widely spaced than trees of the interior forest closer to Asilomar Avenue. The trees in the forest-front zone are shaped by the ocean winds, with the shortest trees on the windward side. These trees form a sloped canopy that acts like the roofline of building, deflecting the wind up and over the top of the interior forest. This function of the forest-front zone is valued for its role in minimizing environmental stresses to the trees of the interior forest and for reducing tree failures resulting from direct exposure to the wind. The trees that comprise the forest-front zone are also considered critical in maintaining the stability of the inland dunes, particularly its windward slopes and crests. Typical of most ecotones, where a boundary occurs between two habitats, the number of animal species, particularly birds, is much greater than found in either plant community. For these reasons, intact areas of forest-front are considered to have high environmental sensitivity by biologist and coastal planners.

The Asilomar Dunes is a relatively harsh environment for plants. However, the native dune plants are well-adapted to the area, being able to withstand the desiccating, salt-bearing affects of the ocean winds and the dry, nutrient-poor condition of the soil.

Because of the rarity of many of the plant and animal species and the fragile nature of the dunes and forest habitats, the California Coastal Commission has designated the entire Asilomar Dunes as "Environmentally Sensitive Habitat Area (ESHA)," which under the California Coastal Act requires the highest level of environmental protection and restriction on development, compared to other residential properties in Pacific Grove.

C. Animals of the Asilomar Dunes

The Asilomar Dunes provides habitat for numerous common mammals, birds, reptiles, amphibians, and invertebrates. The area is also a major Pacific Flyway stopover for a large number of migratory species, ranging from the monarch butterfly (*Danaus plexippus*) to many species of songbirds, waterfowl and raptors.

This report only considers the animals that occur in dune scrub and forest areas of the Asilomar Dunes, not the shoreline species, given that the subject property is more than 500 feet from the shoreline.

The coastal dune scrub plant community is used by many species of wildlife. Raccoon (*Procyon lotor*), black-tail deer (*Odocoileus hemionus*), and black-tailed jackrabbit (*Lepus californicus*) are common in the Asilomar Dunes, along with the black legless lizard and alligator lizard (*Elgaria coerulea*). White-crowned sparrow and song sparrow

nest in the larger shrubs in the dunes. White-tailed kites are regularly seen hunting over the dunes. Sightings of burrowing owls have also occurred.

The Monterey pine and coast-live oak (*Quercus agrifolia*) forested areas are the most species-rich habitats in the Asilomar Dunes, depending on the density of the trees and type of understory vegetation (shrubs and/or low herbaceous plants). Black-tailed deer use the open areas in the dunes and forest for feeding. But they are especially dependent on areas of large shrubs or low tree branches where they can find concealment while resting/sleeping or rearing their fawns. A well-developed forest-front in the Asilomar Dunes is of great benefit to the local family groups (cohorts) of deer.

Many species of birds are common in the forest habitats (forest-front and interior forest) of the Asilomar Dunes and surrounding neighborhood. Northern flicker (*Colaptes auratus*) and American robin (*Turdus migratorius*) depend on the open areas in the forest for foraging, while using the trees for perching and avoiding predators. Dark-eyed junco (*Junco hyemalis*) lives in the forest where there is plenty of understory growth and overhead trees. Allen's and Anna's hummingbirds (*Selasphorus sasin* and *Calypte anna*, respectively) live along the forest edges. Acorn woodpecker (*Melanerpes formicivorus*) and Hutton's vireo (*Vireo huttoni*) depend on the presence of nearby oak trees as food sources, while using old pine trees and snags for storing food and for nesting. California scrub-jay (*Aphelocoma californica*) is common and a permanent resident of Asilomar properties that support oak trees and larger shrubs, as is the mainly ground-dwelling California towhee (*Melospiza crissalis*). The brown creeper (*Certhia americana*) is only found where there are old growth trees. American crow (*Corvus brachyrhynchos*) are a noisy occupants of the forested Asilomar dunes and residential areas, occurring in large numbers because of feeding by people living in the area. Steller's jay (*Cyanocitta stelleri*) is typically a winter visitor in the Asilomar forest, immigrating from nearby inland forest habitats. White-crowned sparrow, golden-crowned sparrow (*Zonotrichia atricapilla*), and various warblers, particularly Townsend's warbler (*Setophaga townsendi*) and yellow-rump warbler (*Setophaga coronata*), are migrants from northern latitudes that settle here in the fall or winter time every year and then depart in early summer. The raucous call of the red-shouldered hawk (*Buteo lineatus*) is a frequently heard sound over the forested and open habitats of the Asilomar area. Cooper's hawk (*Accipiter cooperii*) is a resident in the Asilomar area, though not easily noticed by most people because of its speedy, low flight travel through the trees as it hunts smaller birds.

Newts and other salamanders need the cool darkness of damp, well-canopied forests. Other reptiles, like garter snake (*Thamnophis sirtalis*) and northern alligator lizard, need warmer and drier areas that occur in open canopied forests and stabilized, vegetated dunes.

A number of common species of butterflies are frequently seen in the Asilomar Dunes. Of greatest interest to the local community is the monarch butterfly. On sunny days, they venture out of their last overwinter roosting area in Pacific Grove located off of Ridge Road, just inland of the Asilomar Dunes, looking for early-flowering plants that

provide nectar to them. By February, they are focused on finding a mate, with the females departing on their northbound and inland migration soon after mating, while the males remain and die here.

D. Species of Special Concern

Species of special concern are those listed by the U.S. Fish and Wildlife Service or the California Department of Fish and Wildlife (CDFW) as rare, threatened or endangered. In addition, the CDFW recognizes rare plants designated by the California Native Plant Society (CNPS) as either meeting the criteria for listing or as being potentially threatened. Accordingly, all species of special concern must be addressed under the California Environmental Quality Act (CEQA).

Dune buckwheat is a common plant in the Asilomar Dunes, usually seen in groups of several plants, and mostly occurring on the coastal bluff west of Sunset Drive. It is not a state or federally listed species but it is treated like a species of special concern because of its role as the host plant for the endangered Smith's blue butterfly (*Euphilotes enoptes smithii*) during all stages of the butterfly's life cycle. The Smith's blue butterfly occurs along the coastline to the south and north of the Monterey Peninsula; it has not been recorded on the Monterey Peninsula since it became listed as an Endangered Species in 1976. As a result of numerous dune restoration projects on public and private property on the Monterey Peninsula during the past 35 years, the number of buckwheat plants has been significantly increased and suitable habitat now exists that could support Smith's blue butterfly, though none have yet to be recorded in the Asilomar Dunes or Pebble Beach.

III. BIOLOGICAL SURVEY

A. Property File and Database Review

Prior to conducting the current on-site surveys of the flora and fauna, various resource reports and maps were reviewed for the purpose of developing a list of rare plant and animal species that have potential of occurring on the project site.

A review of the property file at the Pacific Grove Community Development Department for 420/421 La Calle Corte found a plant survey report by Bruce Cowan (Cowan, June 10, 1983). The report was prepared in conjunction with an application for a Coastal Development Permit for subdividing the parcel into two lots. Cowan's report noted the presence of significant populations of two rare plant species - Menzies' wallflower and Tidestrom's lupine. At that time, both plants were listed as Species of Concern by the CNPS and not yet listed as Endangered by the U.S. and California fish and wildlife agencies.

The CDFW's California Natural Diversity Database, the CNPS's Inventory of Rare and Endangered Plants, and the Calflora database were also reviewed at the start of this project for records of species that have historically been observed in the Asilomar Dunes and vicinity.

Table 1 provides a list of known and possible occurrences of plant and animal species in the Asilomar Dunes and its comparable neighborhood (similar environmental and habitat conditions), based on the databases described above.

Though helpful as a reference in the early stages of a new project, the records in the databases listed above are incomplete, outdated, or in some instances inaccurate. Many botanical surveys have been conducted in the Asilomar Dunes and other dune systems on the Monterey Peninsula during the last 50 years but the results of very few of them have been recorded in the databases. Also, some of the plants in the databases have not been observed in the Asilomar Dunes for more than 100 years, and in some cases only one plant was found, creating significant doubt about the validity of these early observations. Most remarkable of all, one of the plant records was for a plant that was not actually observed in or near the Asilomar Dunes but was listed in the database because it was being cultivated by the recorder at his home in Pacific Grove.

The most reliable method for determining the presence or absence of the various species of concern on a property in the Asilomar Dunes is through a site inspection by a qualified biologist during the appropriate time(s) of the year, which is January to March for the annual rare plants and January to June for the perennial and biannual rare plants. Surveys conducted at times outside of these periods will not yield credible results. Extremely dry years also can affect the results of plant surveys, particularly for the rare annual species, which may not germinate and appear during drier years, as occurred for example most recently in 2021. For animals, particularly birds, surveys in the fall and spring are essential.

B. Methodology

On April 29, 2021, January 22, 2022, and March 2, 2022, the entire property was visually inspected and all plants and animals present were identified and recorded (Table 2). The timing of the 2022 surveys was ideal. Significant amounts of rainfall occurred in late 2021 that stimulated the germination and growth of annual and perennial plants throughout the Asilomar Dunes.

The on-site surveys were performed by slowly walking back and forth, property line to property line, noting all of the plants present and tallying the population numbers and locations for each of the rare plants observed. A total of about 7.0 hours was spent on the three field surveys.

Since the start of the project in April 2021, the Project Biologist (Tom Moss) visited the property 12 times, to meet with members of the project's planning team or to conduct plant and wildlife surveys. During each visit, all birds observed on and in the vicinity of the property were recorded. The visits occurred in all four seasons of the year, thereby resulting in a comprehensive list of both resident and migratory birds.

TABLE 1. SPECIES OF SPECIAL CONCERN – ASILOMAR DUNES

Plants – Potentially Occurring Special Taxa

1. Sandmat manzanita (*Arctostaphylos pumila*); California Native Plant Rank 1B.2 – Rare, threatened or endangered; fairly threatened in California.
2. Coastal dunes milk-vetch (*Astragalus tener* var. *titi*); Federal Endangered Species, California Endangered Species, and California Native Plant Rank 1B.1 – Rare, threatened or endangered in California and elsewhere; seriously threatened in California.
3. Monterey coast paintbrush (*Castilleja latifolia*); California Native Plant Society List 4.3 - Plants of limited distribution; not very threatened in California.
4. Monterey spineflower (*Chorizanthe pungens* var. *pungens*); Federal Threatened Species and California Native Plant Rank 1B.1 – Rare, threatened or endangered in California and elsewhere; seriously threatened in California.
5. Hutchinson's larkspur (*Delphinium hutchinsoniae*); California Native Plant Rank 1B.2 – Rare, threatened or endangered; fairly threatened in California.
6. Menzies' wallflower (*Erysimum menziesii* ssp. *menziesii*); Federal Endangered Species, California Endangered Species, and California Native Plant Rank 1B.1 – Rare, threatened or endangered in California and elsewhere; seriously threatened in California.
7. Monterey gilia (*Gilia tenuiflora* ssp. *arenaria*); Federal Endangered Species, California Threatened Species, and California Native Plant Rank 1B.2 – Rare, threatened or endangered; fairly threatened in California.
8. Kellogg's horkelia (*Horkelia cuneata* ssp. *sericea*); California Native Plant Rank 1B.1 – Rare, threatened or endangered in California and elsewhere; seriously threatened in California.
9. Beach layia (*Layia carnosa*); Federal Endangered Species, California Endangered Species, and California Native Plant Rank 1B.1 – Rare, threatened or endangered in California and elsewhere; seriously threatened in California.
10. Sand-dune annual Monardella (*Monardella sinuate* ssp. *nigrescens*); California Native Plant Rank 1B.2 – Rare, threatened or endangered; fairly threatened in California.
11. Tidestrom's lupine (*Lupinus tidestromii* var. *tidestromii*); Federal Endangered Species, California Endangered Species, and California Native Plant Rank 1B.1 – Rare, threatened or endangered in California and elsewhere; seriously threatened in California.
12. Monterey pine (*Pinus radiata*); California Native Plant Rank 1B.1 – Rare, threatened or endangered in California and elsewhere; seriously threatened in California.
13. Pacific Grove clover (*Trifolium polyodon*); California Rare Species and California Native Plant Rank 1B.1 – Rare, threatened or endangered in California and elsewhere; seriously threatened in California.

Animals (Invertebrates, Birds, Reptiles, and Mammals) – Potentially Occurring Special Taxa

1. Black legless lizard (*Anniella pulchra nigra*); California Species of Special Concern.

2. Monterey big-eared woodrat (*Neotoma macrotis luciana*); California Species of Special Concern.
3. Coast Range newt (*Taricha torosa*); California Species of Special Concern.
4. Blainsville's horned lizard (*Phrynosoma blainvillii*); California Species of Special Concern.
5. Various raptors and owls (Red-shoulder hawk, Cooper's hawk, Red-tailed hawk, Great horned owl); Fish and Game Code Birds of Prey.
6. White-tailed kite (*Elanus leucurus*); Fish and Game Code Fully Protected Species.
7. American peregrine falcon (*Falco peregrinus*); California Endangered Species.
8. Monarch butterfly (*Danaus plexippus*); CDFW Special Animals List.
9. Smith's blue butterfly (*Euphilotes enoptes smithi*); Federal Endangered Species.

TABLE 2. PLANT AND ANIMAL SPECIES ENCOUNTERED ON-SITE

SCIENTIFIC NAME**COMMON NAME****Plants**

<i>Abronia latifolia</i>	Yellow sand verben
<i>Abronia umbellata</i>	Purple sand verben
<i>Agoseris apargioides</i>	Dune dandelion
<i>Armeria maritima</i>	Sea pink
<i>Artemisia pycnocephala</i>	Beach sagewort
<i>Avena fatua</i> *	Wild oats
<i>Bromus diandrus</i> *	Ripgut grass
<i>Baccharis pilularis</i>	Coyote brush
<i>Calandrinia ciliata</i>	Red-maids
<i>Camissonia cheiranthifolia</i>	Beach primrose
<i>Cardionema ramosissimum</i>	Sand mat
<i>Carpobrotus edulis</i> *	Hottentot fig ice plant
<i>Chorizanthe pungens</i> var. <i>pungens</i> ***	Monterey spineflower
<i>Cryptantha leiocarpa</i>	Coast cryptantha (popcorn flower)
<i>Claytonia perfoliata</i>	Miner's lettuce
<i>Cryptantha leiocarpa</i>	Coast cryptantha (Popcorn flower)
<i>Cupressus macrocarpa</i> **	Monterey cypress
<i>Daucus pusillus</i> *	Rattlesnake weed
<i>Dudleya caespitosa</i>	Sea lettuce
<i>Ericameria ericoides</i>	Mock heather
<i>Gilia tenuiflora</i> ssp. <i>arenaria</i> ***	Monterey gilia
<i>Gnaphalium luteo-album</i> *	Weedy cudweed
<i>Hordeum murinum</i> ssp. <i>leporinum</i> *	Barnyard foxtail
<i>Lessingia filaginifolia</i>	Beach aster
<i>Linaria canadensis</i> var. <i>texana</i>	Toad flax
<i>Lotus heermannii</i>	Wooly lotus
<i>Lotus scoparius</i>	Deer weed
<i>Lotus strigosus</i>	Bishop lotus
<i>Lupinus chamissonis</i> **	Silver dune lupine
<i>Lupinus tidestromii</i> /chamissonis**	Tidestrom's and Silver dune lupine hybrid
<i>Lupinus tidestromii</i> var. <i>tidestromii</i> ***	Tidestrom's lupine
<i>Medicago polymorpha</i> *	Bur-clover
<i>Oxalis pes-carpae</i> *	Bermuda buttercup
<i>Pennisetum clandestinum</i> *	Kikuyu grass
<i>Pinus radiata</i>	Monterey pine
<i>Poa douglasii</i>	Dune bluegrass
<i>Polygonum paronychia</i>	Dune knotweed
<i>Pteridium aquilinum</i>	Bracken fern
<i>Quercus agrifolia</i>	Coast live oak
<i>Senecio vulgaris</i> *	Common groundsel
<i>Sonchus oleraceus</i> *	Sow thistle
Various near-house ornamentals (tree aloe, yucca, etc.)	

Animals (Invertebrates, Birds, Reptiles, and Mammals)

<i>Accipiter cooperii</i>	Cooper's hawk
<i>Aphelocoma californica</i>	California scrub jay

Baeolopus bicolor
Buteo lineatus
Calypte anna
Canis latrans
Catharus guttatus
Certhia americana
Colaptes auratus
Corvus brachyrhynchos
Cyanocitta stelleri
Euphagus cyanocephalus
Lynx rufus
Melanerpes formicivorus
Melospiza crissalis
Odocoileus hemionus
Picoides pubescens
Procyon lotor
Regulus calendula
Setophaga coronata
Setophaga townsendi
*Sturnus vulgaris**
Sayornis nigricans
Sayornis saya
Thomomys bottae
Zonotrichia atricapilla
Zonotrichia leucophrys

Tufted titmouse
 Red-shouldered hawk
 Anna's hummingbird
 Coyote
 Hermit thrush
 Brown creeper
 Northern flicker
 American crow
 Steller's jay
 Brewer's blackbird
 Bobcat
 Acorn woodpecker
 California towhee
 Black-tail deer
 Downy woodpecker
 Raccoon
 Ruby-crowned kinglet
 Yellow-rumped warbler
 Townsend's warbler
 European starling
 Black phoebe
 Say's phoebe
 Botta's pocket gopher
 Golden-crowned sparrow
 White-crowned sparrow

* Exotic species

** Non-local native species (introduced)

*** Species of special concern (Endangered and Threatened Species)

A survey for black legless lizards was not performed. The lizard likely occurs on the property, particularly under the numerous larger shrubs – coyote brush, mock heather, and silver dune lupine (*Lupinus chamissonis*).

C. Site Conditions and Description of Vegetation

The subject property encompasses 0.636 acres – 27,713 square feet (SF) – and is located at the end of La Calle Corte. It borders private property on three sides and public property (Asilomar State Beach and Conference Grounds) on its south side. An existing “historic” residence – the Tea House – is located in the southeastern corner of the property in a deep, formerly forested swale (Photo 1). This swale is on the leeward side of a dune ridge that forms the high point of the property.

Photo 1. The Tea House surrounded by exotic landscape. Proposed location of new residence.



A 2-car carport occurs adjacent to the cul-de-sac of La Calle Corte and a 3-foot wide “floating” boardwalk extends from the cul-de-sac along the property line to the Tea House (Photo 2).

As a condition of approval of the subdivision that created the subject property in 1983 or 1984, much of the western half of the property was designated as an Open Space Easement (Conservation Easement), and included provisions to prohibit development, prevent disturbance of the native groundcover, and require restoration, maintenance and protection of its natural and scenic resource values (Photo 3).

Photo 2. Carport and boardwalk entryway, leading to the Tea House and building site.



Photo 3. Looking west from the boardwalk over the Conservation Easement. Silver dune lupine shrub in foreground, an invasive, non-local California native plant.



The entire dunes area west of the carport, boardwalk and the crest of the dune above the Tea House (west of the proposed new residence), represents the area of highest-quality ESHA/rare plant habitat on the property. The area includes the Conservation Easement and is characterized as relatively undisturbed sand dune habitat that is

uniformly covered with an open assemblage of low-growing plants. It contains a full complement of native dune plants that are representative of the local dune scrub plant community, including three plant species of special concern. A few small patches of ice plant and other exotic, non-native plants also occur in this area.

The eastern half of the property (outside of the Conservation Easement) includes the Tea House and associated landscape features (outdoor fireplace, retaining wall, walkway, etc.) (Photo 4). This area is in a severely degraded condition and is dominated by exotic species. A large patch of ice plant extends from the ridge top down the steep slope to the Tea House and to the eastern property line. One old pine and one oak tree occur in this part of the property, as well. Both trees have a low, windswept shape, typical of the trees that form the leading edge of the Monterey pine forest-front in the Asilomar Dunes.

Photo 4. The Tea House and hardscape/landscape features.



A swath of silver dune lupine follows the boardwalk, widening out to the west further into the Conservation Easement as it approaches the Tea House (Photo 5). It is the dominant plant in this part of the property. Silver dune lupine is a California native plant that does not historically occur on the Monterey Peninsula. Referred to as a “non-local native plant,” it was introduced originally on the Peninsula at Asilomar State Beach & Conference Grounds as part of a 1970s effort to stabilize eroding sand dunes in the State Park. In the 1990s, genetic research revealed that the silver dune lupine was successfully cross-pollinating with Tidestrom’s lupine, producing

Photo 5. Looking southeast from the carport. Silver dune lupine shrubs on the west side of the boardwalk, spreading on the property.



hybrid plants that were spreading through the dunes and onto neighboring properties, including the subject property. As such, silver dune lupine and its hybrid crosses represent a serious threat to the genetic integrity and survival of Tidestrom's lupine in the Asilomar Dunes. For this reason, State Parks staff have been working to eliminate silver dune lupine and hybrids from the state park for the past 20+ years.

A permanent property line fence on the adjacent State Park, comprised equally of chain link on the eastern half and split-rail on the western half, runs along the entire southern boundary of the subject property (Photo 6).

Replacing the silver dune lupine, ice plant and other weeds with appropriate native dune plants and providing a higher level of maintenance to the existing areas of native vegetation will greatly enhance the property's biological and aesthetic resource values.

D. ESHA Quality

Like all properties in the Asilomar Dunes/Asilomar Dunes Residential Area, the subject property in its entirety is considered ESHA, primarily because it represents existing or

Photo 6. Looking east across the Conservation Easement from the western corner of the property. State Parks' boundary fence along the southern property line.

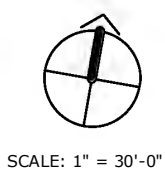


potential habitat for various rare plants and is part of the forest-front of the Asilomar Dunes Monterey pine forest. However, varying degrees of ESHA/habitat quality are evident on the property, based on the condition of the native plant cover. (Note: The Pacific Grove LCP/LUP states that new development shall be located on the least environmentally sensitive portion of a property.)

For planning purposes, it is possible to divide the subject property into areas of high, moderate and least environmental sensitivity based on the condition of the existing vegetation (Figure 4). The vegetation in the western portion of the property (west of the carport, boardwalk and the crest of the dune above the Tea house, including the entire Conservation Easement) is in relatively good condition. With the exception of silver dune lupine near the boardwalk and some small patches of ice plant, the area contains a full complement of native dune species, including three rare plant species. This part of the property represents ESHA of moderate to high environmental sensitivity. From the Conservation Easement's eastern boundary to the eastern property line, the vegetation consists almost entirely of exotic plants that were introduced as landscaping around the Tea House, including tree aloe, yucca, and ice plant. Various hardscape features (outdoor fireplace, patio, deck, pathways, retaining walls, etc.) also surround the Tea House in this area. All but one of the Monterey pines that once formed a closed-canopy of forest-front trees here 35 years ago have been removed and not replaced. Today, the eastern portion of the property is comprised of a mixed dune and forest habitat of low quality and, therefore, represents the least environmentally sensitive area on the property. The proposed project is located entirely within this area.

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FIGURE 4- ESHA SENSITIVITY MAP



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07-18-2022

1" = 30'-0"

FIG. 4

E. Bruce Cowan 1983 Plant Survey and Conservation Easement

Bruce Cowan conducted a plant survey of the property in June 1983 and identified the presence of two species of special concern – Tidestrom's lupine and Menzies' wallflower (Figure 5). Tidestrom's lupine was growing in groups scattered over most of the western part of the property, with largest group totaling over 200 plants. At that time, many Tidestrom's lupines were observed growing near where the carport and boardwalk exist today. With the exception of two plants, Tidestrom's lupine is now absent in these areas. Two small groups of Menzies' wallflower, totaling 12 plants, were also recorded in 1983.

Cowan described the significance of the Tidestrom's lupine on the property as follows:

“The plants occurring on this property appear to be, to my knowledge, part of what may be the largest remaining stand in existence. While remnants of a few individuals to a few dozen plants have been found on other properties in the Asilomar area and in the dunes of the 17-Mile Drive, on this and immediate adjoining properties they may number into the hundreds.”

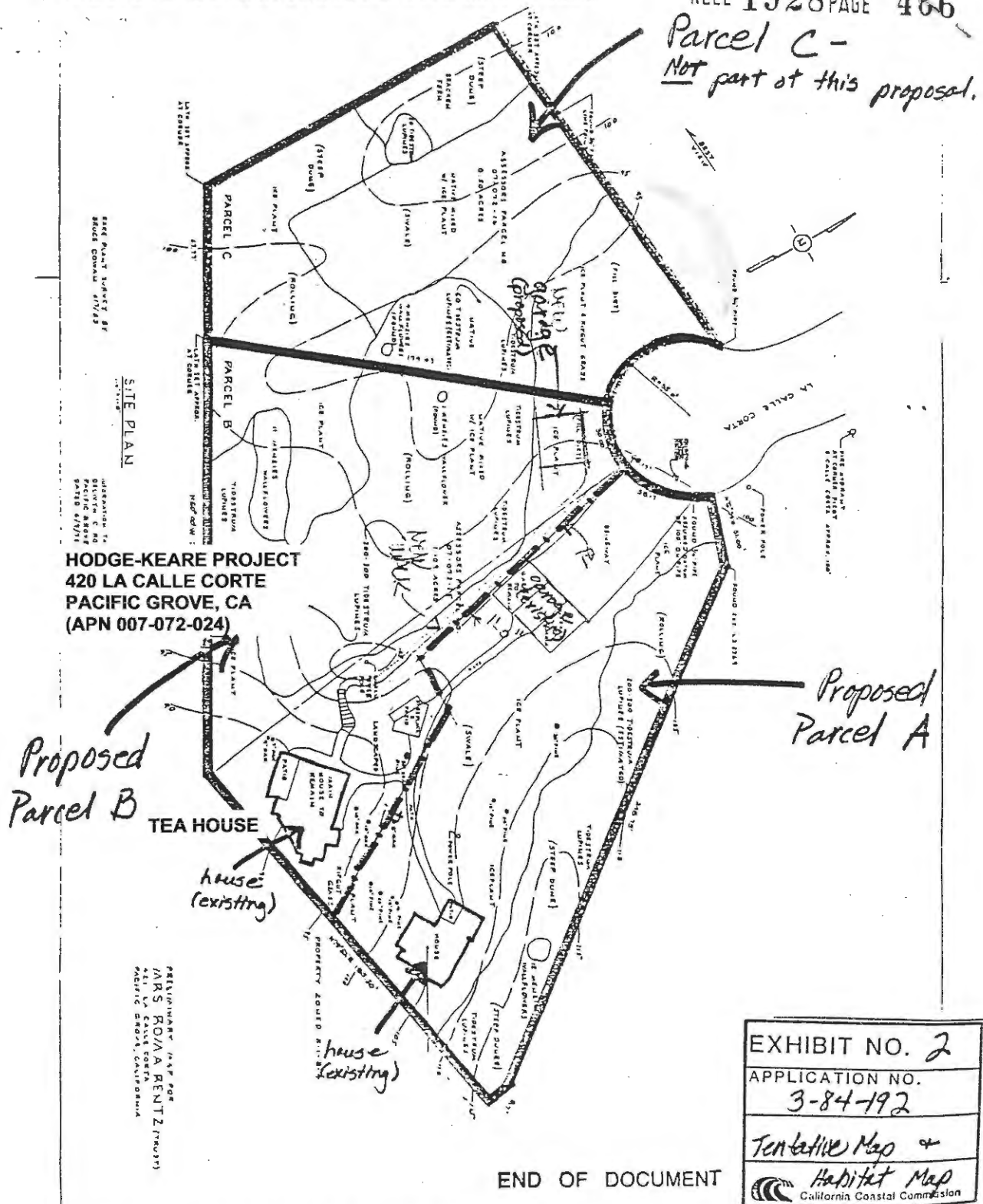
In Cowan's report, he also noted the presence of an “abundant” number of “spine flower (*Chorizanthe cuspidate*)”. The spineflower that Cowan observed on the property was more likely Monterey spineflower (*Chorizanthe pungens*), not *C. cuspidate*. The common name for *C. cuspidate* is San Francisco spineflower and it occurs only in the dunes to the immediate north and south of the San Francisco Bay, not in the dunes along Monterey Bay. Monterey spineflower is the only spineflower species found in the Asilomar Dunes and it occurs in large numbers on the subject property during years of above average rainfall. At the time of Cowan's survey, both Monterey spineflower and San Francisco spineflower were not protected species.

In 1983, Monterey gilia was also not a protected plant species. It is now a federally-listed Endangered Species and a State-listed Threatened Species. It is one of the rarest of the rare plants in the Asilomar Dunes, having only been observed on five properties between Point Joe and Point Pinos. None were recorded on the property in the Cowan report, probably because his plant survey was conducted in June, a few months after Monterey gilia typically has flowered, died and disappeared for the year.

Based on Cowan's plant survey and his sketch of the location of Tidestrom's lupine and Menzies' wallflower on the property, a Conservation Easement map was created. The Conservation Easement only included the distributions of the species of special concern that Cowan identified on the property in his June 1983 survey. The distributions of Monterey spineflower and Monterey gilia on the property were not considered in the formation of the Conservation Easement, nor was the dynamic nature of how the distributions of all of the rare plants are prone to changing over the years, both within existing and potential habitat.

REEL 1928 PAGE 466

Parcel C -
Not part of this proposal.



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F. 2022 Plant Survey – Protected Species

As part of the current planning and review process for building a new residence on the property, plant surveys were conducted on April 29, 2021, January 22, 2022 and March 14, 2022. A total of 24 Tidestrom's lupine, 44 Monterey gilia, and 159 Monterey spineflower plants were identified and mapped (Figure 6). All of the rare plants occurred in the western portion of the property (Photos 7, 8 and 9). With the exception of two Tidestrom's lupine plants, the majority of the rare plants are presently located 30+ feet from the existing carport, boardwalk and proposed new residence. Two Tidestrom's lupines are located 9-ft and 20-ft to the southwest of the southwestern corner post of the existing carport.

No Menzies' wallflowers were observed on the subject property in the most recent surveys.

Just outside of the property lines, a number of rare plants were observed as well, including Tidestrom's lupines in 418 La Calle Corte, Monterey spineflower in 421 La Calle Corte, and Menzies' wallflower and Tidestrom's lupine in Asilomar State Beach & Conference Grounds (Photo 10).

In the time since the 1983 Cowan plant survey, the Tidestrom's lupine population has decreased greatly in numbers (over 200 plants in 1983 to 24 plants in 2022) and in distribution on the property. Formerly, it was widespread on the western portion of the property, extending to the existing carport and boardwalk where it is absent currently, and only excluded from areas covered by thick ice plant. Since 1983 all of the Menzies' wallflowers have disappeared on the property.

The trend of declining populations of Tidestrom's lupine and Menzies' wallflower has been recorded on many other properties in the Asilomar Dunes as well. The cause of the decline is attributed mainly to herbivory by the large population of deer in the area. Deer eat Tidestrom's lupine and Menzies' wallflower when the plants are growing and flowering in winter and spring. Over time, fewer and fewer plants are able to produce seeds before they are eaten by deer. As a result, the number of new plants continues to decline and become insufficient to replenish and sustain the existing populations of each species.

As a perennial, long-living plant, Tidestrom's lupine has been able to survive the constant browsing impact of the deer better than Menzies' wallflower. The wallflower is a biennial plant (each plant flowers and dies within two or three years of germinating) and is therefore more dependent on the successful production and dispersal of seeds to create new generations of plants. Research by staff of the adjacent State Park in the late 1980s found that the relatively large herd of deer in the park ate the flowers on nearly every Menzies' wallflower plant in the dunes, preventing the formation of seeds and leading to the elimination of all plants within a few years, particularly where the plants were not protected by placing wire baskets over them.

FIGURE 6- RARE PLANTS MAP, 2022

DISTRIBUTION OF RARE PLANTS - 2022, (Shown cross-hatched)		
GARAGE		
LA CALLE CORTE		
GRAVEL DRIVEWAY EDGE OF PAVEMENT AT CUL DE SAC Δ=49°06'40" L=30.00' R=35.00'		
RARE PLANTS OBSERVED		NUMBER
SPECIES		
Tidestroms lupine		24
Monterey glilia		44
Monterey spineflower		159

Coastal Biologist: Thomas K. Moss
Survey Dates: 4/29/21; 1/22/22 and 3/14/22



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07-18-2022

1" = 30'-0"

FIG. 6

SCALE: 1" = 30'-0"

Photo 7. Tidestrom's lupine.



Photo 8. Monterey gilia.



Photo 9. Monterey spineflower.



Photo 10. Menzies' wallflowers protected from deer herbivory with wire baskets in the State Park, just a few feet from the southern property line of the subject property.



Besides herbivory by the deer, the loss of rare plants on the property has also been caused by spreading exotic plants, particularly ice plant, and an invasion of silver dune lupine (non-local native plant). Silver dune lupine has formed a wide swath of large shrubs, extending from the boardwalk up to 40 feet into the dune area (Conservation Easement) to the west. The fast-growing shrubs have displaced (crowded out) much of the other vegetation, including the Tidestrom's lupines that occurred here at the time of Cowan's survey in 1983.

The project site was not searched for black legless lizards. The lizard likely occurs on the property, particularly where larger vegetation, both native and exotic, is presently growing.

IV. IMPACT ASSESSMENT AND MITIGATION MEASURES

A. Project Description

The project proposes to build a new single-family residence, rebuild a carport, and relocate the Tea House closer to the eastern property line. Replacement of the boardwalk and underground utility lines is also proposed.

B. Site Coverage

The lot encompasses 0.636 acres – 27,713 square feet (SF). Existing site coverage, which includes the Tea House, carport, boardwalk, decks, walkways, firepit, patio, and concrete walls amounts to a total site coverage of 4,282 SF, or 15.4% of the lot. Proposed site coverage (Primary Use Area), as represented on the proposed site plan (Figure 3), dated 5/11/22, amounts to a total site coverage of 4,157 SF, or 15.0% of the lot, which is the maximum allowable limit for the lot. An additional 750 SF is identified on the site plan as Outdoor Use Area, located on the southern sides of the new residence and Tea House. The proposed project appears to comply with and not exceed the required site coverage limits. A breakdown of the coverage is shown on the Proposed Site Plan (Figure 3).

The undeveloped portion of the property (the area not included in the Primary Use Area) will be restored and maintained as native dune habitat, amounting to a total of 23,239 SF, or 83.9% of the lot.

C. Potential Impacts and Mitigation Measures

The Asilomar Dunes in its entirety has been regarded as ESHA since the California Coastal Commission first began issuing Coastal Development Permits in the 1970s. In addition, depending on site conditions, it has been recognized that there are different grades of ESHA, ranging from areas of low environmental sensitivity (i.e., areas covered by ice plant, kikuyu grass, and other exotic plants, or bare sand) to high environmental sensitivity (i.e., rare plant areas, undisturbed dune scrub, wetland, and forest front trees). Therefore, regardless of site conditions, any new development in the Asilomar Dunes will result in a net reduction of ESHA.

To minimize the impact on ESHA, the LUP/LCP requires that new development be located on the least environmentally sensitive portion of a property. The proposed project - relocating the Tea House and constructing a new residence – is located east of the Conservation Easement in an area that is entirely covered by ice plant and other exotic plants and dilapidated hardscape features (outdoor fireplace, patio, walkway and retaining wall). No plants of special concern occur in this area. This is the least environmentally sensitive part of the property.

The carport and boardwalk are proposed to be replaced in-situ.

Following demolition of the carport and removal of the existing boardwalk, a temporary access-way is proposed to be created from La Calle Corte to the building site, located generally within the alignment of the boardwalk. All equipment, building materials and personnel will be restricted to using this access-way to reach the building site. The access-way will be 10-feet wide and created by laying thick plywood or metal sheets over the sand. A temporary fence or guideline will be installed on both sides of the access-way. No rare plants occur within or near the proposed access-way. Following completion of the new residence, the access-way will be removed and replanted with appropriate native dune plants, as specified in the project's Habitat Restoration Plan.

With the exception of two Tidestrom's lupine plants near the existing carport, the majority of the rare plants on the property are located 35+ feet from the carport, existing boardwalk and proposed new residence. No rare plants will be damaged or lost as a result of the proposed project, either directly from construction activity or indirectly from a reduction of sunlight (shading) on the rare plants by the new house. In addition, other than the temporary access-way for construction, which will be restored to its natural condition following construction, the proposed project will not result in any long-term impacts to the existing or potential rare plant habitat in the dunes west of the carport, boardwalk and proposed new house site.

The two Tidestrom's lupines are located 9-ft and 20-ft from the southwestern corner post of the carport. To avoid possible impacts to the two plants, the southwestern corner of the new garage structure and any associated features (i.e., foundation, trash receptacle area, etc.) will maintain the same or greater distances to the two plants.

Other than periodic maintenance activities, use of the undeveloped, open space portions of the property by the property's occupants over the long-term will be restricted and confined to the designated Outdoor Use Area. A few small advisory signs will be made and permanently installed on the subject property, to help discourage people from entering the dunes west of the carport, boardwalk and the new house. Signs will also be placed along the southern property line, forbidding trespassing onto the subject property by people in the State Park.

The dunes area to the west of the carport, boardwalk and the crest of the dune ridge

above the Tea House, represents the area of highest quality ESHA/rare plant habitat on the property. This area includes the oddly shaped Conservation Easement. This area was originally drawn in 1983 based on the locations of two rare plants (Tidestrom's lupine and Menzies' wallflower) that were recorded and mapped on the property by Bruce Cowan. The map represented only a snapshot of the distribution of the two plants at that time and did not recognize that the locations of the rare plants on the property were likely to change, either increase or decrease in numbers and distribution, over time. The map failed to recognize the suitability of the entire dune area as habitat for the rare plants. Also, since then two other plants (Monterey gilia and Monterey spineflower) have become listed as protected species and are both found in significant numbers in this area, including in the dunes outside of the Conservation Easement. The Conservation Easement was created for the "protection of the scenic and natural habitat values of the site," particularly for the benefit of the rare plants. Therefore, as part of the current application for new development on the property, consideration should be given to enhancing protection of the rare plants and their habitat on the property by either redrawing the Conservation Easement to incorporate the entire dune area west of the carport, boardwalk and the proposed new house or by protecting all of the open space on the property with a deed restriction.

The City of Pacific Grove and the California Coastal Commission have consistently imposed various conditions when approving projects in the Asilomar Dunes. The Pacific Grove LCP/LUP defines the policies and regulations that guide and control development in the area. Projects are required to meet strict standards, particularly on siting and coverage. Some of the requirements that are most pertinent to the protection and preservation of the environmental resources of the subject property are as follows:

- Development shall be located on the least environmentally sensitive portion of the property.
- A Residential Development Envelope will be defined for each project, comprised of the Primary Coverage Area and the Outdoor Use Area.
- The Primary Coverage Area shall be limited to 15 percent of the total lot area and shall include the residence, garage, driveway, patios, decks, walkways and any other surfaces/features that cover the natural habitat. Non-dune use areas, for example the spaces between stepping stone pathways, areas between pathways and the house, interior areas/courtyards, shall also be counted as coverage.
- An additional 750 SF of coverage will be allowed as an Outdoor Use Area. "The purpose of the Outdoor Use Area shall be to provide an area of dune within which typical outdoor residential activities can take place (e.g., BBQs, lounge chairs, etc.)." The Outdoor Use Area may include a fence, provided that it meets the stated design requirements described in the LCP/LUP. The Outdoor Use Area may be increased in size above the 750 SF maximum if the Primary Coverage Area is reduced an equivalent amount. Only appropriate native dune plants will be planted in the Outdoor Use Area.
- All areas outside of the Residential Development Envelope shall be restored/enhanced and maintained in a natural dune condition, as prescribed in a

- site-specific Habitat Restoration Plan that is prepared by a qualified biologist.
- Development shall incorporate landscape screening through use of dune hummocks and depressions and native landscaping, so as to minimize impact of the development on the public viewshed.
- Fences are prohibited, except for a perimeter fence in the Outdoor Use Area, if it meets design guidelines described in the LCP/LUP, and a post and cable fence when proven to be necessary for protecting dune habitat.
- Restoration and maintenance of the undeveloped public right-of-way fronting properties is required, consistent with habitat restoration practices prescribed for the subject property.
- A deed restriction shall be recorded for the purpose of ensuring the long-term maintenance and protection of the property's open space (restored native habitat) outside of the Residential Development Envelope.
- All areas of new dune coverage associated with development will be mitigated on a 2:1 square foot basis by providing either off-site restoration/enhancement of degraded dune habitat in the Asilomar Dunes or a proportionate contribution to the City's Environmental Assessment Fund.
- Environmental monitoring and reporting are required by a qualified biologist during construction and restoration and maintenance of the native habitat.

D. Guidelines for Development

Below is a list of development guidelines that are recommended so that the project meets the environmental protection and mitigation requirements of the Pacific Grove LCP/LUP. These guidelines and others have typically been applied to nearly all projects in the Asilomar Dunes in the last 25-30 years. The Pacific Grove Community Development Department (PGCDD) will incorporate them into a Mitigation and Monitoring Program report, in conjunction with issuing a Mitigated Negative Declaration (CEQA) and approving a Coastal Development Permit for the project.

Adoption of the following guidelines, either partially or in their entirety, will be determined by the PGCDD:

1. Planning and Pre-construction Period

- a. A qualified biologist will be retained by the property owner to serve as the Project Biologist for the purposes of providing input on the development plans and for monitoring construction and restoration of the landscape.
- b. All new utility and sewer lines will be shown on the project plans and reviewed by the Project Biologist. Any new underground utilities will be installed in a single corridor that is located in the driveway and under the walkway/boardwalk leading to the new residence, rather than traversing the undeveloped portion of the property, if feasible.

- c. All drain lines from roof gutters, drain pits or surface drains will be shown on a plan and reviewed by the Project Biologist.
- d. All walkways, patios, decks and other exterior hardscape surfaces will be shown on the project site plan and building plan.
- e. The addition of any walkway surfaces, decks, patios, concrete/gravel/DG surfaces, fences, or driveway/parking expansion subsequent to issuance of a Coastal Development Permit will require the consent of the PGCD.
- f. A Habitat Restoration Plan will be prepared by a qualified biologist that defines procedures and standards for restoration, maintenance and monitoring of the undeveloped portion of the property.
- g. Prior to the start of construction, a temporary fence will be installed to delineate the construction zone and protect any trees within the construction zone. Skirting of the trees with boards in the construction zone will not be necessary, as the trees will be inside and protected by the temporary fence.
- h. A temporary accessway to the building site for heavy equipment, materials and personnel will be installed within a 10-foot wide corridor, fenced on both sides, starting about midway through the carport and on the alignment of the boardwalk. Sheets of thick plywood or steel plates will be used to create the temporary road to the building site. The final planned alignment of the road will require the review and consent of the Project Biologist.
- i. If any demolition or construction activity is scheduled during the local bird nesting season (January 1 to July 30), the Project Biologist will conduct a preconstruction nesting survey of the project area to determine if nesting birds and their active nests could be jeopardized by construction activities. The survey should be done no more than 15 days before the start of work on the project. If any nesting is detected that may be threatened by proposed work activity, the Project Biologist will coordinate with the owner and the contractor to determine an alternative work schedule as needed to allow the birds to complete their nesting effort.
- j. Immediately prior to the start of demolition or construction, the project area, as delineated by temporary fencing, will be thoroughly searched for black legless lizards. If any are found, they will be relocated to nearby suitable habitat.
- k. All exotic plants on the project site will be hand-pulled or killed with an appropriate herbicide prior to the start of demolition or construction activity, according to specifications described in the approved Habitat Restoration Plan.

- I. The Project Biologist will provide a letter to the PGCDL verifying that the temporary fence has been installed, all of the exotics have been eradicated, and the construction area has been searched for black legless lizards prior to the start of demolition or construction.

2. Construction Period

- a. After a building permit is obtained, a pre-construction meeting will be held between the owner or their representative, the General Contractor, the city planner, and the Project Biologist to review the project permits and all environmental compliance requirements.
- b. The temporary fence delineating the construction zone will be maintained by the Project Biologist and kept in good condition. It will remain in place until all construction on the site is completed. Removal or changing the location of the fence will require the concurrence of the Project Biologist prior to any alteration in its alignment or its removal.
- c. All activities associated with construction, trenching, storage of materials, and disposal of construction wastes and excavated soil will not impact areas outside of the temporary construction fence. The areas protected by the fence will remain in a trash free condition and not used for material stockpiling, storage or disposal, or vehicle parking. All construction personnel will be prohibited from entering areas protected by the fence.
- d. No construction materials, including but not limited to wood, nails, glass, tile, rocks, gravel, paint, cement, joint compound, cleaning solvents or residues from other chemicals, etc., will be disposed of on-site. The General Contractor will be responsible for complying with this requirement and will clean up any spills or contaminated ground to the complete satisfaction of the Project Biologist.
- e. Large tarps or other suitable methods will be used to capture all rock fragments generated from cutting of rocks for building the siding on the house, so they are not allowed to mix into the ground. Sifting of the native soil to remove any rock fragments or other building material will be required, if the soil is not kept free of all foreign materials.
- f. All excavation spoils generated by the project will be disposed off-site. If the material consists of native material and is free of any building materials (i.e., gravel, decomposed granite), first priority will be to reuse the material at a suitable location in the Asilomar Dunes, as determined by the Project Biologist and with the consent of the PGCDL. Disposal of material offsite will be done in a way as to not negatively affect any existing native vegetation.

- g. Roots 2 inches or greater in size from the adjacent oak tree will be retained (not cut) during any ground disturbance associated with construction of the residence and installation of any underground utility lines. The house foundation will bridge over any roots 2 inches or greater in size.
- h. The Project Biologist will inspect the site daily during any excavation or other ground disturbing activities and no less than one time each week for the duration of the project, to ensure compliance with all provisions for protecting the natural environment. Any activity or condition not in accord with the provisions of this report or the permits issued by the PGCD, will be brought to the attention of the owner or their representative, the General Contractor and, if necessary, the PGCD.
- i. A qualified biologist will be retained by the property owner to implement the project's Habitat Restoration Plan, including overseeing and supervising each step of the restoration process, as described in the plan.

3. Post-construction Period

- a. At the conclusion of all construction and project-related work, and with the concurrence of the Project Biologist, the temporary fence will be removed.
- b. Appropriate native dune plants will be installed in the area outside of the Primary Coverage Area under the direction of the Project Biologist, according to the specifications described in the Habitat Restoration Plan.
- c. Implementation of the restoration plan, including eradication of all exotic plants, installation of all native plants, and initial maintenance, will be completed prior to receiving final building inspection approval. Depending on seasonal conditions and availability of plants, it might not be possible to complete installation of all the plants prior to gaining final building approval. In this case, the applicant should be allowed up to one year to complete installation of the plants following final building approval, provided they submit to the City 1) a signed contract from the individual or company responsible for project implementation and/or 2) funding equal to the total cost of project implementation, as determined by the Project Biologist, which the City will retain in a certificate of deposit or other form of surety.
- d. No exotic plants or non-local native plants will be planted on the property or in the public right-of-way adjacent to La Calle Corte.
- e. When implementation of the Habitat Restoration Plan has been satisfactorily completed, the Project Biologist will submit a "letter of completion" to the PGCD, at which time a five-year monitoring and maintenance program will begin, as described in the Habitat Restoration Plan.

- f. Planted trees, as specified in the Habitat Restoration Plan, will be allowed to develop a natural form and not topped or overtrimmed. Their lower limbs will be retained unless dead for the purpose of providing denning and refuge cover for deer and other animals in the area.
- g. A qualified biologist will be retained by the property owner to monitor the habitat restoration project. Project monitoring reports will be submitted to the PGCDD annually for the first five years and once every 10 years following completed implementation of the restoration project. The first annual report will be submitted in July of the first year following submission of the letter of completion to the PGCD.
- h. The native landscape will be maintained in perpetuity, as specified in the Habitat Restoration Plan, including removing exotic plants and planting and caring for additional plants, if needed.
- i. If the property should change ownership, future owners of the property will have the same obligation for preserving, maintaining and perpetuating the native landscape on the property and in the public right-of-way adjacent to Asilomar Avenue.

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Prepared By: Thomas K. Moss

Date: April 22, 2022

Appendix B

Phase II Historic Assessment

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831) 375-8739

March 9, 2022
Hunter Porter Eldridge, AIA
167 Fountain Avenue
Pacific Grove, ca 93950

Dear Mr. Eldridge:

Introduction:

This Phase II Historic Assessment has been prepared on behalf of The Hodge/Keare Family Trust as part of an application for additions and alterations to their residential property, located at 420 La Calle Corte. (APN# 007-072-024) in Pacific Grove (see photos, plans & drawings provided).

Historical Background & Description:

A two-story, wood-framed, Chinese tea house, irregular in plan, is resting on a concrete & post-and-pier foundation. The exterior wall-cladding is wood board-and-batten.

The Chinese saddle-roof form has carved decorative finials at each corner of its highly decorated flared-eaves. Applied decorative wood plaques appear in the apexes of the small, central front-gabled roof-cap. All roof covering appears to be in deteriorated composition shingles. A partial recessed walkway sets under the roofline of the second floor, around the NW, NE & SW side-elevations, supported on the NW & SW corners by stout wood posts with a simple wood railing, and pierced decorative wood grilles above. Fenestration of the original teahouse form is single, paired and banded tall fixed glass windows throughout, with paired half-circle moon door-like fixed glazing flanking the primary entry on the NW building facade of the ground floor.

HISTORIC PRESERVATION MUSEUM INTERPRETATION

A fixed, Ming jar type wood-framed focal window is centered in NE side-elevation of the ground floor, with a second wood-framed multi-paned, fixed octagonal focal window, centered in the ground floor of the SW side-elevation. Simple, round, wood doweling frames most of the tall fixed windows, with a band of similar material running the width of the NE and SW side elevations under the windows. Small, stepped fixed windows identify an interior staircase on the NE elevation South of the Ming jar window. Glazed vertical wood panels characterize the second floor building envelope on the three sides serviced by the recessed walkway. These may or may not have been operable at one time, accessing the walkway and its view-sheds, both toward the forest and the sea.

The 1950-51 attached addition to the rear has no particular style. The central component is gabled, with shed-roofed appendages on the NE side and rear elevations. Its wall-cladding is board-and-batten with some T-111 paneling on the shed-roofed portion of the SW elevation. All roof covering is deteriorated asphalt shingles. Fenestration consists of tall, three-bay fixed glazed wood windows, on either side-elevation, with smaller casement types on the shed-roof portions. A brick interior chimney abuts the center of the rear elevation of the tea house, where it pierces a portion of the tea house roof overhang. This feature has obscured and damaged this elevation of the historic tea house building envelope, and should be removed.

Character-defining features of the Hanna Chinese Tea House include its authentic replication of the basic form and design of traditional Chinese tea houses of the 18th & 19th centuries, especially its unique saddle-roof system with decorative finials and attention to the treatment of window forms associated with the building type, and significant to its history, architectural and cultural values, including its natural environmental setting.

Project Description

Based on the *Secretary of the Interior's Treatment of Historic Properties*, the appropriate treatment approach would be Rehabilitation. They propose to (1) return the historic building envelope to its original 1925-26 appearance by removal of the non-historic & unsympathetic 1950 rear addition (2) add a new, code conforming concrete foundation with a basement, raising the tea house itself approx. two feet above its current earth to wood connection.

This will include a minor movement of the building envelope, to afford better viewing of the historic feature from the Asilomar State Park parking area, it's primary public viewing perspective. (3) Replace the existing deteriorated composition shingle roof with a new, treated flat-seamed copper roof, more consistent with the character of the tea house. (4) connect the tea house with the proposed new residence, at the second floor level with a glazed bridge, to maintain transparency between the buildings, & act as an architectural hyphen, terraced at the ground level, with a Zen garden. These features will be clearly differentiated from the original building envelope. The new residence will be visually screened from the Asilomar viewshed by existing natural vegetation, and consistent with Rehabilitation Standards #9 & #10. (see photos, plans & drawings provided).

Evaluation for Significance

Introduction

The following summarizes the National, State and local criteria and provides an evaluation of historic significance for each criteria level.

National, State and Local Registration Criteria

Historic resources may be designated on the federal, state or local level. Generally, to be eligible for listing, a resource must be historically significant and retain enough historic integrity to convey that significance. The criteria for listing in the National Register of Historic Places, California Register of Historical Resources and the Pacific Grove Historic Preservation Ordinance are described below.

National Register of Historic Places (NR)

The National Historic Preservation Act of 1966 authorized the Secretary of the Interior to create a National Register of Historic Places. Districts, sites, buildings, and objects significant in American history, architecture, archaeology, engineering and culture are eligible for listing if they meet at least one of four criteria (16 U.S.C. 470, *et seq.*, as amended. 36 C.F. R. 60.1(a).) Eligible resources are those:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history, or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important to prehistory or history.

Eligible resources must also retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey the relevant historic significance (36 C.F.R. 60. 1(a)). The seven aspects of integrity are described later in this section.

California Register of Historic Resources (CR)

A resource is eligible for listing in the California Register of Historical Resources if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic value.
4. Has yielded, or is likely to yield, information important in prehistory or history (California Public Resources Code 5024 1(c)).

The California Code of Regulations notes that integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics that existed during the resource's period of significance. Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and convey the reasons for their significance.

The same seven aspects of integrity are considered when evaluating resources for listing in the National Register and California Register: Location, design, setting, materials, workmanship, feeling and association. Alterations over time or historic changes in use may themselves be significant. However, resources that may not retain enough integrity to meet National Register criteria may still be eligible for listing in the California Register.

City of Pacific Grove Historic Preservation Ordinance

The criteria employed by Pacific Grove for designation of historic resources are the same general standards by which the significance of a historic property is judged for inclusion in the National (NR) and/or California Register (CR), and are included in General Plan Chapter 7: Historic and Archaeological Resources, and the Historic Preservation Ordinance, Pacific Grove Municipal Code Chapter 23.76.

Historic Integrity

National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation defines historic integrity as “the ability of a property to convey its significance.” Historic properties either retain their integrity or they do not. To retain integrity, a resource will always retain several and usually most of the seven aspects of integrity.

1. **Location:** the place where the historic property was constructed or the place where the historic event occurred.
2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting:** the physical environment of a historic property.
4. **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling:** a property’s expression of the aesthetic or historic sense of a particular period of time.

- 7. Association:** the direct link between an important historic event or person and a historic property.

National Register Bulletin 15 notes that evaluating historic integrity may be a subjective analysis, but is always based on understanding the property's physical features and how they relate to the property's historic significance. The integrity evaluation can begin only after the evaluator establishes the property's significance: *why* it is significant (identifying its area of significance and how it meets the relevant National, State and Local designation criteria), *where* it is important (location), and *when* the resource is significant (its "period of significance").

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the 2007 Pacific Grove Historic Resources Survey. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

The National and California Registers, as well as the Pacific Grove Historic Resources Survey adopt the same methods of establishing historic integrity, as described above.

National and California Register Significance

The Hanna Chinese Tea House is not significant under National (NR), but does meet the State (CR) Register's criteria. It is not associated with events that have made a significant contribution to the broad patterns of our history (CR-1). It was constructed 1925-26 for Oakland Chiropractor, Henry O. Hanna, M.D. as a guest house by an unidentified local builder. It does not qualify for association with a significant person from the past (CR-2). However, the subject property, as a good example of late 19th century Chinese Tea House design, does qualify under (CR-3) as the only essentially intact example of Chinese architectural design remaining in the community.

The building clearly embodies the distinctive characteristics of a form of Chinese architecture Dr. Hanna was familiar with during his stay in China prior to 1909, as described in its character-defining features seen above, and the California DPR 523 provided. As previously noted, one of the proposed changes will return the altered building envelope closer to its 1925-1926 appearance. It should be listed in the Pacific Grove Historic Resources Survey for its architectural design, under the theme of Pacific Grove Comes of Age (1903-1926), established in the 2011 Pacific Grove Historic Context Statement.

Evaluation of Historic Integrity

The subject property was somewhat altered in the 1950-1951. Identified permitted changes during that time are noted under Section B6 of the California DPR523 provided.

The seven aspects of Integrity are:

- ***Setting:*** The tea house is in its original landscape setting. The subject property still retains sufficient integrity of setting.
- ***Location:*** The tea house remains in its original location, giving it integrity of location.
- ***Design:*** The tea house still retains most of its original design, as constructed 1925-1926. Changes, noted above, have somewhat diminished but not compromised the integrity of its design.
- ***Workmanship:*** In spite of the changes noted above, the Tea House retains much of its integrity of workmanship.
- ***Materials:*** minor changes notwithstanding, the tea house retains most of its original materials.
- ***Feeling:*** The tea house retains sufficient character-defining features, including its immediate landscape setting to retain its integrity of feeling.
- ***Association:*** The residence retains its integrity of association, in the context of its natural landscape setting.

Conclusion

The subject property has undergone some inevitable changes over its over 90 years in service. However, because of its basically intact Chinese tea house design, it continues to evoke a strong sense of time and place and of feeling and association with the cultural development in Pacific Grove, as a physical expression of the historic Chinese contributions to the community. It clearly qualifies as a historic resource under criterion (CR-3) in the context the theme noted above in the 2011 Pacific Grove Historic Context Statement.

IMPACTS OF THE PROPOSED PROJECT

Introduction

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of *Standards* apply to each approach. For the subject property, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as: historic building materials and character-defining features are protected and maintained as they are in the treatment for Preservation; however, an assumption is made prior to the work that existing historic fabric has become damaged or deteriorated over time and, as a result more repair and replacement will be required.

Thus, latitude is given in the *Standards for Rehabilitation and Guidelines for Rehabilitation* to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions. (see *The Secretary of the interior's Standards for Treatment of Historic Properties* (Washington, D.C.: National Park Service, 1995).

The ten standards for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive material, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features, spaces or elements from other historic properties will not be undertaken.
4. Changes to a historic property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner, that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Project Impacts

The proposed project includes, removal of the altered portion on the rear elevation of the tea house. The proposed glazed connecting hyphen, from a new residential construction to its West will provide for a more efficient contemporary use by expanding the existing building, with minimal change to the historic tea house, providing guest living space. Proposed alterations include:

Return of the tea house building envelope closer to its original form appearance.

Provide transparent access to the tea house from the new construction with the proposed bridge hyphen.

Slightly realign the tea house on a new code compliant foundation so it may be more clearly seen from The adjacent Asilomar State Park parking area, allowing public visual access to the historic feature.

All new work will be undertaken in conformance with the *The Secretary of the Interior's Standards for the Treatment of Historic Properties, under the Standard for Rehabilitation*.

The Secretary's Standards encourages "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist. The 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings*, states that "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

In this instance, the proposed rehab work will bring the tea house into building code compliance while essentially returning it to its original form & appearance, and make it more visible to the public. The tea house will be separated from the adjacent modern home by the transparent bridge hyphen (see photos, & plans and drawings provided). This visual separation will clearly differentiate the historic building envelope from the new, protecting the historic architectural character of the tea house, and affording a simple solution for removal of the connection if called for in the future in the future, consistent with Rehabilitation Standards #9 & #10.

The proposed new alterations are designed and will be constructed so that the character-defining features of the historic buildings and their environment will not be obscured, damaged or destroyed.

The new elements will reflect the existing historic building fabric for continuity of design. The work will be compatible with the size, scale, proportions and massing of the historic resource to protect the integrity of the subject property and its environment. This is consistent with Rehabilitation Standard #2, #5.

Consistent with the Secretary of the Interior's Standards for Rehabilitation, under the treatment of building sites and for new additions to historic buildings, the proposed alterations will be located on inconspicuous sides of the historic building and limited in size and scale in relationship to it. Every feasible effort will be made to preserve the features of the site that are important in defining its overall historic character, retaining the relationship between buildings, landscape features and open space. If removed in future, the essential form and integrity of the historic residence will be unimpaired, consistent with Rehabilitation Standards #9 and #10 (see photos, plans and drawings provided).

Impacts of the Proposed Project:

The owners have proposed the following additions & alterations for contemporary usage.

NW (FRONT) ELEVATION (primary)

Add new foundation. Create two-story glazed bridge hyphen for transparent access to the tea house from the new residence. Add paved terrace below bridge. (see photos and plans & drawings provided).

NE SIDE-ELEVATION (secondary, altered)

No change except slightly added height based on new foundation and addition of a traditional Zen garden between the new residence and Tea House (see photos and plans & drawings provided).

SE (REAR) ELEVATION (secondary, altered)

Remove one-story 1950-1951 inappropriate gable-roofed addition, and repair rear wall consistent with the design character of the original tea house (see photos and plans & drawings provided).

SW SIDE-ELEVATION (secondary, altered)

Add paved terrace between the main house & tea house (see photos and plans & drawings provided).

NOTE: Any modifications to the site must consider the existing street trees, in terms of compliance with City tree protection ordinances.

As proposed, the work shall reuse, to the extent feasible, any available historic building material, and where necessary match required replacement features, in kind (see photos and plans & drawings provided). New work will be clearly differentiated from the old, but compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. If removed in future, the essential form and integrity of the historic resource and its environment will be unimpaired.

Mitigation of Project Impacts

As stated above, the proposed treatment plan for the Chinese tea house is rehabilitation. The proposed project requires no other mitigation than compliance with City forestation regulations, because it follows the *Standards*, as outlined below.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive material, features, spaces and spatial relationships.*

The building is being retained in its original guest house use, which supports this Standard.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

Aside from the code compliant foundation, glazed bridge hyphen, and adjacent ground level terracing, the tea house will retain its historic 1925-1926 appearance. Careful attention will be given to returning the altered rear elevation to its original appearance, as any remaining physical evidence provides. As the proposed work is primarily off one already altered secondary elevation, the subject property should not be obscured, damaged or destroyed by these changes, which supports this Standard.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features, spaces or elements from other historic properties will not be undertaken.*

The original c. 1925-1926 tea house has had alterations over time, but only on one elevation. The existing building envelope makes very clear what is historic and what is new, without creating a false sense of historical development with conjectural elements from other historic properties, which supports this Standard.

4. *Changes to a historic property that have acquired historic significance in their own right will be retained and preserved.*

The 1950-1951 rear addition is entirely inconsistent with the original character-defining features of the original tea house design, both physically & culturally.

It is both non-historic and detracts from the original character of the historic building. Its removal and return with features matching, in kind, existing historic windows along other elevations will support this Standard.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The only proposed material change to the original building envelope will be the addition of a new flat-seamed copper roof, replacing the current deteriorated asphalt shingling. The original tea house had Chinese tiles, but the weight of such tiles on the current roof system may be a problem in retaining the original roof framing. The copper flat-seam roof will be an appropriate substitute for the roof replacement. By design it will have minimum visual impact from any public right-of-way, and is reversible, consistent with Standard #10.

Repair and maintenance of examples of craftsmanship exhibited on the existing historic building envelope will occur as necessary, consistent with National Park Service preservation standards, thus satisfying Standard #5.

6. Deteriorated features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The proposed project will repair, in kind, deteriorated historic features. Window replacement, will be with in-kind materials. Standard #6 is satisfied.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The Standard will be satisfied by employing the gentlest means possible if the tea house is repainted.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

This Standard is not applicable.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

There should be little loss of historic building fabric as the proposed work is primarily limited to the repair of the altered rear elevation, which provides evidence of its original building materials, their finishes, and fenestration.

As noted above, the new work will be clearly differentiated from the old and compatible with the historic fabric, as well as reasonably compatible with the size, scale and proportion and massing of the historic tea house to protect the integrity of the property and its environment, thus satisfying Standard #9.

10. New additions and adjacent or related new construction will be undertaken in such a manner, that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed additions could be removed in future, as there is only one, the hyphen bridge, and it is lightly to the original tea house building envelope, thus satisfying the Standard.

NOTE: The Secretary's Standards for Rehabilitation is defined "as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The Standard proposes “placing a new addition on a non-character-defining elevation.” and locating alterations to historic properties in areas where previous alterations already exist. The 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings*, states that “The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility

That being said, the National Parks Service 2010 Preservation Brief #14 emphasizes “the focus on new additions is to ensure that they preserve the character of historic building.” Preservation of significant historic material, compatibility of the addition and its differentiation from the historic property are the desired results of this approach.

As regards the Hanna Chinese Tea House, its is the intent of the owners to return it as closely as possible to its c.1925-1926 historic form and appearance, protecting the historic, architectural and culturally significant portion of the subject property to meet the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* and to adequately address the concerns cited in National Park Service Preservation Brief #14.

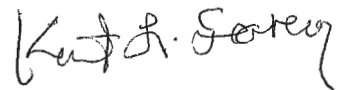
Conclusion:

The proposed work on the subject property will be executed consistent with the *Secretary's Standards for Rehabilitation*, with the least possible loss of historic material so that the remaining character-defining features of the resource, and its environment will not be obscured, damaged or destroyed. The proposed additions are reversible. As proposed the new work should not cause a significant change to the listed historic residence, and will not create a significant adverse effect on the environment.

Mitigation

The proposed project is in conformance with the *Secretary of The Interiors Standards for the Treatment of Historic Properties* under the *Standard for Rehabilitation*. (see documentation, photos and plans & drawings provided). However, mitigation will be required through appropriate City approvals for any tree removal for the construction site which is needed for this project.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Kurt R. Forey". The signature is written in a cursive, slightly stylized font.

Bibliography

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Pacific Grove Historic Context Statement, City of Pacific Grove, Page & Turnbull:
San Francisco, 2011.,

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Seavey, Kent, *Images of America-Pacific Grove*, Arcadia Pub.: San Francisco,
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bibliography

420 La Calle Corte-Pacific Grove



Photo #1. Looking SE at the NW side-elevation, note one-story 1950s addition at left. Kent Seavey, December, 2021.



Photo #2. Looking North at the SW side-elevation, note existing raised deck, & addition to right, Kent Seavey, Dec., 2021.



Photo #3. Looking SW at the rear (NE) elevations, note, inappropriate one-story 1950s addition at left, Kent Seavey, Dec., 2021.



Photo #4. Looking West at the damage done to original roof by, 1950s brick chimney addition, Kent Seavey, December, 2021.

State of California • The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S2

Other
Review Code

Reviewer

Date

Listings

Page 1 of 3

*Resource Name or #: (Assigned by recorder) Hanna Chinese Tea House

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Monterey and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T : R : of of Sec : B.M.

c. Address 420 La Calle Corte City Pacific Grove Zip 93950

d. UTM: (Give more than one for large and/or linear resources) Zone mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN# 007-072-024

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, wood-framed, Chinese tea house, irregular in plan, resting on a concrete & post-and-pier foundation. The exterior wall-cladding is wood board-and-batten. The Chinese saddle-roof form has carved decorative finials at each corner of its highly decorated flared-eaves. Applied decorative wood plaques appear in the apexes of the small, central front-gabled roof-cap. All roof covering appears to be in deteriorated composition shingles. A partial recessed walkway sets under the roofline of the second floor, around the NW, NE & SW side-elevations, supported on the NW & SW corners by stout wood posts with a simple wood railing, and pierced decorative wood grilles above. Fenestration of the original teahouse form is single, paired and banded tall fixed glass windows throughout, with paired half-circle moon door-like fixed glazing flanking the primary entry on the NW building facade of the ground floor.

*P3b. Resource Attributes: (List attributes and codes) Ancillary building (HP4)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present: ☒ Building
☐ Structure ☐ Object ☐ Site ☐ District
☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)

Looking South at the NW facing facade & NE side-elevations, December, 2021.

*P6. Date Constructed/Age and Source:
c. 1925-1926

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:
John Hodge and Stacey Keare, 155 Mountain Wood Ln., Woodside, CA 94062

*P8. Recorded by: (Name, affiliation, and address)
Kent Seavey, 310 Lighthouse Ave., Pacific Grove, CA 93950.

*P9. Date Recorded: 3/5/2022

*P10. Survey Type: (Describe)
Intensive-Owner requested

*P11. Report Citation: (Cite survey report and other sources, or enter "none")
None.

*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California • The Resources Agency
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Hanna Chinese Tea House *NRHP Status Code 5S2
Page 2 of 3

B1. Historic Name: Hanna Chinese Tea House B2. Common Name: _____
B3. Original Use: vacation hse.

B4. Present Use: vacant *B5. Architectural Style: Chinese Tea House

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed c. 1925-1926 (Irving family records); Large, unsympathetic western style addition to rear SE elevation, modern brick chimney, 1950-51 (Monterey County Assessor's records). Original tile roof replaced post 1954.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____ b. Builder: Unknown

*B10. Significance: Theme P.G. Comes of Age (1903-1926) Area Pacific Grove
Period of Significance c.1926-1949 Property Type Tea House Applicable Criteria CR-3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Hanna Chinese Tea House is significant under California Register Criterion 3, in the area of architecture as the only known, and best example of formal Chinese building design in Pacific Grove. By the early 1850s the Chinese had established a fishing village in what is now Pacific Grove, with direct transport to China from c. 1855 to c. 1906. As a Christian Seaside Retreat from the mid-1870s until incorporation as a city in 1889 numerous religious with China missionary service had retired to the community. During that time the Chinese had constructed a reservoir off David Avenue to supply water to the Del Monte Hotel in Monterey & laid the tracks for the Southern Pacific Railroad to establish a depot for the new town, which also had a small missionary school teaching local Chinese children to learn English.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

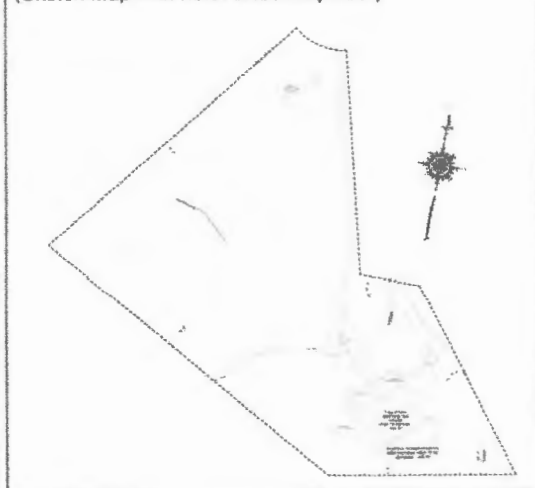
Connor, P., *Oriental Architecture in the West*, Thames & Hudson: London, U.K., 1979.
Linn, H. & Lee, S.C., *Chinese Houses & Gardens*, Bonanza Books: N.Y., 1950.

B13. Remarks:

*B14. Evaluator: Kent Seavey
*Date of Evaluation: 3/5/2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: Hanna Chinese Tea House

Page 3 of 3

P3 (cont.) A fixed, Ming jar type wood-framed focal window is centered in NE side-elevation of the ground floor, with a second wood-framed multi-paned, fixed octagonal focal window, centered in the ground floor of the SW side-elevation. Simple, round, wood doweling frames most of the tall fixed windows, with a band of similar material running the width of the NE and SW side elevations under the windows. Small, stepped fixed windows identify an interior staircase on the NE elevation South of the Ming jar window. Glazed vertical wood panels characterize the second floor building envelope on the three sides serviced by the recessed walkway. These may or may not have been operable at one time, accessing the walkway and its view-sheds, both toward the forest and the sea.

The 1950-51 attached addition to the rear has no particular style. The central component is gabled, with shed-roofed appendages on the NE side and rear elevations. Its wall-cladding is board-and-batten with some T-111 paneling on the shed-roofed portion of the SW elevation. All roof covering is deteriorated asphalt shingles. Fenestration consists of tall, three-bay fixed glazed wood windows, on either side-elevation, with smaller casement types on the shed-roof portions. A brick interior chimney abuts the center of the rear elevation of the tea house, where it pierces a portion of the tea house roof overhang. This feature has obscured and damaged this elevation of the historic tea house building envelope, and should be removed.

Character-defining features of the Hanna Chinese Tea House include its authentic replication of the basic form and design of traditional Chinese tea houses of the 18th & 19th centuries, especially its unique saddle-roof system with decorative finials and attention to the treatment of window forms associated with the building type, and significant to its history, architectural and cultural values, including its natural environmental setting.

B10 (cont.) The Chinese Tea House of Dr. Henry O. Hanna (1875-1928), came much later, c. 1925-26 but certainly was not unprecedented in such a community. Dr. Hanna, was a chiropractic M.D. from Oakland, who had practiced in both China and the Philippines prior to 1909, and his family. It was intended to be a guest house for a larger home to be built on the property. Initially constructed as a shell, the interior was not completed by the time of Dr. Hanna's passing in 1928, but was used by the family into the 1940s. In c. 1950 it was sold to a new owner who added the unsympathetic Western addition to the rear elevation. Historically tea houses were akin to populist pubs. They were a place that bridged public & private life, where the tea house allowed strangers to meet in a neutral setting to exchange ideas, in relative freedom. In China the rise of tea house culture, which may have found its fullest expression around the turn of the 20th century (the period Dr. Hanna was in the Far East) was partially driven by the desire for human connection. However, the tea house could also act as a retreat from the pressures of daily life. Its usual location was in a natural or formal garden setting, as a further retreat from the pressure noted above.

The subject property was constructed in the swale of a forested sand dune above, and in view of the sea, affording both internal and external views of nature. The physical building exhibits symbolic aspects of the Chinese tea house type in the shape of its openings onto nature. Its moon shaped glazed entry is symbolic of the Chinese idea of perfection, "to be round without, but square within." The Ming jar window on NE side-elevation is meant to convey the idea of peace, without and within. Geometric door and window shapes are equally symbolic, as is generally the fretwork in wooden grilles, often expressing happiness, abundance and long life. Of note is the fact that the Western presence in China at the beginning of the 17th century introduced the use of glass windows, where before translucent paper filled these voids.

The Hanna Tea House remains a wonderful expression of the historic & cultural connection between Pacific Grove and the Far East, especially China, and may be the only remaining physical reminder of that association. The Hanna Chinese Tea House retains a high degree of integrity, and is consistent with the themes of the Chinese in Pacific Grove, and Pacific Grove Comes of Age (1903-1926) found in the 2011 Pacific Grove Historic Context Statement. It clearly qualifies for listing in the Pacific Grove Historic Resource Inventory, at the local level of significance, with a period of significance of c. 1925-1926.

B12 (cont.)

Hanna, Henry O., Nebraska, U.S. Select Marriage Records.
_____, The Oakland Tribune, Oct. 2, 1928 (Obituary).
_____, 1920 United States Federal Census.

Hanna, Winifred, Monterey Peninsula Herald, Deed: Winifred Hanna to Helen Hazel Hanna, Sept. 4, 1931, P. 12.
The Board And Batten, "A Pacific Grove Pagoda", Pacific Grove Heritage Society, Dec. 2001/Jan. 2002. p. 2.

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831) 375-8739

July 12, 2023

To whom it may concern
Planning Department City of Pacific Grove
300 Forest Avenue
Pacific Grove, CA 93950

This letter will act as an addendum to my March 9, 2022 Phase II Historic Assessment of the Hanna Tea House, owned by the Hodge/Keare Family Trust located at 420 La Calle Corte (APN# 007-072-024) in Pacific Grove in response to your Notice of Incomplete Application AP-0158 dated June 7, 2023. This letter applies only to the questions related to (1) the undated detached vehicle structure on the property. (2) The undated outdoor fireplace adjacent to the Tea House. (3) the proposed minor relocation of the Tea House in its natural landscape setting.

The parking structure which I identified as a carport in my Phase II report is a very simple modern (undated & no permit found) four-posted wood parking structure with a simple flat roof and no exterior walls. The feature is located at the end of La Calle Corte about one-hundred-yards distant and visually hidden from the historic Tea House, and is of no historic significance with the Tea Houses stated 1925-1926 period of significance.

The exterior concrete & stone fireplace is also undated, & no permit found, with no identified builder. Based on available photographs it is clearly modern, and not an example of Chinoiserie design, defined in C. M. Harris's 1979 "Historical Architectural Sourcebook", by McGraw-Hill Books as "A Western European and English architectural and decorative fashion employing Chinese ornamentation and structural elements, particularly in 18th cent. Rococo design." The tall, flanking chimney stacks of the subject fireplace, with its modern industrial terracotta spark arresters, is deteriorated to the point of near collapse, and a hazard to life safety (see attached engineers report).

Addressing Standard # 1. The proposed minor adjustment on site of the Tea House is related to the need for a new foundation to preserve the historic feature. The adjustment, as proposed will make the building envelope more visible from Asilomar State Park guest housing, without any significant impact to the historical natural landscape setting of the historic structure. Asilomar is a National Register property, constructed in the same time frame as the Tea House.

Under the subject heading "Elevations and Details" the proposed project in question is described as "well-designed, and integrated into the site to achieve minimal disturbances to the natural environment...etc." Every effort has been made to assure the historic integrity of the Tea House and its environmental setting, remembering, of course, that large modern residences on the dunes above the Tea House Swale have already affected the visual setting of the historic structure.

HISTORIC PRESERVATION MUSEUM INTERPRETATION

The only material changes to the building envelope will be removal of the 1950 non-historic addition, bringing the Tea House closer to its 1925-1926 historic appearance. Access to the Tea House, from the top of the sand escarpment housing the proposed new residence, will be by a glazed open bridge touching lightly the second floor deck of the historic feature, as a reversible hyphen. A glazed access point, below the bridge, accessing the main floor of the Tea House will also access a proposed small Zen garden to the North of the passage, again, this feature is easily reversible.

Regarding Standard # 2 The subject property has been constrained by the requirements of the Local Coastal Protection (LCP) to a specific footprint at the crest of the swale that holds the historic Tea House (see site plan provided). The low, flat-roofed design of the residence will be minimally visible, if at all, from any public right-of-way. A lower floor will be dug below-grade into the Eastern face of the dune, as a family room facing into the swale. The exterior wall cladding on this feature will be form-boarded concrete & glass. It will be primarily screened from view by the copse of mature woods along the SE side and rear of the Tea House. As proposed the wood siding of the upper floor will be painted or stained to blend with the natural appearance of the sand dune.

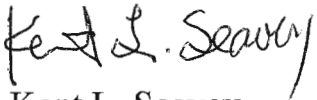
As proposed, the new residence will hug the edge of the East face of the West dune, and be all but invisible from any Western public right-of-way. The use of natural materials and selective exterior finished will be employed to blend it into the landscape, also refer to the language of "Elevations and details" above (see plans & drawings provided)

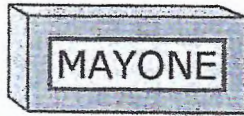
Given the California Coastal Commission restraints on the use of the site, and the realities of earlier construction around and above the subject property every effort is being made to protect the immediate proximity of the Tea House to its natural landscape setting. As recommended in the *Secretary of the Interior's Standards*, we are "retaining the historic relationship between buildings and the landscape". See Standard #1 above for comments on the minor movement of the feature for a new foundation. Doing this to somewhat afford better views of the building from the adjacent Asilomar campgrounds. The proposed new residence is low to the ground, flat-roofed and well glazed. It is connected to the Tea House by narrow, essentially transparent walkways that can be easily removed.

As to compatibility with Standards #9, & #10, minor repair to the Tea House, if and as needed, will be conducted to ensure retention of the integrity of its historical materials. Such repairs will be physically and visually compatible. Design of any new features, particularly repair or replacement of exterior decking need to be compatible with the historic character of the building and site.

Regarding protection of the integrity of location and setting, if the proposed adjacent residence were to be removed, there would be little change to either, as the historic Tea House will remain between its immediately adjacent copse of mature woods to the South, and the shifting sand dunes to the North and West, naturally protected by its location at the base of a deep sand swale, as it has been since 1926.

Respectfully Submitted,


Kent L. Seavey



187 El Dorado Street, Suite B, Monterey, California 93940 tel 831-372-4455
STRUCTURAL ENGINEERING, INC.
MayoneStructural.com

July 7, 2023
MSE Job No. 21-043

Hunter Porter Eldridge Architecture
167 Fountain Avenue
Pacific Grove, CA 93950

Project: Hodge-Keare Residence, 420 La Calle Corte, Pacific Grove, CA
**Subject: Structural Engineering Assessment: Outdoor Masonry Fireplace:
Condition of Repair and Structure Safety**

Dear Hunter:

On June 15, 2023 we observed and photographed the outdoor masonry fireplace on the Hodge-Keare property. The fireplace is currently fenced off with 3-foot tall plastic flagging. All elements of the fireplace are in a dilapidated, dangerous state: each element is cracked, un-reinforced masonry and will easily separate from the whole. A ten-year-old could easily and dangerously topple one of the two 12-inch diameter by 6-foot-tall disintegrating masonry chimneys. 2x4 and 2x8 wood pieces prop the broken lintel from collapsing into the firebox; and the lintel supports the chimneys above. The plastic flagging should be immediately replaced with a rigorous physical barrier to exclude anyone from getting close, such as a chain link fence with barbed wire at top. This will protect your Clients from someone getting injured who might easily penetrate the plastic flagging. This fireplace represents a hazardous condition and liability.

I am aware that City of Pacific Grove Chief Building Official John Kuehl has deemed this fireplace completely unsound and hazardous. I am in complete agreement with CBO Kuehl and urge this fireplace be completely isolated from access or demolished and removed. This letter is written documentation that the fireplace is a hazardous condition that should be mitigated immediately. In lieu of a rigorous physical barrier, I strongly urge that this dilapidated fireplace be demolished and removed, and all remnants and debris scoured from the sand as soon as possible.

I understand that the Client is accepting of demolishing this fireplace and I agree that this is the safest solution to removing this hazard.

Please call me at 831-372-4455 if you have any questions or concerns.

Sincerely,
MAYONE STRUCTURAL ENGINEERING, INC.

Stephen C. Mayone, SE 4459



Appendix C

Preliminary Cultural Resources Reconnaissance Report

This report contains confidential information related to the location of various archaeological resources and will not be circulated for public review. The report is on file with the City of Pacific Grove Planning Division.

Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number
APN 007-072-024 in the City of Pacific Grove, County of Monterey, California

Prepared for
Hunter Porter Eldridge
661 Lighthouse Avenue, Suite F
Pacific Grove, California 93950

Evidence of Native American Remains on Site?	No
Evidence of Anything of Archaeological Significance?	No
Positive Findings of Historical Significance?	No



Prepared By
Susan Morley, M.A. & Brenna Wheelis, B.A.
Register of Professional Archaeologists
3059 Bostick Avenue ○ Marina, California 93955-3727
Mobile (831) 262-2300
achasta@gmail.com
January 2022

Mitigation Measures include archaeological monitoring by a qualified archaeologist.

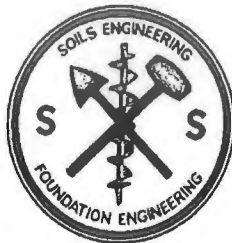
CAUTIONARY NOTICE

This document presents information about the location of various sensitive archaeological sites. This report and information contained herein should be kept CONFIDENTIAL and released only to qualified persons who are directly involved with this proposed project or public agency planners, or professional archaeologists conducting research.

Appendix D

Geotechnical Investigation

SOIL



SURVEYS GROUP INC.

103 CHURCH ST • SALINAS, CALIFORNIA 93901 • TELEPHONE (831) 757-2172

January 27, 2022
Amended May 10, 2022
Job #7919

John Hodge and Stacey Keare
c/o Hunter Porter Eldridge, AIA
P. O. Box 716
Pacific Grove, California, 93950

Submitted herewith is the report of our Geotechnical Investigation for the relocation of the existing pagoda building and proposed single family residence to be located at 420 La Calle Corte, APN 007-072-024, in Pacific Grove, California. Two borings were drilled on October 22, 2021 for geotechnical investigation purposes. Laboratory tests were subsequently made on driven soil core samples taken from the borings to determine the near surface and subsurface soil conditions and suitability for the construction of the proposed residence and relocation of the existing pagoda building. We find that the project site is suitable for the proposed use with the recommendations made herein.

It is a pleasure working with you on this project. If you have any questions regarding our geotechnical investigation or this report, please contact us.

Very truly yours,

SOIL SURVEYS GROUP, INC.



Belinda A. Taluban, P.E.
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BAT/jg/tr

cc. City of Pacific Grove, Building Department

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GEOTECHNICAL INVESTIGATION

FOR THE RELOCATION OF THE EXISTING PAGODA BUILDING AND

PROPOSED SINGLE FAMILY RESIDENCE

420 LA CALLE CORTE

APN 007-072-024

PACIFIC GROVE, CALIFORNIA

JOHN HODGE AND STACEY KEARE

JANUARY 27, 2022, AMENDED MAY 10, 2022; JOB #7919

I. INTRODUCTION:

This Geotechnical Investigation was made to determine the suitability of the soils at the project site for the relocation of the existing pagoda building and proposed single family residence to be located at 420 La Calle Corte, APN 007-072-024, in Pacific Grove, California. Two borings were drilled on October 22, 2021, to depths of 17.0 feet and 6.5 feet, respectively, and core samples were taken from the borings for laboratory testing. The boring logs, our field observations, and field and laboratory test data were analyzed to determine the following:

1. **Suitability of the soils at the project site for the proposed residence and relocation of the existing pagoda building.**
2. **Unsuitable or unstable soil conditions, if any.**
3. **Foundation and retaining wall design criteria for the proposed residence.**
4. **Subsurface groundwater and soil moisture considerations.**
5. **Surface drainage considerations.**
6. **Analysis of seismic hazards and seismic design factors per the 2019 California Building Code.**

II. LABORATORY TEST DATA¹:

Eleven moisture density tests and one shear test were made from the driven core samples. Modified Standard

¹ Boring Logs are located in Appendix A

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Penetration Tests (SPT) were performed with a Terzaghi Split Spoon sampler. Core samples were also taken with 2.5-inch interior diameter (i.d.) Modified California Sampler. The samplers were driven into the soil by a 70 lb. hammer and dropped a vertical distance of 30 inches at the sample locations. Results of these tests are shown as follows:

MOISTURE DENSITY TESTS					
Boring No.	Depth/ Ft.	Water Content %	Dry Density p.c.f.	Standard penetration Tests, Blows /foot	Pocket Penetrometer Tons S.F.
B-1	1.5-2	2.5	87.7	5(2)*	---
B-1	2-2.5	2.2	74.3	7(2)*	---
B-1	3.5-4	3.8	68.6	4(2)	---
B-1	5.5-6	7.2+	119.1+	9(3)*	1.5
B-1	6-6.5	4.1	101.7	12(4)*	1.25
B-1	7.5-8	4.7	102.5	13(7)	---
B-1	11-11.5	5.8	103.6	28(14)	---
B-1	14-14.5	3.5	113.0	60(18)*	1.25
B-1	14.5-15	2.5	110.3	73(22)*	1.25
B-1	16-16.5	2.7	118.9	77(39)	---
B-2	2-2.5	1.3	89.7	5(3)	---
B-2	6-6.5	3.5	91.9	12(6)	---

() = value adjusted to approximate SPT values, 70 lb. Hammer used
 * = 2.5-inch Mod. California Liner, () value adjusted to approximate SPT values
 + = Dry density and moisture content data taken from Shear Test

Two Sieve Analysis tests were made on driven core samples. Results of these tests are shown as follows:

A.S.T.M. D 422 SIEVE ANALYSIS TEST-Percent Passing								
Boring No.	Depth/ Ft.	Sieve No. 4	Sieve No. 10	Sieve No. 20	Sieve No. 30	Sieve No. 40	Sieve No. 100	Sieve No. 200
B-1	1.5-2	100	100	99	91	41	2	2
B-1	6-6.5	99	95	89	82	66	17	11

Two Plasticity Index (Atterberg Limit) tests were performed on driven core samples. Results of these tests are as follows:

PLASTICITY INDEX TEST						
Boring No.	Depth/ Feet	% Passing Sieve No. 40	% Passing Sieve No. 200	Liquid Limit	Plastic Limit	Plasticity Index
B-1	1.5-2	41	2	n/p	non-plastic	n/p
B-1	6-6.5	66	11	n/p	non-plastic	n/p

The test results for samples taken from the borings indicate that the fine fraction of the near surface fine grained and fine to medium grained sandy soils encountered in Boring B-1 at 1.5 to 2.0 feet in depth and at 6.0 to 6.5 in depth are non-expansive and non-plastic.

One Direct Shear test was made from a soil sample taken from Boring 1 at 5.5 to 6.0 feet below surface. Results of this test are summarized as follows (see Appendix B for full report sheet):

Boring No.	Depth/ Ft.	Internal Frict. Angle, ϕ°	Cohesion, C p.s.f.	Soil Weight p.c.f.	Description of soil
B-1	5.5-6.0	38.0	80	127.7	Yellow SAND with Silt/Silty SAND

Boring B-1 was approximately located near the southwestern corner of the proposed residence, as shown on Figure II. The near surface soil consists of very loose to loose, fine to medium grained sand to a depth of eight feet underlain by medium dense sand with scattered, coarse gravel to a depth of 11.5 feet overlying medium dense to dense, slightly gravelly to gravelly, decomposed granitic sand to the bottom of the boring at 17.0 feet in depth.

Boring B-2 was approximately located near the northeastern corner of the proposed residence, as shown on Figure II. The near surface soil consists of very loose to loose, fine to medium grained sand to a depth of 2.5 feet overlying loose sand to the bottom of the boring at 6.5 feet.

No groundwater was encountered in the borings to a maximum depth explored of 17.0 feet below subgrade, prior to backfilling the borings with soil cuttings. The actual depth to groundwater during rainy months is unknown, but it should be noted that groundwater fluctuations can occur due to variations in rainfall, temperature and other factors not evident during the time of our investigation.

III. SUITABILITY OF SITE FOR PROPOSED USE:

Unsuitable or unstable soil conditions were found at the boring locations including loose soil in the upper 11 feet. In our opinion, the site is suitable for the proposed residence and relocation of the existing pagoda building with the recommendations made herein, specifically the recommendations for the recompaction or removal of all loose soils.

IV. FOUNDATION DESIGN CRITERIA:

The building pads for the proposed residence and existing pagoda building must be cleared and grubbed of all surface vegetation prior grading work or construction of the building foundation systems. Spread footings are only recommended if the loose soils are subexcavated and recompacted. The typical depth of subexcavation required is 11 feet. Grade beam with helical anchors and rigid mat/waffle type slabs foundation systems are recommended for the foundation building support.

GRADE BEAM WITH HELIX ANCHORS:

Helix anchors shall be Chance or an **ICC approved** equal and can be used for the new building foundation systems. Helix anchors shall be augured into the ground to a bearing resistance of 20 kips (20,000 pounds) and structurally connected to new reinforced concrete grade beams. The grade beam should be designed by the project structural engineer to span between the helix anchors. However, we recommend that the anchors be installed no more than eight feet apart within the grade beam foundation. Any interior bearing walls should also be supported on helix anchors and grade beams. The helix anchors should be properly designed based on the soil conditions encountered according to the ICC recommendations for the desired anchor system. We recommend that Soil Surveys Group, Inc. inspect the installation of the helix anchors and the structural connections to new grade beams as well as the proposed building foundations. The lateral restraint of the structure will need to be designed into the grade beams by the structural designer. We recommend that the grade beams be designed for a total loss of soil support over an area with a 10 foot diameter occurring at any point beneath the beam.

MAT SLAB OR WAFFLE SLAB:

Site preparation consisting of overexcavation, replacement of backfill material and compaction will be required prior to placement of slab-on-grade, pavements and any new fill. The subgrade beneath a rigid mat or grade beam waffle foundation system shall be prepared to a minimum depth of five feet. A layer of Mirafi HP 570 or equivalent, shall be placed at the bottom of the area prepared for compacted fill, extending a minimum of five feet outside the perimeter of the structures. Prior to placing the Mirafi fabric, the exposed subgrade shall be scarified a minimum depth of 12 inches, moisture conditioned and compacted. The depths of the prepared subgrade are subject to the review by the Geotechnical engineer during the grading when subsurface conditions are being exposed. Three feet of recompacted native soil shall be placed over the geotextile fabric and compacted. Additional layers of geotextile may be needed during material placement at the discretion of the Geotechnical engineer. The top two feet of fill shall be Class II Aggregate baserock shall be placed over the second layer of geotextile fabric and compacted. Additional layers of geotextile fabric may be needed during material placement at the discretion of the Geotechnical engineer.

The rigid mat or waffle slab foundation system shall have a uniform allowable bearing not to exceed 1000 p.s.f. The modulus of subgrade reaction is 250 k.c.f. for the silty sand anticipated to be used as engineered fill below the rigid mat. We recommend a maximum span of 15 feet between grade beam connections.

We recommend that the rigid mat or grade beam waffle foundation systems be designed for a total loss of soil support over an area with a 10 foot diameter occurring at any point beneath the structure. The friction factor between rough concrete and the silty sand subgrade is 0.33. The minimum embedment for the thickened edge sections of the rigid mat or the perimeter grade beam of the grade beam waffle system shall be 18 inches below the lowest exterior grade.

DEEP SUBEXCAVATION AND STANDARD SPREAD FOOTINGS:

If the deep subexcavation (or removal of loose sands) and spread footing foundation system is preferred, the

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building pads shall be subexcavated to the depth recommended in the field by the Geotechnical engineer. The subexcavation depth is anticipated to be 11 feet. The bottom of the subexcavation should be scarified 12 inches, moisture conditioned and recompact. The backfill should be placed in eight inch loose lifts and compacted to 90 percent relative compaction.

Spread footings may be used for the proposed building foundations after the site is cleared, grubbed and the proposed building pads are graded, compacted and properly prepared. Spread footings shall be installed to a minimum 18 inches for both one and two story portions of the proposed residence. The minimum depths shall be measured from the **inside building pad soil subgrade**. Mitigation for recompaction of any loose soil conditions must be followed.

Allowable foundation pressures after compaction of the building and building addition pad areas are:

Continuous footings	= 1600 p.s.f.
Isolated rectangular footings	= 1800 p.s.f.
Lateral soil passive pressure	= 100 p.s.f.

We recommend that continuous footings be reinforced with three #4 steel reinforcement bars, one placed near the top and two placed near the bottom of the footing. Spread footings shall also meet the minimum requirements of the 2019 California Building Code and City of Pacific Grove building ordinances for width, thickness, embedment and reinforcement steel. The proposed residence and any future additions shall be designed in strict accordance with the requirements specified in the 2019 California Building Code, or latest approved edition, to resist seismic forces.

Any new concrete floor slabs-on-grade for the new deck shall be a minimum of five inches thick and shall be reinforced with a minimum of #3 steel reinforcement bars at 16 inches on center or #4 steel reinforcement bars placed 30 inches on center, each way and shall be extend into perimeter foundation. *The reinforcement steel must be firmly held in the vertical center of the slabs during placement and finishing of concrete with pre-cast concrete dobies.* Any new concrete floor slabs-on-grade shall be underlain by an approved 15 mil. vapor barrier installed over a minimum four inch thick open graded gravel capillary break with two inches of clean sand placed over the vapor barrier as recommended in Section VIII-C herein. ***Concrete slabs shall have weakened plane joints a maximum of fifteen feet on center, each way. All concrete shall be properly cured with an approved curing compound or wetted burlap for a minimum of 14 days.***

Soil Surveys Group, Inc. shall inspect and approve the foundation excavations, subgrade overexcavation depths, the prepared subgrade prior to placement of Mirafi and/or backfill material, and the subgrade beneath concrete floor slabs for suitable soil bearing and proper penetration into competent soil. We also recommend that Soil Surveys Group, Inc. review and approve the grading, drainage and foundation plans prior to building construction.

A. Concrete Sidewalks and Outside Flatwork:

We recommend that any new on-site concrete sidewalks and outside flatwork be at least five inches thick and be placed over a compacted subgrade. All concrete flatwork should be divided into as nearly square panels as possible. Frequent joints should be installed to provide articulation to the concrete panels. Landscaping and planters adjacent to concrete flatwork should be designed in such a manner that positive drainage away from the new project buildings is achieved. It is assumed that the outside concrete flatwork will be subjected only to pedestrian traffic.

V. LOOSE SOIL MITIGATION:

To mitigate the effects of the loose near surface soil conditions, the following measures are recommended:

1. Any loose soil within the proposed building pads and extending a minimum of five feet in all directions outside of the proposed building foundations, shall be recompacted **as necessary** to 90 percent relative compaction at the direction of Soil Surveys Group, Inc. prior to placing additional building pad fill or finishing the building pad subgrades. Soil Surveys Group, Inc. shall determine the depth of recompaction, if any, within the building perimeters, after clearing, grubbing and pad grading are completed, as up to 11 feet of loose materials were encountered in the borings. The bottom of the subexcavation shall be scarified a minimum of 12 inches, moisture conditioned, and recompacted to 90 percent relative compaction. Subexcavation and recompaction should be extended under any proposed patios or other permanent flatwork.
2. If the rigid mat or waffle slab foundation systems are utilized, the existing soil within the proposed building envelope and extending a minimum of five feet in all directions outside of the proposed building foundations shall be subexcavated a minimum of five feet (or as directed by the Geotechnical engineer in the field). The bottom of the subexcavated area shall be scarified a minimum of 12 inches in depth, proof-rolled and a layer of Mirafi, HP 570 or equal stabilization fabric placed on the bottom and partially up the sides of the subexcavation. The area should then be backfilled with a minimum of three feet of native soils. An additional layer of Mirafi, HP 570 or equal stabilization fabric shall be placed prior to additional fill. The area then shall be backfilled with Class II Aggregate baserock material placed in 8 inch loose lifts and recompacted to 90 percent relative compaction until the final building pad elevation is achieved. Additional layer(s) of fabric may be recommended or waived by the Geotechnical engineer during the backfill process. Following this preparation, the foundation footings or grade beams excavations can be prepared.
3. All new concrete floor slabs-on-grade shall be a minimum of five inches thick and shall be reinforced with a minimum of #3 steel reinforcement bars at 16 inches on center or #4 steel reinforcement bars at 30 inches on center, each way and shall be bent to extend a minimum of eight inches into the perimeter footing.
4. Roof and site rain water should be directed away from the proposed building foundations. Rainfall runoff must not be allowed to collect or flow in a downslope direction against any building foundations.
5. Soil Surveys Group, Inc. shall be retained to inspect and test the recompaction of all loose native soil and new engineered fill within the building pad perimeters and shall inspect and approve foundation footing excavations for soil bearing conditions. Soil Surveys Group, Inc. shall also inspect and approve the subgrade below concrete floor slabs prior to placement of reinforcing steel and shall inspect and approve the installation of all roof and yard drainage facilities.

VI. SURFACE AND SUBSURFACE DRAINAGE AND EROSION CONSIDERATIONS:

The near surface soil at the project site has the potential to erode, especially if protective vegetation is removed. Therefore, all cut and fill slopes, as well as disturbed soil areas, must be seeded with grass or landscape plants for erosion control and to prevent sloughing soil from blocking drainage patterns at the

project site. Such erosion control measures shall be taken during and at completion of grading and during construction operations.

Concentrated storm water runoff from the project site should not be allowed to discharge uncontrolled onto sloping ground. Concrete splash blocks or collector pipes shall be installed at the downspout outlets. Suitable energy dissipation systems shall be designed where rainfall runoff is concentrated, or the drainage water should be collected and piped to an on-site storm water infiltration system, thence directed to a nearby storm drain or the street gutter. Rock energy dissipaters consisting of four inch to six inch diameter rock or rubble rip rap should be installed where rain gutter downspout pipes discharge onto soil to reduce soil erosion. The building site and ground adjacent to the building shall be graded so that rainfall runoff does not become trapped or flow against any building foundations.

The boring logs do not indicate the need for a subsurface drain system. However, the Geotechnical engineer may recommend a system of subsurface drains should wet subsurface soil conditions be encountered during site preparation or excavations.

VII. RETAINING WALL DESIGN CRITERIA:

The following design criteria are recommended for the retaining wall:

<i>Friction Angle</i>	$\phi = 38.0^\circ$
<i>Cohesion</i>	$c = 80 \text{ p.s.f.}$
<i>Soil Weight,</i>	$w = 127.7 \text{ p.c.f.}$
<i>Equivalent fluid pressure, active</i>	$= 30 \text{ pounds per square foot per foot of depth for Level Grade}$
<i>Equivalent fluid pressure, active</i>	$= 44 \text{ p.c.f. with 2:1 slope behind wall}$
<i>Equivalent fluid pressure, at rest,</i>	$= 49 \text{ p.c.f., restrained condition, level grade behind wall}$
<i>Equivalent fluid pressure, passive</i>	$= 537 \text{ p.c.f.}$
<i>Sliding friction</i>	$f = 0.33$
<i>Allowable Footing Toe Pressure</i>	$= 2700 \text{ p.s.f. plus } \frac{1}{3} \text{ additional for seismic force (if added)}$

Retaining walls that are more than six feet high, or are part of or within ten feet of a building should include the seismic force of the soil against the retaining wall. The estimated seismically generated ground acceleration to be used for this site is:

PGA = 0.584g

Cantilever Retaining Walls:

RHGA = 0.239g = k_h

w = 127.7 p.c.f.

The resultant seismic force is calculated by the formula: $\frac{1}{2} w H^2 k_h$ per linear foot of retaining wall, or for this case **15.3H²**, where *H* is the height of the retaining wall. These forces, where needed, should be applied at a height of 0.33H above the base of the retaining wall and must be combined with the force produced by active soil pressure.

Basement Walls:

RHGA = 0.329g = k_h

w = 127.7 p.c.f.

The resultant seismic force is calculated by the formula: $\frac{1}{2} w H^2 k_h$ per linear foot of retaining wall, or for this case **21.0H²**, where *H* is the height of the retaining wall. These forces, where needed, should be

applied at a height of 0.40H above the base of the retaining wall and must be combined with the force produced by active soil pressure.

Cantilever Walls with Sloped Backfill:

Dynamic Load Coefficient = 0.402g = k_h

w = 127.7 p.c.f.

The resultant seismic force is calculated by the formula: $\frac{1}{2} w H^2 k_h$ per linear foot of retaining wall, or for this case $25.7H^2$, where H is the height of the retaining wall. *These forces, where needed, should be applied at a height of 0.40H above the base of the retaining wall and must be combined with the force produced by active soil pressure.*

This retaining wall design criteria is based on a fully drained condition. Therefore, we recommend that a four-inch diameter perforated NDS or PVC pipe be installed behind the wall and along the top of the footing, holes placed down, for all walls that retain earth. The pipe shall be covered with a 12-inch wide envelope of $\frac{3}{4}$ -inch drain rock or Class 2 Permeable Material (per Caltrans Standard Specifications Section 68-1.025) which shall extend to within one foot of the level of retained soil (a minimum of one foot above the top of the pipe). Filter fabric shall be installed over the top of the drain rock. No gravel shall be placed below the pipe. The remainder of the trench can be backfilled with clean native sand. When installation of the drain rock is not physically possible, a composite filter material, eg. Miradrain, can be installed with a perforated pipe at the bottom of the material. Clean-out risers must be installed on the perforated pipe at the up-stream ends, every 100-feet, and at 90° angle points. The capped end of the cleanout riser shall be located at the ground surface outside of or behind the retaining walls.

VIII. RECOMMENDED SPECIFICATIONS:

A. GRADING:

The proposed building pads, extending a minimum of five feet in each direction past new foundation footings, shall be cleared and grubbed of all surface vegetation, demolition debris, and organic topsoil before recompacting the original ground, placing engineered fill or finishing the subgrade for the new building pads. On site surface or subsurface grass, roots, deleterious material, or brush (if any) within the new building pad areas shall be removed. Soil Surveys Group, Inc. should determine the exact depth of subexcavation necessary, if any, after clearing, grubbing and pad grading are complete, as 11 feet of loose materials were encountered in the borings. The bottom of the subexcavation shall be scarified a minimum of 12 inches, moisture conditioned, and recompact to 90 percent relative compaction. Any subexcavated soil shall then be backfilled in eight inch loose lifts and recompact to 90 percent relative compaction, prior to placing engineered fill or finishing subgrade of the new building pads.

Any new cut and fill slopes shall be 2:1 or flatter unless retained. The native soil is suitable to be used as engineered fill provided any organics or debris are first removed from the soil to be used as fill. Any native soil used for fill, or any imported fill soil for the new building pad shall be compacted to at least 90 percent relative compaction, and any cut portions of the new building pad, if located within both cut and fill, shall be subexcavated a minimum of two feet, backfilled in eight inch loose lifts and recompact to a minimum of 90 percent relative compaction. *Grading, filling, compaction operations and foundation excavations shall be inspected and tested by Soil Surveys Group, Inc.*

B. COMPACTION:

Laboratory soils compaction test method shall be *A.S.T.M. D 1557-12*. Subgrade beneath the new building pads shall be compacted to 90 percent relative compaction. Subgrade soil below any new pavement shall be compacted to 95 percent relative compaction, and aggregate base beneath new pavement shall be compacted to 95 percent relative compaction.

C. CONCRETE FLOOR SLABS-ON-GRADE:

Subgrade in recompacted soil under any new concrete floor slabs-on-grade shall be brought to at least 2% over optimum moisture prior to placing native or imported sandy soil fill, prior to placing the capillary break rock and moisture proof barrier or prior to pouring concrete. We recommend that a capillary break consisting of:

- a mat of clean, open graded rock, four inches thick, shall be placed over the finished soil subgrade,
- a minimum 15 mil. water-proof membrane (such as Stego, Moistop or equal) shall be placed over the open graded rock,
- two inches of clean, moistened sand shall be placed between the water-proof membrane and the bottom of the concrete floor slab. The moistened sand will help protect the membrane and will assist in equalizing the concrete curing rate to minimize shrinkage cracking.

Class 2 Aggregate Base or sand should not be used as the capillary break material. Capillary break material shall comply with and be installed according to the following:

1. MATERIAL:

The mineral aggregate for use under the floor slabs shall consist of broken stone, crushed or uncrushed gravel, quarry waste, or a combination of the above. The aggregate shall be free of adobe, vegetable matter, loam, volcanic tuff and other deleterious materials. It shall be of such quality that the absorption of water in a saturated, surface dry condition does not exceed 3% of the oven dry weight of the sample.

2. GRADING:

The mineral aggregate shall be of such size that the percentage composition by dry weight as determined by laboratory sieves (U.S. Sieves) will conform to the following grading:

Sieve Size	Percentage Passing Sieve
3/8" to 1/2"	100
No. 4	0-10
No. 200	0-2

3. PLACING:

Subgrade, upon which aggregate base, gravel or crushed rock is to be placed, shall be prepared by removing grass and roots. Where loose topsoil is present, it shall be removed and cleaned of debris and recompacted to 90 percent of maximum density.

4. THICKNESS AND STRENGTH:

Concrete slabs should be at least five inches thick. Concrete shall be five sack minimum (5.5 sack if pumped) and shall achieve a 28 day compressive strength of at least 2500 p.s.i., or as specified by the project engineer.

5. REINFORCEMENT:

Concrete slabs-on-grade shall be reinforced with a minimum of #3 steel reinforcement bars placed 16 inches on center, each way or #4 reinforcement bars placed 30 inches on center, each way and shall be bent to extend a minimum of eight inches into the perimeter footings.

D. UTILITY TRENCH BACKFILL:

All new on-site utility trenches shall be backfilled with a clean sand having a sand equivalent of 30 or higher. A two feet thick plug of compacted, **clayey soil backfill** or lean concrete shall be required around the pipe or conduit at places where utility trenches intersect the building perimeters. All trench backfill of imported clean sand or clean native sand shall be compacted to 95 percent relative compaction at all locations. Clean native sand shall be approved by Soil Surveys Group, Inc. prior to using for trench backfill.

IX. GEOLOGIC AND SEISMIC CONSIDERATIONS:

Monterey County is in a seismically active area of the state of California. The following table provides a list of nearby faults that could produce an earthquake that could impact the project site.

Fault Name	Approximate Distance to Site	Orientation from Site	Data Source
Hatton Canyon (Concealed, Queried)	2.08 km	South Southwest	Clark et al, 1997
Monterey Bay - Tularcitos	3.75 km	Northeast	Uniform Building Code, 1997
Sylvan Thrust (Inferred)	4.95 km	Southeast	Clark et al, 1997
Unnamed (Concealed)	4.99 km	Southwest	Clark et al, 1997
Unnamed (Concealed)	5.44 km	Southwest	Clark et al, 1997
Cypress Point (Inferred)	5.58 km	Southwest	Clark et al, 1997
Navy (Concealed)	6.62 km	East Southeast	Clark et al, 1997
Chupines (Concealed)	7.44 km	East Southeast	Clark et al, 1997
San Gregorio (Sur Region)	9.5 km	Southwest	Uniform Building Code, 1997
Rinconada	17.5 km	East Northeast	Uniform Building Code, 1997
Zayante-Vergeles	35.25 km	Northeast	Uniform Building Code, 1997

Fault Name	Approximate Distance to Site	Orientation from Site	Data Source
San Andreas (Pajaro Section)	42.0 km	Northeast	Uniform Building Code, 1997

The proposed residence or any future additions must be designed in strict compliance with the 2019 California Building Code to help withstand such seismically generated ground accelerations for a reasonably expected duration without suffering major damage.

The following are the project site coordinates and the seismic design criteria/coefficients per the requirements of the 2019 California Building Code (CBC):

Site Class	Latitude	Longitude	S_s	S_1	F_a	F_v
D	36.6227°	-121.9383°	1.338	0.501	1.0	1.799*

* The seismic response coefficient C_s shall be determined by Eq. (12.8-2) for values of $T \leq 1.5T_s$ and taken equal to 1.5 times the value computed in accordance with either Eq. (12.8-3) for $T_L \leq T < 1.5T_s$ or Eq. (12.8-4) for $T > T_L$.

Surface rupture, liquefaction, lurch cracking, lateral spreading, and differential settlement are seismic hazards that must be considered at the project site.

Surface rupture usually occurs along fault lines, and no known faults have been mapped through the project site. Therefore, the potential for surface rupture or lurch cracking is considered to be low.

Liquefaction and lateral spreading tend to occur in loose, fine saturated sands and in places where the liquefied soils can move toward a free face (e.g. a cliff or ravine). The deeper soils underlying the project site are typically medium dense to dense, gravelly sands. No groundwater was encountered to a maximum depth of 17.0 feet below ground surface. Considering the deeper medium dense to dense, gravelly sandy soils and the absence of shallow groundwater, the potential risk for occurrence of damaging liquefaction or lateral spreading is considered to be low during a strong seismic event.

Differential compaction and settlement occur generally in loose, granular or unconsolidated semi-cohesive soils during severe ground vibration. In our opinion, the risk for soil consolidation caused differential compaction and settlement during a major seismic event is considered to be low, provided that any loose soils within the new building pad areas are recompacted as recommended herein.

X. UNFORESEEN OR UNUSUAL CONDITIONS:

If any unforeseen or unsuitable soils conditions are found during grading or construction of the proposed residence and relocation of the existing pagoda building, the Geotechnical engineer shall be notified immediately so that remedial action can be taken. Such unsuitable conditions could be:

1. Wet, soft or unsuitable pockets of soil within the proposed building footprints.
2. Soil with a high organic content at the finished subgrade of the building pads.
3. Any other unforeseen conditions that would require remedial action by the Geotechnical engineer, project engineer, architect or contractor.

XI. CONCLUSIONS AND RECOMMENDATIONS:

From our field observations, analysis of the test data, and knowledge of the general area soils, the following are concluded:

1. The project soil conditions are unsuitable for the proposed residence and relocation of the existing pagoda building. We recommend either grade beam with helical anchors: rigid mat and/or waffle slabs with subexcavation and recompaction requirements; or spread footings with a deep subexcavation and recompaction (or removal of loose sands) for the foundation system. The grading recommendations for this system are provided in Sections IV, V, and VIII herein.
2. Design criteria for retaining walls are provided in Section VII. Design criteria for concrete slabs-on-grade are provided in Sections IV, V, and VIII herein.
3. Surface drainage and erosion considerations are discussed in Section VI herein. Surface storm water runoff should be carefully controlled to provide **positive drainage away** from new and existing buildings.
4. The Geotechnical engineer should review the foundation and site grading plans for compliance with the recommendations herein and may provide additional specific recommendations for surface and subsurface drainage. The Geotechnical engineer shall inspect and approve all footing excavations and shall inspect, test, and approve recompaction of the building pad.
5. Grading and compaction specifications and specifications for new concrete floor slabs-on-grade are provided in Section VIII herein.
6. Seismic considerations are discussed and geoseismic design coefficients are provided in Section IX herein. The potential for damaging earthquake related liquefaction, lateral spreading, and differential settlement is considered to be low at the project building site provided the recommendations provided herein are undertaken in the design and construction of the proposed residence and existing pagoda structure relocation.

XII. LIMITATIONS:

This report necessarily assumes that the subsurface conditions are as found in the borings. It should be recognized that the soil conditions described in this report are based on two borings and our knowledge of the general area soils. It must be understood that subsurface soil conditions can vary between borings and from site to site. If any unusual soil conditions are found during grading, installation of underground utilities or building construction, the Geotechnical engineer should be notified immediately so that remedial action can be taken (see Section X).

This report is issued with the understanding that it is the responsibility of John Hodge and Stacey Keare or their representative to ensure that the applicable provisions of the recommendations contained herein are incorporated into the plans and specifications and that the necessary steps are taken to see that contractors and subcontractors carry out such provisions in the field. The use of this report, its contents or any part thereof, by a party or its agents, other than John Hodge and Stacey Keare, their engineer, architect, contractor

John Hodge and Stacey Keare
January 27, 2022
Amended May 10, 2022
Job #7919

or designated agents, is hereby disallowed unless specific permission is given to do so by Soil Surveys Group, Inc. This investigation and report were prepared with the understanding that a new single family residence will be constructed and the existing pagoda building will be relocated at the project site, as shown on the Figure II map enclosed herein. The use of this report, boring logs, and laboratory test data shall be restricted to the original use for which they were prepared and publication by any method, in whole or in part, is prohibited without the written consent of Soil Surveys Group, Inc. Title to the designs remains with Soil Surveys Group, Inc. without prejudice. Visual contact with this report and drawings constitutes prima facie evidence of the acceptance of these restrictions.

Soil Surveys Group, Inc. will not take responsibility for or assume any liability for the recommendations made in this report unless Soil Surveys Group, Inc. performs the field inspections and testing mentioned herein.

The findings and recommendations of this report are considered valid at the present date. However, changes in the property conditions can occur with the passage of time on this or adjacent properties, whether due to natural processes or the works of man. Therefore, the findings of this report shall be considered valid for a period of not more than three years without being reviewed and updated by Soil Surveys Group, Inc.

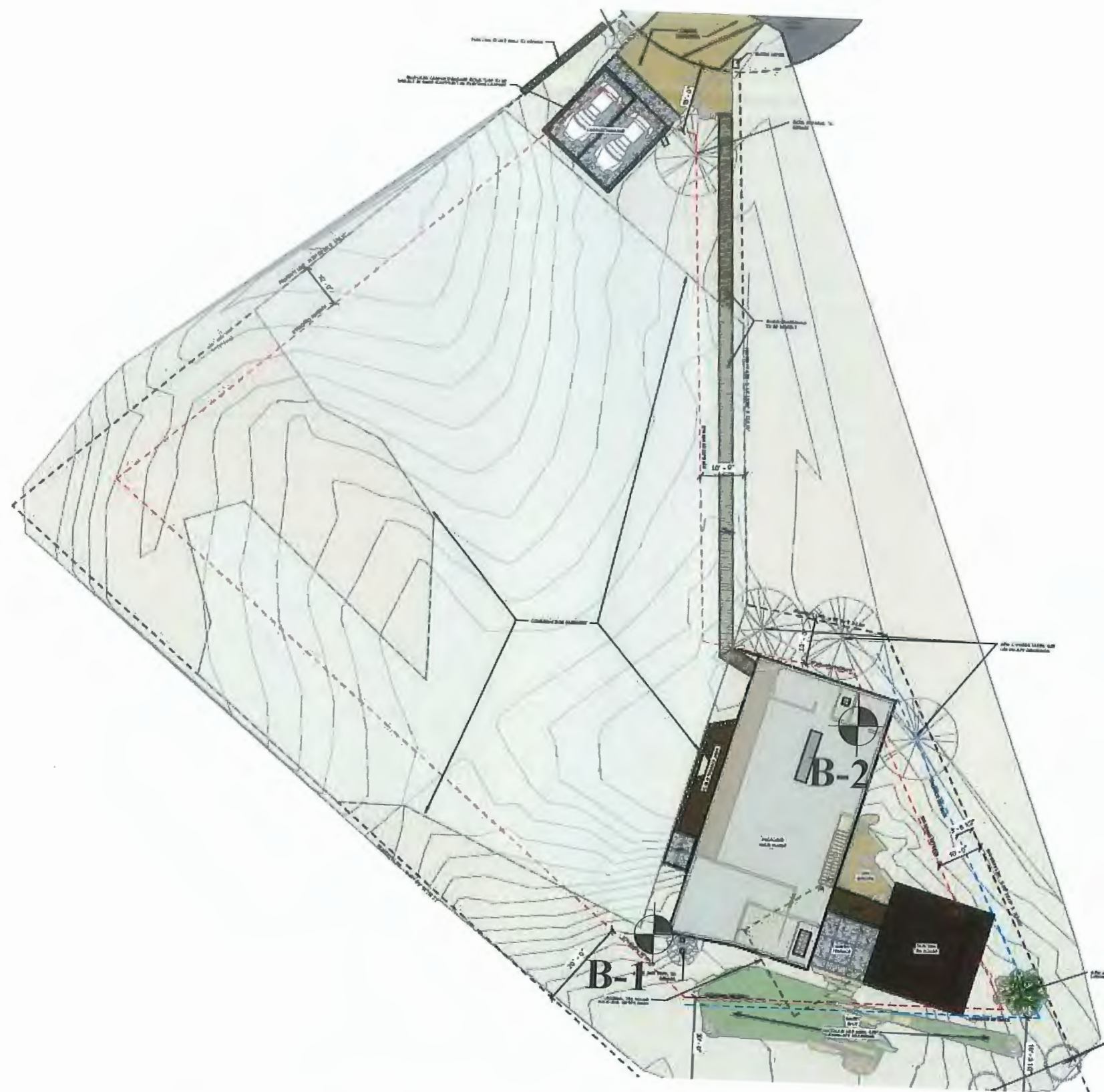


BASE: U.S. Geological Survey, Monterey 7.5' Quadrangle
Monterey County, CA

FIGURE I: VICINITY MAP

NO SCALE

By: Soil Surveys Group, Inc.
103 Church Street
Salinas, CA 93901
831-757-2172



North

 No Scale

Base: 420 La Calle Corte, Pacific Grove, California
 APN: 007-072-024
 Site Plan by Hunter Porter Eldridge Architecture - April 2022- Job #7919

Figure II
 Boring Locations (Approx.)
 Soil Surveys Group, Inc.
 103 Church Street
 Salinas, CA 93901
 (831)757-2172
 info@soilsurveys.net

APPENDIX A

BORING LOGS

PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISIONS
COARSE GRAINED SOILS MORE THAN HALF OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS (LESS THAN 5% FINES)	GW	Well graded gravels, gravel-sand mixtures, little or no fines.
			GP	Poorly graded gravels or gravel-sand mixtures, little or no fines.
		GRAVEL WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines.
	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS (LESS THAN 5% FINES)	SW	Well graded sands, gravelly sands, little or no fines.
			SP	Poorly graded sands or gravelly sands, little or no fines.
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures, non-plastic fines.
			SC	Clayey sands, sand-clay mixtures, plastic fines.
FINE GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT IS LESS THAN 50%		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity.
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.
			OL	Organic silts and organic silty clays of low plasticity.
	SILTS AND CLAYS LIQUID LIMIT IS GREATER THAN 50%		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
			CH	Inorganic clays of high plasticity, fat clays.
			OH	Organic clays of medium to high plasticity, organic silts.
HIGHLY ORGANIC SOILS			Pt	Peat and other highly organic soils.

GRAIN SIZES

U.S. STANDARD SERIES SIEVE				CLEAR SQUARE SIEVE OPENINGS			
200	40	10	4	3/4"	3"	12"	
SILTS AND CLAYS	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		

RELATIVE DENSITY

SANDS AND GRAVELS	BLOWS/FT*
VERY LOOSE	0 - 4
LOOSE	4-10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	OVER 50

CONSISTENCY

SILTS AND CLAYS	STRENGTH**	BLOWS/FT*
VERY SOFT	0 - 1/4	0 - 2
SOFT	1/4 - 1/2	2 - 4
FIRM	1/2 - 1	4 - 8
STIFF	1 - 2	8 - 16
VERY STIFF	2 - 4	16 - 32
HARD	OVER 4	OVER 32

*Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. (1 3/8 inch I.D) split spoon (ASTM D-1586)

**Unconfined compressive strength in tons/ft² as determined by laboratory testing or approximated by the standard penetration test (ASTM D-1586), pocket penetrometer, torvane, or visual observation

FIGURE NO. KEY TO LOGS

EXPLORATION DRILL LOG

HOLE NO. B-1

PROJECT: 420 La Calle Corte, Pacific Grove

Job #7919 DATE: 10.22.21 LOGGED BY: MAR

DRILL RIG: EGI- Portable with 70 lb. Hammer

HOLE DIA. 3"

SAMPLER Terzaghi Split Spoon (SPT) & 2.5" Cal

GROUNDWATER DEPTH:

INITIAL ---

FINAL ---

HOLE ELEV. ---

DESCRIPTION	SOIL TYPE	DEPTH	SAMPLE	BLOWS PER FOOT	DRY DENSITY (pcf)	WATER CONTENT	LIQUID LIMIT	PLASTIC LIMIT	POCKET PEN. (tsf)
Whitish-tan, fine grained SAND; dry, loose	SP								
		1							
Grey, tan, fine grained SAND; dry, very loose	SP		2 ½ Cal	2,3,4					
		2	1-1-1	5(2)	87.7	2.5	non	plastic	---
			1-2-2	7(2)	74.3	2.2			---
Grey, tan, fine grained SAND; dry, very loose	SP	3	SPT	1,2,2					
		4	1-3-3	4(2)	68.6	3.8			---
		5							
Reddish-brown, fine to medium grained SAND; moist, very loose to loose	SP		2 ½ Cal	4,5,7					
		6	1-4-4	9(3)	119.1	7.2	shear	test	1.5
			1-5-5	12(4)	101.7	4.1	non	plastic	1.25
Reddish-brown, fine to medium grained SAND; moist, loose	SP	7	SPT	4,5,8					
		8	1-6-6	13(7)	102.5	4.7			---
		9							
		10							
Reddish-yellow, brown, SAND with scattered, gravel; moist, medium dense	SP		SPT	8,12,16					
		11							
			1-7-7	28(14)	103.6	5.8			---
		12							
		13							
Reddish-yellow, brown, slightly gravelly, decomposed granitic SAND; moist, medium dense	SP	14	2 ½ Cal	24,36,37					
			1-8-8	60(18)	113.0	3.5			1.25
		15	1-9-9	73(22)	110.3	2.5			1.25
Reddish-yellow, brown, slightly gravelly, decomposed granitic SAND; moist, medium dense	SP		SPT	24,27,50					
		16							
Reddish-yellowish-tan, brown, gravelly, decomposed granitic SAND; moist, dense	SP		1-10-10	77(39)	118.9	2.7			---
	SP	17	SPT	62(31)/6"	no	sample			
Bottom of boring at 17.0'									
		18							
		19							
		20							

DEPTH 17.0'

SOIL SURVEYS GROUP, INC.

EXPLORATION DRILL LOG

HOLE NO. B-2

PROJECT: 420 La Calle Corte, Pacific Grove

Job #7919 DATE: 10.22.21 LOGGED BY: MAR

DRILL RIG: EGI- Portable with 70 lb. Hammer

HOLE DIA. 3"

SAMPLER Terzaghi Split Spoon (SPT)

GROUNDWATER DEPTH:

INITIAL ---

FINAL ---

HOLE ELEV. ---

DESCRIPTION	SOIL TYPE	DEPTH	SAMPLE	BLOWS PER	DRY DENSITY (pcf)	WATER CONTENT	LIQUID	PLASTIC	POCKET PEN. (tsf)
White, tan, fine grained SAND; dry, loose	SP								
		1							
Greyish-tan, fine to medium grained SAND; dry, very loose	SP		SPT	2,2,3					
		2							
			2-1-11	5(3)	89.7	1.3	---	---	---
		3							
		4							
Reddish-brown SAND, dry	SP								
		5							
Reddish-brown SAND, dry, loose	SP		SPT	5,6,6					
		6							
Hole collapsed. Bottom of boring at 6.5'	SP		2-2-12	12(6)	91.9	3.5	---	---	---
		7							
		8							
		9							
		10							
		11							
		12							
		13							
		14							
		15							
		16							
		17							
		18							
		19							
		20							

DEPTH 6.5'

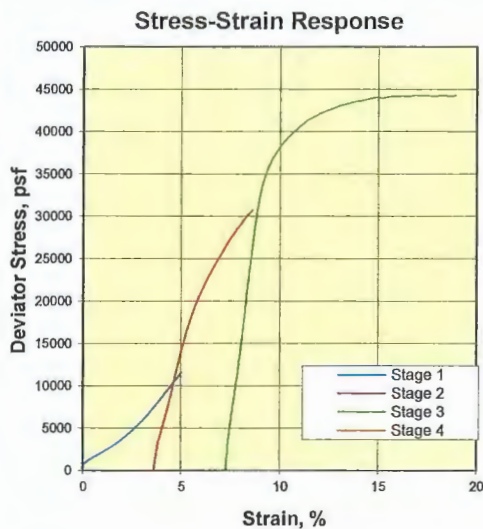
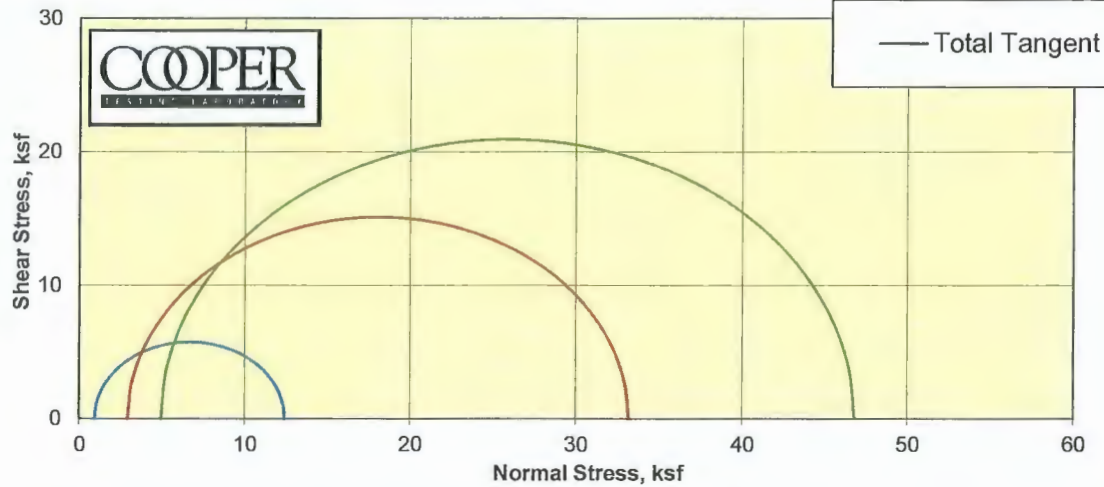
Job #7919

SOIL SURVEYS GROUP, INC.

APPENDIX B

DIRECT SHEAR TEST

Staged Consolidated Undrained Triaxial Compression
ASTM D4767m



Stage	1	2	3	4
Boring	B-1			
Sample				
Depth	5.5-6			
Visual Description	Yellow SAND w/ Silty SAND			
MC (%)	7.2			
Dry Density (pcf)	119.1			
Saturation (%)	51.9			
Void Ratio	0.363			
Diameter (in)	2.39			
Height (in)	5.05			
	Final			
MC (%)	13.1	12.1	11.8	
Dry Density (pcf)	121.0	123.5	124.2	
Saturation (%)	100.0	100.0	100.0	
Void Ratio	0.341	0.314	0.307	
Diameter (in)	2.38	2.40	2.44	
Height (in)	5.02	4.84	4.66	
Cell Pressure (psi)	86.8	101.2	114.5	
Back Pressure (psi)	80.3	80.6	80.2	
	Total Stresses At:			
Strain (%)	5.0	5.0	5.0	
Deviator (ksf)	11.490	30.230	41.882	
Excess PP (psi)				
Sigma 1 (ksf)	12.424	33.191	46.827	
Sigma 3 (ksf)	0.934	2.960	4.945	
P (ksf)	6.679	18.076	25.886	
Q (ksf)	5.745	15.115	20.941	
Stress Ratio	13.304	11.211	9.470	
Rate (in/min)	0.0253	0.0251	0.0251	

CTL Number:	699-301		
Client Name:	Soil Surveys Inc		
Project Name:	420 La Calle Corte		
Project Number:	7919		
Date:	12/2/2021	By:	MD/DC
Total C	#DIV/0!	ksf	
Total phi	#DIV/0!	degrees	
Eff. C	N/A	ksf	
Eff. Phi	N/A	degrees	©

Remarks: Engineering judgement is required to determine phi and cohesion, no phi or cohesion is reported. Curved strength envelope. Best fit line may overstate cohesion. To add phi and cohesion to the report go to the "Report" tab and in cells M18 through P19 enter end points for a line through the Mohr's circles. The points plotted can be changed on the "Shear Values" tab using cells B3, F3, and J3.