

CITY OF PACIFIC GROVE

Item 7e

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950
 T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

Permit & Request Application

Project Permit(s) & Fees			App. #:
Permit:	Fee:	Multiple Permit Discount:	<u>15-459</u>
<u>AP</u>	<u>\$2,282</u>	<u>50% = 1,141</u>	Date: <u>8-14-15</u>
<u>IS</u>	<u>83,947</u>	<u>3,947</u>	Received By: <u>Wendy Lao</u>
			Total Fee: <u>5,088</u>

Project/Property Information	
Project Address:	<u>1365 Pico Avenue</u> APN: <u>007-072-009-000</u>
Lot: <u>27</u> Block: <u>330</u>	Tract: <u>Pacific Grove Acres Subdiv.</u>
ZC: <u>R1-B4</u> GP:	Lot Size: <u>22,420 s.f.</u>
Project Description:	<u>Demolition of existing one story residence and all structures, (carport, deck/stair,planter, etc.)</u> <u>Removal of existing terazzo driveway and asphalt walkways.</u> <u>Construct new 2-story residence w/ attached 3-car garage (1+ tandem) w/ basement</u>
Applicant Name:	<u>Eric Miller Architects, Inc. / Luyen Vu</u> Phone #: <u>(831) 372-0410</u>
Mailing Address:	<u>211 Hoffman Ave. Monterey CA 93940</u>
Email Address:	<u>luyen@ericmillerarchitects.com</u>
Owner Name:	<u>St. Dennis Family 1998 Trust / Tom St. Dennis</u> Phone #: <u>(510) 541-6967</u>
Mailing Address:	<u>910 Lexington Way, Livermore CA 94550</u>
Email Address:	<u>tom.stdennis@gmail.com</u>

Permit(s)/Request(s)			
<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> VAR: Variance
<input checked="" type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> HPP: Historic Preservation Permit	<input type="checkbox"/> AVAR: Administrative VAR
<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> UP-A: UP Amendment	<input type="checkbox"/> HDP: Historic Demolition Permit	<input type="checkbox"/> VAR-A: VAR Amendment
<input type="checkbox"/> ADC: AP Design Change	<input type="checkbox"/> AUP-A: AUP Amendment	<input type="checkbox"/> HRP: Historic Relocation Permit	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> C-1 Interp. of Permitted Uses	<input type="checkbox"/> HD: Historic Determination	<input checked="" type="checkbox"/> IS & ND/MND: Initial Study
<input type="checkbox"/> ASP: Administrative SP	<input type="checkbox"/> SU: Second Unit	<input type="checkbox"/> TPD: Tree Permit w/ Dev't	<input type="checkbox"/> EIR: Env. Impact Report
<input type="checkbox"/> TTM: Tentative Tract Map	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> PUU: Permit Undocumented Unit	<input type="checkbox"/> MMP: Mitigation Monitoring
<input type="checkbox"/> FTM: Final Tract Map	<input type="checkbox"/> LM: Lot Merger	<input type="checkbox"/> GPA: General Plan Amendment	<input type="checkbox"/> Other
<input type="checkbox"/> SPR: Site Plan Review	<input type="checkbox"/> COC: Certificate of Compliance	<input type="checkbox"/> ZCA: Zoning Code Amendment	<input type="checkbox"/> Other

CEQA Determination	Review Authority	Does the property have?	Is the property within?
<input type="checkbox"/> Cat. Exempt, Class:	<input type="checkbox"/> Staff <input type="checkbox"/> NRC	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> ASA: Archaeologically Sensitive Area ¹
<input type="checkbox"/> ND: Negative Declaration	<input type="checkbox"/> ZA <input type="checkbox"/> HRC	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> CZ: Coastal Zone ²
<input type="checkbox"/> MND: Mitigated ND	<input type="checkbox"/> SPRC <input type="checkbox"/> PC	<input type="checkbox"/> Active Code Violation	<input type="checkbox"/> ASBS: Drainage into ASBS Watershed
<input type="checkbox"/> EIR: Environmental Impact Report	<input checked="" type="checkbox"/> ARB <input type="checkbox"/> CC		<input type="checkbox"/> HRI: Historic Resources Inventory ^{3,4}
			<input type="checkbox"/> BP: Butterfly Preserve Buffer
			<input checked="" type="checkbox"/> ESHA (Environment)

CERTIFICATION – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge. ***If the owner is not available for signature, written/electronic and signed verification from the owner shall be required at the time of submittal agreeing to 1) the Applicant acting as their agent, 2) this Certification and 3) the Applicant acknowledgement below.**

Applicant Signature: [Signature] Date: 7/31/2015 Owner Signature (Required): [Signature] Date: 7/31/15

PROJECT DATA SHEET

Project Address: 1365 PICO AVENUE

Submittal Date: _____

Item 7e

Applicant(s): ERIC MILLER ARCHITECTS, INC.

Permit Type(s) & No(s): _____

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R1-B4	R1-B4	R1-B4	
Building Site Area	20,000 S.F.	22,420 S.F.	22,420 S.F.	
Density (multi-family projects only)	-	-	-	
Building Coverage	15%	1,643 (7.3%)	13.61 %	
Site Coverage	15%	17.9%	14.93 %	
Gross Floor Area	5,750 S.F.	1,643 S.F.	3,600 S.F.	LOWER + UPPER LEVEL
Square Footage not counted towards Gross Floor Area			1,434 S.F.	GARAGE + (2) DECKS
Impervious Surface Area Created and/or Replaced	3,363 S.F.	3,923 S.F.	3,348 S.F.	BLDG. FOOTPRINT + SITEWALLS & STEPPING STONES
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	_____	_____ ft/____%	
Exterior Lateral Wall Length to be built	_____	_____	_____	
Building Height	25'-0"	25'-0"	25'-0"	
Number of stories	2 STORY	2 STORY	2 STORY	
Front Setback	20'-0"	31'-4"	20'-4"	CORNER LOT
RIGHT Side Setback (specify side)	10'-0"	24'-4"	33'-6"	CORNER LOT
LEFT Side Setback (specify side)	10'-0"	50'-3"	14'-11"	CORNER LOT
Rear Setback	20'-0"	76'-0"	55'-6"	
Garage Door Setback		-	22'-4"	
Covered Parking Spaces		2 SPACES	3 SPACES	1 + TANDEM
Uncovered Parking Spaces		0	0	
Parking Space Size (Interior measurement)	9' x 20'		9' x 20' 10' x 34'	TANDEM
Number of Driveways	1		1	
Driveway Width(s)			12'-0" & 23'-3"	
Back-up Distance			32'-6"	
Eave Projection (Into Setback)	3' maximum		2'-6"	
Distances Between Eaves & Property Lines	3' minimum		17'-6"	
Open Porch/Deck Projections			-	
Architectural Feature Projections			-	
Number & Category of Accessory Buildings			0	
Accessory Building Setbacks			-	
Distance between Buildings			-	
Accessory Building Heights			-	
Fence Heights			5'-6"	COURTYARD & TRASH ENCL.

NOTE: EXISTING STRUCTURES TO BE COMPLETELY DEMOLISHED AND CLEARED TO GRADE

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



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ARCHITECTURAL PERMIT (AP) NO. 15-459

FOR A PROPERTY LOCATED AT 1365 PICO AVE, PACIFIC GROVE, CA 93950 TO ALLOW A NEW 3,600 SQUARE FOOT SINGLE FAMILY RESIDENCE. THE PROJECT INCLUDES THE DEMOLITION OF THE EXISTING 1,643 SQUARE FOOT RESIDENCE, DETACHED GARAGE, AND GUEST HOUSE TO CONSTRUCT A NEW TWO-STORY HOUSE WITH AN UNDERGROUND BASEMENT AND ATTACHED THREE-CAR GARAGE. THE SITE IS LOCATED IN THE ASILOMAR DUNES ENVIRONMENTALLY SENSITIVE HABITAT AREA AND ARCHAEOLOGICAL OVERLAY ZONE. THE PROPOSED HOME WILL CONSIST OF 3,348 SQUARE FEET OF SITE COVERAGE INCLUDING A 3,052 SQUARE FOOT BUILDING FOOTPRINT, 296 SQUARE FEET OF NON-BUILDING FOOTPRINT (WALLS, EXTERIOR FIREPLACE, PORCHES, TRASH ENCLOSURE, LIGHT WELLS, STEPPING STONES), 363 SQUARE FEET OF PERMEABLE DRIVEWAY PAVERS, AND A 706 SQUARE FOOT UNPAVED COURTYARD FOR A TOTAL SITE COVERAGE OR 15%.

FACTS

1. The subject site is located at 1365 Pico Ave, Pacific Grove, 93950 APN 007-031-018
2. The subject site is approximately 0.51 gross acres.
3. The subject site is developed with one single family residence that was constructed prior to the Local Coastal Program Land Use Plan.
4. The property is serviced by the sanitary sewer system.
5. The subject site has a designation of Low Density Residential 5.4 DU/AC on the adopted City of Pacific Grove General Plan Land Use Map.
6. The subject site is located in the R-1-B-4 zoning district.
7. The property is located in the Coastal Zone in Asilomar Dunes Environmentally Sensitive Habitat Area and subject to the Local Coastal Program Land Use Plan.
8. A Preliminary Cultural Resources Reconnaissance by Susan Morley dated September 2015 concluded that the project area does contain evidence of potentially significant cultural resources.
9. A Botanical Survey Report by Tom Moss, dated August 24, 2015 concluded special status species may be found on the property.
10. A Landscape Restoration Plan by Thomas K. Moss dated September 9, 2015 was prepared for the project.
11. An Initial Study and Mitigated Negative Declaration were prepared and circulated for this project.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1-B-4 zoning district, including but not limited to heights, parking and setbacks.
2. The Local Coastal Program Land Use Plan (LUP) allows a maximum site coverage of 15% for building coverage and an additional 5% for immediate outdoor areas per Policy 3.4.5 and the proposal conforms to the required site coverage. The site is required to restore the property landscape in accordance with the Landscape Restoration Plan, by Thomas K. Moss dated August 24, 2015.
3. The architecture and general appearance of the completed project are compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines Nos 5, 7, 9, 10,13

4. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and
5. The Board has been guided by and has made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural Permit AP15-459 to allow a new 3,600 square foot single family residence. the project includes the demolition of the existing 1,643 square foot residence, detached garage, and guest house to construct a new two-story house with an underground basement and attached three-car garage. The site is located in the Asilomar Dunes Environmentally Sensitive Habitat Area and in the archaeological overlay zone. The proposed home will consist of 3,348 square feet of site coverage including a 3,052 square foot building footprint, 296 square feet of non-building footprint (walls, exterior fireplace, porches, trash enclosure, light wells, stepping stones), 363 square feet of permeable driveway pavers, and a 706 square foot unpaved courtyard for a total site coverage of 15%.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Conformance to Plans.** Development of the site shall conform to approved Architectural Permit plans entitled "St. Dennis Residence" dated 02/02/2016, on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction and submit a report to the City Arborist for review and approval.
7. **Coastal Development Permit.** An approval Coastal Development Permit from the Coastal Commission is required prior to the issuance of building permits.

8. **Exterior Lighting.** Exterior lighting must be full cut off and in compliance with Architectural Review Guidelines Nos. 10, 11, 12.
9. **Archeology.**
- a. A qualified archaeological monitor shall be present during project excavations. The monitor shall recover cultural materials that may be found in the excavated soil. Soil may be screened through 1/8" mesh to assist in such data recovery.
 - b. If, at any time, potentially significant cultural features are encountered, work shall be halted until the monitor or principal archaeologist can evaluate the discovery. If the feature is determined to be significant, work will remain halted until an appropriate mitigation is developed, with the concurrence of the lead agency, and implemented.
 - c. If, at any time, human remains are identified, work must be halted and the Monterey County Coroner must be notified immediately. If the Coroner determines that the remains are likely to be Native American, the Native American Heritage Commission will be notified as required by law. The designated Most Likely Descendant will provide recommendations for treatment of Native American human remains.
 - d. If sufficient quantities of cultural materials are recovered during monitoring/data recovery, appropriate professional analysis of those materials shall be performed. This might include processes including, but not limited to, radiocarbon dating, faunal analysis, and lithic analysis.
 - e. Following monitoring and data recovery, a report suitable for compliance documentation shall be prepared. This report shall document the field methodology and findings and make management recommendations.
 - f. If analysis of cultural materials is undertaken, a Final Technical Report documenting the results of all scientific studies shall be completed within a year following completion of monitoring and data recovery field work.
 - g. Cultural materials recovered during the project shall be processed and curated in the public domain at a suitable research facility. Artifacts shall not be turned over to Native American groups or other special interests unless specifically required under the provisions of the Public Resources Code.

10. **Biological**

Planning and Pre-Construction Period

BIO-1a

All new utility and sewer lines will be shown on the project plans and reviewed by the Project Biologist. All underground utilities shall be installed in a single-corridor that is located in the driveway, rather than traversing the undeveloped portion of the property.

BIO-1b

All drain lines from roof gutters, if any, or surface drains, including any drain pits, will be shown on the plan and reviewed by the Project Biologist.

BIO-1c

All walkways, patios, decks and other surfaces that may reduce open space coverage will be shown on the project site plan and building plans. Landings, walkways or stepping stones shall be shown on the site plan extending from all exterior doors and steps off of decks and patios and included in the coverage calculations. The addition or modification of any walkways, decks patios or fences subsequent to issuance of a Coastal Development permit will require the consent of the City of Pacific Grove and the Coastal Commission.

BIO-1d

Except in certain circumstances where fences are essential to protect sensitive habitat in public use areas, construction of permanent fences are not permitted by the California Coastal Commission in the Asilomar Dunes.

BIO-1e

A Landscape 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.

BIO-1f

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 the monitoring construction and restoration of the landscape.

BIO-1g

All exotic plants on the project site will be killed with an appropriate herbicide according to specifications described in the approved Landscape Restoration Plan prior to the start of demolition, construction or any ground excavation.

BIO 1h

Prior to the start of construction, temporary fencing will be installed to delineate the construction zone for the purposes of protecting the surrounding dune habitat. In addition, temporary fencing will be installed in proximity to the project along Pico Ave. and La Calle Corte to prevent workers from parking partially on the adjacent dunes. The fence will be installed by the Project Biologist.

BIO-1i

Immediately prior to the start of construction, the project area will be searched for black legless lizards. If any are found, they shall be relocated to nearby suitable habitat.

BIO-1j

The Project Biologist will provide a letter to the City of Pacific Grove verifying that the temporary fences have 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.

Construction Period

BIO – 2a

After the 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.

BIO 2b

Fencing installed to protect sensitive species and habitat will be maintained in good condition and 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.

BIO 2c

All activities associated with construction, trenching, storage or materials, and disposal of construction wastes and excavated soil will not impact areas protected by fencing. The area protected by the fence will remain in a trash free condition and not used for material stock piling, storage or disposal or vehicle parking. All construction personnel will be prohibited from entering the areas protected by fencing.

BIO 2d

No construction materials or debris associated with the project (i.e., paint, cement, gravel, nails, grout, cleaning solvents or residues from other chemicals, etc.) will be disposed of or left on-site. The General Contractor will

be responsible for complying with this requirement and will clean up any spills or contaminated ground to the full satisfaction of the Project Biologist.

BIO 2e

If any excavation spoils (sand only) are generated by the project, it will be disposed of either on-site, at the direction of the Project Biologist, or off-site (preferably within the Asilomar Dunes). Sand will be placed in a way that will not negatively affect any existing native vegetation. The proposed location(s) for disposing of excess sand will be reviewed and approved by the City of Pacific Grove and the California Coastal Commission prior to the start of construction.

BIO 2f

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 surrounding environment. Any activity or condition not in accord with the provisions of this report or approved permits will be brought to the attention of the owner or their representative, the General Contractor and, if necessary, the City of Pacific Grove Community Development Department and the California Coastal Commission.

BIO 2.g

A qualified biologist will be retained to implement the project's Landscape Restoration Plan, including overseeing and supervising each step of the restoration process, as described in the plan.

Post-construction Period

BIO 3a

At the conclusion of all construction and project related work, and with the concurrence of the Project Biologist, the temporary fence will be removed.

BIO 3b

Landscaping will be installed according to the specifications described in the Landscape Restoration Plan and completed prior to receiving final building inspection approval.

BIO 3c

No exotic plants or non-local native plants will be planted on the property. Only plants that are listed in the Landscape Restoration Plan will be used on the property.

BIO 3d

When installation of the landscape has been satisfactorily completed, the Project Biologist will prepare a letter to notify the City of Pacific Grove and the Coastal Commission.

BIO 3e

A qualified biologist will be retained by the property owner to monitor the landscape restoration project on an annual basis for the first five years following completed implementation of the project and once every 10 years thereafter.

BIO 3f

Project monitoring reports will be submitted to the City of Pacific Grove Community Development Department and the California Coastal Commission, either annually for the first five years or once after five years, as determined by the California Coastal Commission, and once every 10 years following completed implementation of the restoration project.

BIO 3g

The native landscape will be maintained as specified in the Landscape Restoration Plan, including removing exotic plants and planting and caring for additional plants, if needed.

BIO 3h

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 site.

11. **Mitigation Monitoring Plan.** This permit shall serve as a mitigation and monitoring plan.
12. **Sanitary Sewer:** The existing septic system shall be abandoned and replaced with a connection to a City Sewer in accordance with Pacific Grove Municipal Code S. 9.20.050.
13. **During-Construction Pollution Prevention (a):** During construction, the developer shall employ storm water best management practices (BMPs) for erosion and sediment control, prevention of non-stormwater discharges, and implement good housekeeping and construction waste management practices to protect the storm drainage system and water quality as required by City Code Section 9.30.130(c), the City Phase II NPDES Permit, State Water Resources Control Board (SWRCB) Construction General Permit (CGP), and the Monterey Regional Storm Water Management Program (MRSWMP). Plans for during-construction storm water management and BMPs, such as a Storm Water Pollution Prevention Plan (SWPPP), shall be submitted to the City and subject to review and approval of the Public Works/Community Development Director and Building Official prior to issuance of a grading and/or building permit.
14. **During-Construction Pollution Prevention (b):** Construction activities subject to BMP requirements shall continuously employ measures to control waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste at the construction site that may cause adverse impacts to water quality, contamination, or unauthorized discharge of pollutants.
15. **During-Construction Pollution Prevention (c):** Whenever construction activity is being done contrary to and in violation of Municipal Code Chapter 9.30, the Public Works/Community Development Director may order that construction activity to stop by posting a written notice on the premises. All persons shall immediately stop such work unless or until the public works director authorizes removing the stop work order and allows construction activity to proceed.
16. **Post-Construction Design Requirements for Storm Water:** Pursuant to Municipal Code Chapter 9.30.130(d), the City Phase II NPDES Permit, and Monterey Regional Storm Water Management Program (MRSWMP), the site design shall adhere to Post Construction Requirements for Low Impact Development and Mandatory Design Standards for storm water. Runoff shall be dispersed to landscape areas.
17. **Storm Water Maintenance Agreement:** Prior to finalization of the Building Permit, the developer shall enter into a legal agreement or covenant with the City to provide verification of maintenance of any necessary post-construction storm water facilities constructed on the site. The legal agreement or covenant shall be subject to review and approval of the City Engineering and City Attorney. The provisions in the agreement shall run with the land and the document shall be recorded with the County Recorder.

NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE:

Item 7e

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board authorizes APPROVAL of an Architectural Permit AP 15-459.
3. This permit shall become effective upon the expiration of the 10-day appeal period.
4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

Passed and adopted at a regular meeting of the Architectural Review Board of the City of Pacific Grove on the 8th day of March 2016, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Rick Steres, Chair

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

St. Dennis Family 1998 Trust, Owner

Date

Catherine McCulloch <casadunes@msn.com>

Dec 13 (1 day ago)

to me

Dear Sir:

I am the 25+year owner of 421 La Calle Corte, which is just a house away from this proposed project. (I will preface this letter with the fact that I have only seen the flagging's when I was home in November and not the proposed plan, as I am currently working overseas.)

My concern after viewing the orange flaggings is: that the project seems quite overwhelming for the lot size and configuration of other homes adjacent to it. If the flagging represents the final structural design, it almost seems like one large "box," without dimension or height variation with the home itself extending right up to the two adjacent streets.

I know that when I purchased my home from the original owner, "oh so very long ago," the City told us that the builder had build the top part of my home too high and that new restrictions did not allow for that height any longer. It appears that this home is quite high and the height seems to be consistently spread over the entire building.

I also used to own the lot that is currently 418 La Calle Corte, and designed the building for that property (which was purchased and built by someone else, but to the original plan we had drawn). That home is considerably lower than the proposed 1365 project (which will be right next door to them), and if I recall correctly, we designed it to the maximum height allowed for the site.

I recall that there was some measurement formula regarding the different high and low points of the lot itself that were factored in the allowable height for the 418 home, so perhaps the higher elevation of 1365 lot is allowing for what seems a more massive home.

My home is only 2100 sq feet and I know the pagoda home next door to me on my street is even smaller. I know that the 418 La Calle Corte home is in the 3000 sq foot range, but much of that is below grade and not imposing to the neighborhood. I don't at all want to say that the owners of 1365 Pico don't have the right to build a larger home for their needs, but I really don't think 3721 sq feet is consistent with the adjacent properties or the beach residences in the dune area.

Thank you for allowing me to discuss my concerns.

Sincerely,
Catherine McCulloch
421 La Calle Corte
Pacific Grove, Ca.

Anastazia,

Thanks so much for your receptiveness to our comments. As I stated in my earlier comments the current plan impacts us negatively in several ways. It impacts our views from both inside the house and when walking on the street and as proposed removes the separation between homes that is characteristic in this neighborhood. In particular I find it difficult to reconcile the goal of low environmental impact in this sensitive area with the plan to demolish the old house and build a new house, much closer to our house, on unspoiled dune land. Can we not ask them to build more of the house on the footprint that already exists-- we know there will be no new negative environmental impacts there, as a concrete foundation is already in place. If they could make use that prior footprint for the master bedroom, bath and closet that would protect the existing views for both ourselves and neighbors. Also if they could move the breakfast nook so it wasn't so close to our house it would go a long way towards maintaining the separation we desire and protect the public view from the street of the cypress tree and dune.

Sincerely,

Gadi & Marlene Maier

Luyen

10:08 AM (4 hours ago)

vu <luyen@ericmillerarchitects.com>

to me, Jimmy

2/9/16

Anastazia,

I was out of the office yesterday as per my 2/5/16 email to you (attached HTM) I am your main contact for this project. Per your previous email wanting the prints by Monday, I have asked Jimmy to deliver them to you while I was out.

Please find attached PDF of the project, bringing to your attention some of the changes that per Eric and client's neighbors meeting and comment; the building was rotated, breakfast nook and master bedroom sitting area eliminated, the garage structure lowered. We are still within the 20' protected area as per Tom Moss biologist guideline.

Jimmy delivered the 2 full-size to your office yesterday and is printing 8 more sets of 11x17 to deliver to you this morning.

Thank you,

Luyen Vu

V.P. /Dir. of Operations

Eric Miller Architects, Inc.

211 Hoffman Ave., Monterey CA 93940

phone: [831.372.0410](tel:831.372.0410) / fax: [831.372.7840](tel:831.372.7840)

1365 PICO AVENUE

APN: 007-072-009

**INITIAL STUDY AND MITIGATED NEGATIVE
DECLARATION**

FEBRUARY 26, 2016

CITY OF PACIFIC GROVE

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Appendices

1. Appendix 1 – Landscape Restoration Plan
2. Appendix 2 – Botanical Survey Report
3. Appendix 3 – Archaeological Report
4. Appendix 4 – Project Plans

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I. MITIGATED NEGATIVE DECLARATION

Mitigated Negative Declaration

Lead Agency Name and Address

City of Pacific Grove
300 Forest Ave.
Pacific Grove, CA 93950

Contact Person and Phone Number

Anastazia Aziz, AICP, Senior Planner
Community and Economic Development Director
831-648-3183
aaziz@cityofpacificgrove.org

Project Applicant

Eric Miller Architects, Inc.
(831) 372-0410
211 Hoffman Avenue
Monterey, CA 93940

Project Location

The project site is located at 1365 Pico Ave, in the City of Pacific Grove, the County of Monterey, and the state of California. See **Figure 1**.

Name of Project

1365 Pico Ave., Residential Demolition and Reconstruction

General Plan Designation

Low Density, 5.4 Dwelling Units per Acre

Zoning

R-1-B-4

Project Description

The proposed project is a new 3,600 square foot single family residence located at 1365 Pico Avenue (APN 007-072-009). The project includes the demolition of the existing 1,643 square foot residence, detached garage, and guest house to construct a new two-story house with an underground basement and attached three-car garage. The site is located in the Asilomar Dunes Environmentally Sensitive Habitat Area and in Archaeological Overlay zone. The proposed home will consist of 3,348 square feet of site coverage including a 3,052 square foot building footprint, 296 square feet of non-building footprint (walls, exterior fireplace, porches, trash enclosure, light wells, stepping stones), 363 square feet of permeable driveway pavers, and a 706 square foot unpaved courtyard for a total site coverage of 15%.

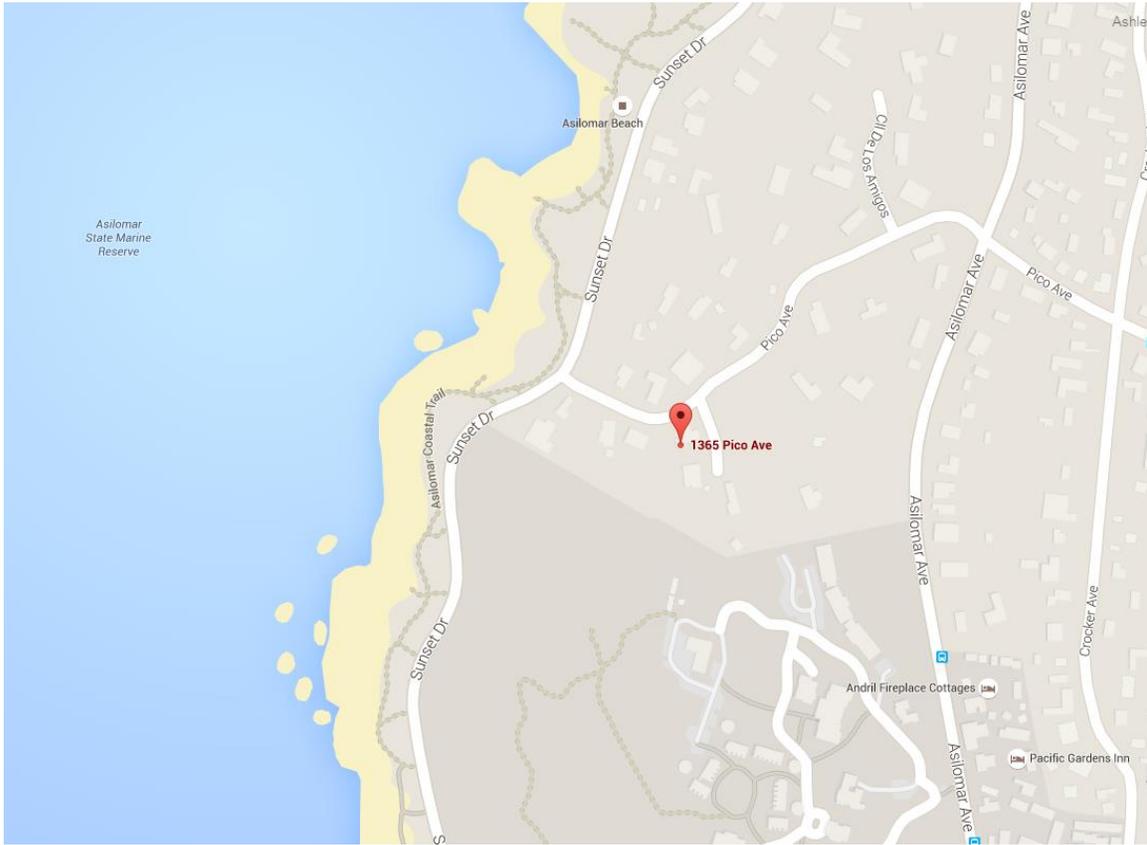
Review Period

October 30, 2015, through 4:00pm on November 30, 2015.

Comments

The City welcomed public comment on the project and on the analysis contained in this environmental Initial Study. Any individual, group, or agency wishing to make comments or ask questions related to the proposed project or the environmental analysis may submit them in writing to the City of Pacific Grove at the address listed above. The City will consider all comments received by 4:00 p.m. on November 30, 2015. The City also will receive oral comments at a public hearing conducted by the Architectural Review Board on March 8, 2016.

Figure 1
Regional Vicinity



Findings and Reasons

With mitigation identified in this Initial Study, the proposed project will not have the potential to significantly degrade the environment, will have no significant impact on long-term environmental goals, will have no significant cumulative effect upon the environment, and will not cause substantial adverse effects on human beings, either directly or indirectly.

The following reasons will support these findings:

1. Mitigation measures have been identified to reduce potential effects to a less than significant level.
2. The proposed project is consistent with the adopted goals and policies of the City of Pacific General Plan/Coastal Land Use Plan (LUP) and the City of Pacific Grove Municipal Code.
3. City staff independently reviewed the Initial Study, and this Mitigated Negative Declaration reflects the independent judgment of the City of Pacific Grove.

Impacts

- The project has the potential to result in a substantial adverse effect on a special-status species.
- The project has the potential to result in a substantial adverse effect on a sensitive natural community.
- The project has the potential to cause a substantial adverse change in the significance of an archaeological resource
- The project has the potential to destroy a unique paleontological resource or site and/or a unique geologic feature.
- The project has the potential to disturb human remains.
- The existing site does not comply with local statutes relating to solid waste, which may lead to a potentially significant impact without mitigation incorporated.

Proposed Mitigation Measures

Biological Resources Mitigation

1. Planning and Pre-Construction Period

BIO-1a

All new utility and sewer lines will be shown on the project plans and reviewed by the Project Biologist. All underground utilities shall be installed in a single-corridor that is located in the driveway, rather than traversing the undeveloped portion of the property.

BIO-1b

All drain lines from roof gutters, if any, or surface drains, including any drain pits, will be shown on the plan and reviewed by the Project Biologist.

BIO-1c

All walkways, patios, decks and other surfaces that may reduce open space coverage will be shown on the project site plan and building plans. Landings, walkways or stepping stones shall be shown on the site plan extending from all exterior doors and steps off of decks and patios and included in the coverage calculations. The addition or modification of any walkways, decks patios or fences subsequent to issuance of a Coastal Development permit will require the consent of the City of Pacific Grove and the Coastal Commission.

BIO-1d

Except in certain circumstances where fences are essential to protect sensitive habitat in public use areas, construction of permanent fences are not permitted by the California Coastal Commission in the Asilomar Dunes.

BIO-1e

A Landscape 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.

BIO-1f

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 the monitoring construction and restoration of the landscape.

BIO-1g

All exotic plants on the project site will be killed with an appropriate herbicide according to specifications described in the approved Landscape Restoration Plan prior to the start of demolition, construction or any ground excavation.

BIO 1h

Prior to the start of construction, temporary fencing will be installed to delineate the construction zone for the purposes of protecting the surrounding dune habitat. In addition, temporary fencing will be installed in proximity to the project along Pico Ave. and La Calle Corte to prevent workers from parking partially on the adjacent dunes. The fence will be installed by the Project Biologist.

BIO-1i

Immediately prior to the start of construction, the project area will be searched for black legless lizards. If any are found, they shall be relocated to nearby suitable habitat.

BIO-1j

The Project Biologist will provide a letter to the City of Pacific Grove verifying that the temporary fences have 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**BIO – 2a**

After the 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.

BIO 2b

Fencing installed to protect sensitive species and habitat will be maintained in good condition and 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.

BIO 2c

All activities associated with construction, trenching, storage or materials, and disposal of construction wastes and excavated soil will not impact areas protected by fencing. The area protected by the fence will remain in a trash free condition and not used for material stock piling, storage or disposal or vehicle parking. All construction personnel will be prohibited from entering the areas protected by fencing.

BIO 2d

No construction materials or debris associated with the project (i.e., paint, cement, gravel, nails, grout, cleaning solvents or residues from other chemicals, etc.) will be disposed of or left on-site. The General Contractor will be responsible for complying with this requirement and will clean up any spills or contaminated ground to the full satisfaction of the Project Biologist.

BIO 2e

If any excavation spoils (sand only) are generated by the project, it will be disposed of either on-site, at the direction of the Project Biologist, or off-site (preferably within the Asilomar Dunes). Sand will be placed in a way that will not negatively affect any existing native vegetation. The proposed location(s) for disposing of excess sand will be reviewed and approved by the City of Pacific Grove and the California Coastal Commission prior to the start of construction.

BIO 2f

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 surrounding environment. Any activity or condition not in accord with the provisions of this report or approved permits will be brought to the attention of the owner or their representative, the General Contractor and, if necessary, the City of Pacific Grove Community Development Department and the California Coastal Commission.

BIO 2.g

A qualified biologist will be retained to implement the project's Landscape Restoration Plan, including overseeing and supervising each step of the restoration process, as described in the plan.

3. Post-construction Period**BIO 3a**

At the conclusion of all construction and project related work, and with the concurrence of the Project Biologist, the temporary fence will be removed.

BIO 3b

Landscaping will be installed according to the specifications described in the Landscape Restoration Plan and completed prior to receiving final building inspection approval.

BIO 3c

No exotic plants or non-local native plants will be planted on the property. Only plants that are listed in the Landscape Restoration Plan will be used on the property.

BIO 3d

When installation of the landscape has been satisfactorily completed, the Project Biologist will prepare a letter to notify the City of Pacific Grove and the Coastal Commission.

BIO 3e

A qualified biologist will be retained by the property owner to monitor the landscape restoration project on an annual basis for the first five years following completed implementation of the project and once every 10 years thereafter.

BIO 3f

Project monitoring reports will be submitted to the City of Pacific Grove Community Development Department and the California Coastal Commission, either annually for the first five years or once after five years, as determined by the California Coastal Commission, and once every 10 years following completed implementation of the restoration project.

BIO 3g

The native landscape will be maintained as specified in the Landscape Restoration Plan, including removing exotic plants and planting and caring for additional plants, if needed.

BIO 3h

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 site.

Cul – 1

A qualified archaeological monitor shall be present when construction begins, to monitor all earth moving, or earth disturbing activities. The archaeologist shall be given 48-hour notice of the start of demolition or any grading or excavation of soils. The monitor shall recover cultural materials that may be found in the excavated soil. If, at any time, potentially significant cultural features are encountered, work shall be halted until the monitor or principal archaeologist can evaluate the discovery. If the feature is determined to be significant, work will remain halted until an appropriate mitigation is developed, with the concurrence of the lead agency, and implemented. If, at any time, human remains are identified, work must be halted and the Monterey County Coroner must be notified immediately. If the Coroner determines that the remains are likely to be Native American, the Native American Heritage Commission will be notified as required by law. The designated Most Likely Descendant will provide recommendations for treatment of Native American human remains. The archaeologist shall be invited to preconstruction meetings to learn of the methods to be utilized by the construction crew and to coordinate with them.

Cul – 2

If sufficient quantities of cultural materials are recovered during monitoring/data recovery, appropriate professional analysis of those materials shall be performed. This might include processes including, but not limited to, radiocarbon dating, faunal analysis, and lithic analysis. Following monitoring and data recovery, a report suitable for compliance documentation shall be prepared. This report shall document the field methodology and findings and make management recommendations. If analysis of cultural materials is undertaken, a Final Technical Report documenting the results of all scientific studies shall be completed within a year following completion of monitoring and data recovery field work.

Cul - 3

Cultural materials recovered during the project shall be processed and curated in the public domain at a suitable research facility. Artifacts shall not be turned over to Native American groups or other special interests unless specifically required under the provisions of the Public Resources Code.

UTI - 1

The existing septic tank system must be abandoned and replaced with a connection to a City Sewer main, in accordance with Pacific Grove Municipal Code Section 9.20.050

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II. INITIAL STUDY

City of Pacific Grove Initial Study/Environmental Checklist

Background & Project Description

Project Title

1365 Pico Ave. Demolition and Reconstruction

Project Location

The project site is located at 1365 Pico Ave, in the City of Pacific Grove, the County of Monterey, and the state of California. See **Figure 1**.

General Plan Designation

Low Density Residential (5.4 Dwelling Units per acre)

Zoning

R-1-B-4 (Single Family Residential Combined District)

Project Description

The proposed project is a new 3,721 square foot single family residence located at 1365 Pico Avenue (APN 007-072-009). The project includes the demolition of the existing 5,750 square foot residence, detached garage, and guest house to construct a new two-story house with an underground basement and attached three-car garage. The site is located in the Asilomar Dunes Environmentally Sensitive Habitat Area and in the City of Pacific Grove Archaeological Overlay zone. The proposed home will consist of 3,311.4 square feet of site coverage including a 3,077 square foot building footprint, 286 square feet of non-building footprint (walls, exterior fireplace, porches, trash enclosure, light wells, stepping stones), 667 square feet of permeable driveway pavers, and a 677 square foot unpaved courtyard. The environmentally protected areas on the site will not be physically impacted by the project.

Surrounding Land Uses and Setting

The project site is located within the City of Pacific Grove in the County of Monterey, California (Figure 1, Location Map). The property is a corner parcel and is relatively flat. The parcel is located in the R-1-B-4 zoning district on the corner of Pico Ave and La Calle Corte in the northwest section of town (See figure 1, Location Map). The project site and its surrounding parcels are located within an Archaeologically Sensitive Area (ASA), as shown in Figure 3 of the LUP, and are within the Coastal Zone (CZ), as shown in Figure 1 of the LUP. Additionally, the site and the surrounding parcels are located in area IV of the LUP, designated as the Asilomar Dunes Area and an Environmentally Sensitive Habitat Area (ESHA). According to figure 2 of the LUP, the surrounding sites range from high to moderate sensitivity and consist of sand dune landforms. The ASA and CZ are discussed further in Section III, Biological Resources, Section IV, Cultural Resources, and Section IV, Land Use/Planning.

Planning and Entitlements

City of Pacific Grove

- Architectural Permit
- Building Permit

Other Public Agencies

- California Coastal Commission – Coastal Development Permit and consultation for projects in California Coastal Commission’s appeal jurisdiction
- Monterey Peninsula Water Management District

III. Environmental Checklist

Environmental Factors Potentially Affected by the Project

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

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population and Housing |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

Evaluation of Environmental Impacts

Each of the responses in the following environmental checklist take account of the whole action involved, including project-level, cumulative, on-site, off-site, indirect, construction, and operational impacts. A brief explanation is provided for all answers and supported by the information sources cited.

1. 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).
2. A “Less Than Significant Impact” applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
3. A “Less Than Significant Impact With Mitigation Incorporated” applies when the proposed project would not result in a substantial and adverse change in the environment after mitigation measures are applied.
4. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Discussion

(a)

A scenic vista is described as a clear, expansive view of the natural environmental, historic and/or architectural features, usually from an elevated point or open area, which possesses visual and aesthetic qualities of value to the community. Scenic vistas within the City of Pacific Grove include views of the Pacific Ocean, historic structures and/or open space lands. The City of Pacific Grove Local Coastal Program LUP contains Policy 2.5.4.1 which designates the following areas as scenic vistas: all areas seaward of Ocean View Boulevard and Sunset Drive, Lighthouse Reservation Lands, Asilomar Conference Ground dune lands visible from Sunset Drive, lands fronting on the east side of Sunset Drive, and the forest-front zone between Asilomar Avenue and the crest of the high dune (from the north side of the Pico Avenue intersection to Sinex Avenue). The project site is identified as a scenic area according to this criteria. The project improvements support the above policies as the proposed improvements would reduce the total site coverage; remain within the requirements of the building height; and will ultimately not affect the visual significance of the area.

In addition, the proposed project is in compliance with the City’s Architectural Review Guidelines for Single-Family Residences (ARG) as follows:

- *Guideline 16: An effort should be made to preserve significant public view corridors.*
- *Guideline 27: A building should be in scale with its site.*
- *Guideline 33: Door and window proportions should relate to the scale and style of the building itself.*
- *Guideline 35: Design a façade to appear similar in scale and character to those in its context.*
- *Guideline 37: In developing a design concept, consider the materials used in other buildings in the neighborhood.*
- *Guideline 38: Exterior materials should be compatible with those that predominate in the area.*

Although the proposed improvements would be visible from surrounding properties, there is no identifiable viewpoint or elevated vista on the proposed site or the adjacent properties from which the proposed project would ultimately detract in a substantial way. Overall, the proposed improvements are in compliance with the above Architectural Review Guidelines. Therefore, effects on the scenic vistas of the site and its surroundings would be considered less than significant.

(b)

Per the California Scenic Highway Program, there are no state scenic highways within the City of Pacific Grove, resulting in no impact.

(c)

The proposed improvements are not anticipated to substantially degrade the existing visual character or quality of the project site and its surroundings, as the proposed improvements would be implemented on a site that is currently disturbed and used as a single-family residence. The improvements are designed to be consistent with the surrounding architectural styles and appearances of the surrounding residential nature. The topography of the project site is relatively level, and would not require cut and fill slopes that could change the appearance of the project site. In addition, as will be discussed further in Section III, Biological Resources, a Landscape Restoration Plan (LRP) has been prepared for the proposed project, with the intent to reestablish a native plant community for this property. The LRP includes specific measures for planting, maintenance and monitoring of the installation. Provided these measures are followed, the project will result in an enhancement of the dune area as a scenic resource. Therefore, the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings, and would result in a less than significant impact.

(d)

Exterior residential lighting has the potential to produce substantial amounts of light or glare unless the light source is shielded or wattage is kept at levels to sufficiently limit light glare. The creation of substantial glare is not anticipated because the existing residential use of the site remains unchanged, and the project does not include window glazing that is beyond what may typically be expected in dwellings in the neighborhood of the project. The proposed exterior lighting fixture locations can be seen on the plan set and includes outdoor wall-mounted lights and pathway lighting. .

In addition, the proposed project is in compliance with the City's Architectural Review Guidelines for Single-Family Residences as follows:

- *Guideline 10: Position outdoor lighting so that no direct light extends onto neighboring properties.*
- *Guideline 12: Choose light fixtures that are compatible with the architectural style of the project.*

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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 nonagricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to nonagricultural use?				X

Discussion

(a-c)

The proposed project is located in an established community. Agricultural uses are not a permitted use within the R-1-B-4 District (Pacific Grove, City of. *Pacific Grove Municipal Code.*). As such, no development would occur on land designated for agricultural use and the proposed project would not have a significant impact on agricultural resources. Therefore, there would be no impact.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			X	
b) Violate any air quality standard or contribute to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Discussion

(a–c)

The project site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). In March 1997, the air basin was redesignated from a “moderate nonattainment” area for the federal ozone standards to a “maintenance/attainment” area. The NCCAB is currently in attainment for the federal PM₁₀ (particulate less than 10 microns in diameter) standards and for state and federal nitrogen dioxide, sulfur dioxide, and carbon monoxide standards. The NCCAB is classified as a nonattainment area for the state ozone and PM₁₀ standards.

Short-Term Construction Emissions

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

Because the proposed project footprint is less than 1 acre and involves only minor construction activity and ground disturbance, it is not anticipated to result in a short-term increase in fugitive dust that could

exceed MBUAPCD significance thresholds (e.g., result in grading of more than 2.2 acres per day) in accordance with air district CEQA guidelines. As a result, fugitive dust emissions from construction activities are not anticipated to contribute to regional nonattainment air quality conditions and would be considered a less than significant impact.

Construction equipment could result in the generation of diesel-PM emissions during construction. Exhaust emissions are typically highest during the initial site preparation, particularly when a project requires extensive site preparation (e.g., grading, excavation) involving large numbers of construction equipment. However, given the size and extent of the project, large numbers of construction equipment would not be required. Because short-term construction activities would be very limited and are considered minor, they would not contribute to regional nonattainment air quality conditions. The impact is therefore considered less than significant.

Long-Term Operational Emissions

Operational emissions are considered long term because they continue indefinitely. However, the proposed project includes a new Single Family Residence that will not generate vehicle trips or any other emission-producing activities at a higher level than what exists. Impacts would be less than significant.

(d)

The MBUAPCD defines sensitive receptors as facilities that house or attract children, the elderly, people with illness, or others who are especially sensitive to air pollutants. The sensitive receptors closest to the project site consist of single-family residences and the Asilomar Conference Grounds. However, as noted above, construction and operation of the proposed project would not result in substantial pollutant concentrations. Impacts on sensitive receptors would be considered less than significant.

(e)

The proposed project is a new single-family residence that would not generate odors during operation. Odors could be generated by construction equipment during project construction. However, due to the nature of the project, construction activities in any given location would be short-term and a substantial number of people would not be affected by odors. Impacts would be less than significant.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 US Fish and Wildlife Service?		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 US Fish and Wildlife Service?		X		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			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?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			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?				X

Existing Setting

The City of Pacific Grove is located on the Monterey Bay and Pacific Ocean shoreline, within the boundary of the federally protected Monterey Bay National Marine Sanctuary and contains numerous and diverse sensitive plant life and wildlife species. The subject property is located in the Asilomar Dunes, an area comprised of environmentally sensitive habitat with a number of rare and endangered species. The Asilomar dunes are a distinct geological complex encompassing approximately 480 acres between Point Pinos and Point Joe. 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 to about Asilomar Avenue. The general area surrounding the project site is characterized as scattered residences among sand dunes and Monterey pine forest. The Asilomar Dunes is an area with a number of unique biological and geological resources, including at least ten plants and one animal species of special concern and dune landforms that are compromised almost entirely of quartz sand. In accordance with the Local Coastal Program Land Use Plan for the City of Pacific Grove, the applicant has submitted a Botanical Survey Report and a Landscape Restoration Plan.

A botanical survey was conducted on the property on May 9, 2015. Despite the drought and relatively dry winter and spring, all of the plant species of special concern that occur in the Asilomar Dunes were evident, either on the property or on nearby properties. The project biologist identified the following species of special concern:

- Tidestrom's Lupine
- Monterey Spineflower

Additionally, the project biologist noted that large patches of ice plant that once surrounded the house have begun regrowing on the western and southern sides of the residence and a hybrid of Tidestrom's lupine and Monterey spineflower is also invading the western dune ridge from the neighboring properties to the south. This plant represents a serious threat to the genetic integrity and survival of the remaining Tidestrom's Lupines in the Asilomar Dunes.

Discussion

(a, d)

The project site was searched during the survey for California Black Legless Lizard (*Anniella pulchra nigra*) and although none were found, the report states they likely may occur on the site. The Black Legless Lizard is listed on the State Department of Fish and Game Species of Special Concern due to declining population levels, limited ranges, and/or continuing threats that have made them vulnerable to extinction. The goal of designating species as "Species of Special Concern" is to halt or reverse their decline by calling attention to their plight and addressing the issues of concern early enough to secure their long term viability. Although this species was not found on site, it is not possible that the project would have an adverse effect to this species, resulting in a potentially significant impact. Compliance with the mitigation measures listed below would ensure that the potential impacts to the Black Legless Lizard are reduced to a less than significant level.

Planning and Pre-Construction Period**BIO-1a**

All new utility and sewer lines will be shown on the project plans and reviewed by the Project Biologist. All underground utilities shall be installed in a single-corridor that is located in the driveway, rather than traversing the undeveloped portion of the property.

BIO-1b

All drain lines from roof gutters, if any, or surface drains, including any drain pits, will be shown on the plan and reviewed by the Project Biologist.

BIO-1c

All walkways, patios, decks and other surfaces that may reduce open space coverage will be shown on the project site plan and building plans. Landings, walkways or stepping stones shall be shown on the site plan extending from all exterior doors and steps off of decks and patios and included in the coverage calculations. The addition or modification of any walkways, decks patios or fences subsequent to issuance of a Coastal Development permit will require the consent of the City of Pacific Grove and the Coastal Commission.

BIO-1d

Except in certain circumstances where fences are essential to protect sensitive habitat in public use areas, construction of permanent fences are not permitted by the California Coastal Commission in the Asilomar Dunes.

BIO-1e

A Landscape 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.

BIO-1f

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 the monitoring construction and restoration of the landscape.

BIO-1g

All exotic plants on the project site will be killed with an appropriate herbicide according to specifications described in the approved Landscape Restoration Plan prior to the start of demolition, construction or any ground excavation.

BIO 1h

Prior to the start of construction, temporary fencing will be installed to delineate the construction zone for the purposes of protecting the surrounding dune habitat. In addition, temporary fencing will be installed in proximity to the project along Pico Ave. and La Calle Corte to prevent workers from parking partially on the adjacent dunes. The fence will be installed by the Project Biologist.

BIO-1i

Immediately prior to the start of construction, the project area will be searched for black legless lizards. If any are found, they shall be relocated to nearby suitable habitat.

BIO-1j

The Project Biologist will provide a letter to the City of Pacific Grove verifying that the temporary fences have 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.

Construction Period

BIO – 2a

After the 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.

BIO 2b

Fencing installed to protect sensitive species and habitat will be maintained in good condition and 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.

BIO 2c

All activities associated with construction, trenching, storage or materials, and disposal of construction wastes and excavated soil will not impact areas protected by fencing. The area protected by the fence will remain in a trash free condition and not used for material stock piling, storage or disposal or vehicle parking. All construction personnel will be prohibited from entering the areas protected by fencing.

BIO 2d

No construction materials or debris associated with the project (i.e., paint, cement, gravel, nails, grout, cleaning solvents or residues from other chemicals, etc.) will be disposed of or left on-site. The General Contractor will be responsible for complying with this requirement and will clean up any spills or contaminated ground to the full satisfaction of the Project Biologist.

BIO 2e

If any excavation spoils (sand only) are generated by the project, it will be disposed of either on-site, at the direction of the Project Biologist, or off-site (preferably within the Asilomar Dunes). Sand will be placed in a way that will not negatively affect any existing native vegetation. The proposed location(s) for disposing of excess sand will be reviewed and approved by the City of Pacific Grove and the California Coastal Commission prior to the start of construction.

BIO 2f

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 surrounding environment. Any activity or condition not in accord with the provisions of this report or approved permits will be brought to the attention of the owner or their representative, the General Contractor and, if necessary, the City of Pacific Grove Community Development Department and the California Coastal Commission.

BIO 2.g

A qualified biologist will be retained to implement the project's Landscape Restoration Plan, including overseeing and supervising each step of the restoration process, as described in the plan.

Post-construction Period

BIO 3a

At the conclusion of all construction and project related work, and with the concurrence of the Project Biologist, the temporary fence will be removed.

BIO 3b

Landscaping will be installed according to the specifications described in the Landscape Restoration Plan and completed prior to receiving final building inspection approval.

BIO 3c

No exotic plants or non-local native plants will be planted on the property. Only plants that are listed in the Landscape Restoration Plan will be used on the property.

BIO 3d

When installation of the landscape has been satisfactorily completed, the Project Biologist will prepare a letter to notify the City of Pacific Grove and the Coastal Commission.

BIO 3e

A qualified biologist will be retained by the property owner to monitor the landscape restoration project on an annual basis for the first five years following completed implementation of the project and once every 10 years thereafter.

BIO 3f

Project monitoring reports will be submitted to the City of Pacific Grove Community Development Department and the California Coastal Commission, either annually for the first five years or once after five years, as determined by the California Coastal Commission, and once every 10 years following completed implementation of the restoration project.

BIO 3g

The native landscape will be maintained as specified in the Landscape Restoration Plan, including removing exotic plants and planting and caring for additional plants, if needed.

BIO 3h

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 site.

(b)

Sensitive habitats include (a) areas of special concern to resource agencies; (b) areas protected under CEQA; (c) areas designated as sensitive natural communities by the CDFW; (d) areas outlined in Fish and Game Code Section 1600; (e) areas regulated under Section 404 of the federal Clean Water Act; and (f) areas protected under local regulations and policies. The proposed development has been sited to reduce potential impacts to sensitive habitats to the greatest extent possible. It almost completely overlaps with previously disturbed lands and utilizes underground living space to reduce site coverage impacts.

(c)

The project site does not contain any federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.). No impact would occur.

(e)

The Biological Survey Report states that the Monterey Pine is a special status species tree that is found

on the property. The trees are not proposed for removal or trimming. The City's Tree ordinance, Pacific Grove Municipal Code Chapter 12.16, includes standards for the protection and preservation of trees during construction activities, including placement of protective fencing around trunks and canopy drip lines, limiting excavation and the placement of construction wastes and excavation spoils within drip lines, among others. With compliance with the standard conditions of approval listed in tree ordinance, no impacts are anticipated. Additionally, the project would be required to comply with all local policies and ordinances protecting biological resources. Implementation of mitigation measures would ensure the project's consistency with local policies pertaining to biological resources. As such, no conflict is anticipated, and no additional mitigation measures are proposed.

(f)

There are currently no adopted or proposed habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans that affect the proposed project. Therefore, no conflict would occur.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		

Discussion

(a)

The subject property is not considered a Historic Resource as defined in CEQA Guidelines section 15064.5 The subject property was built in 1954 and multiple additions have taken place since the original construction. The project will have no impact to a historic resource.

(b-d)

The project site is located within an Archaeologically Sensitive Area (ASA), as shown in Figure 3 of the LUP, of the City where potentially significant archaeological resources and artifacts have been discovered in the past. Section 2.4, Archaeological Resources of the LUP includes Policies 2.2.4.1 through 2.4.5.1 which are aimed to protect the City’s archaeological resources within the CZ. Chapter 7, Historic and Archaeological Resources of the General Plan includes Goal 4, which aims to protect the City’s archaeological resources, and is supported by Policies 20-23 and Programs AA-EE. Archaeological sites and resources are protected by Federal and State statutes. Policies in the City’s General Plan also require protection, preservation, or recovery of data, if feasible, from archaeologically significant resources.

Proposed projects that require discretionary approvals in this area also require an inspection of the project site and an analysis of the observations and/or finds by a qualified archaeologist with local expertise. At a minimum, required investigations include archival research, surface inspection of the site, an evaluation of the historic and cultural significance of artifacts that may be discovered during the surface inspection and recommendations for the protection and treatment of artifacts that may be exposed and/or disrupted by the proposed project. Susan Morley, AIA, a Professional Archaeologist, completed a Preliminary Cultural Resources

Reconnaissance for the site in accordance with Section 15063(a)(2) and (3) of the California Environmental Quality Act (CEQA) Guidelines in 2002 and 2008.

An archaeological resource may be eligible for historic significance if it qualifies for listing in either the National Register of Historic Places (NRHP) or the California Inventory of Historic Resources (CIHR), or if it is already listed as a California Historical Landmark. To qualify for listing on the NRHP or CIHR, at least one of the following criteria must be met:

- The resource is associated with events or persons that have made a significant contribution to the broad patterns of California history and heritage;
- It embodies distinctive characteristics of a type, period, region, or method of construction or is a representative example of an important master individual;
- It has yielded, or may be likely to yield, information important to prehistory or history, that can only be determined by archaeological methods.

The City's General Plan, Chapter 7, Historic and Archaeological Resources, contains the following goals, policies and programs which apply to development and/or construction proposals within the City's ASAs:

- Goal 4: Protect Pacific Grove's archaeological resources.
- Policy 20: Support the enforcement of existing State and federal laws pertaining to pilfering of archaeological sites.
- Policy 21: Ensure the protection and preservation of artifacts in those areas already identified as containing archaeological remains.
- Policy 22: Work with the California Archaeological Inventory to develop information that will allow the prediction of additional sites likely to contain archaeological remains.
- Policy 23: Refer development proposals that may adversely affect archaeological sites to the California Archaeological Inventory.

In carrying out these policies, the City will take the following measures, in cooperation with the State Historic Preservation Office and the California Archaeological Inventory, before issuing any permits for development or beginning any project within areas potentially containing archaeological resources.

- Program AA: Inspect the surface of sites which potentially contain archaeological resources and evaluate site records to determine the extent of known archaeological resources.

In those areas identified as being the actual or probable sites of archaeological remains, any projects on City land or requiring the issuance of permits by the City will be investigated during plan review to determine whether valuable archaeological remains will be affected by the project.

- Program BB: Require that all sites with potential resources likely to be disturbed by a proposed project be analyzed by a qualified archaeologist with local expertise.

Upon the first discovery of any archaeological findings, development activity will be halted until professional archaeological examination and preservation is accomplished.

- Program CC: Require that a mitigation plan, adequate to protect the archaeological resource and prepared by a qualified archaeologist, be submitted for review and, if approved, be implemented as part of the project (LUP, 2.4.5.1).

The City will take all possible precautions to insure that no action by the City results in the loss of any irreplaceable archaeological record present in the City's planning jurisdiction.

- Program DD: Identify sensitive sites early, so that archaeological resources can be considered and protected during the first phases of project design (LUP, 2.4.4.2).
- Program EE: Where an archaeological site is in proximity to a project under review, City staff in conjunction with the California Archaeological Inventory will determine the particular qualities to be preserved and the methods of preservation.

On September 5, 2015, a field reconnaissance was conducted by Susan Morley, AIA.. The findings of this reconnaissance, as well as a backgrounds records search for the subject parcel, were submitted in a report for the project dated September 16, 2003. The report also includes an assessment of project-related environmental effects to culturally significant archaeological artifacts that may be discovered during implementation of the project.

The record search of the files of the Northwest Regional Information Center showed that although there are a number of known sites within one kilometer of the subject parcel, the project site is not within the recorded boundary of a known prehistoric cultural resource in the area. Because of the possibility of unidentified (e.g. buried) cultural resources being found during construction, the report recommends the standard mitigation measure below.

The following actions shall be undertaken to reduce potential adverse effects to cultural resources to a **less than significant** impact.

Cul – 1

A qualified archaeological monitor shall be present when construction begins, to monitor all earth moving, or earth disturbing activities. The archaeologist shall be given 48-hour notice of the start of demolition or any grading or excavation of soils. The monitor shall recover cultural

materials that may be found in the excavated soil. If, at any time, potentially significant cultural features are encountered, work shall be halted until the monitor or principal archaeologist can evaluate the discovery. If the feature is determined to be significant, work will remain halted until an appropriate mitigation is developed, with the concurrence of the lead agency, and implemented. If, at any time, human remains are identified, work must be halted and the Monterey County Coroner must be notified immediately. If the Coroner determines that the remains are likely to be Native American, the Native American Heritage Commission will be notified as required by law. The designated Most Likely Descendant will provide recommendations for treatment of Native American human remains. The archaeologist shall be invited to preconstruction meetings to learn of the methods to be utilized by the construction crew and to coordinate with them.

Cul – 2

If sufficient quantities of cultural materials are recovered during monitoring/data recovery, appropriate professional analysis of those materials shall be performed. This might include processes including, but not limited to, radiocarbon dating, faunal analysis, and lithic analysis. Following monitoring and data recovery, a report suitable for compliance documentation shall be prepared. This report shall document the field methodology and findings and make management recommendations. If analysis of cultural materials is undertaken, a Final Technical Report documenting the results of all scientific studies shall be completed within a year following completion of monitoring and data recovery field work.

Cul - 3

Cultural materials recovered during the project shall be processed and curated in the public domain at a suitable research facility. Artifacts shall not be turned over to Native American groups or other special interests unless specifically required under the provisions of the Public Resources Code.

Implementation of the above mitigation measure would ensure that any impacts to cultural resources on the property would be reduced to a **less than significant** level.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?				X
ii. Strong seismic ground shaking?				X
iii. Seismic-related ground failure, including liquefaction?				X
iv. Landslides?				X
b) Would the project result in substantial soil erosion or the loss of topsoil?				X
c) Would the project 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?				X
d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.				X

Discussion

(a-e)

The potential for and mitigation of impacts that may result from geologic hazards within the City are identified and addressed in the City's General Plan. Monterey County is in a seismically active area and the city is exposed to seismic hazards as are other communities in this portion of California. According to the State of California Department of Conservation Division of Mines and Geology Special Publication 42, the City of Pacific Grove is not within an earthquake fault zone. The City of Pacific Grove is situated on relatively stable granite bedrock, which reduces the likelihood of damage resulting from seismic events.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion

(a, b)

California is a substantial contributor of global greenhouse gases, emitting over 400 million tons of carbon dioxide (CO₂) a year. Climate studies indicate that California is likely to see an increase of 3–4 degrees Fahrenheit over the next century. Due to the nature of global climate change, it is not anticipated that any single development project would have a substantial effect on global climate change.

Project-related greenhouse gas emissions include emissions from construction and mobile sources. The primary source of greenhouse gas emissions resulting from implementation of the proposed project would be automobile traffic and construction equipment. Because there would not be a substantial increase in average daily traffic trips, and construction would comply with state building regulations (e.g., Title 24) and the City’s Green Building Program, the proposed project would have a less than significant impact on localized greenhouse gas emissions.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
8. 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?				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?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Discussion

(a–h)

According to a search of the Department of Toxic Substances Control’s (2015) EnviroStor database and the State Water Resources Control Board’s (2015) GeoTracker database, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Cortese List).¹ Construction of the proposed project would involve the use of limited amounts of routine hazardous materials, such as gasoline, diesel fuel, oils, and solvents. Contractors would be required to use, store, and dispose of any hazardous materials in accordance with all applicable federal, state, and local regulations. Compliance with existing regulations would minimize potential risks to the public and the environment associated with the use, storage, and transport of hazardous materials associated with the proposed project. The proposed project would not use any hazardous materials as part of project operation.

The Asilomar Conference Grounds, Asilomar State Beach, and the George Washington Park are less than a mile from the project site. However, project construction would not involve the use of construction equipment or handling of hazardous materials such that it would result in a substantial risk.

The proposed project is not located in the vicinity of an airport, is not located in an area identified as prone to wildland fires as identified in the City’s General Plan, and would not interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, the project is considered to have no impact related to hazards and hazardous materials.

¹ Government Code Section 65962.5 requires compilation of a list of hazardous waste and substances sites to be used as a planning document by state and local agencies and developers to comply with the CEQA requirements in providing information about the location of hazardous materials release sites. This list is commonly known as the Cortese List.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (for example, the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			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, in a manner which would result in substantial erosion or siltation on- or off-site.			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood-hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood-hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Discussion

(a, e, f)

The proposed project could result in water quality degradation during construction and operation. Construction activities associated with development of the project site would include grading and vegetation removal, which would disturb and expose soils to water erosion, potentially increasing the amount of silt and debris entering drainages, including the nearby Asilomar State Marine Reserve. However, as noted above, the project would be required to comply with the City's Municipal Code Chapter 18.04, which requires implementation of Best Management Practices (BMPs) to minimize polluted runoff and water quality impacts.

(b)

Some water would be used during project construction, such as for dust control, but the quantities would be incidental. The existing use of the project site is consistent with the density requirements and allowable uses in the R-1-B-4 zoning district and the proposal will have no effect on any water quality standards or waste discharge requirements.

(c, d)

The proposed project would involve construction of a new single family residence on a residentially zoned parcel. While some minor grading would be required, the project would not substantially alter the topography in the area such that substantial erosion or off-site flooding would result. The finished foundation will be constructed at or very near existing grades and therefore will not impede or redirect existing drainage patterns. Therefore, this would be a less than significant impact.

(g, h, i, j)

The project site is not located in the Federal Emergency Management Agency (FEMA) 100-year flood zone. Given the scope of the project, there is not a substantial risk of injury or death from tsunamis or flooding associated with the project. Because of the topography of the area, there would not be a substantial risk from seiche or mudflows. This would be a less than significant impact.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
10. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion

(a-b)

The project proposes the construction of a new single family residence in a Single Family Residential district. The project is consistent with the City’s Local Coastal Land Use Plan and the City’s General Plan. Additionally, the project is consistent with the zoning ordinance for the R-1-B-4 (Single Family Residential, Combined) District. The proposed project is considered to be consistent with applicable land use plans, policies, and regulations. There would be no impact.

(c)

There are currently no adopted or proposed habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans that affect the proposed project. Therefore, no conflict would occur, and there would be no impact.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
11. 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?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

Discussion

According to the City’s General Plan, there are no known mineral resources located in Pacific Grove. Therefore, the project will have no impact on mineral resources.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
12. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) Substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 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?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion

(a)

The proposed project consists of the demolition of the existing single family residence and the construction of a new single family residence. Day-to-day activities within the home would result in minimal noise, which will be similar to the noise generated at the adjacent residential uses. These noises would not expose any persons to noise in excess of applicable City or County noise standards. There would be no substantial permanent increase in noise levels. Therefore, there would be no impact.

(b)

Groundborne vibrations and noise can result from both construction and grading activities. The proposed project would involve only minor grading and limited construction activities. Thus, it is not anticipated that any unusual grading equipment or blasting would be required which could create excessive groundborne vibration. While some localized vibrations may occur during grading and heavy equipment use, such vibrations are expected to be minor and would not affect the closest sensitive

receptors (i.e., the neighboring residences and hotel uses). Once the project is completed, no excessive ground vibrations or noises would occur. This impact would be less than significant.

(c, d)

Temporary noise impacts would occur as a result of construction-related activities, which could affect sensitive receptors in the vicinity. These include the existing nearby residential uses. However, proposed grading and construction activities would be minor and of short duration. Therefore, the proposed project would not result in the exposure of persons to or generation of temporary construction-related noise levels in excess of applicable City or County standards. This impact would be less than significant.

(e, f)

The project site is not located within 2 miles of a public or private airport. Therefore, there would be no impact.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
13. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion

(a–c)

The proposed project consists of the demolition of an existing single family residence and the reconstruction of a new residence on the same lot. The replacement of a single family residence in a single family residential zone will not result in a substantial population growth, nor will it displace substantial numbers of existing housing or people. There would be no impact.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical 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?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X

Discussion

(a-e)

The proposed project includes the demolition of the existing single family residence and the reconstruction of a new residence. The new residence would not add population which would increase demand on public services. Therefore, it would not result in physical impacts associated with the provision of new or physically altered government facilities. There would be no impact related to public services.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
15. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion

(a, b)

The proposed project would not affect recreational opportunities for the city and county. Thus, the project would not result in the physical deterioration of any parks or recreational facilities. Project construction activities may interfere with regular use of the Asilomar State Beach and Conference Grounds. However, these activities would be of short duration and would not permanently affect the operation of either use. Therefore, the project would have no impact on recreation.

Impacts associated with construction of the new residence are assumed as part of the proposed project and are addressed throughout this Initial Study. Potential impacts include disturbance of biological and/or cultural resources, temporary air emissions, soil erosion and water quality degradation, handling of hazardous materials, temporary construction noise, and temporary construction traffic. Each of these potential impacts has been determined to be less than significant with implementation of the mitigation measures provided in this document.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
16. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs supporting regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Discussion

(a-f)

The proposed project consists of a new Single Family residence on a residential parcel. Thus, project implementation would not add vehicles to area roadways and would not result in a decline of service at area intersections or otherwise adversely affect traffic operations. The subject parcel is located in a residential zone and is surrounded by residential uses. Additionally, the project proposal includes three on-site parking spaces. Both the existing and the proposed homes have adequate access for emergency responders and the proposed project would have no impact on air traffic patterns. The proposed

project is considered to be consistent with applicable land use plans, policies, and regulations. For these reasons, there will be no impact.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
17. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) 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 projected demand in addition to the provider’s existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?		X		

Discussion

(a–f)

The proposed project is the replacement of an existing single family residence that would not add population or other land uses that would increase demand on public utilities and service systems. There would be no impact related to public utilities.

(g)

The existing residence is currently served by a septic system for solid waste. The Pacific Grove Municipal Code Chapter 9.20.050 requires all properties currently served by an existing septic tank system to connect to a sewer main in the event of either a failure to the existing septic tank system or additions to any structure which exceeds 50 percent of the value of said structure.

The following actions shall be taken:

UTI-1

The existing septic tank system must be abandoned and replaced with a connection to a City Sewer main, in accordance with Pacific Grove Municipal Code Section 9.20.050

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
18. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:				
a) 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?		X		
b) 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 the past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X

Discussion

(a)

With mitigation incorporated, the proposed project would not result in any significant impacts. As discussed in subsection 4, Biological Resources, after mitigation, the proposed project would result in less than significant impacts to species identified as candidate, sensitive, or special-status species, on any riparian habitat or other sensitive natural community, and on federally protected wetlands and would not conflict with local policies and ordinances protecting biological resources. Similarly, as discussed in subsection 5, Cultural Resources, after mitigation, the proposed project would result in less than significant impacts to human remains, archaeological resources, and paleontological resources.

(b)

A significant impact may occur if the project, in conjunction with related projects, would result in impacts that are less than significant when viewed separately but would be significant when viewed together. When considering the proposed project in combination with other past, present, and reasonably foreseeable future projects in the vicinity of the project site, the proposed project does not have the potential to cause impacts that are cumulatively considerable. As detailed in the above discussions, the proposed project would not result in any significant and unmitigable impacts in any

environmental categories. In all cases, the impacts associated with the project are limited to the project site or area of such a negligible degree that they would not result in a significant contribution to any cumulative impacts.

(c)

The proposed project does not have the potential to significantly adversely affect humans, either directly or indirectly, once mitigation measures are implemented. While a number of the proposed project's impacts were identified as having a potential to significantly impact humans, with implementation of the identified mitigation measures and standard requirements, these impacts are expected to be less than significant. With implementation of the identified measures, the proposed project would not be expected to cause significant adverse impacts to humans. All significant impacts are avoidable, and the City of Pacific Grove would ensure that measures imposed to protect human beings are fully implemented.

III. DETERMINATION

III. Determination

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
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 or a potentially significant unless 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 pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Mark Brodeur

Mark Brodeur, Community and Economic Development Director
City of Pacific Grove

Date: 03/08/2016

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THOMAS K. MOSS
Coastal Biologist

BOTANICAL SURVEY REPORT

**ST. DENNIS RESIDENCE
1365 PICO AVENUE, PACIFIC GROVE, CA
(APN 007-072-009)**

Owner:

**Tom and Sandy St. Dennis
3168 Oellaro Court
Pleasanton, CA 94566**

August 24, 2015

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**BOTANICAL SURVEY REPORT
ST. DENNIS RESIDENCE
1365 PICO AVENUE, PACIFIC GROVE, CA
(APN 007-072-009)**

I. INTRODUCTION

This report has been prepared in conjunction with a proposal to demolish and replace an existing house, guest house and carport with a new single-family two-story residence at 1365 Pico Avenue in Pacific Grove (Figure 1 and Figure 2).

The property is located in the Asilomar Dunes, an area comprised of environmentally sensitive habitat with a number of rare and endangered species. The Pacific Grove Local Coastal Program Land Use Plan requires the preparation of a botanical survey report for all properties in the Asilomar Dunes prior to approval of development that could materially disturb existing or potential environmentally sensitive habitat. This report is being submitted to the Community Development Department of Pacific Grove and the California Coastal Commission for the purpose of satisfying that requirement.

This botanical survey report provides a description of existing vegetation on the property, including the presence or absence of special status plants; recommendations for minimizing or avoiding impacts resulting from proposed development, and; a list of development guidelines for protecting and restoring the property's natural values.

II. ENVIRONMENTAL SETTING

A. General Area

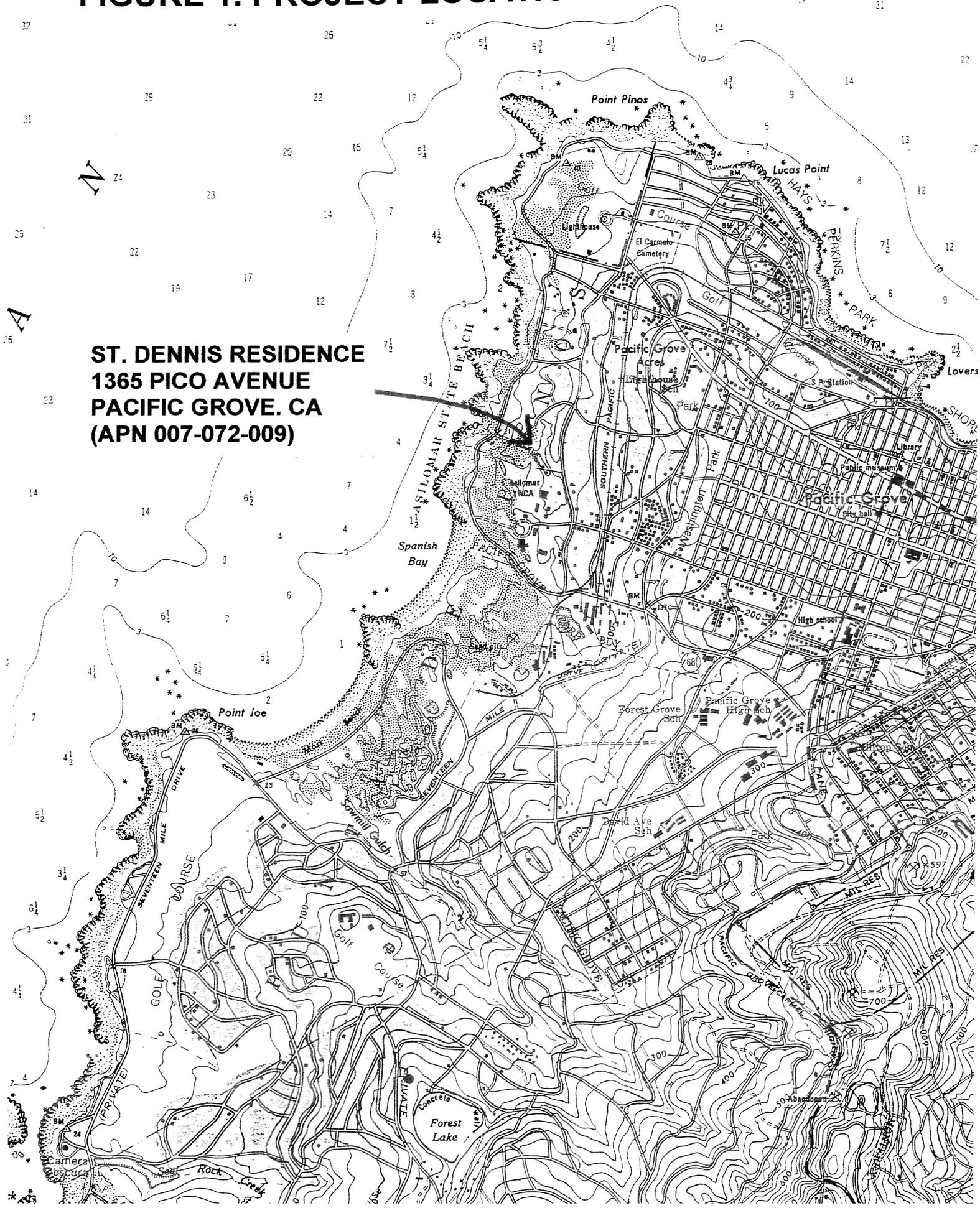
The project site is located in the Asilomar Dunes, a distinct geological complex encompassing approximately 480 acres between Point Pinos and Point Joe on the seaward extremity of the Monterey Peninsula. The Asilomar Dunes extend inland from the shoreline dunes and bluffs through a series of dune ridges and interdune swales into the first band of Monterey pine trees, referred to as the forest-front, to about Asilomar Avenue. 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 ten 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 dunes habitat in the Asilomar Dunes was severely damaged or lost as a result of sand mining, residential and golf course development, trampling by pedestrians, encroachment of introduced non-native (exotic) vegetation, and predation by a large population of deer.

FIGURE 1. PROJECT LOCATION

Item 7e

ST. DENNIS RESIDENCE
1365 PICO AVENUE
PACIFIC GROVE. CA
(APN 007-072-009)



Remnant patches of undisturbed dune habitat and examples of restored native dune landscape exist in several locations in the Asilomar Dunes, particularly on state property at Asilomar State Beach and Conference Grounds and on a few private properties. At Asilomar State Beach and Conference Grounds, a major dunes restoration project has been very successful in eliminating Hottentot fig ice plant (*Carpobrotus edulis*) and other exotics and revegetating with species indigenous to the Asilomar Dunes.

B. Plant Communities

Native vegetation in the Asilomar Dunes is mainly representative of the Central Dune Scrub Plant Community. In its original, undisturbed condition, the native landscape on the dune ridges forms a relatively open assemblage of prostrate and low growing native plants, including beach sagewort (*Artemisia pycnocephala*), yellow and pink sand verbenas (*Abronia latifolia* and *A. umbellata*), 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 interdune swales (low valleys 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 – in some of the interdune swales and on the stabilized interior dunes – the Central Dune Scrub Plant Community intergrades and is replaced by the Monterey Pine Forest Plant Community.

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 habitat, the California Coastal Commission has designated the Asilomar Dunes as "environmentally sensitive habitat area," which under the California Coastal Act requires a higher level of environmental protection and restriction on development.

C. 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 Game (CDFG) as rare, threatened or endangered (CDFG, 2001). In addition, the CDFG recognizes plants designated by the California Native Plant Society 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).

The Asilomar Dunes is home to ten plants and one animal species of special concern. These species and their protection status are described in Table 1.

Dune buckwheat, which is not a state or federally listed species, is also treated like a species of special concern because it is the host plant for the endangered Smith's blue butterfly (*Euphilotes enoptes smithii*). Although this butterfly does not presently occur in the Asilomar Dunes, it may be reintroduced in the future.

III. BOTANICAL SURVEY

A. Methodology

A botanical survey was conducted on the property on May 9, 2015. Despite the drought and a relatively dry winter and spring, all of the plant species of special concern that occur in the Asilomar Dunes were evident, either on the property or on nearby properties, at the time of the survey. The entire property was visually inspected and all plants present were identified and recorded. Rare plants were flagged in the field and precisely located and mapped by a licensed surveyor, as represented on the project site plan (Figure 2) and on the vegetation-rare plant map (Figure 3). Areas of rare plants are indicated with diagonal dashed lines and described as on the site map as Protected Areas. A complete list of the plant species encountered is provided in Table 2. The project site was not searched for black legless lizards, though they may be present.

B. Site Conditions

The property encompasses 0.515 acres and is bordered by Pico Ave. on the north, La Calle Corte on the east, and developed residential parcels on the west and south sides. The property is roughly square in shape and flat, except for a dune ridge that traverses the entire western portion of the property. An existing residence and attached guesthouse and carport are centrally located on the property. A short driveway connects to La Calle Corte. The undeveloped portion of the property consists of degraded sand dune habitat surrounding the existing structures, comprised of patches of ice plant or open sand, along with areas of disturbed native vegetation, specifically in the northeast corner of the property and on the western dune ridge. A low depression of open sand in the southeastern part of the property, just south of the carport, had a volleyball court placed here in the early 1990s. It eventually was abandoned and several feet of sand blew out of the area, creating the depression that exists today.

C. Description of Vegetation

The property contains a mixture of exotic and native vegetation, as depicted in Figure 3 and listed in Table 2. Large patches of ice plant that once surrounded the

TABLE 1. SPECIES OF SPECIAL CONCERN

1. Menzies' wallflower (*Erysimum menziesii* ssp. *menziesii*); California Endangered Species, Federal Endangered Species, and California Native Plant Society List 1B - Rare or Endangered.
2. Tidestrom's lupine (*Lupinus tidestromii* var. *tidestromii*); California Endangered Species, Federal Endangered Species, and California Native Plant Society List 1B - Rare or Endangered.
3. Sand gilia (*Gilia tenuiflora* ssp. *arenaria*); California Threatened Species, Federal Endangered Species, and California Native Plant Society List 1B - Rare or Endangered.
4. Beach layia (*Layia carnososa*); California Endangered Species, Federal Endangered Species, and California Native Plant Society List 1B - Rare or Endangered.
5. Monterey spineflower (*Chorizanthe pungens* var. *pungens*); Federal Threatened Species and California Native Plant Society List 1B - Rare or Endangered.
6. Coastal dunes milk-vetch (*Astragalus tener* var. *titi*); California Endangered Species, Federal Endangered Species, and California Native Plant Society List 1B - Rare or Endangered.
7. Pacific Grove clover (*Trifolium polyodon*); California Rare Species, Federal Threatened Species, and California Native Plant Society List 1B - Rare or Endangered.
8. Sandmat manzanita (*Arctostaphylos pumila*); California Native Plant Society List 1B - Rare or Endangered.
9. Monterey paintbrush (*Castilleja latifolia*); California Native Plant Society List 4 - Plants of Limited Distribution.
10. Monterey pine (*Pinus radiata*); California Native Plant Society List 1B - Rare or Endangered.
11. Black legless lizard (*Anniella pulchra nigra*); California Protected Species.

TABLE 2. PLANT SPECIES ENCOUNTERED

SCIENTIFIC NAME	COMMON NAME
<i>Abronia umbellata</i>	Pink sand verbena
<i>Agoseris apargioides</i>	Dune dandelion
<i>Ambrosia chamissonis</i>	Beach bur
<i>Ammophila arenaria</i> *	European beach grass
<i>Artemisia pycnocephala</i>	Beach sagewort
<i>Armeria maritime</i> (variety)**	Sea pink
<i>Bromus diandrus</i> *	Ripgut grass
<i>Camissonia cheiranthifolia</i>	Beach primrose
<i>Carpobrotus edulis</i> *	Hottentot fig ice plant
<i>Cryptantha leiocarpa</i>	Coast cryptantha
<i>Cupressus macrocarpa</i> **	Monterey cypress
<i>Daucus pusillus</i>	Rattlesnake weed
<i>Drosanthemum floribundum</i> *	Rosea ice plant (pink carpet)
<i>Dudleya caespitosa</i>	Sea lettuce
<i>Ericameria ericoides</i>	Mock heather
<i>Gnaphalium luteo-album</i> *	Weedy cudweed
<i>Grindelia stricta platyphylla</i>	Dune gum plant
<i>Lessingia filaginifolia</i>	Beach aster
<i>Linaria canadensis</i> var. <i>texana</i>	Toad flax
<i>Lotus heermannii</i>	Wooly lotus
<i>Lotus strigosus</i>	Bishop lotus
<i>Lupinus chamissonis</i> **	Silver bush lupine
<i>Lupinus tidestromii/chamissonis</i> **	Tidestrom's and Silver beach 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>Poa douglasii</i>	Dune bluegrass
<i>Polycapon tetraphyllum</i> *	Four-leaved allseed
<i>Polygonum paronychia</i>	Dune knotweed
<i>Senecio vulgaris</i> *	Common groundsel
<i>Sonchus oleraceus</i> *	Sow thistle

* Exotic species

** Non-local native species (introduced)

*** Endangered species

house were partially removed some 10 years ago, but have regrown on the western and southern sides of the residence. Although somewhat disturbed by past human foot-traffic, the northeastern section of the property and the western dune ridge contain a full complement of native dune plants that are representative of the local plant community, including beach sagewort, beach aster, yellow sand verbena, dune blue grass, and mock heather. Rare plants, including Tidestrom's lupine and Monterey spineflower, also occur in these areas. A hybrid of Tidestrom's lupine and Silver beach lupine is also invading the western dune ridge from properties to the south. This plant represents a serious threat to the genetic integrity and survival of the remaining Tidestrom's lupines in the Asilomar Dunes. A sparse cover of native plants also occurs in the undeveloped City right-of-way along Pico Ave., an area that also contains a significant population of Tidestrom's lupine. A Monterey cypress tree was planted south of the house and carport in the early 2000s after a nearby Monterey pine died.

Replacing the exotic ice plant with the native dune plants and providing a higher level of protection to the existing areas of native vegetation would greatly enhance the property's biological and aesthetic resource values.

D. Survey Results - Protected Species

Two protected plant species – Tidestrom's lupine and Monterey spineflower – were identified on the property during the most current plant survey. A rare plant survey performed in 1985 on a nearby property by this biologist also noted the presence of many Menzies' wallflowers on the subject property, specifically on the western dune ridge portion of the property. During the current survey, 225 Tidestrom's lupine plants were recorded in three areas of the property – on the western dune ridge, between Pico Ave. and the existing residence, and in the southeastern part of the property adjacent to La Calle Corte. Several Tidestrom's lupines are growing next to the existing walkway on the north and west sides of the existing house. Sixteen Monterey spineflowers were identified in the northern part of the property, between Pico Ave. and the existing house.

The project site was not searched for black legless lizards. The lizard likely occurs on the property where native vegetation is presently growing.

IV. IMPACT ASSESSMENT AND MITIGATION MEASURES

A. Project Description

The project proposes to demolish all of the existing buildings and construct a new single-family, two-story residence with an attached garage, driveway and entry courtyard (including a stone wall around the courtyard). Walkways, light wells, an enclosed trashcan area, a barbeque patio area, and a fireplace patio area are also proposed.

B. Site Coverage

Existing site coverage, including the houses, carport, walkways, and patio, totals 4,060 square feet, or 18.11% of the property. According to the site plan of August 24, 2015 (Figure 2), the proposed project, including the house, garage, courtyard wall, porch and stepping stones, will result in 3,363 square feet of coverage, or 15% of the property. An additional 1,062 square feet of permeable structures (driveway and courtyard), or 4.7% of the property, is proposed as Outdoor Living Space.

C. Potential Impacts and Mitigation Measures

To limit and mitigate potential impacts resulting from new development in the Asilomar Dunes, the City of Pacific Grove and the California Coastal Commission have consistently imposed various conditions, as directed by the Pacific Grove Local Coastal Program Land Use Plan, when approving residential projects, including but not limited to the following:

- Limiting site coverage so that the residence and other non-permeable structures together do not exceed more than 15 percent of total lot coverage for properties over 0.5 acres and 20 percent of total lot coverage for properties equal to or less than 0.5 acres.
- Allowing up to an additional 5 percent of coverage for various permeable structures, as determined by the California Coastal Commission (i.e., decks and paver driveways/parking areas, patios and walkways).
- Requiring a buffer area of 20 feet, if feasible, between proposed new development and areas containing species of special concern that will ensure survival of the plants, as determined by the Project Biologist.
- Requiring off-site restoration and a special fee to support habitat restoration on nearby public lands (i.e., unimproved City right-of-way) to mitigate the additional five percent coverage allowed for lots equal to or less than 0.5 acres.
- Designing and siting new structures to avoid, if feasible, or minimize negative impacts to species of special concern and other sensitive areas (i.e., forest-front zone and native trees).
- Requiring preparation of a Landscape Restoration Plan by a qualified biologist for restoring the indigenous plant community(s) on the entire undeveloped portion of the property.
- Recording a deed restriction for the purpose of ensuring the long-term maintenance and protection of the restored native habitat on the undeveloped, "open space" portion of the property.
- Providing for environmental monitoring and reporting by a qualified biologist during and after construction of the restored landscape.

The siting and layout of the proposed residence was determined after several consultations between the Project Biologist (Thomas Moss) and the project's architects, Eric Miller Architects, Inc. As such, the proposed house has been

configured with the aim of creating a 20-foot wide buffer area between the new residence and the nearest rare plants. This width will be sufficient to ensure that the risk of damage to any existing rare plants from proposed construction activities now and from building maintenance activities in the future will be very low or negligible, assuming foot-traffic or other outdoor activities on the property are restricted or limited in occurrence. When possible, a 20-ft buffer area has been the accepted standard applied to a number of other projects in the Asilomar Dunes that had rare plants in proximity to proposed new development. In addition, over 85% of the proposed residence has been sited to overlap the footprint of the existing residence and other disturbed areas of the property (areas that are covered by ice plant or bare sand).

At 3,363 square feet, as presently designed, the proposed project will result in a smaller building footprint of non-permeable structures (house, garage, walkways, driveway, etc.) compared to the existing coverage of 4,060 square feet, or 15% versus 18.11%, respectively. The additional coverage proposed from permeable structures (driveway and courtyard), will increase total coverage to 19.7%, resulting in a net reduction of 365 square feet, or 1.59%, of the existing open space (ESHA) of the property. To mitigate this rather insignificant reduction of open space, the owners have proposed to restore the entire unimproved City right-of-way between the property lines and Pico Ave. and La Calle Corte, amounting to a total of 2,540 square feet.

As proposed, siting the new house no less than 20 feet away from the existing rare plants will be a significant improvement over the existing site condition where there are presently several rare plants growing within 5 to 10 feet of the residence. As such, and in combination with other mitigation requirements – restoration and maintenance of the natural habitat, including the unimproved City right-of-way, and protection and enhancement of the rare plant populations – the project as proposed will result in substantial environmental benefits to the property, while causing no discernible additional adverse impacts.

D. Guidelines for Development

Below is a list of development guidelines that have been developed over the years to more fully address and satisfy the environmental protection and mitigation requirements for projects occurring in the Asilomar Dunes. These guidelines and others are typically applied to projects in the Asilomar Dunes in the form of a Mitigation and Monitoring Program that the City of Pacific Grove (Community Development Department) prepares in conjunction with issuing a Mitigated Negative Declaration, to satisfy the requirements of the California Environmental Quality Act. In addition, the California Coastal Commission typically imposes the same conditions and others, based on specific concerns they may identify when reviewing a project and approving a Coastal Development Permit. Adoption of the following guidelines, either partially or in their entirety, will be determined by the City of Pacific Grove and the California Coastal Commission:

1. Planning and Pre-construction Period

a. All new utility and sewer lines will be shown on the project plans and reviewed by the Project Biologist. All underground utilities should be installed in a single-corridor that is located in the driveway, rather than traversing the undeveloped portion of the property, if feasible.

b. All drain lines from roof gutters, if any, or surface drains, including any drain pits, will be shown on the plan and reviewed by the Project Biologist.

c. All walkways, patios, decks and other surfaces that may reduce open space coverage will be shown on the project site plan and building plans. Landings, walkways or stepping stones should be shown on the site plan extending from all exterior doors and steps off of decks and patios and included in the coverage calculations. The addition or modification of any walkways, decks, patios or fences subsequent to issuance of a Coastal Development permit will require the consent of the City of Pacific Grove and the Coastal Commission.

d. Except in certain circumstances where fences are essential to protect sensitive habitat in public use areas, construction of permanent fences are not permitted by the California Coastal Commission in the Asilomar Dunes.

e. A Landscape 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.

f. 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.

g. All exotic plants on the project site will be killed with an appropriate herbicide according to specifications described in the approved Landscape Restoration Plan prior to the start of demolition, construction or any ground excavation.

h. Prior to the start of construction, temporary fencing will be installed to delineate the construction zone for the purpose of protecting the surrounding dune habitat. In addition, temporary fencing will be installed in proximity to the project along Pico Ave. and La Calle Corte to prevent workers from parking partially on the adjacent dunes. The fences will be installed by the Project Biologist.

i. Immediately prior to the start of construction, the project area will be searched for black legless lizards. If any are found, they should be relocated to nearby suitable habitat.

j. The Project Biologist will provide a letter to the City of Pacific Grove

verifying that the temporary fences have 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 the 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. Fencing installed to protect sensitive species and habitat will be maintained in good condition and 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.

c. All activities associated with construction, trenching, storage of materials, and disposal of construction wastes and excavated soil will not impact areas protected by fencing. The area 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 the areas protected by fencing.

d. No construction materials or debris associated with the project (i.e., paint, cement, gravel, nails, grout, cleaning solvents or residues from other chemicals, etc.) will be disposed of or left on-site. The General Contractor will be responsible for complying with this requirement and will clean up any spills or contaminated ground to the full satisfaction of the Project Biologist.

e. If any excavation spoils (sand only) are generated by the project, it will be disposed of either on-site, at the direction of the Project Biologist, or off-site (preferably within the Asilomar Dunes). Sand will be placed in a way that will not negatively affect any existing native vegetation. The proposed location(s) for disposing of excess sand will be reviewed and approved by the City of Pacific Grove and the California Coastal Commission prior to the start of construction.

f. 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 surrounding environment. Any activity or condition not in accord with the provisions of this report or approved permits will be brought to the attention of the owner or their representative, the General Contractor and, if necessary, the City of Pacific Grove Community Development Department and the California Coastal Commission.

g. A qualified biologist will be retained to implement the project's Landscape

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. Landscaping will be installed according to the specifications described in the Landscape Restoration Plan and completed prior to receiving final building inspection approval.

c. No exotic plants or non-local native plants will be planted on the property. Only plants that are listed in the Landscape Restoration Plan will be used on the property.

d. When installation of the landscape has been satisfactorily completed, the Project Biologist will prepare a letter to notify the City of Pacific Grove and the Coastal Commission.

e. A qualified biologist will be retained by the property owner to monitor the landscape restoration project on an annual basis for the first five years following completed implementation of the project and once every 10 years thereafter.

f. Project monitoring reports will be submitted to the City of Pacific Grove Community Development Department and the California Coastal Commission, either annually for the first five years or once after five years, as determined by the California Coastal Commission, and once every 10 years following completed implementation of the restoration project.

g. The native landscape will be maintained as specified in the Landscape Restoration Plan, including removing exotic plants and planting and caring for additional plants, if needed.

h. 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 site.

V. REFERENCES

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California Native Plant Society, Inventory of Rare and Endangered Vascular Plants of California, 1994 edition. CNPS Special Publication No. 1 (5th Edition).

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Hickman, James C., 1993. The Jepson Manual - Higher Plants of California.
University of California Press, Berkeley.

Holland, Robert F., 1986. Preliminary Descriptions of the Terrestrial Natural
Communities of California. California Department of Fish and Game.

Matthews, Mary Ann, 1997. An Illustrated Field Key to the Flowering Plants of
Monterey County. California Native Plant Society.

Prepared By:  _____

Date: 8/24/15

FIGURE 2. PROPOSED SITE PLAN

REVISION	NO.

CONSULTANT:
 ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-4110 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

PROPOSED SITE PLAN
 JOB NAME: St. Dennis Residence
 1365 PICO AVENUE
 PACIFIC GROVE, CA
 A.P.N. 007-072-009-000
 DATE: 8/27/15
 SCALE: 1/8"=1'-0"
 DRAWN: DYM
 JOB NUMBER: 233
A-1.2 SHEET OF

PROJECT INFO:

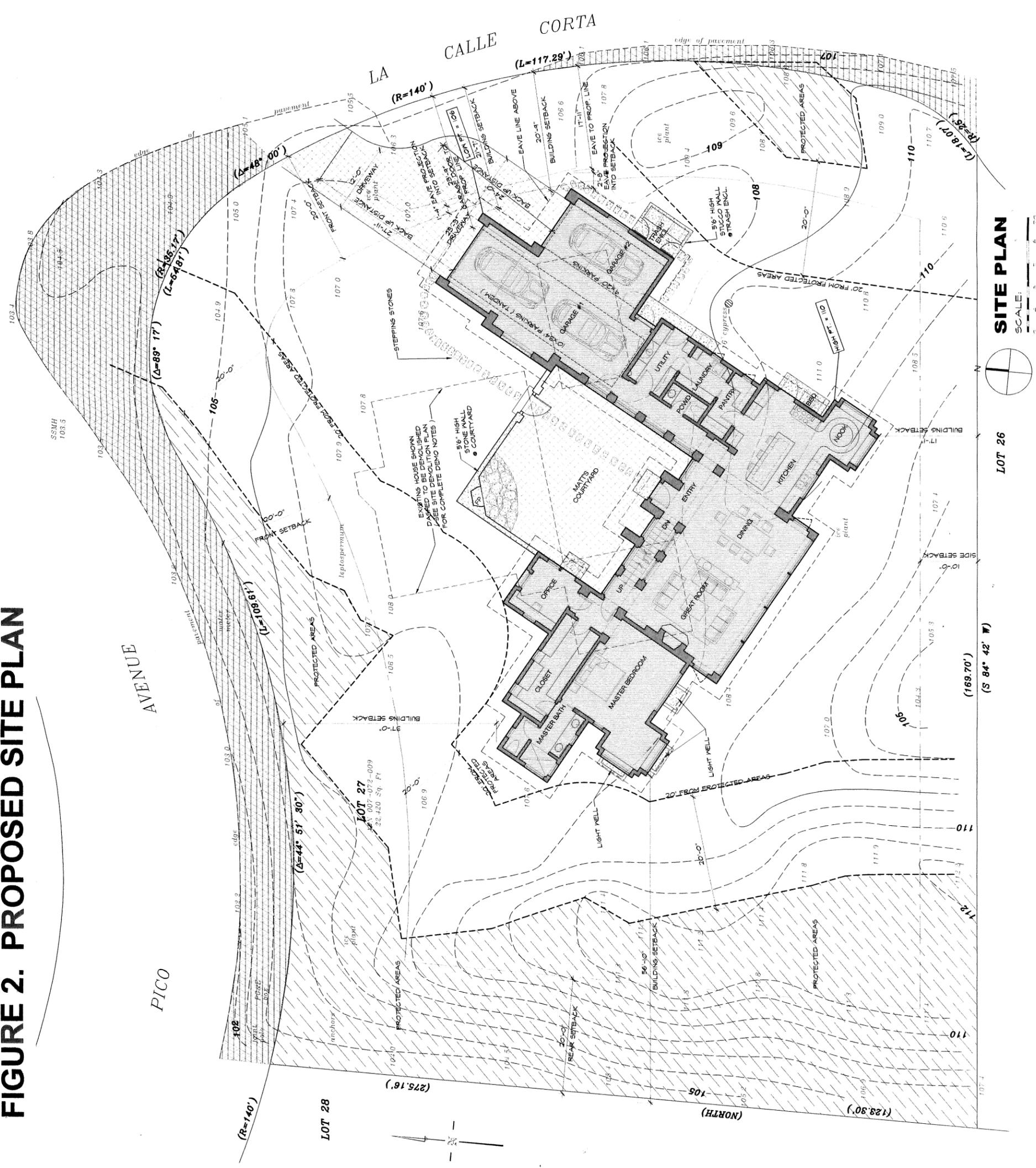
PROJECT ADDRESS: 1365 PICO AVENUE
 PACIFIC GROVE, CA 93950
 APN: 007-072-009
 LOT 27, BLOCK 350 OF PACIFIC GROVE ACRES SUBDIV.
 LOT AREA : 22,420 SF.

PROJECT DESCRIPTION:

DEMO (E) SINGLE FAMILY RESIDENCE
 AND DETACHED GUESTHOUSE & CARPORT
 CONSTRUCT NEW 2-STORY SINGLE FAMILY RESIDENCE WITH
 ATTACHED 3-CAR GARAGE + BASEMENT

NOTE: NO TREES TO BE REMOVED

HATCH TYPE	DESCRIPTION	AREA
[Hatch]	BUILDING FOOTPRINT (HOUSE & GARAGE)	3071 SF. (13.73%)
[Hatch]	NON BUILDING FOOTPRINT (SITE WALL, PORCH & STEPPING STONES)	286 SF. (1.27%)
TOTAL BUILDING & NON BUILDING COVERAGE = 3357 SF. (15.00%) ALLOWED = 3363 SF. (15.00%)		
[Hatch]	IMMEDIATE OUTDOOR LIVING SPACE (COURTYARD & DRIVEWAY)	1062 SF. (4.74%) 1/2 WIDE DRIVEWAY IN SETBACK (200 SF.)
NET IMMEDIATE OUTDOOR SPACE = 1062 SF. (4.74%) ALLOWED = 1121 SF. (5.00%)		
[Hatch]	UNIMPROVED RIGHT OF WAY	2540 SF.
[Hatch]	PROTECTED AREAS	
[Hatch]	EXISTING BUILDING FOOTPRINT (TO BE DEMOLISHED)	1371 SF. (6.13%) 272 SF. (1.21%)
[Hatch]	EXISTING DRIVEWAY + WALKWAYS CARPORT + PATIOS (TO BE DEMOLISHED)	2417 SF. (10.78%)



SITE PLAN
 SCALE: 1"=80'
 LOT 26
 (S 84° 42' W)
 (169.70')

11X17 (NOT TO SCALE)

FIGURE 2. PROPOSED SITE PLAN

PROJECT INFO:
 PROJECT ADDRESS: 1365 PICO AVENUE
 PACIFIC GROVE, CA 93950
 APN: 007-072-009
 LOT 27, BLOCK 330 OF PACIFIC GROVE ACRES SUBDIV.
 LOT AREA : 22,420 SF.

PROJECT DESCRIPTION:
 DEMO (E) SINGLE FAMILY RESIDENCE
 AND DETACHED GUESTHOUSE & CARPORT
 CONSTRUCT NEW 3-STORY SINGLE FAMILY RESIDENCE WITH
 ATTACHED 3- CAR GARAGE + BASEMENT

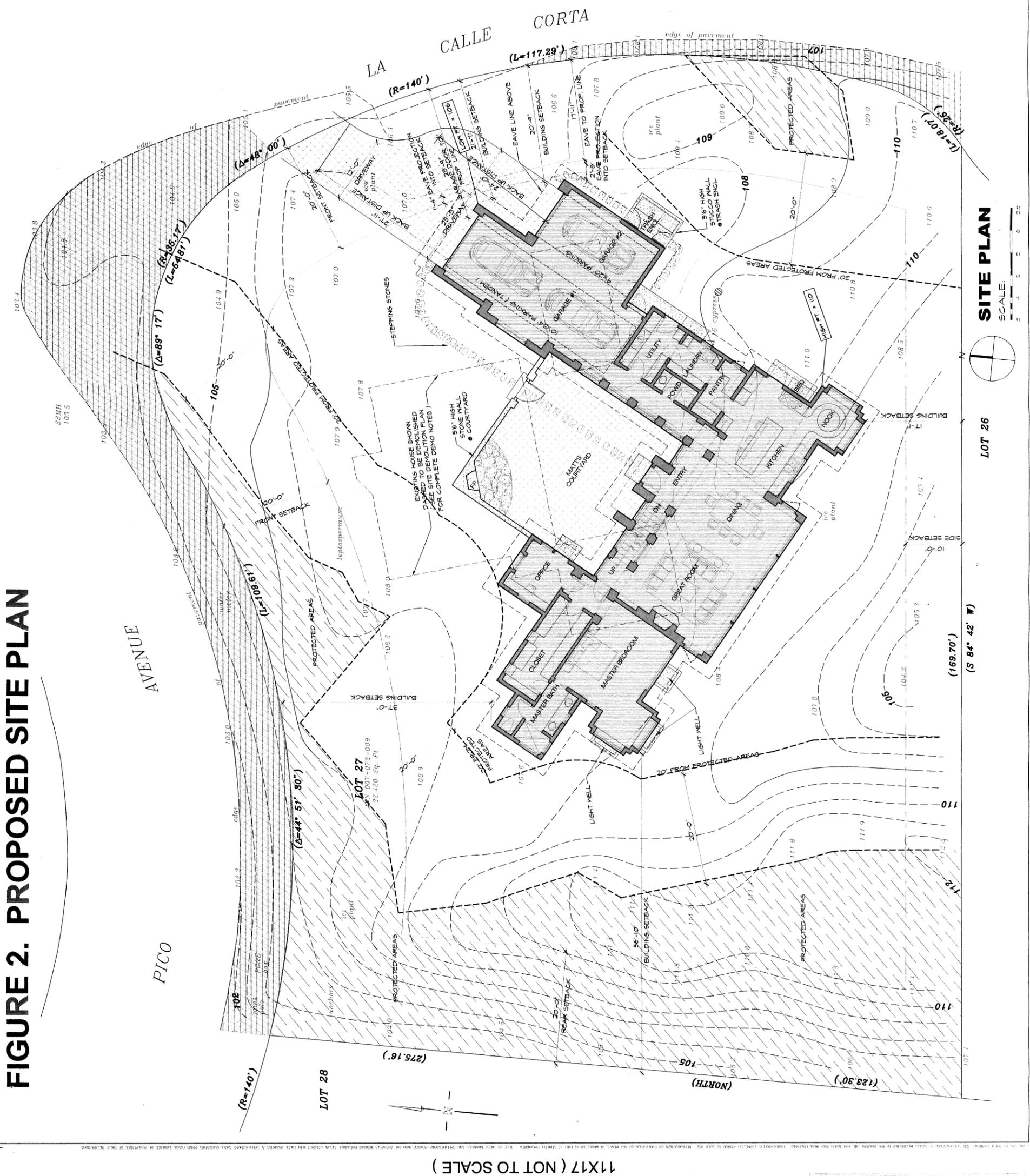
NOTE: NO TREES TO BE REMOVED

REVISION	No.

ERIC MILLER ARCHITECTS, INC.
 211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-8410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

ARCHITECT
 CONSULTANT:
 PROPOSED SITE PLAN
 JOB NAME: St. Dennis Residence
 1365 Pico Avenue
 Pacific Grove, CA
 A.P.N. 007-072-009-000
 DATE: 8/24/15
 SCALE: 1/8" = 1'-0"
 DRAWN: DM
 JOB NUMBER: 1433
A-1.2
 SHEET OF

LEGEND		AREA
	BUILDING FOOTPRINT (HOUSE & GARAGE)	3,071 SF. (13.73%)
	NON-BUILDING FOOTPRINT (SITE WALL, PORCH & STEPPING STONES)	286 SF. (1.27%)
TOTAL BUILDINGS & NON-BUILDINGS COVERAGE ALLOWED		3,357 SF. (15.00%)
	IMMEDIATE OUTDOOR LIVING SPACE (COURTYARD & DRIVEWAY)	1,062 SF. (4.74%)
NET IMMEDIATE OUTDOOR SPACE ALLOWED		1,062 SF. (4.74%)
	UNIMPROVED RIGHT OF WAY	2,540 SF.
	PROTECTED AREAS	1,571 SF. (6.98%)
EXISTING BUILDING FOOTPRINT (TO BE DEMOLISHED)		272 SF. (1.21%)
EXISTING DRIVEWAY + WALKWAYS + PATIOS + PATIOS (TO BE DEMOLISHED)		2,417 SF. (10.75%)



SITE PLAN
 SCALE: 1/8" = 1'-0"
 LOT 26
 (S 84° 42' W)
 (169.70')

11X17 (NOT TO SCALE)

THOMAS K. MOSS
Coastal Biologist

RECEIVED

SEP 17 2015

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

LANDSCAPE RESTORATION PLAN

**ST. DENNIS RESIDENCE
1365 PICO AVENUE, PACIFIC GROVE, CA
(APN 007-072-009)**

Owner:

**Tom and Sandy St. Dennis
3168 Oellaro Court
Pleasanton, CA 94566**

September 9, 2015

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**LANDSCAPE RESTORATION PLAN
ST. DENNIS RESIDENCE
1365 PICO AVENUE, PACIFIC GROVE, CA
(APN 007-072-009)**

I. INTRODUCTION

This report has been prepared in conjunction with a proposal to demolish and replace an existing house, guesthouse and carport with a new single-family two-story residence at 1365 Pico Avenue in Pacific Grove (Figure 1 and Figure 2). Restoration of the native landscape is proposed on the undeveloped, open space portion of the subject property, amounting to about 80 percent of the 0.515-acre property and within the adjacent unimproved City right-of-ways along Pico Ave. and La Calle Corte. The total area proposed for landscape restoration is, henceforth, referred to as the Project Area. This report describes the procedures and standards for restoring, monitoring and maintaining the native dune habitat in the Project Area and was required by the City of Pacific Grove Local Coastal Program Land Use Plan (Section 2.3.5.f.).

A botanical survey report was prepared on August 24, 2015. It provides a description of the existing vegetation and a list of recommendations for protecting and improving the native landscape, both during and following construction of the proposed project. Significant populations of two rare plant species – Tidestrom's lupine and Monterey spineflower – occur in the Project Area. This Landscape Restoration Plan, in addition to providing specifications for replanting the common dune plants, will also provide directions for protecting and enhancing the rare plants.

II. RESTORATION GOAL AND OBJECTIVES

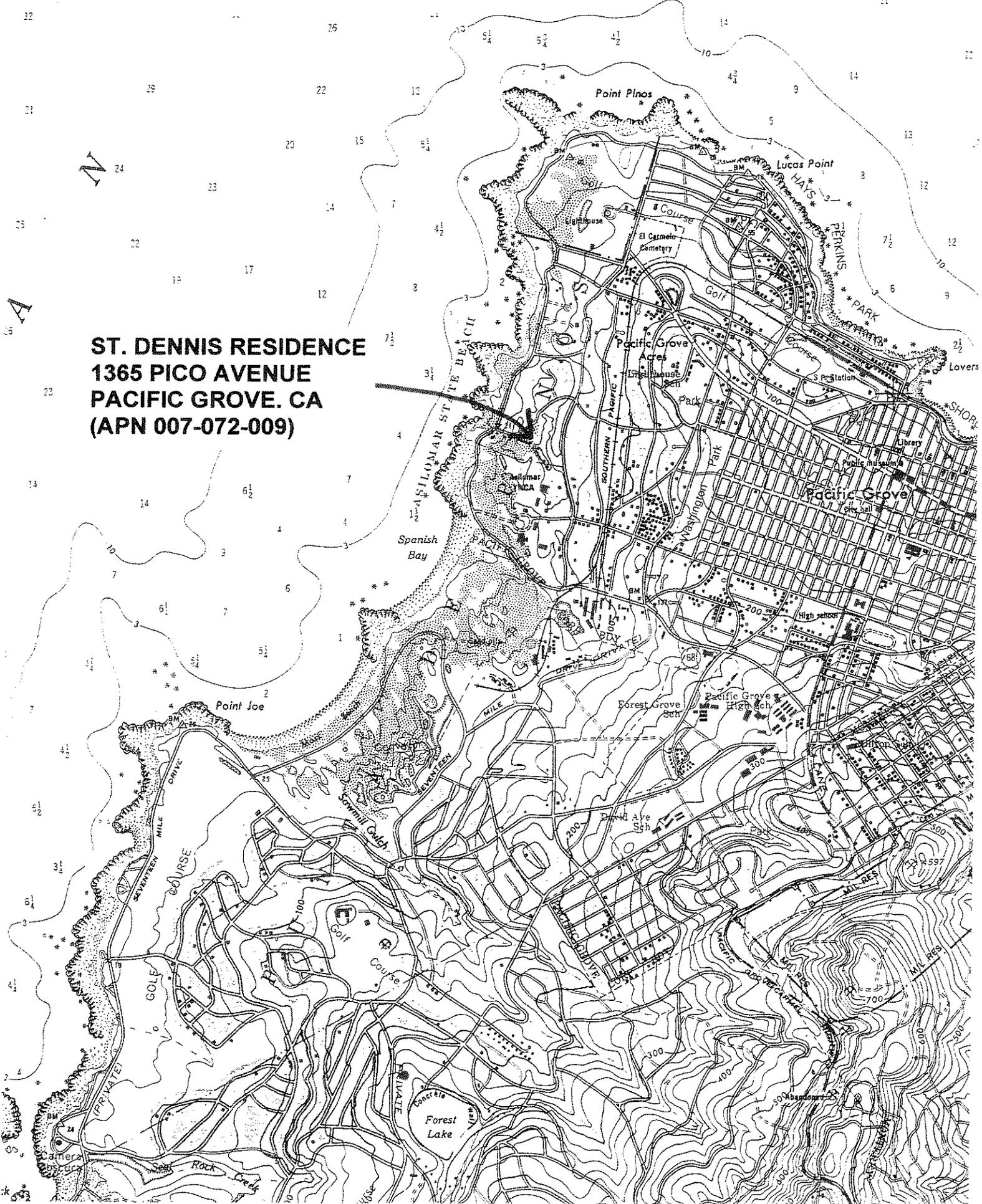
The goal of this Landscape Restoration Plan is to provide procedures and standards for successfully reestablishing and maintaining the indigenous landscape in the Project Area. Relatively undisturbed or "natural" examples of the native plant community that once covered the project site occur nearby in Asilomar State Beach and on several nearby privately owned properties. A full complement of the native plant species that the Project Area could support can be seen on the large property to the east, across La Calle Corte. This property is in a relatively pristine condition. This off-site area will serve as the primary reference model for native landscape restoration project.

Specific objectives for accomplishing the project goal are as follows:

- Revegetate with an array of native species, establishing a landscape type that is self-sustaining and representative of the project site's native plant community, in terms of species composition, percent relative composition and total percent cover.
- Eradicate and control exotic vegetation.
- Protect, maintain and enhance populations of rare plants.

FIGURE 1. PROJECT LOCATION

Item 7e



ST. DENNIS RESIDENCE
1365 PICO AVENUE
PACIFIC GROVE, CA
(APN 007-072-009)

A



- Prohibit the use of any plants that are not indigenous to the Asilomar Dunes.
- Prevent damage to the native landscape resulting from human and pet activity.
- Carryout a monitoring program based on quantitative and qualitative standards.
- Establish a long-term management program for maintaining and preserving the native dune landscape in a restored, natural state.

III. RESTORATION PROCEDURE

The following provides descriptions of specific management techniques that will be used to meet the objectives of this restoration project. Implementation of this project will be guided and monitored by a qualified biologist (Project Biologist) approved by the Pacific Grove Community Development Department.

Restoration will be accomplished in seven steps. Each step is described below and includes the following:

1. Native Seed Collection
2. Exotic Species Eradication
3. Hybrid Tidestrom's lupine Eradication and Rare Plant Protection
4. Revegetation
5. Landscape Protection
6. Maintenance
7. Monitoring

1. Native Seed Collection

Plants of the same species can vary in color and form from one area to another, even over relatively short distances. Genetic variations occur in response to long-term adaptive changes by a species to the conditions of its immediate environment. Utilizing seeds from plants collected as near as possible to a restoration site is a wise revegetation strategy, since these plants possess the unique traits needed to ensure the long-term survival of their kind on the site.

In order to preserve the genetic integrity of the local flora, all seed for growing plants selected for use in this restoration project will be collected from areas as close as possible to the project site. The geographic limits of the seed collection area will be from Pt. Pinos to the north, Pt. Joe to the south, Asilomar Avenue to the east and the shoreline to the west. No seeds will be purchased from commercial seed suppliers. Permission to collect on private or public property will need to be obtained from the respective property owners. A total of approximately six pounds of seeds will be collected from 8 species, as listed in Table 1.

2. Exotic Species Eradication

Eradicating exotic plants and maintaining the landscape in a weed-free condition are primary objectives of this landscape restoration project. Several

TABLE 1. SELECTED PLANT SPECIES FOR REVEGETATION**FULL RESTORATION (AREAS OF BARE SAND AND ICE PLANT)**

<u>Plant Name</u>	<u>Percent</u>	<u>Quantity</u>	<u>Spacing</u>
Pink sand verbena (<i>Abronia umbellata</i>)	0	0	3 lbs. seeds
Beach bur (<i>Ambrosia chamissonis</i>)	0	0	2 lbs. seeds
Thrift (<i>Armeria maritima</i>)	5	206	1.5'
Beach sagewort (<i>Artemisia pycnocephala</i>)	55	794	2.5'
Monterey spineflower (<i>Chorizanthe pungens</i>)	0	0	0.2 lbs. seeds
Mock heather (<i>Ericameria ericoides</i>)	5	28	4'
Seaside daisy (<i>Erigeron glaucus</i>)	5	49	3'
Beach aster (<i>Lessingia californica</i>)	30	505	2.5'
Totals	100	1,562	

PARTIAL RESTORATION (AREAS OF MOSTLY NATIVE PLANTS)

<u>Plant Name</u>	<u>Percent</u>	<u>Quantity</u>	<u>Spacing</u>
Thrift (<i>Armeria maritima</i>)	5	86	1.5'
Beach sagewort (<i>Artemisia pycnocephala</i>)	45	250	2.5'
Monterey spineflower (<i>Chorizanthe pungens</i>)	0	0	0.2 lbs. seeds
Mock heather (<i>Ericameria ericoides</i>)	5	11	4'
Seaside daisy (<i>Erigeron glaucus</i>)	5	20	3'
Beach aster (<i>Lessingia californica</i>)	40	238	2.5'
Totals	100	605	

particularly invasive, exotic species have been identified on the property, including Hottentot fig ice plant (*Carpobrotus edulis*), European beach grass (*Ammophila arenaria*) and riggut brome (*Bromus diandrus*). These species are aggressive competitors and in time will displace much of the native vegetation on the property. Failure to control these species and the other weeds will make efforts to restore the native plant community difficult, costly and unlikely to succeed in the long run. A complete list of all the exotic plants identified on the property is included in the current botanical survey report.

All exotic vegetation in the Project Area will be eradicated or removed prior to the start of demolition and construction on existing residence. Several treatments may be necessary prior to replanting with native plants, to eradicate certain exotic plants, such as the European beach grass.

Several methods are available for eradicating the exotic plants. For this particular project, the most efficient method will be to initially treat the weeds with a suitable herbicide and then control new seedlings by hand pulling or spot spraying. Over the longer term, it will be vital to the success of this landscape restoration project that exotic seedlings are pulled and removed each year before they flower and produce seeds.

The herbicide "RoundUp Pro" has proven to be very effective in eradicating ice plant, European beach grass, and riggut grass. "RoundUp Pro" is water-soluble, non-selective, and non-persistent in the environment. Application should be made according to the label directions.

3. Hybrid Tidestrom's Lupine Eradication and Rare Plant Protection

In addition to eradicating the exotic plants on the property, a sustained effort will be needed to identify and remove all hybrid Tidestrom's lupine plants, which presently have been identified on the dune ridge that forms the western part of the property. This hybrid lupine represents a significant threat to the survival of the remaining Tidestrom's lupines on the property and elsewhere in the Asilomar Dunes. A long-term effort will be needed to identify and remove any hybrid Tidestrom's lupine plants that become established on the property. In addition, the adjacent neighbors should be encouraged to remove the Silver bush lupines and hybrid lupines from their properties. Identification and removal of any hybrid lupines will be done only by a qualified biologist who has been pre-approved by the California Department of Fish and Game.

This landscape restoration project will help promote the establishment of Tidestrom's lupine in the Project Area, by removing the ice plant and restoring and maintaining the native plant community in a natural condition. Over time, as Tidestrom's lupines naturally spread on the property, they should be protected from deer herbivory by placing and maintaining wire baskets over them. The wire baskets will allow the plants to flower and produce seeds without being eaten by the deer.

4. Revegetation

A. Revegetation Guidelines

The undeveloped portion of the property (80%) and the adjacent unimproved City right-of-way, amounting to 17,995 square feet (SF) and 2,540 SF, respectively, for a total of 20,535 SF, will be restored using native plants that are indigenous to the Asilomar Dunes, according to the specifications and standards defined in this Landscape Restoration Plan. Table 1 provides specifications for the quantities and spacing for each of the selected plants.

The kind and amount of plants selected for this project have been determined mainly from observations of the undisturbed, large open property to the east, on the opposite side of La Calle Corte.

Restoration of the native plant community in the Project Area will be aimed at bringing the landscape back to its "original" condition, as it generally appeared prior to development of the property and other human-related disturbance. Therefore, species composition, percent relative cover and total percent cover will not be manipulated to achieve a particular aesthetic quality or "unnatural" appearance to the landscape. In addition, non-local varieties of native dune plants that might have a more desirable plant form or flower color will not be introduced onto the project site. Native grasses that are not representative of the property's native plant community will not be introduced, as well.

The intent of this landscaping project is to reestablish a dynamic, self-perpetuating native plant community, not to create a designed, static landscape of managed individual plants or groups of plants. Because of the nature of this type of landscaping project, it is not possible or desirable to show the precise location of each plant on a landscape drawing or plan, as is typically done for residential landscape projects. In order to accurately mimic and restore the native plant community requires that the selected plants be installed in a mixed, random pattern over the project site. Following planting, the plants will be allowed to spread or decline in coverage, depending on the suitability of the site for each species. During the first few years after planting, some refining of the landscape may be necessary in order to achieve the stated objectives of the project.

Several revegetation methods are available for establishing new populations and enhancing existing populations of native vegetation. Based on the relatively small size of the project, broadcasting some seeds by hand and planting nursery plants grown in small containers will be the revegetation methods used for this project.

The number of plants required and their spacing will vary, based on the condition of the existing native vegetation in the Project Area, which ranges from being absent in areas that are dominated by ice plant or bare sand to areas that contain an adequate coverage and a full representation of the native dune plants, particularly on the western dune ridge portion of the property. Where native plants are absent, a full complement of the various species will be installed on 2 to 3-foot centers. Where native species are present but

lacking in density, percent cover or species composition, nursery stock will be planted to augment the existing plant cover. Planting will aim to achieve a density of about one plant per 6-square feet. As such, a total of approximately 2,167 total plants will be required, as shown in Table 1.

The majority of the different plant species will be planted in a mixed, random pattern over the project site according to the amounts and spacing requirements indicated in Table 1. Plant spacing will vary by species and proximity to other species. Placement of the plants for planting will be done under the direction of the Project Biologist. Any adjustments to species composition and quantities will be at the discretion of the Project Biologist at the time of planting, depending on availability of plants and site conditions.

The plants for this project will be grown by a local nursery that specializes in growing native species. Most of the plants will be grown in 7 cubic inch containers, specifically, Ray Leach "cone-tainers" (super "stubby" cells). Larger shrubs (toyon and wax myrtle) and Monterey pines will be planted from one-gallon containers. Seeds and cuttings of selected species will be provided to the nursery no less than six months in advance of the scheduled planting.

Although planting can be done at any time of the year, ideally, it should be initiated in the fall following rainfall that is sufficient to wet the soil. When planting occurs at other times of the year, supplemental watering will be necessary to ensure successful plant establishment. If planting occurs between May and November, the plants may need to be watered several times per week until winter rains begin, depending on the weather and the condition of the plants.

Newly installed plants should be watered immediately following planting using a hand-held hose with a spray nozzle attachment. Depending on weather conditions, periodic watering will be necessary during the first year. Watering should be discontinued after the first year, and the plants allowed to wither and die-back during the late summer. Sustained application of supplemental water will create conditions that favor the establishment of various pests and diseases that can negatively affect the native vegetation. In particular, snails greatly benefit from excessive watering around residences, and can cause significant damage to native vegetation. Therefore, continued watering of any area on the property will be avoided. No irrigation system will be used for this project.

Implementation of this landscape restoration project will start immediately following receipt of an approved Coastal Development Permit from the California Coastal Commission.

The California Coastal Commission and the City of Pacific Grove require that installation of the native landscape must be completed prior to approval of the final building inspection. If this is not possible, the Coastal Commission and the City of Pacific Grove should consider giving final approval and granting of occupancy under the condition that the applicant provides to the City of Pacific Grove a certificate of deposit(s), or some other form of security deposit, which the City would hold in an

interest-bearing account until the restoration project is completed. The amount of the certificate of deposit(s) would equal the cost of project implementation (exotic species eradication and native plant installation) and the subsequent five-year monitoring and maintenance program. This approach has been used on a couple of other restoration projects in the Asilomar Dunes and has allowed an applicant to have immediate occupancy of their new home and ensured full compliance with the landscape restoration requirements of the development permits.

The restored landscape will be monitored and maintained to meet a set of minimum performance standards as listed in Section IV of this plan. Follow-up control of exotic plant seedlings, particularly during the first several years after construction, will be a high maintenance priority.

B. Landscape Treatment Areas

To facilitate planting of the landscape, the Project Area can be divided into two distinct landscape treatment areas – Full Restoration Treatment Areas and Partial Restoration Treatment Areas (Figure 3):

Full Restoration Treatment Area

This landscape treatment area encompasses approximately 45% (9,241 SF) of the Project Area, including all areas of ice plant, bare sand, and native plant areas that will be impacted by building demolition and construction. Full restoration will entail replanting of the entire landscape treatment area with appropriate native dune plants following eradication of the ice plant and European beach grass. Achieving a plant density goal of about one plant every 6-SF (2.5-ft spacing) will require planting a total of 1,562 plants, as listed in Table 1. Ice plant will be left in place after eradication, followed by replanting with native plants. Strands of dead ice plant will be scattered over portions of the windward (NW) side of the Project Area after planting, to provide stabilization to the sand while the new plants are growing. Landscape restoration can be completed in portions of this treatment area that are outside of the construction zone prior to finishing the building project.

Partial Restoration Treatment Area

This landscape treatment area covers approximately 55% (11,294 SF) of the Project Area. The area presently contains a complete complement of the dune species that naturally occur in this part of the Asilomar Dunes. A minor amount of exotic ice plant and European beach grass is present. The native landscape is in good condition in some parts of this area and is sparse or lacking in density and species composition in other parts.

Landscape restoration in this area will entail eradication of the ice plant, European beach grass, and hybrid Tidestrom's lupines, followed by planting native dune species where plants are lacking. Approximately 35% of the area will need additional plants. Filling in the gaps between the existing plants will require planting an additional 605 plants in this area, in order to achieve a final plant density of at least

one plant every 6-SF. Landscape restoration can be completed in portions of this treatment area that are outside of the construction zone prior to finishing the building project.

5. Landscape Protection

The native landscape is very fragile and easily damaged by people and their pets. Indiscriminate walking in the restored landscape area should be strictly limited and discouraged by the property owner at all times, except for periodic landscape maintenance purposes.

A portion of the native landscape on this property was destroyed in the early 1990s when a former owner created a volleyball court in the southern part of the property. Besides the loss of the rare plants that had been observed growing here, this activity resulted in denuding a large area that became prone to erosion from the wind. Such activities will be prohibited from occurring in the future on the property.

Vehicles driving onto the property's sandy areas have and continue to cause significant damage to the landscape. To address this problem, some rocks (small boulders) were placed along Pico Ave. by the previous owner. Though the rocks are too small, they have helped to discourage most vehicles from driving off of the paved road surface. However, vehicles continue to drive into the sand, even cutting across the corner to enter La Calle Corner. Has have proven very effective for the adjacent neighbor to the west and other properties on Pico Ave. and elsewhere in the Asilomar Dunes, this landscape restoration project plans to install a line of spaced, small boulders, standing 12-16" out of the ground, along Pico Ave. and La Calle Corte. This will require using boulders that are at least 2-ft in diameter, so a portion of the rock can be buried in the sand, to hold it in place.

Specific measures for protecting the dunes during construction of the proposed project are required by the Pacific Grove Community Development Department and the California Coastal Commission as conditions of approval for the project. These protection measures include the installation of temporary fencing, pre-construction searching for black legless lizards, proper storage and disposal of construction materials, and regular compliance inspections by a qualified project environmental monitor (Project Biologist). Temporary habitat protection fencing, including orange plastic, guideline, and/or silt fencing, as needed, will be installed by the Project Biologist prior to the start of construction and removed by the Project Biologist at the conclusion of all construction on the site.

Permanent fences on the property will not be permitted by the California Coastal Commission, and any existing fences will be required to be removed.

Any new construction in the future that is not shown on the approved site plan – for example, additional walkways, patios, decks, stairs and fences; modification of the driveway and parking area, or; construction of retaining walls – shall require the review and approval of the City of Pacific Grove and the California Coastal Commission prior to the start of construction.

Measures will be taken to protect the Tidestrom's lupine plants from herbivory by deer, by placing wire baskets over the individual plants, anchored into the ground with heavy gauged wire. The wire baskets will last for several years and will keep the deer from eating the plants, allowing them to flower, produce seeds and thrive on the property.

6. Maintenance

Maintenance refers to those activities that are necessary to ensure that the project objectives are achieved, including: 1) watering of plants until they are well-established; 2) periodic removal of invasive, exotic plants; 3) replanting of areas where damage has occurred or plant cover deficiencies are identified; 4) prevention of damage to plants from trampling and deer, and; 5) repair or replacement of any plant protection structures (rare plant wire baskets).

Removal of exotic plants is essential for successful restoration of the native landscape. Of principal concern are various fast growing annual weeds that are common throughout the Asilomar Dunes residential area, especially ice plant, riggut brome, sow thistle, foxtail grass, cranesbill geranium, pigweed, and bur clover. If not controlled, these weeds can greatly retard the growth and coverage of the native seedlings and jeopardize the success of this landscape restoration project.

Although a substantial portion of the property will be restored to a naturally functioning native landscape, care of this landscape will be ongoing, requiring a sustained, routine effort to meet the objectives and performance standards defined in this Landscape Restoration Plan over the longer term. During the first three years after plants are installed, maintenance will be scheduled on a monthly basis to ensure maximum success of the restoration effort, requiring 4-6 hours of work a month. As the landscape becomes established, the amount of time required for maintenance will diminish. Following the third year, it is anticipated that maintenance will entail minor weed control and possibly a small amount of additional planting. At a minimum over the longer term, landscape inspections and maintenance should be scheduled on a quarterly basis each year, requiring approximately 4-6 days each year to complete all maintenance.

Pulled weeds should always be placed in plastic bags or directly into a trashcan, not on the ground. Removal of weeds should be done by hand and before they start to produce seeds.

Along with weed control, protecting rare plant populations will also continue to need routine attention each year. Removing any new hybrid lupines and maintaining a set of wire baskets over a portion of the Tidestrom's lupines will be ongoing activities that are key to perpetuating healthy populations of Tidestrom's lupines on the property and adjacent properties.

The aim of this restoration project is to reestablish a wild, self-sustaining landscape on the entire undeveloped portion of the property. Trimming plants,

removing dead plants and flower-heads, and watering and fertilizing plants when they appear to be dying, are maintenance practices that are inconsistent, contrary and averse to achieving the project's goals and objectives. Such maintenance practices shall not occur on the property unless specifically recommended by a qualified coastal biologist.

7. Monitoring

Monitoring by the Project Biologist will occur during construction of the remodel project; during implementation of the landscape restoration project, and; subsequently, to report on the condition of the landscape and identify any maintenance needs over the longer term. Monitoring is essential to ensure that restoration of the undeveloped portion of the property and the unimproved City right-of-way areas is achieved according to the specifications and standards of this landscape restoration plan. Monitoring will range from informal observations based on frequent visits to formal recording and reporting of project conditions.

A qualified biologist will be retained by the property owner to guide and monitor all activities described in this Landscape Restoration Plan, with the most significant effort being focused on the first six years of the landscape restoration project, comprising the first-year implementation and a subsequent five-year monitoring period. The restoration project will be monitored on an annual basis for the first five years and once every ten years thereafter. The five-year monitoring period will begin after installation of the landscape is satisfactorily completed, per written notification by the Project Biologist to the Director of the Pacific Grove Community Development Department and the California Coastal Commission. Assuming that installation of the landscape is completed when the building project receives final building inspection approval, the five-year monitoring program will begin at that time.

A brief, annual monitoring report will be prepared on a form (called the Landscape Monitoring Report) by the Project Biologist by June 30th of each year during the five-year monitoring period, documenting progress on achieving the project's goal and objectives, and every ten years thereafter. Photographs of the project area will be taken each year from the same locations and assembled into a Photo Report, which will be attached to each year's annual report. The Project Biologist will notify the property owner in writing prior to inspecting the landscape and preparing the annual reports. The reports will take 6-8 hours each year to complete. The completed reports will be submitted to the property owner, the Pacific Grove Community Development Department, and the California Coastal Commission. Any conditions which vary from the agreed upon plan will be identified in the report and corrected prior to preparation of the following year's report.

During inspections, the Project Biologist will assess such elements as: 1) plant composition, density and percent cover; 2) the condition of the plants, paying particular attention to plant mortality or any deficiency in the quality and quantity of the landscape; 3) the number (population size) of rare plants; 4) signs of damage to the plants from natural or human-related causes; 5) the status of exotic vegetation, and; 6) signs of erosion.

In the years following the five-year monitoring program, the property's landscape shall be inspected again every ten years, following the same procedures as described above.

IV. MONITORING STANDARDS

Monitoring standards provide a means for assessing the relative success of the restoration project and identifying maintenance needs over time. For this project, monitoring will include quantitative and qualitative evaluations. Measurements, including plant density and percent coverage, will be done by estimation only. However, if the monitor is unable to make coverage estimations with a high degree of certainty, then line transects shall be run across questionable areas and total percent coverage determined. Qualitative evaluations should also assess health and vigor of the vegetation. Photographs of the project site will provide additional documentation of progress toward accomplishing the project's objectives.

The restored landscape will meet the following success criteria (minimum performance standards):

- Density (Perennial native species only): Average 1 plant per 6 square feet
- Percent total cover (Perennial native species only):

1 year:	15%
2 years:	25%
3 to 5+ years:	40%
- Percent relative cover: All species are within normal range.
- Composition: At least 8 native, perennial species (not including trees).
- Health and vigor: Plants are in good health, exhibit normal flowering, and damage from people, deer, pets, and vehicles is negligible.
- Exotic species: Non-indigenous plants do not exceed 5% of coverage in any 100 square feet (10x10-ft) of area on the property.
- Erosion: Not evident.
- Plant protection: Structures to prevent deer herbivory are in good condition and functioning as intended.
- Tidestrom's lupine hybrid plant: None are present.
- At a minimum, maintain population numbers of Tidestrom's lupine and Monterey spineflower plants as existed prior to the start of the project, based on the Botanical Survey Report (August 24, 2015), totaling 225 Tidestrom's lupines and 16 Monterey spineflowers. Protect (wire basket) 25 percent of the Tidestrom's lupine population. (This standard may be adjusted by the Project Biologist in response to results obtained from annual surveys and 10-year monitoring reports.)
- Erosion: Not evident.

If an area fails to meet the above stated revegetation standards, corrective actions will be identified in the annual report and enacted prior to the start of field surveys for the next annual report.

V. PROJECT IMPLEMENTATION AND MONITORING SCHEDULE

Landscape restoration and maintenance activities on the property and on the adjacent unimproved City right-of-way, comprising the Project Area, shall be carried out in accordance with this Landscape Restoration Plan and will be supervised and monitored by a qualified biologist.

Implementation of this landscape restoration project, including exotic species eradication and landscape installation, shall be completed prior to final building inspection approval and granting of occupancy. If it is not possible to complete the project in this timeframe, final building approval and granting of occupancy should be granted to the property owners under the condition that they first submit certificate of deposits to the City of Pacific Grove and agree to complete the restoration project within one year and carry out the five-year monitoring program. The deposits will be returned with accrued interest following first-year implementation and completion of the five-year monitoring period. The Project Biologist will provide to the City of Pacific Grove and the California Coastal Commission a letter certifying that installation of the landscape has been satisfactorily completed, at which time the five-year monitoring period will begin. Failure to submit the annual reports or to meet the performance standards defined in this plan could extend the annual reporting and monitoring period for additional years, as determined by the California Coastal Commission.

As required by the project's Coastal Development Permit, a certified biologist will inspect the Project Area every ten years following the five-year monitoring program. A monitoring report documenting the condition of the Project Area's natural habitat, including the number of rare plants, will be submitted to the City of Pacific Grove and the California Coastal Commission immediately following each inspection.

Monitoring and maintenance of the landscape for the purpose of ensuring compliance with any conditions or requirements of the project permit(s) will be the responsibility of the property owner. 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 site as specified in this Landscape Restoration Plan.

Implementation of this Landscape Restoration Plan will be accomplished according to the schedule shown in Table 2.

Modification of the provisions of this Landscape Restoration Plan will be allowed only with written approval from the City of Pacific Grove and the California Coastal Commission.

Prepared By:  Date: 9/9/15

TABLE 2. IMPLEMENTATION SCHEDULE

TASKS	TIMING
Collect native plant seeds	April through November.
Grow native plants in nursery	April to February.
Establish photo sites and collect baseline comparative data	Prior to any manipulation of the existing landscape and construction.
Eradicate exotics and hybrid lupines	Prior to any construction activity and following receipt of permits.
Install temporary fences	Prior to start of construction.
Survey for black legless lizards	Immediately prior to start of any construction activity.
Monitor construction	Weekly until <u>all</u> construction is completed
Broadcast seeds and install nursery plants	Following receipt of permits, preferably December to May.
Remove temporary fences	Following completion of all construction and concurrence of Project Biologist.
Begin five-year monitoring program and notify (letter) the City of Pacific Grove and the Coastal Commission	Upon receipt of final building inspection approval <u>and</u> satisfactory completion of installation of the landscape.
Monitor and maintain landscape	Monthly during first three years, then quarterly each year for remaining three years of 5-year monitoring program. Recommend quarterly maintenance over the long-term.
Control exotics and hybrid lupines	Annually, as needed January to July.
Augment initial plants	Second and third years in January, if needed.
Monitor, prepare and submit Landscape Inspection Report	Annually for at least five years following plant installation, submitting report by June 30 th each year, and once every 10 years over the longer term.

FIGURE 2. PROPOSED SITE PLAN

REVISION	No.

PROJECT INFO:
 PROJECT ADDRESS: 1865 PICO AVENUE
 PACIFIC GROVE, CA 93950
 APN: 007-072-009
 LOT 27, BLOCK 330 OF PACIFIC GROVE ACRES SUBDIV.
 LOT AREA : 22,420 S.F.

PROJECT DESCRIPTION:
 DEMO (E) SINGLE FAMILY RESIDENCE
 AND DETACHED GUESTHOUSE & CARPORT
 CONSTRUCT NEW 2-STORY SINGLE FAMILY RESIDENCE WITH
 ATTACHED 3-CAR GARAGE + BASEMENT

NOTE: NO TREES TO BE REMOVED

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
 CONSULTANT:

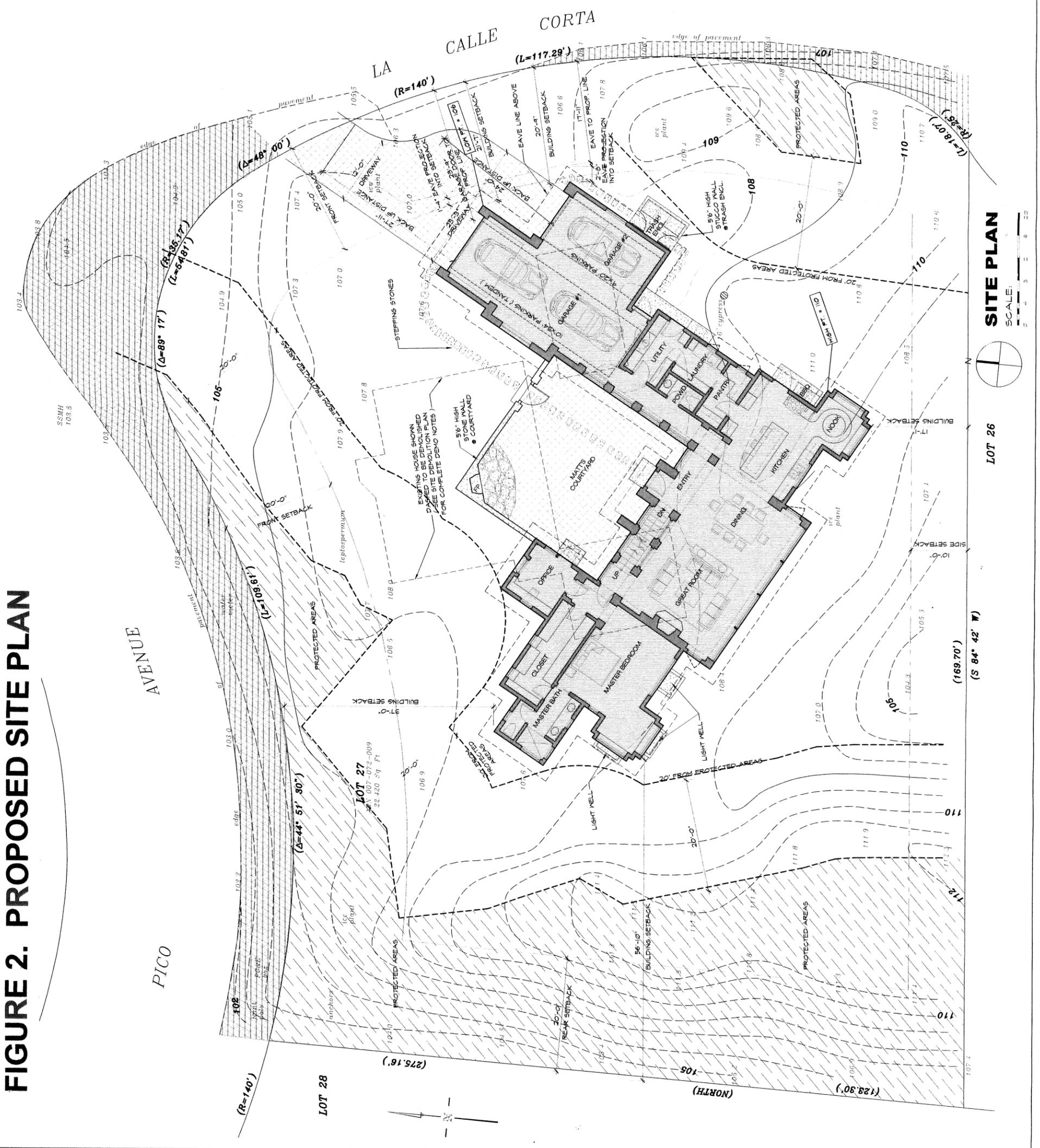
211 HOFFMAN AVENUE MONTEREY, CA 93940
 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

PROPOSED SITE PLAN
 JOB NAME: St. Dennis Residence
 1365 Pico Avenue
 Pacific Grove, CA
 A.P.N. 007-072-009-000

DATE: 9/2/2011
 SCALE: 1/8" = 1'-0"
 DRAWN: DM
 JOB NUMBER: 14-39

A-1.2
 SHEET OF

HATCH TYPE	DESCRIPTION	AREA
[Hatch Pattern]	BUILDING FOOTPRINT (HOUSE & GARAGE)	9,071 S.F. (19.73%)
[Hatch Pattern]	NON BUILDING FOOTPRINT (SITE WALL, PORCH & STEPPING STONES)	296 S.F. (1.27%)
TOTAL BUILDING & NON BUILDING COVERAGE = 9,367 S.F. (19.00%) ALLOWED = 9,363 S.F. (19.00%)		
[Hatch Pattern]	IMMEDIATE OUTDOOR LIVING SPACE (COURTYARD & DRIVEWAY)	1,062 S.F. (4.74%) + 17 WIDE DRIVEWAY + 20' DRIVEWAY + 200 S.F. + 20' DRIVEWAY + 200 S.F.
NET IMMEDIATE OUTDOOR SPACE = 1,062 S.F. (4.74%) ALLOWED = 1,121 S.F. (5.00%)		
[Hatch Pattern]	UNIMPROVED RIGHT OF WAY	2,540 S.F.
[Hatch Pattern]	PROTECTED AREAS	
[Hatch Pattern]	EXISTING BUILDING FOOTPRINT (TO BE DEMOLISHED) MAIN RESIDENCE GUESTHOUSE	1,971 S.F. (6.12%) 272 S.F. (1.21%)
[Hatch Pattern]	EXISTING DRIVEWAY + WALKWAYS CARPORT + PATIOS (TO BE DEMOLISHED)	2,417 S.F. (10.78%)



SITE PLAN
 SCALE: 1" = 20'
 LOT 26
 (S 84° 42' W)
 (169.70')

LA CALLE CORTA
 (L=117.29')
 (R=140')

PICO AVENUE
 (R=140')

LOT 28
 (275.18')

LOT 27
 APN 007-072-009
 22,420 Sq. Ft.

LOT 26
 (128.30')

LOT 25
 (111.8')

LOT 24
 (111.8')

LOT 23
 (111.8')

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LOT 1
 (111.8')

KENT L. SEAVEY

Item 7e

310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739

June 3, 2015

Mr. Luyen Vu
Eric Miller Architects
211 Hoffman Avenue
Monterey, CA 93940

Dear Mr Vu:

Thank you for the opportunity to prepare a Phase I Historic Review of the residential property at 1365 Pico Ave. (APN# 007-072-009) in Pacific Grove, as required by the California Environmental Quality Act (CEQA) and the City of Pacific Grove.

Monterey County Assessor's records show a date of construction for the subject property of 1954 (MCBP# M8-141) a second story was added on the west in 1994 (PGBP# 87-0402) and the garage was converted to living space in 1992. A Request for Coastal Permit Determination, dated 4/28/97 states that there was also a 605 sq. ft. bedroom/recreation room addition by that date (see document provided). The original owner was Mr. Joseph E. Paul, an artist. The additions were under the ownership of Timothy & Theresa Flannery. No original architect or builder has been identified.

The subject property is a wood-framed, one-and-two-story altered modern Shed-roofed Style residence, basically irregular in plan, resting on a concrete foundation. The exterior wall-cladding is vertical board-and-batten. A second-story was added at the SW end of the building envelope in the 1994. The building envelope sprawls, rather than rambles over its sand dunes setting.

As originally constructed in 1954, the low-pitched multi-directional and stepped shed-roof system maintained a low, earth hugging profile in its beach front sand dune setting. However, the 1990s addition of a second floor on one of the low profile components, no doubt to capture ocean views, compromised the original design by its poor massing, scale and lack of proportion with the existing ensemble of smaller elements. The addition of a carport roof on the east side-elevation, when the original garage was converted to living space, and a deteriorated wooden fence partially screening the carport from Pico Ave., further exerbated the the visual sense of sprawl throughout the ensemble.

The roof overhangs are minimal, with simple wood fascias. A single interior brick chimney is located about midway along the north facing facade, where it steps up to an opposing shed roof element. All roof covering appears to be in tar-and-gravel.

Fenestration is irregular, with a combination of a few original wood 1/1 double-hung windows, 1/1 double-hung aluminum and anodized aluminum windows, fixed anodized aluminum windows, in varying sizes and shapes, including at least two pairs of sliding glass doors, and what appears to be one or two sliding vinyl windows. A very large, unpainted open wood deck and its staircase wraps around the east, south and west elevations of the second story component, with a wooden rail and simple balusters supported on thick wood posts with cross-bracing, further compromising the patchwork appearance of the building.

The residence is sited in open, uneven and natural sand dunes just south of Pico Ave. It is located in a thinly populated neighborhood of one and two-story residences of varying ages, sizes and styles.

The subject property is one of a number of similar Shed-roofed Modern Style residences found throughout the Monterey Peninsula, consistent with post-WWII development and popular building styles of the period.

Shed-roofed Style became a fairly popular American design during the period of post WWII and Korean War expansion and rapid sub-urbanization that characterized numerous communities throughout the country, including the Monterey region. The form derived from American experimentation with the then popular European International Style, which had preceded it in the 1930s and pre-war 1940s.

Marcel Breur's 1949 House in the Museum, at the Museum of Modern Art in New York was an early example of the Shed-roofed Style, as was Ralph Wyncoop's 1951 Butterfly House at Carmel Point.

The overall visual effect of shed-roof designs is one of bold diagonals, counterpointed shapes, and multiple massing. As noted above, the roof forms are often multi-directional. Generally speaking, fenestration is asymmetrical, with few windows on walls that face a public space. Smaller ribbon clearstory windows can be found high in the vertical elevations, to bring light into the interiors. The form of the residence imparts its style, not its component parts.

Such properties, to qualify for architectural significance, need to demonstrate particularly strong artistic merit, clearly demonstrate the influence of a particular architect or builder, and should be excellent examples of types/or styles. No architect or builder has been identified for this example.

The California Environmental Quality Act (CEQA), PRC Sec. 21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1(a). It asks, did any event of importance to the region, state or nation occur on the property? Did anyone of great importance to the region, state or nation occupy the property during the productive period of their lives? Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master-builder? The criteria also asks if the property is likely to yield information significant to the understanding of the areas history.

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 Monterey County Historic Resource Inventory. 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.

Integrity is measured by the application of seven aspects, defined by the National Register Criteria for Evaluation. They include: Location, the place where the historic property was constructed, or an historic event occurred; Design, the combination of elements that create the form, plan, space, structure, and style of the building; Setting, the physical environment of the historic property; Materials, the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property; Workmanship, the physical evidence of the crafts of a particular culture or people during any given period in history; Feeling & Association are subjective elements that assess a resources ability to evoke a sense of time and place.

The subject property is not included in the California Office of Historic Preservation-maintained "Historic Property Data File for Monterey County" (updated to February of 2014).

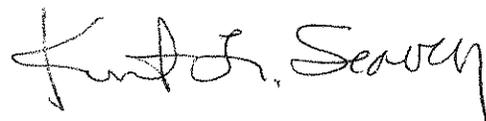
It is not listed in the California Register, or the National Register of Historic Places, nor is it listed in the Pacific Grove Historic Resource Survey.

No event of significance to the nation, state or region, nor any significant individuals during the productive period of their lives, have been identified with the existing property. Nor has an architect or builder been identified with the 1954 residence.

The subject property retains its original location and setting. However, the integrity of its 1954 design has been severely compromised by the out of scale and proportion additions in the 1990s that give it more a sense of sprawl rather than a geometric sculptural presence. As noted above, eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity. 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. Shed-roof Style buildings are common in Monterey County and California as a whole. Such properties, to qualify for architectural significance, need to demonstrate particularly strong artistic merit, clearly demonstrate the influence of a particular architect or builder, and should be excellent examples of types/or styles. The subject property does not, and no architect or builder has been identified with this example.

Lacking historic significance, and the loss of its physical integrity as constructed in 1954, which would have been its period of significance, the subject property does not meet the necessary criterion for listing in the California Register of Historical Resources. Nor does it meet the criterion established by the City of Pacific Grove for inclusion in the Pacific Grove Historic Resources Survey, and therefore cannot be considered an historic resource as defined by CEQA.

Respectfully Submitted,



1365 Pico. Avenue- Pacific Grove



Photo #1. Looking south at the north facing facade.
May, 2015.

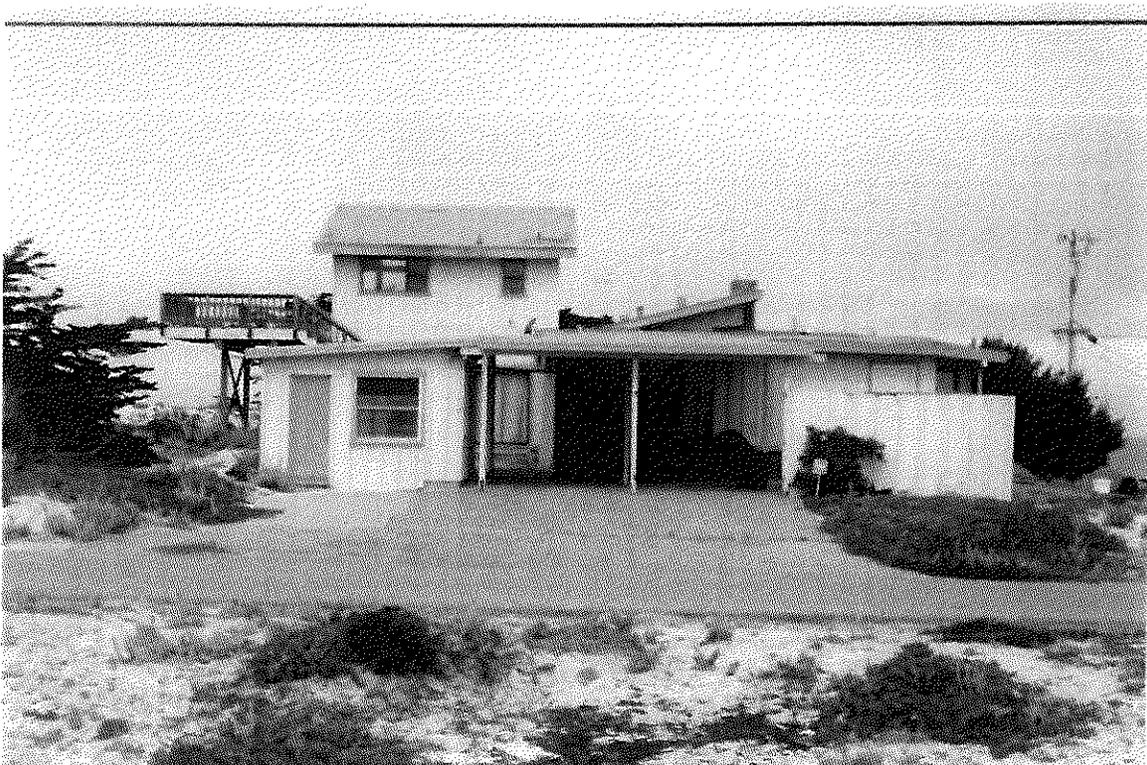


Photo #2. Looking west at the east side-elevation,
May, 2015.



Photo #3. Looking east at the west side-elevation,
May, 2015.

COMMENTS RECEIVED

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WWW.COASTAL.CA.GOV

Item 7e



November 19, 2015

Ashley Hobson
City of Pacific Grove
300 Forest Avenue
Pacific Grove, CA 93950

Subject: Draft Mitigated Negative Declaration (MND) for the Demolition and Reconstruction of a Single Family Residence at 1365 Pico Avenue (Application Number 15-0459).

Dear Ms. Hobson:

Thank you for forwarding the Draft MND for the demolition and reconstruction of a single family residence at 1365 Pico Avenue. The proposed project would demolish an existing 5,750-square-foot residence, construct a new approximately 3,721-square-foot residence, and restore all areas outside of the building footprint with native dune plants. The proposed project will need a coastal development permit (CDP), with the Coastal Act as the applicable standard of review, and the City of Pacific Grove's certified Land Use Plan (LUP) serving as guidance. Based on our review, it appears that the proposed project raises significant coastal resource protection issues, including with respect to biological resources, land use, and visual resources/aesthetics that are not adequately addressed in the MND.

In regard to biological resources, the MND does not specifically state that the entire site is considered an Environmentally Sensitive Habitat Area (ESHA). All areas with the potential to provide native dune habitat for sensitive species are considered ESHA under the City's certified LUP and Coastal Act Sections 30107.5 and 30240. As past projects in the Asilomar neighborhood demonstrate, previously developed sites can be restored to fully functional dune habitat with proper planning and maintenance. Therefore, the Commission considers the entire Asilomar dunes complex to be ESHA, not just those areas where sensitive species have already been identified.

In regard to land use, because the entire site is dune ESHA, the LUP provides robust development policies that are applicable to this project. For parcels greater than one-half acre in size (i.e. 21,780 square feet or greater) LUP Policy 3.4.5.2 limits site coverage to 15% of the total lot area, with an additional 5% of the site allowed for Outdoor Living Space (OLS).¹ The MND states that the project complies with the LUP but does not specifically discuss if the project is consistent with these LUP coverage requirements; thus, we cannot determine whether the project meets the coverage limits with the information provided, for the following reasons.

¹ The LUP states that the 15% site coverage calculation must include "residential buildings, driveways, patios, decks (except decks designed not to interfere with the passage of water and light to the dune surface below), and any other feature which eliminate potential native plant habitat." The LUP defines OLS as an area "left in a natural condition, or landscaped to avoid impervious surfaces."

First, our research on the Realquest property database indicates that the total lot area for this project is 22,300 square feet. This would limit site coverage to a maximum of 3,345 square feet (15% of 22,300 square feet) and 1,115 square feet for OLS (5% of 22,300 square feet). However, the project plans suggest that the site is 22,420 square feet in size and proposes 3,363 square feet of site coverage (15% of 22,420 square feet). Please explain the discrepancy between lot sizes, including the source from which the project plans identified 22,420 square feet as the applicable lot size. The Applicant must submit confirmation of the lot size from a certified land surveyor in order to determine the exact site coverage allowed for this site.

Second, the plans do not provide adequate detail to understand all aspects of the proposed coverage. Because the LUP is very specific with respect to what structural elements do and do not count in terms of allowable maximum site coverage, the Applicant must submit plans with precise coverage calculations broken down into each aspect of the proposed development including building, driveway, patios, walkways, stepping stones, etc. Additionally, there are discrepancies between the MND and project plans with regard to coverage. For example, the MND states that impervious coverage is proposed at 3,311 square feet, while the project plans list impervious coverage at 3,363 square feet. The MND states the proposed driveway is 674 square feet, while the project plans list the driveway as 667 square feet. The lack of adequate information and discrepancies make it difficult to determine whether the project is consistent with the LUP.

Third, we do not believe that the proposed courtyard qualifies as OLS. The courtyard is completely enclosed by a 5 1/2-foot-tall stone wall that isolates that portion of the site from other dune areas, which will prevent the area from retaining its natural condition as the OLS designation requires. The stone wall would prevent seed dispersal, wildlife migration, and sand transfer through this area of the site. We consider the completely enclosed courtyard an extension of the residential building rather than a natural outdoor space. Moreover, even if the courtyard were considered OLS, the 5 1/2-foot-tall enclosure is essentially an impenetrable fence that is contrary to LUP Policy 2.3.5.1(e), which prohibits certain fencing within dune ESHA. We only support minimal fencing that is necessary to protect native dune habitat. The proposed stone wall is not consistent with that standard.

Finally, LUP Policy 2.3.5.1(e) requires all areas outside of the approved development footprint to be restored and protected in perpetuity by deed restriction or conservation easement. The MND states that the areas outside of the development footprint will be restored and maintained according to the Landscape Restoration Plan that was prepared for the project, but does not specifically state that the restored areas will be protected in the long-term through a deed restriction or conservation easement. The MND must discuss the long term dune protection measures required by the LUP.

With regard to aesthetics, the MND correctly states that the project site is in a designated scenic area. However, we cannot determine whether the project adequately protects scenic resources. The project site is visible from Sunset Drive and the proposed heights may extend above the crest of the dunes and above the trees of the forest-front zone located behind the house, which

Ashley Hobson
Draft MND 1365 Pico Avenue
November 19, 2015
Page 3

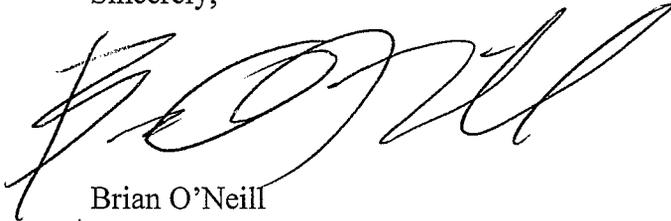
Item 7e

could severely degrade public views as seen from Sunset Drive. The Applicant should install story poles to depict the outline of the proposed project in order to facilitate proper view analysis and submit photographs of the story poles as seen from Sunset Drive.

Additionally, the proposed project does not meet the 25-foot height limitation set forth in LUP Policy 3.1.1.2. The project plans indicate that the proposed chimney will extend to 27 feet. There is no exception for chimneys to extend beyond the 25-foot height limitation and the project is therefore inconsistent with the LUP height limitation.

Thank you for considering our comments. If you have any questions or would like to discuss these issues further, please contact me at (831) 427-4863 or Brian.O'Neill@coastal.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "B. O'Neill", written in a cursive style.

Brian O'Neill
Coastal Planner

Gadi <gadim2020@gmail.com> 4:32 PM (16 hours ago)
11/30/15

to aaziz

Anastazia,

Thank you for carefully considering our comments.

We live next door to the proposed construction on 1365 Pico Ave and have several concerns about the plans for the project.

Aesthetic concerns:

1) The “breakfast nook” impacts the public view from La Calle Corte of the beautiful cypress tree and the ocean (attachment 1: impacted view from La Calle Corte).

2) The proposed construction of the master bedroom/ master bath impacts our view of the Bay from our living room, and if the bedroom’s protrusion into the dunes were reduced by about 3.75’ it would have little impact on our view (attachment 2: View from living room 418 La Calle Corte).

3)The proposed “breakfast nook” though within legal setback, is not in keeping with the character of the neighborhood. We are aware of no other properties in R1-B4 that would be as close to the house next door.

Sincerely,

Gadi & Marlene Maier

418 La Calle Corte







State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Central Region
1234 East Shaw Avenue
Fresno, CA 93710
(559) 243-4005
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director
Item 7e



November 30, 2015

Mark Brodeur
Community and Economic Development Director
City of Pacific Grove
300 Forest Avenue
Pacific Grove, California 93950
mbrodeur@cityofpacificgrove.org

**Subject: 1365 Pico Avenue, Residential Demolition and Reconstruction
SCH No. 2015101101**

Dear Mr. Brodeur:

The California Department of Fish and Wildlife (CDFW) has reviewed the Initial Study and Mitigated Negative Declaration (IS/MND) your organization has prepared for the 1365 Pico Avenue, Residential Demolition and Reconstruction (Project). The Project is a new 3,721 square foot single family residence located at 1365 Pico Avenue (APN 007-072-009). The Project includes the demolition of the existing 5,750 square foot residence, detached garage, and guest house to construct a new two-story house with an underground basement and attached three-car garage. The site is located in the Asilomar Dunes Environmentally Sensitive Habitat Area and in the City of Pacific Grove Archaeological Overlay zone. The proposed home will consist of 3,311.4 square feet of site coverage including a 3,077 square foot building footprint, 286 square feet of non-building footprint (walls, exterior fireplace, porches, trash enclosure, light wells, stepping stones), 667 square feet of permeable driveway pavers, and a 677 square foot unpaved courtyard.

The IS/MND lists one plant listed as endangered pursuant to the California Endangered Species Act (CESA), Tidestrom's lupine (*Lupinus tidestromii* var. *tidestromii*), and one plant listed as threatened pursuant to CESA, sand gilia (*Gilia tenuiflora* ssp. *arenaria*), as having an occurrence on the Project site or on nearby properties. In addition, the Monterey spineflower (*Chorizanthe pungens* var. *pungens*), a plant listed as threatened pursuant to the federal Endangered Species Act, is also reported on the Project site. Based on the information provided in the IS/MND and the proposed mitigation measures, CDFW cannot conclude that "take" (as defined pursuant to Section 86 of the Fish and Game Code) of Tidestrom's lupine or other CESA-listed species resulting from demolition and construction activities will be avoided. In addition, the Project's landscape and restoration plan requires removal of Tidestrom's lupine hybrids. Elimination of hybrids without take authorization from CDFW is a violation of CESA. CDFW recommends the Project consult with us to discuss the Project to determine if it

Conserving California's Wildlife Since 1870

can avoid take of CESA-listed species. If take cannot be avoided, then an Incidental Take Permit (ITP) or other take authorization is necessary to comply with CESA.

Department Jurisdiction

Trustee Agency Authority: CDFW is a Trustee Agency with the responsibility under the California Environmental Quality Act (CEQA) for commenting on projects that could impact plant and wildlife resources. Pursuant to Fish and Game Code Section 1802, CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. As a Trustee Agency for fish and wildlife resources, CDFW is responsible for providing, as available, biological expertise to review and comment on environmental documents and impacts arising from project activities, as those terms are used under CEQA.

Responsible Agency Authority: The Department has regulatory authority over projects that could result in the take of any species listed by the State as threatened or endangered, pursuant to Fish and Game Code Section 2081. If the Project could result in the take of any species listed as threatened or endangered under the CESA, the Department may need to issue an ITP for the Project. CEQA requires a Mandatory Finding of Significance if a project is likely to substantially impact threatened or endangered species (sections 21001{c}, 21083, Guidelines sections 15380, 15064, 15065). Impacts must be avoided or mitigated to less than significant levels unless the CEQA Lead Agency makes and supports Statement of Overriding Consideration (SOC). The CEQA Lead Agency's SOC does not eliminate the Project proponent's obligation to comply with Fish and Game Code Section 2080.

If you have any questions, please contact Craig Bailey, Senior Environmental Scientist (Supervisor), at the address provided on this letterhead, by telephone at (559) 243-4014, extension 227, or by electronic mail at craig.bailey@wildlife.ca.gov.

Sincerely,



Julie A. Vance
Regional Manager

THOMAS K. MOSS
Coastal Biologist

Item 7e

January 1, 2016

Julie Vance, Regional Manager, CA Department of Fish and Wildlife
1234 East Shaw Avenue
Fresno, CA 93710

Subject: 1365 Pico Avenue, Pacific Grove – Residential Demolition and Reconstruction

Dear Julie,

I have been requested by the project applicant, Tom and Sandy St. Dennis, and the City of Pacific Grove to respond to your concerns expressed in your letter of November 30, 2015, specifically concerning the adequacy of the mitigation measures listed in the Initial Study and Mitigated Negative Declaration prepared by the City of Pacific Grove in ensuring that impacts resulting from the proposed project to the rare plants will be avoided.

I'm the consulting biologist for this project, having prepared a Botanical Survey Report for the site on August 24, 2015 and a Dunes Restoration Plan on September 9, 2015. The Botanical Survey Report contained a list of measures which if fully implemented would ensure protection of all of the individual Tidestrom's lupines and Monterey spineflowers, which are the only rare species found on the property, during demolition and construction of the proposed new house. The measures include, among other requirements, the following:

1. Installation of temporary fencing by the project biologist to delineate the construction zone. The fence will be placed between the areas affected by construction activities and the rare plants and will remain in place until all construction on the property, inside and outside of the house, is completed. The fence will not be relocated or removed without the biologist's concurrence. No building materials or equipment will be stored or disposed outside of the designated construction area.
2. The project biologist will monitor the project on a weekly basis for its duration, and will be present on a daily basis when any heavy equipment activity (demolition, grading or excavation) is occurring.
3. If any mitigation measure is violated, all work on the project will be immediately stopped and will not resume until the City of PG and the Coastal Commission can review and determine an appropriate response.

THOMAS K. MOSS
Coastal Biologist

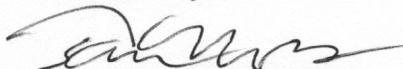
Item 7e

During the past 30+ years, I have worked on over 40 similar projects in this area where similar mitigation measures were required and which in almost every case proved to be fully adequate in preventing any damage to or loss of the rare plants. The only exceptions occurred on two residential remodel projects where Tidestrom's lupine plants were growing within a few feet of the existing houses and the plants disappeared shortly after construction, as a result of the owners' gardener running amuck and raking around the house.

In addition to the mitigation measures imposed during construction, to prevent impacts or provide a higher level of protection to the existing rare plants over the longer run, the owner agreed to design the new house so that a 20-foot buffer area where no development would occur could be created between the house and the nearest rare plants. When feasible, this distance has been found to be adequate to negate the risk to the plants from damage or loss due to normal residential uses and maintenance activities that occur on these properties. Presently, there are Tidestrom's lupines growing within 10 feet of the existing house. In 2005, when I made a cursory survey of the site for a prospective buyer, there were several more plants in this area near the house. But, trampling in the near-house area by painters, roofers and window washers over the years has taken its toll on the plants. Providing a 20-foot buffer will prevent or significantly reduce the risk of incidental loss of rare plants from these activities, something that does not exist under the current condition of the property. A 20-foot or more buffer zone now exists around the entire proposed house and other associated features.

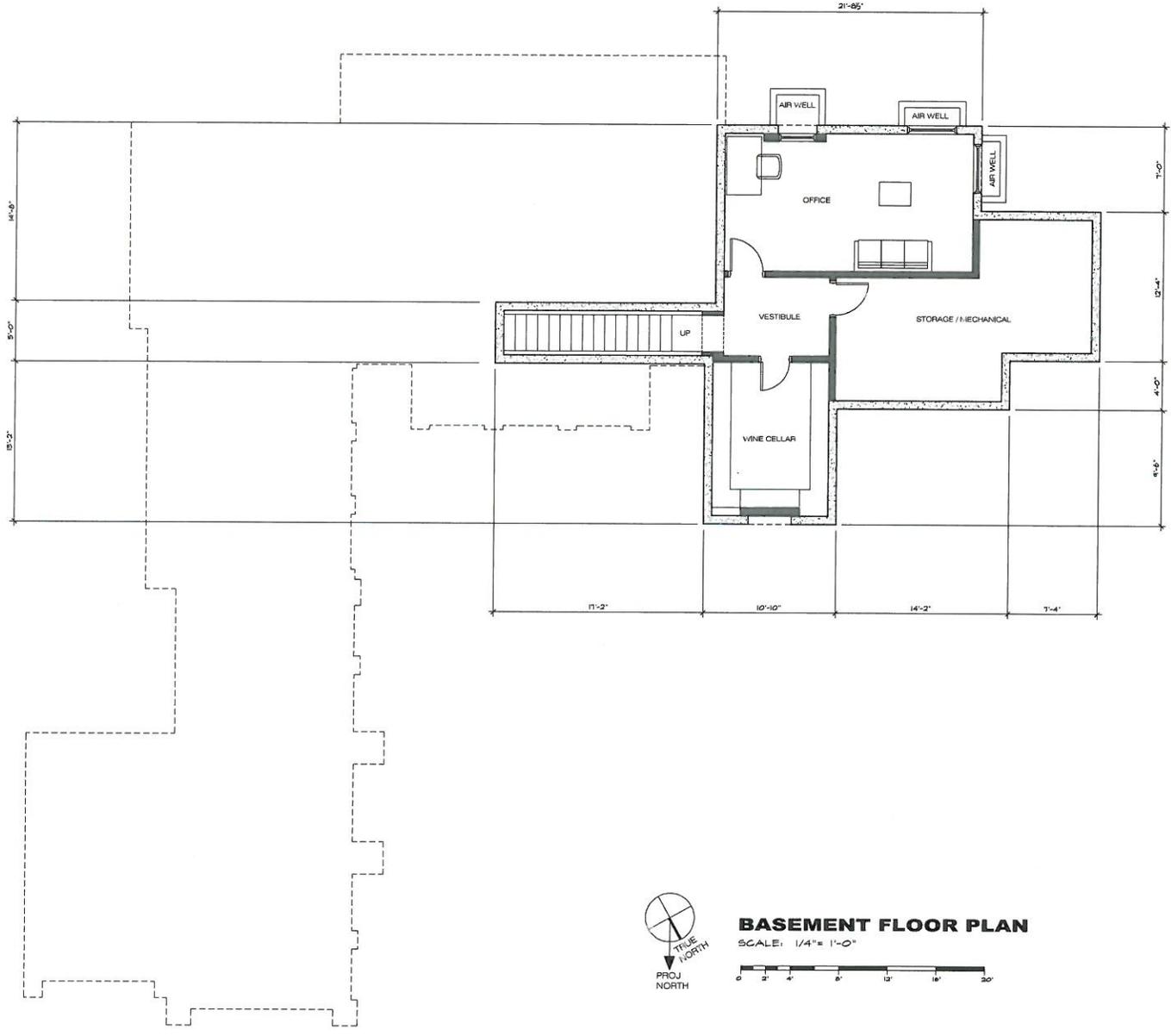
In avoiding a "taking" of Tidestrom's lupine, you have also expressed concern about my recommendation in both the Botanical Survey Report and Landscape Restoration Plan to remove any Silver beach lupine-Tidestrom's lupine hybrid plants. I will revise the restoration plan and remove this recommendation. Any hybrids that occur or appear on the property will remain. I would encourage you to take a closer look at this policy in the future, as retaining these plants represents, in my opinion, the most serious threat to preserving the genetic integrity of the pure Tidestrom's lupines in the Asilomar Dunes and elsewhere on the Monterey Peninsula.

Sincerely,



Cc: Tom and Sandy St. Dennis
Mark Brodeur, Community Development Director, City of Pacific Grove
Craig Bailey, Sr. Environmental Scientist, CDFW, Fresno
Eric Miller, Eric Miller Architects, Monterey
Brian O'Neill, Staff Planner, California Coastal Commission, Santa Cruz

CS



BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"



REVISION	No.

CONSULTANT:
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 211 HOFFMAN AVENUE MONTEREY, CA 93940
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ARCHITECT
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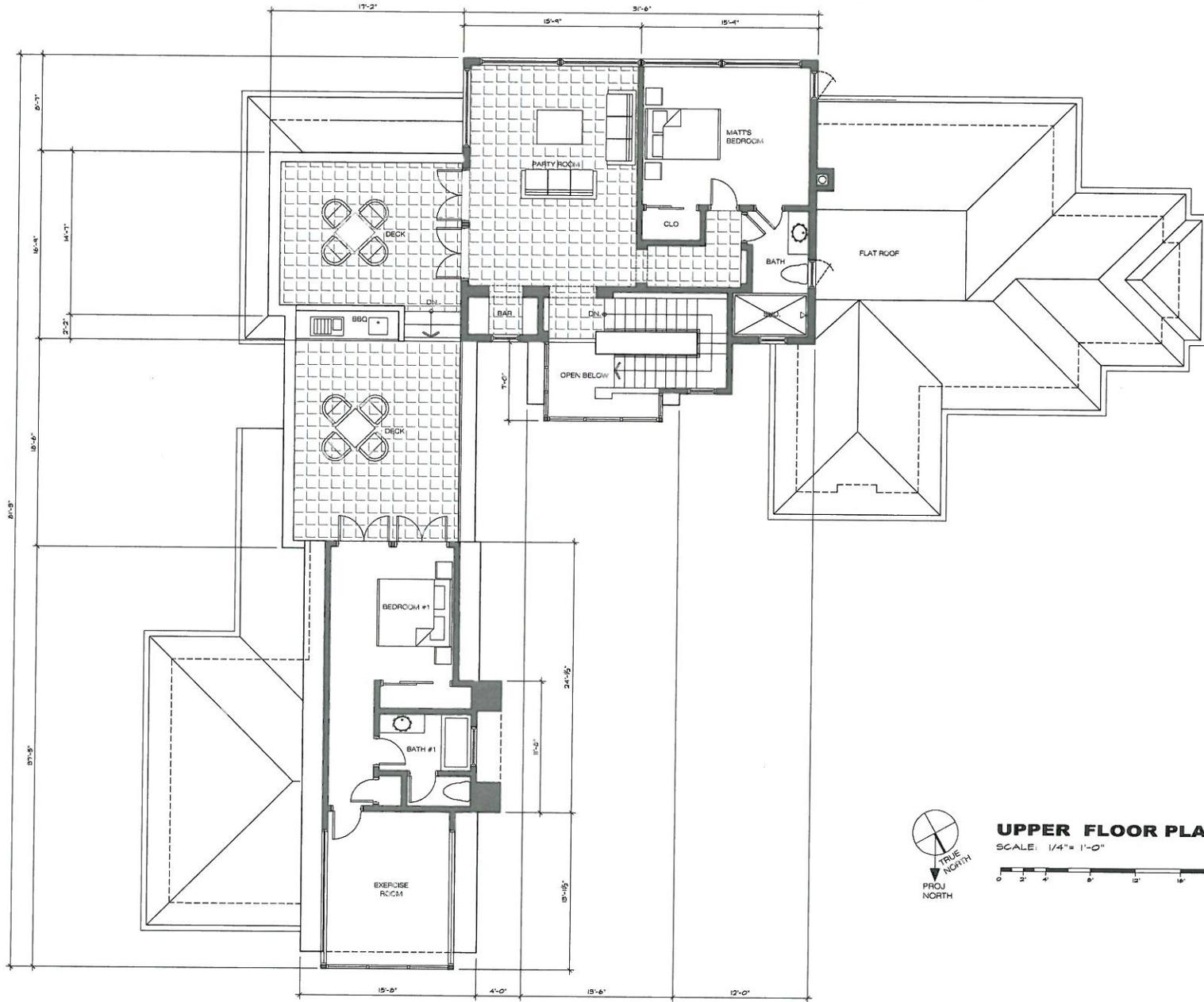
BASEMENT FLOOR PLAN
 JOB NAME: **St. Dennis Residence**
 1568 Pico Avenue
 Pacific Grove, CA
 A.P.N. 007-072-004-000

DATE: 2/4/16
 SCALE: 1/4" = 1'-0"
 DRAWN: DM, JM
 JOB NUMBER: 1430

A-2.0
 SHEET OF

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UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"



REVISION	No.

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UPPER FLOOR PLAN
 JOB NAME: **St. Dennis Residence**
 1848 Ridge Avenue
 Pacific Grove, CA
 A.P.N. 001-072-004-000

DATE: 2/4/16
 SCALE: 1/4" = 1'-0"
 DRAWN: DM, JM
 JOB NUMBER: 14.56

A-2.2
 SHEET OF

REVISION	No.

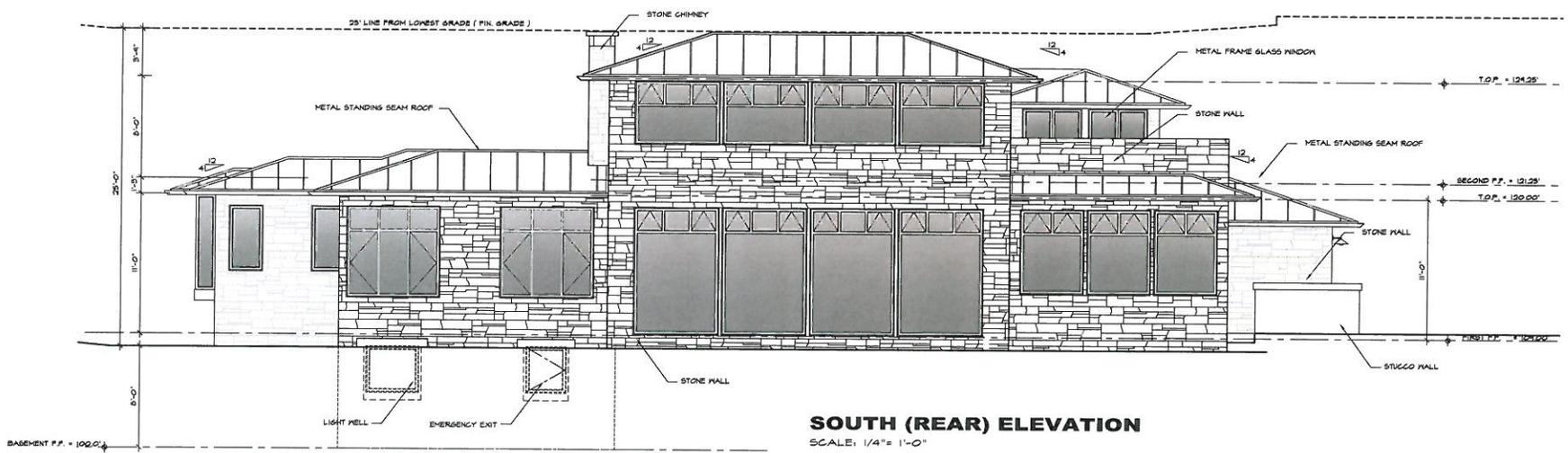
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EXTERIOR ELEVATIONS
 JOB NAME **St. Dennis Residence**
 1968 Pico Avenue
 Pacific Grove, CA
 A.P.N. 007-0712-004-000

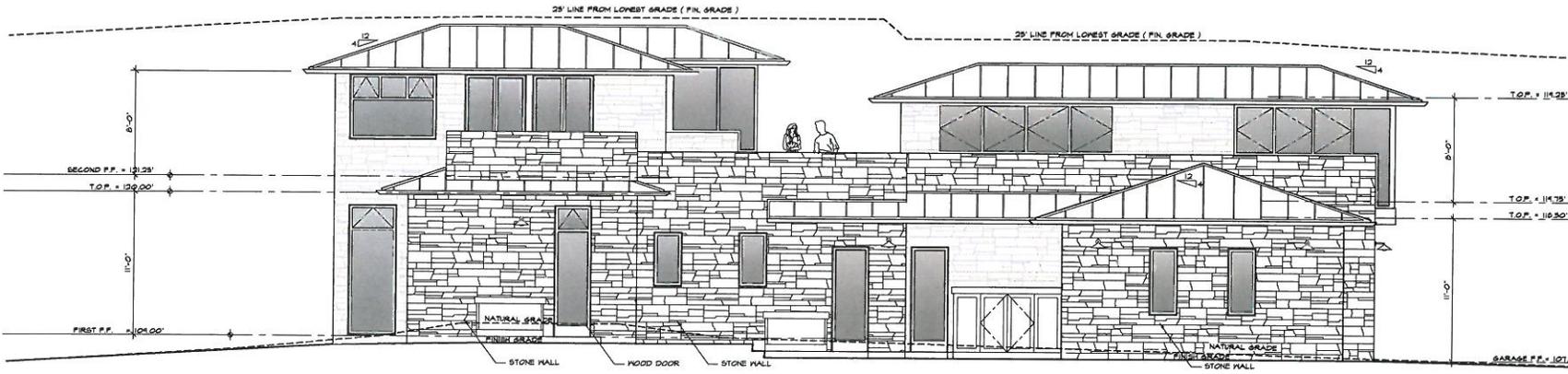
DATE: 2/4/16
 SCALE: 1/4"=1'-0"
 DRAWN: DM, JH
 JOB NUMBER: 1436

A-3.2
 SHEET OF



SOUTH (REAR) ELEVATION

SCALE: 1/4"= 1'-0"



EAST (LEFT SIDE) ELEVATION

SCALE: 1/4"= 1'-0"



