



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: Chair Steres and Members of the Architectural Review Board

FROM: Wendy Lao, Associate Planner

MEETING DATE: October 10, 2017

ADDRESS: 1355 Lighthouse Ave. Pacific Grove (APN 007-031-017)

**ZONING/
LAND USE:** R-1-B-4/Low Density to 5.4 DU/ac

SUBJECT: To adopt an Initial Study and Mitigated Negative Declaration, and to approve an Architectural Permit and a Tree Permit with Development to allow a new 5,992 gross square feet two-story single-family residence on a vacant property. The project would be placed on the City's water waitlist.

APPLICANT/OWNER: Joseph Rock, architect, and Pamela Silkwood, attorney, on behalf of Kevin and Linda Smith, owners

CEQA STATUS: Initial Study/Mitigated Negative Declaration

PROJECT DESCRIPTION

Architectural Permit and Tree Permit with Development 16-582 would allow a new 5,992 gross square feet two-story single-family residence with an attached 3-car garage on a vacant property. The site is 78,520 square feet (1.8 acres). The project proposes a lot coverage of 7,878 square feet (10%), which includes the allowable 5% immediate outdoor living space area. This calculation is derived from a building coverage of 3,957 square feet (5%), a driveway with permeable pavers of 2,092 square feet (2.7%), and walkways and patios of 1,829 square feet (2.3%).

The site is located in the Coastal Zone, the Asilomar Dunes Environmentally Sensitive Habitat Area, and the Archaeological Zone. Grading quantities for the project would include approximately 145 cubic yards of cut and 145 cubic yards of fill (totaling 290 cubic yards). The project proposes to remove 5 Pine trees, and would be replaced by 36 replants. The site contains an identified, confidential archaeological and tribal cultural resource, and the project site would be located approximately 186 feet away, with the building located approximately 194 feet away. The project is requesting a water fixture unit count of 16.4 for a single-family residence through the Monterey Peninsula Water Management District, and would be placed on the City's water waitlist.

BACKGROUND

On June 30, 2016, Joseph Rock, architect, applied for an Architectural Permit to allow a new two-story single-family residence of 5,992 gross square feet located at 1355 Lighthouse Avenue, and to be placed on the City's water waitlist. Mr. Rock subsequently applied for a Tree Permit with Development as part of the project application.

The subject site is located in the California Coastal Commission's Coastal Zone. Approval from the California Coastal Commission would be required prior to issuance of a building permit.

DISCUSSION

The proposed development would meet the development regulations set forth in the R-1-B-4 zoning district, including setbacks, parking, coverage, and height requirements.

The project seeks to construct a two-story single-family residence in the center of the property, towards the eastern side of the parcel. The siding would be lapped wood siding, and the windows would be vinyl material. The building would be 24 feet 6 inches tall. A chimney with stone veneer would be 25 feet tall.

Pacific Grove Municipal Code & Local Coastal Program Land Use Plan

The project proposes a gross floor area of 5,992 square feet, which is within the allowable maximum gross floor area of 6,000 square feet, pursuant to P.G.M.C. 23.16.110(a). The project proposes a site coverage of 10% (7,878 square feet), which is within the Coastal Commission's allowable maximum lot coverage of 15% (7,852 square feet), pursuant to the City of Pacific Grove's Local Coastal Program (LCP) Land Use Plan (LUP) Policy 3.4.5.2. The project's site coverage of 10% includes the allowable 5% immediate outdoor living space area, and this calculation is derived from a building coverage of 3,957 square feet (5%), a driveway with permeable pavers of 2,092 square feet (2.7%), and walkways and patios of 1,829 square feet (2.3%). The standards in the LUP supersede the standards in the Pacific Grove Municipal Code, pursuant to P.G.M.C. 23.16.110(a).

The project proposes a building height of 24 feet and 6 inches, which is within the allowable maximum building height of 25 feet.

General Plan

The project site is located in the Low Density to 5.4 DU/ac land use designation according to the General Plan. The standards in the LUP supersede the standards in the Pacific Grove General Plan. Nonetheless, the project appears to comply with the following from the General Plan's Chapter 3, *Housing Element*:

- Policy 2.1: *Strive to accommodate the City's share of the region's housing needs.*

The project also appears to comply with the following from the General Plan's Chapter 7.5, *Archaeological Goals, Policies, and Programs*:

- Policy 21: *Ensure the protection and preservation of artifacts in those areas already identified as containing archaeological remains (LUP, 2.4.4.1)*

- Program AA: *Inspect the surface of sites which potentially contain archaeological resources and evaluate site records to determine the extent of known archaeological resources.*
- 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).*
- Program DD: *Identify sensitive sites early, so that archaeological resources can be considered and protected during the first phases of project design.*

Trees and Landscaping:

The project proposes to remove 5 Pine trees, and would be replaced by 36 replants. The project biologist would ensure that tree protection measures are being met.

Architectural Review Guidelines:

The project proposal appears to adhere to the following Architectural Review Guidelines:

Guideline #1: The mass and height of a new building should blend well with neighboring structures and not overwhelm them with disproportionate size or a design that is out of character.

The proposed project is surrounded by one- and two-story single-family residences, with the exception of the multi-story NOAA Fisheries' Southwest Fisheries Science Center laboratory across the street. Although the project is approximately maximizing its gross floor area, the parcel is also significantly larger than the surrounding properties, as the parcel is 78,520 square feet (1.8 acres).

Guideline #27: A building should be in scale with its site.

The proposed design provides open space around 90% of the residence which complements the design and preserves the character of the neighborhood.

Guideline #36: Design a façade to provide visual interest to the street.

The proposed design avoids large blank facades throughout most of the building through the use of varying windows sizes, gable roofs, and additions of decks. This helps to soften the elevation.

Archaeological and Tribal Cultural Resources

The subject site is located in the City's Archaeological Zone. The site contains an identified, confidential archaeological and tribal cultural resource, and the project site would be located approximately 186 feet away, with the building located approximately 194 feet away. Additional mitigation measures, such as a conservation easement with a radius of 75 feet to protect the resource in perpetuity, on-site monitoring, and educational training are proposed. Gary S. Breschini, Ph.D., of Archaeological Consulting, prepared a Preliminary Archaeological Assessment on July 29, 2015. City staff conducted tribal consultation with the Ohlone Costanoan Esselen Nation (OCEN) Native American tribe, pursuant to Assembly Bill 52, and

met and discussed the project on October 13, 2016, and May 3, May 23, June 21, July 25, and August 22, 2017. Tribal consultation officially concluded on August 22, 2017, though city staff discussed the project with the OCEN tribe again on September 26, 2017.

Biological Resources

The subject site is located in the City's Environmentally Sensitive Habitat Area. Thomas K. Moss, coastal biologist, prepared a Botanical Survey Report and a Biological Survey Report on August 14, 2015 and February 25, 2017. A Habitat Restoration Plan was subsequently prepared on May 7, 2017. The Botanical Survey Report states that no plant or animal species of special concern were identified on the property, although mitigation measures are proposed in the event that an observation occurs.

Water Waitlist

The subject site is located in the Monterey Peninsula, which is currently experiencing a water shortage. If approved by the Architectural Review Board, the project would be added onto the City's water waitlist prior to the issuance of the Coastal Development Permit from the Coastal Commission. In addition, approval from the Monterey Peninsula Water Management District would be required prior to issuance of a building permit. Furthermore, new water meters are currently limited through a Cease and Desist Order (CDO) issued by the State Water Resources Control Board (SWRCB). Approval from the SWRCB would be required prior to issuance of a building permit.

ENVIRONMENTAL REVIEW

An Initial Study/Mitigated Negative Declaration (IS/MND) is prepared for this project, pursuant to the California Environmental Quality Act (CEQA). The IS/MND was circulated pursuant to CEQA requirements, and the public review period was open from September 1, 2017 through October 2, 2017 at 4:00 p.m. (31 days). City staff conducted tribal consultation with the Ohlone Costanoan Esselen Nation (OCEN) Native American tribe, pursuant to Assembly Bill 52, and met and discussed the project on October 13, 2016, and May 3, May 23, June 21, July 25, and August 22, 2017. Tribal consultation officially concluded on August 22, 2017, though city staff discussed the project with the OCEN tribe again on September 26, 2017. *Proposed changes as of October 3, 2017, based on public comments are indicated in red.*

RECOMMENDATION

Because of the project's consistency with the Zoning Ordinance, General Plan, Local Coastal Program, and Architectural Review Guidelines, staff recommends that the Architectural Review Board:

Adopt an Initial Study and Mitigated Negative Declaration, and to approve an Architectural Permit and a Tree Permit with Development No. 16-582, and to place the project on the City's water waitlist, subject to the attached Findings and Conditions.

ATTACHMENTS

1. Permit Application
2. Draft Permit
3. Revised Draft Initial Study/Mitigated Negative Declaration
 - Appendix A: Draft Plans
 - Appendix B: Biological Survey Report
 - Appendix C: Botanical Survey Report
 - Appendix D: Habitat Restoration Plan
 - Appendix E: Water Credit Form
 - Appendix F: Project Data Sheet
4. Storm Water Control Plan
5. Public Comments
6. Project Plans & Details

RESPECTFULLY SUBMITTED:

Wendy Lao

Wendy Lao
Associate Planner

REVIEWED BY:

Anastazia Aziz

Anastazia Aziz, AICP
Principal Planner



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

Permit Application

Application # TRD AP 16-582
 Date: 6/30/16
 Total Fees: 7309.23
 Received by: ML

APPLICANT/OWNER:

Project Address: 1355 LIGHTHOUSE AVE. APN: 007-031-017

Project Description: NEW SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE

Applicant
 Name: JOSEPH ROCK
 Phone: 831 773-8381
 Email: ROCKTECT@SBCGLOBAL.NET
 Mailing Address: 210 SEVENTEENTH ST #1
PACIFIC GROVE, CA 93950

Owner
 Name: KEVIN + UNDA SMITH
 Phone: 831 372-4273
 Email: ANDRILMAN@AOL.COM
 Mailing Address: 569 ASILOMAR BLVD
PACIFIC GROVE, CA 93950

PLANNING STAFF USE ONLY:

Permit Request:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> CRD: Counter Determination | <input type="checkbox"/> AUP: Administrative UP | <input type="checkbox"/> IHS: Initial Historic Screening | <input type="checkbox"/> AVAR: Administrative VAR |
| <input checked="" type="checkbox"/> AP: Architectural Permit | <input type="checkbox"/> UP-A: UP Amendment | <input type="checkbox"/> HPP: Historic Preservation | <input type="checkbox"/> VAR-A: VAR Amendment |
| <input type="checkbox"/> AAP: Administrative AP | <input type="checkbox"/> AUP-A: AUP Amendment | <input type="checkbox"/> HD: Historic Determination | <input type="checkbox"/> AVAR-A: AVAR Amendment |
| <input type="checkbox"/> ADC: AP Design Change | <input type="checkbox"/> SU: Second Unit | <input checked="" type="checkbox"/> TPD: Tree Permit W/ Dev't | <input type="checkbox"/> MMP: Mitigation Monitoring |
| <input type="checkbox"/> SP: Sign Permit | <input type="checkbox"/> LLA: Lot Line Adjustment | <input type="checkbox"/> PUU: Undocumented Unit | <input type="checkbox"/> Stormwater Permit |
| <input type="checkbox"/> UP: Use Permit | <input type="checkbox"/> LM: Lot Merger | <input type="checkbox"/> VAR: Variance | <input type="checkbox"/> Other: |

CEQA Determination:

- Exempt
 Initial Study & Mitigated Negative Declaration
 Environmental Impact Report

Review Authority:

- Staff HRC
 ZA PC
 SPRC CC
 ARB _____

Active Permits:

- Active Planning Permit
 Active Building Permit
 Active Code Violation
 Permit #: _____

Overlay Zones:

- Butterfly Zone
 Coastal Zone
 Area of Special Biological Significance (ASBS)
 Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: 192, 394 portions Block: 314 Tract: PG ACRES

ZC: R-1-B-4 GP: LOW DENSITY TO 64 DU/ac Lot Size: 78,520 SF

- Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

JUN 30 2016

SPRCD
7,309.23
6-30-16

CITY OF PACIFIC GROVE
 COMMUNITY DEVELOPMENT DEPARTMENT

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.

Applicant Signature: [Signature]

Date: JUNE 29, 2016

Owner Signature (Required): [Signature]

Date: 6/29/16



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.ci.pg.ca.us/cdd

ARCHITECTURAL PERMIT AND TREE PERMIT WITH DEVELOPMENT #16-582

**FOR A PROPERTY AT 1355 LIGHTHOUSE AVENUE TO ALLOW A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE OF 5,992 GROSS SQUARE FEET, WITH A LOT COVERAGE TOTALING 7,878 SQUARE FEET, AND TO ALLOW THE REMOVAL OF 5 PINE TREES TO BE REPLACED WITH 36 REPLANTS, ON AN UNDEVELOPED 78,520 SQUARE FEET PARCEL.
THE PROJECT WOULD BE ADDED TO THE WATER WAITLIST.**

FACTS

1. The subject site is located at 1355 Lighthouse Ave., Pacific Grove, 93950 APN 007-031-017
2. The subject site has a designation of Low Density to 5.4 Dwelling Units per Acre on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1-B-4 zoning district.
4. The subject site is an interior, undeveloped parcel of 78,520 square feet.
5. The subject site is located within the Coastal Zone.
6. The subject site is located within the Environmentally Sensitive Habitat Area. A Botanical Survey Report was prepared on August 14, 2015, a Biological Survey Report was prepared on February 25, 2017, and a Habitat Restoration Plan was prepared on May 7, 2017.
7. The subject site is located within the Archaeological Zone, and a Preliminary Archaeological Assessment was completed on July 29, 2015.
8. The project site has no water, and would be added to the City's water waitlist.
9. 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, coverage, and setbacks.
2. The Local Coastal Program Land Use Plan (LUP) allows a maximum lot coverage of 15% for new development per Policy 3.4.5.2., and the proposal conforms to the required lot coverage. The site is required to restore the property landscape in accordance with the Habitat Restoration Plan, received May 7, 2017 by Thomas K. Moss, Coastal Biologist.
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 No. 1, 28, 27, & 36.
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.
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 (AP) & Tree Permit with Development (TPD) #16-583, per P.G.M.C. 23.70.060(c)(2).

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. **Conformance to Plans.** Development of the site shall conform to approved plans for “Kevin Smith”, on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.
5. **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.
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.
7. **Exterior Lighting.** Exterior lighting must be full cut off and in compliance with Architectural Review Guidelines Nos. 10, 11, 12.
8. **Story Poles and Netting:** Following the 10 day appeal period all story poles and netting are required to be removed.
9. **Coastal Development Permit.** An approved Coastal Development Permit from the Coastal Commission is required prior to the issuance of building permits.
10. **Water.** An approval from the Monterey Peninsula Water Management District would be required prior to issuance of building permits.
11. **Mitigation Monitoring Plan.** The mitigation measures in the adopted Initial Study / Mitigated Negative Declaration shall serve as the mitigation monitoring plan for this project.
12. **Building Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

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

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 AP TPD 16-582 including a new two-story, single-family residence of 5,992 gross square feet, with a lot coverage totaling 7,878 square feet, and to allow the removal of 5 pine trees

to be replaced with 36 replants, on an undeveloped 78,520 square feet parcel. The project would be added to the water waitlist.

- 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 10th day of October, 2017, by the following vote:

AYES: XXX

NOES: XXX

ABSENT: XXX

VACANCY: XXX

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.

Kevin Smith, Owner

Date

Linda Smith, Owner

Date

CITY OF PACIFIC GROVE

KEVIN & LINDA SMITH RESIDENCE – 1355 LIGHTHOUSE AVE.

Revised DRAFT INITIAL STUDY & MITIGATED NEGATIVE DECLARATION



Prepared by:
WENDY LAO, ASSOCIATE PLANNER
300 FOREST AVE.
PACIFIC GROVE, CA 93950

SEPTEMBER 2017
REVISED OCTOBER 3, 2017

TABLE OF CONTENTS

Initial Study / Environmental Checklist Form	3
1. Aesthetics	7
2. Agriculture and Forestry Resources	10
3. Air Quality	12
4. Biological Resources.....	15
5. Cultural Resources.....	22
6. Geology and Soils.....	24
7. Greenhouse Gas Emissions.....	27
8. Hazards and Hazardous Materials	28
9. Hydrology and Water Quality.....	31
10. Land Use and Planning.....	35
11. Mineral Resources	36
12. Noise.....	37
13. Population and Housing.....	39
14. Public Services	40
15. Recreation	42
16. Transportation/Traffic.....	43
17. Tribal Cultural Resources.....	45
18. Utilities and Service Systems.....	48
19. Mandatory Findings of Significance	<u>5251</u>
Summary of Proposed Mitigation Measures	<u>5352</u>
Determination:	<u>5755</u>

Appendices

- Appendix A – Draft Plans
- Appendix B – Biological Survey Report
- Appendix C – Botanical Survey Report
- Appendix D – Habitat Restoration Plan
- Appendix E – Water Credit Form
- Appendix F – Project Data Sheet



CITY OF PACIFIC GROVE
300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190 FAX (831) 648-3184

INITIAL STUDY / ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Kevin & Linda Smith Residence - 1355 Lighthouse Ave, Pacific Grove, CA 93950

Permit Type: Architectural Permit (AP) and Tree Permit with Development (TPD) No. 16-582

2. Lead Agency Name and Address: City of Pacific Grove, 300 Forest Ave., Pacific Grove, CA 93950

3. Lead Agency Contact Person and Phone Number: Wendy Lao, Associate Planner, T: 831-648-3185 E: wlao@cityofpacificgrove.org

4. Project Location: 1355 Lighthouse Ave, Pacific Grove, Monterey County, CA. Assessor's Parcel Number (APN): 007-031-017. (See Figure 1)

5. Project Applicant(s): Joseph Rock, architect, on behalf of Kevin & Linda Smith, property owners. T: 831-373-8331. E: rocktect@sbcglobal.net. A: 210 17th St. #1. Pacific Grove, CA 93950.

6. General Plan (GP)/Land Use Plan (LUP) Designations: GP: Low Density Residential to 5.4 Dwelling Unit per Acre (DU/AC); LUP: Low Density Residential 1-2 (LDR 1-2) DU/AC

7. Zoning: R-1-B-4

8. Description of the Project: The project proposes to create a new 5,992 gross sq. ft. two-story single-family residence with an attached 3-car garage on a vacant property. The site is located in the Coastal Zone, the Environmentally Sensitive Habitat Area, and the Archaeological Zone. The project proposes a lot coverage of 7,878 sq. ft. (10%), which includes the allowable 5% immediate outdoor living space area. This calculation is derived from a building coverage of 3,957 sq. ft. (5%), a driveway with permeable pavers of 2,092 sq. ft. (2.7%), and walkways and patios of 1,829 sq. ft. (2.3%). Grading quantities for the project will include approximately 145 cubic yards of cut and 145 cubic yards of fill (totaling 290 cubic yards). The project proposes to remove 5 Pine trees, and will be replaced with 36 replants. The site contains a known archaeological and tribal cultural resource, and the project site would be located approximately 186 ft. away, with the building located approximately 194 ft. away. The project is requesting a water fixture unit count of 16.417.4 for a single-family residence through the Monterey Peninsula Water Management District, and will be placed on the City's water waitlist.

Figure 1 – Regional Vicinity



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

The project site is located within the City of Pacific Grove in the County of Monterey, California. The project site is a vacant, interior parcel of 78,520 sq. ft. (1.8 acres), located on the southern side of Lighthouse Avenue, between Sunset Drive/Ocean View Boulevard to the west and Asilomar Avenue to the east. The site (APN: 007-031-017) is located in the Asilomar Dunes Tract, which is located in the R-1-B-4 zoning district.

The project site and its surrounding parcels are located in the Coastal Zone, the Environmentally Sensitive Habitat Area, and the Archaeological Zone. A range of one-story and two-story single-family residences surround the property, and the National Oceanic and Atmospheric Administration (NOAA) Fisheries' Southwest Fisheries Science Center laboratory is located across the street.

The site is within an archaeologically sensitive area. A known archaeological and tribal cultural resource is located on the site.

The Asilomar Dunes is an area of coastal sand dune habitat that supports a number of rare and endangered species and indigenous Monterey pine forest. The project site is approximately 80% covered by non-native ice plant, with non-native annual grasses and a few native plants filling in the remaining coverage. The site has a varied topography that mostly slopes downward from east to west with two relatively flat areas, with the predominant one in the central part of the property towards the north-east. A steeper, forested slope is located between this flat area and the known archaeological and tribal cultural resource.

10. Other public agencies whose approval is required: Monterey Peninsula Water Management District (MPWMD); California Coastal Commission (CCC), City of Pacific Grove Building Dept.

11. Review Period: September 1, 2017, through October 2, 2017 4:00 p.m.

Environmental Factors Potentially Affected:

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

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

CEQA Environmental Checklist

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

Evaluation of Environmental Impacts

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 Environmental Impact Report is required.

1. AESTHETICS

A. Would the project have a substantial adverse effect on an identified scenic vista?

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

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

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

C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

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

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

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

DISCUSSION

Item A: The project would not have a substantial adverse effect on a scenic vista, because scenic vistas have not been identified at this site. The City of Pacific Grove Local Coastal Program’s Land Use Plan (LUP) contains Policy 2.5.4.1 which designates the following areas as scenic: “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 not located in these locations, and therefore is not identified as a scenic area according to these criteria. This results in **no impact**.

Item B: The project would not damage scenic resources within a state scenic highway, because there are no state scenic highways within the City of Pacific Grove, pursuant to the California Scenic Highway Program. In addition, as noted in Item A above, the project site is not located in a designated scenic area in the LUP. This results in **no impact**.

Item C: The proposed project is not anticipated to substantially degrade the existing visual character or quality of the project site and its surroundings. The proposed project is designed to blend into the appearance of the surrounding residential nature and dune topography. The topography of the project site has a gentle slope, and would require approximately 145 cubic yards of cut and 145 cubic yards of fill (totaling 290 cubic yards) for grading. There are more than 57 existing trees, many of which will remain undisturbed. 5 Pine trees are proposed to be removed, and will be replaced by 36 replants. In addition, as will be discussed further in Section 4, Biological Resources, a Habitat Restoration Plan (HRP) has been prepared for the proposed project, with the intent of the landscaping project to reestablish a native plant community for this property. (See Appendix D.) The HRP includes specific measures for planting, maintenance and monitoring of the installation. Provided these measures are followed, the project would result in a visual enhancement of the dune area. Therefore, the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings, and would result in an impact that is **less than significant after mitigation is incorporated**.

Item 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. Although there will be new light fixtures, the creation of substantial glare is not anticipated because the proposed light fixtures will be required to meet the City's Architectural Review Guidelines as follows:

Guideline 10: Position outdoor lighting so that no direct light extends onto neighboring properties.

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

Mitigation Measures:

MM AES-1: Position outdoor lighting so that no direct light extends onto neighboring properties. Exterior lighting shall be screened to confine light splay to the site and shall be at a wattage level that sufficiently limits light glare. After installation, the Architectural Review Board may require lamps to have a lower wattage level in order to limit the glare levels of the light fixtures.

Sources:

- Pacific Grove Local Coastal Program Land Use Plan (LUP) and Pacific Grove Municipal Code Chapter 23.73
- California Department of Transportation (Caltrans). California Scenic Highway Program. Accessed August 1, 2017. <http://www.dot.ca.gov/design/lap/livability/scenic-highways/index.html>
- Pacific Grove Municipal Code Chapter 23.73
- Habitat Restoration Plan for Kevin and Linda Smith Residence. Prepared by Thomas K. Moss. May 7, 2017.
- City of Pacific Grove, Architectural Review Guidelines for Single Family Residences. Accessed August 1, 2017. <http://pacificgrovelibrary.org/sites/default/files/general-documents/architectural-review-board/architectural-review-guidelines.pdf>

2. AGRICULTURE AND FORESTRY RESOURCES

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

Would the project:

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

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

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

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

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

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

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

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

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

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

DISCUSSION

Items A, B, C, D, E: According to the California Department of Conservation’s Farmland Mapping and Monitoring Program, the City of Pacific Grove is located on land identified as urban and built-up land and other land. There are no agriculture or forestry resources within or surrounding the project site, therefore no impact would occur. This results in **no impact**.

Sources:

- California Department of Conservation. Farmland Mapping and Monitoring Program. Accessed August 1, 2017. <http://www.conservation.ca.gov/dlrp/fmmp>

3. AIR QUALITY

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

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

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

B) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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

C) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

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

D) Expose sensitive receptors to substantial pollutant concentrations?

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

E) Create objectionable odors affecting a substantial number of people?

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

DISCUSSION

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

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

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

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 MBARD 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 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. During construction, air pollutants such as dust and equipment exhaust may be generated; however, existing regulations (e.g., dust suppression and equipment emissions requirements) would substantially reduce such emissions. Required compliance with existing

regulations, as well as the small scale of the proposed project, would reduce potential air quality impacts to a level that is less than significant.

A sensitive receptor is generally defined as a location such as a residence, school, retirement facility, or hospital, where sensitive populations (e.g., children, the elderly, and people with respiratory or related health problems) could reasonably be exposed to continuous emissions. Except for other single-family homes, none of these sensitive receptors are located in the project vicinity. Required compliance with the existing regulations discussed above, as well as the small scale of the proposed project, would reduce potential air quality impacts to sensitive receptors to a level that is less than significant.

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

Sources:

- Monterey Bay Air Resources District. 2012-2015 Air Quality Management Plan. Accessed August 25, 2017. http://mbard.org/wp-content/uploads/2017/03/2012-2015-AQMP_FINAL.pdf

4. BIOLOGICAL RESOURCES

Would the project:

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

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

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

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

C. Have a substantial adverse effect on federally protected wetlands as defined by [Section 404 of the Clean Water Act](#) (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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

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

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

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

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

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

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

DISCUSSION

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

The dunes provide habitat for ten plant and five animal species of special concern. Species of special concern are those that are endangered, rare, or threatened.

A Habitat Restoration Plan (HRP) was prepared for the project site on May 7, 2017 (See Appendix C). The HRP defines procedures and standards for restoration, maintenance and monitoring of the undeveloped portion of the property. The goal of the HRP is to provide procedures and standards for successfully reestablishing and maintaining the indigenous landscape of the undeveloped portion of the property. The HRP provides six steps to accomplish restoration: (1) Native Seed Collection, (2) Exotic Species Eradication, (3) Revegetation/Reforestation, (4) Landscape Protection, (5) Maintenance, (6) Monitoring.

Coastal biologist Thomas K. Moss conducted a botanical survey and a biological survey on July 8, 2015 and May 3, 2016. A Botanical Survey Report was completed on August 14, 2015, and a Biological Survey Report was completed on February 25, 2017. (See Appendix B). Mr. Moss is qualified to perform such studies within the City of Pacific Grove.

The Botanical Survey Report states that no plant species of special concern were identified on the property. However, there are 57 medium to large Monterey Pine (*Pinus radiata*) and Cypress (*Cupressus macrocarpa*) trees on the property, collectively forming part of the leading edge – the forest-front – of the remaining Asilomar forest. The forested portions of the property should be considered as areas with highest environmental sensitivity, based on the importance that the

California Coastal Commission and City of Pacific Grove have placed on preservation of the forest-front and individual native trees. For example, the Pacific Grove Municipal Code Section 12.20.020(a)(1) states that all native trees, including Monterey Cypress and Monterey Pine trees that are 6 inches or greater in trunk diameter when measured at 54 inches above native grade, are considered Protected Trees. The Pacific Grove Municipal Code Section 12.20.070 and 12.30 allows Protected Trees to be removed if replaced by one tree replant and if a Tree Permit with Development is obtained. The project proposes to remove 5 trees, and seeks to have 36 replants, therefore exceeding the standard replant requirement. The HRP outlines the locations of the proposed 36 tree replants.

The Biological Survey Report states that no animal species of special concern were identified on the property. A cursory search for California Black Legless Lizards (*Anniella pulchra nigra*) was performed by gently digging in the duff and sand under a couple native mock heather shrubs, where the lizards are often found. None were uncovered, though they are likely present. The Black Legless Lizard is listed on the State Department of Fish and Wildlife as a California Species of Special Concern due to declining population levels, limited ranges, and/or continuing threats that have made them vulnerable to extinction. The goal of designating a species as a “Species of Special Concern” is to halt or reverse their decline by calling attention to their plight and addressing the issues of concern early enough to secure their long term viability. In order to prevent or minimize the loss of any Black Legless Lizards, a mitigation measure includes capturing and relocating any potential lizard out of the construction zone prior to the start of construction, which results in an impact that is less than significant with mitigation incorporated.

The Biological Survey Report also states that the Monarch butterfly (*Danaus plexippus*), while not identified on the property, may be found in the Asilomar Dunes area. The Monarch butterfly is on the California Department of Fish and Wildlife Special Animals list. A mitigation measure includes retaining a project biologist on site during construction to monitor and mitigate for any species of special concern that may be potentially found, including Monarch butterflies.

In addition to the potential impact to the Black Legless Lizard, construction activities and activities incidental to residential uses have the potential for significant negative impacts on native plant habitats. Thomas Moss has suggested a number of measures listed below to mitigate the potential impacts these activities may have. The incorporation of these into the project reduces the impact potential to a level that is **less than significant with mitigation incorporated** .

Item B: The Biological Survey Report and Botanical Survey Report identified no riparian habitat on the site. Although the property is located in the Environmentally Sensitive Habitat Area, the site is predominantly filled with non-native plants. Although 5 Pine Trees, which are Protected Trees under the City of Pacific Grove, are proposed to be removed, they would be replaced by 36 replants of Pine or Cypress trees. As a result, the project would not result in a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans,

policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service. The incorporation of the habitat restoration efforts (see Item A above) for this property into the project reduces the potential to a **less than significant with mitigation** level.

Item C: The Biological Survey Report for the project site did not identify 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.

Item D: The project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because significant wildlife corridors were not identified in the Botanical/Biological survey prepared by Tom Moss, coastal biologist. Although Monarch butterflies may be found in the Asilomar Dunes area, none were identified on the property. A mitigation measure includes retaining a project biologist on site during construction to monitor and mitigate for any species of special concern that may be potentially found, including Monarch butterflies. This would result in a **less than significant impact**.

Item E: . The project proposes to remove 5 Monterey Pine trees, all of which are greater than 6 inches in diameter when measured at 54 inches above native grade. The Pacific Grove Municipal Code Section 12.20.020(a)(1) states that all native trees, including Monterey Pine trees, that are 6 inches or greater in trunk diameter when measured at 54 inches above native grade, are considered Protected Trees. The Pacific Grove Municipal Code Section 12.20.070 and 12.30 allows Protected Trees to be removed if replaced by one tree replant and if a Tree Permit with Development is obtained. The project proposes to remove 5 trees, and seeks to have 36 replants, therefore exceeding the standard replant requirement. The City's Tree ordinance, Pacific Grove Municipal Code Chapter 12.16, also includes standards for the protection and preservation of trees during construction activities, including placement of protective fencing around trunk and canopy lines, limiting excavation and the placement of construction wastes and excavation spoils within drip lines, among others. With compliance to the standard condition of approval listed in the tree ordinance, as well as mitigation measures, requirement of a project biologist during construction, and the project design located in a flat, relatively open portion of the site, this reduces the impacts to a **less than significant level with mitigation incorporated**.

Item F: The proposed project is in conformance with the existing Local Coastal Program's Land Use Plan. No other Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plans include the proposed project site. **No impact** would occur.

Mitigation Measures

- MM BIO-1:** Landscape restoration and maintenance activities on the property will be carried out in accordance with the project's approved Habitat Restoration Plan, dated May 7, 2017, and shall be supervised and monitored by a qualified biologist.
- MM BIO-2:** All exotic vegetation will be eradicated prior to the start of construction and after all permits have been received.
- MM BIO-3:** Prior to the start of construction, temporary fencing shall be installed to delineate the Construction Zone for the purpose of protecting existing trees and surrounding dune habitat. The Project Biologist shall install the temporary fence. Temporary fencing shall be maintained in good condition and remain in place until all construction on site is completed and final building inspection approval has been received. Removal or changing the location of the fence will require the concurrence of the Project Biologist. After confirming that final building approval has been received, the Project Biologist shall remove the fencing.
- MM BIO-4:** Prior to the start of construction, the Project Biologist shall conduct an educational meeting to explain the purpose of the monitoring, to show the construction personnel what is being monitored and to explain what will happen in the incidence of locating a species of special concern during construction activities. The Project Biologist will explain the life history of the species of special concern, why they may be found on the property, and what construction staff should do if one is spotted on the project site. The construction personnel will be shown a photo of the species of special concern and asked to be prepared to immediately stop demolition activity if a species of special concern is discovered and wait until the species is safely removed from the construction zone before restarting.
- MM BIO-5:** All activities associated with construction, trenching, storage of materials, and disposal of construction waste and excavated soil shall not impact areas protected by fencing. The areas protected by the fence shall remain in a trash-free condition and not used for material stockpiling, storage or disposal, or vehicle parking. All construction personnel shall be prohibited from entering the areas protected by fencing.
- MM BIO-6:** Prior to the start of construction, the Project Biologist shall search the area for black legless lizards. If any are found, the Project Biologist shall relocate any to a nearby suitable habitat.

- MM BIO-7:** No paint, cement, joint compound, cleaning solvents or residues from other chemicals or materials associated with construction shall be disposed of on-site. The General Contractor will be responsible for complying with this requirement and shall clean up any spills or contaminated ground to the full satisfaction of the Project Biologist.
- MM BIO-8:** In the case that excavation spoils are generated by the project, they will be used on site after consulting with the Project Biologist and receiving consent from the City of Pacific Grove and the California Coastal Commission.
- MM BIO-9:** The Project Biologist shall be notified in advance of any activity including heavy equipment, and shall monitor this activity on a daily basis while construction work continues.
- MM BIO-10:** Selected native plants will be installed in a mixed, random pattern over the property according to the quantities and spacing specifications indicated in the Habitat Restoration Plan's Figure 3, Table 1.
- MM BIO-11:** Installation of plants shall be completed prior to final building permit inspection approval and granting of occupancy, or after submitting certificate of deposit(s) to the City of Pacific Grove.
- MM BIO-12:** All new utilities and drainage systems shall be installed underground in a single corridor and installed under the driveway and walkways.
- MM BIO-13:** Following satisfactory installation of the new landscape, a 5-year maintenance and monitoring program shall commence, overseen and directed by a qualified biologist.
- MM BIO-14:** Annual reports shall be prepared and submitted to the owner, the City of Pacific Grove, and the California Coastal Commission by June 30th of each year during the 5-year monitoring and once every 10-years thereafter.
- MM BIO-15:** The landscape will be maintained in a natural state, controlling weeds but allowing natural processes to function without human interference or manipulation of individual plants or species composition. Minimum performance standards as listed in the Habitat Restoration Plan will be achieved during the 5-year monitoring period and adhered to over the longer term.

Sources:

- Biological Survey Report for Kevin and Linda Smith Residence (APN 007-031-017). Prepared by Thomas K. Moss, Coastal Biologist. February 25, 2017.

- Botanical Survey Report for Kevin Smith (APN 007-031-017). Prepared by Thomas K. Moss, Coastal Biologist. August 14, 2015. August 14, 2015.
- Habitat Restoration Plan for Kevin and Linda Smith Residence (APN 007-031-017). Prepared by Thomas K. Moss, Coastal Biologist. May 7, 2017.

5. CULTURAL RESOURCES

Would the project:

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

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

B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

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

C. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

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

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

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

DISCUSSION

Item A: The site is vacant and no historical resource has been identified on it. No impacts would occur.

Item B, C, D: The site is located within an archaeologically sensitive area. Therefore, evaluation of the site and project by a qualified archaeologist was required.

In July 2015, a preliminary archaeological assessment was completed by Gary S. Breschini, Ph.D., on behalf of Archaeological Consulting. The assessment included a background research and field

research which included excavation and screening of soils from two auger holes. The assessment found evidence of an archaeological site on the property.

A conservation easement of 75 feet surrounding the confidential archaeological resource would be required in order to ensure its long-term preservation, which exceeds the archaeological report's recommendation of 50 feet. However, if a conservation easement cannot be completed, then a deed restriction surrounding the archaeological resource shall be in place instead. Furthermore, the project site would be located approximately 186 ft. away from the archaeological resource, with the building located approximately 194 ft. away, which exceeds the archaeological report's standard recommendation of a 150 feet buffer if any archaeological resources or human remains are found during construction activities. In addition, mitigation measures such as the requirement of a tribal cultural resources monitor approved by the Ohlone Costanoan Esselen Nation (OCEN) Tribe, and an archaeological monitor, during ground-disturbance construction activities, would help to protect and mitigate for this archaeological resource. Multiple mitigation measures, combined with the project design, result in a **less than significant impact level with mitigation incorporated.**

Mitigation Measures

See the Section 17, Tribal Cultural Resources.

Sources:

- Preliminary Archaeological Assessment of Assessor's Parcel 007-031-017 for Kevin Smith/Joseph Rock, Architect. Prepared by Gary S. Breschini, Ph.D. of Archaeological Consulting. July 29, 2015.
- Consultation in person with Ohlone Costanoan Esselen Nation (OCEN) Tribal Chairperson. Consulted by Wendy Lao, City of Pacific Grove, Associate Planner. October 13, 2016; May 3, 2017; May 23, 2017; June 21, 2017; July 25, 2017; August 22, 2017

6. GEOLOGY AND SOILS

Would the project:

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

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

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

(ii) Strong seismic ground shaking?

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

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

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

(iv) Landslides?

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

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

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

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

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

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

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

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

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

DISCUSSION

Item A(i): Monterey County is a seismically active area and the city is exposed to seismic hazards as are other communities in this portion of California. According to the State of California Department of Conservation Division of Mines and Geology Special Publication 42, Pacific Grove is not within an earthquake fault zone. Pacific Grove is situated on relatively stable granite bedrock, which reduces the likelihood of damage resulting from seismic event. The project would be consistent with the City’s building, zoning, and safety code and with the 2016 California Building Code (CBC) seismic design force standards. This results in a **less than significant impact level**.

Item A(ii), A(iii): Pacific Grove is situated on relatively stable granite bedrock, which reduces the likelihood of damage resulting from groundshaking. The project is located in a seismically active one. The project would be subject to the CBC seismic design force standards for the Monterey County area, per Chapter 18.04 of the Pacific Grove Municipal Code. Compliance with these standards would ensure that the structures and associated activities are designed and constructed to withstand expected seismic activity and associated potential hazards, including strong seismic ground shaking and seismic-induced ground failure (i.e., liquefaction, lateral spreading, landslide, subsidence, and collapse), thereby minimizing risk to the public and property. This results in a **less than significant impact level**.

Item A(iv): The potential for landslides exists primarily in hillside areas. Due to the shallow granite bedrock and the relatively level topography of the project site, landslides have not been identified as a concern for the proposed project. This results in a **less than significant impact level**.

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

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

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

Item E: Not applicable to this project. The project site is located in an urban area that is served by a sewer system. This results in **no impact**.

Sources:

- 2016 California Building Code - California Code of Regulations. Prepared by California Building Standards Commission.
- California Department of Conservation. Fault-Rupture Hazard Zones in California. Accessed August 2, 2017. <ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sp/Sp42.pdf>

7. GREENHOUSE GAS EMISSIONS

Would the project:

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

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

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

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

DISCUSSION

Items A and B: The California Governor’s Office of Planning & Research (OPR) recommendations are broad in their scope and address a wide range of industries and greenhouse gas (GHG) emission sources. California is a substantial contributor of global greenhouse gases, emitting over 400 million tons of carbon dioxide (CO2) a year. Climate studies indicate that California is likely to see an increase of 3–4 degrees Fahrenheit over the next century. Due to the nature of global climate change, it is not anticipated that any single development project for a single-family home 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., 2016 California Building Code), the proposed project would have a less than significant impact on localized greenhouse gas emissions. Additionally, the proposal will not conflict with any applicable plans, policies, or regulations adopted for the purpose of reducing GHG emission.

Sources:

- 2016 California Building Code - California Code of Regulations. Prepared by California Building Standards Commission.

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?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DISCUSSION

Items A, B, C, D, E, F, G, H: The proposed use of a single-family residence does not involve the use of hazardous materials. The project site is not included on a list of hazardous materials site compiled pursuant to Government Code Section 65962.5. The site is located within the existing service area of the City of Pacific Grove. The proposed project can be accommodated by existing levels of service with respect to City-wide emergency response and evacuation plans. Additionally, the proposed project is not located within or adjacent to a wild land fire hazard area. During

construction there are some hazardous materials used on site (fuel, oil, etc) but existing regulations and small quantities reduce impacts to a level that is less than significant.

Sources:

- California Legislative Information. Government Code Section 65962.5. Accessed August 3, 2017.
http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=65962.5

9. HYDROLOGY AND WATER QUALITY

Would the project:

A) Violate any [water quality standards or waste discharge requirements](#)?

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

B) Substantially deplete [groundwater](#) supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., 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)?

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

C) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

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

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?

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

E) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

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

F) Otherwise substantially degrade water quality?

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

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?

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

H) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

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

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?

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

J) Inundation by seiche, tsunami, or mudflow?

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

DISCUSSION

Item A: The site can be connected to an existing sanitary sewer system, the Monterey Regional Water Pollution Control Agency, which treats and disposes municipal sewage. There are existing water quality regulations during grading and construction. The project would be required to comply with the 2016 California Building Code and the City's Municipal Code Chapter 18.04, which requires implementation of Best Management Practices (BMPs) to minimize polluted runoff and water quality impacts. This results in a **less than significant** impact.

Item B: The site is 78,520 sq. ft., of which 3,957 sq. ft. (5%) for the main residence and 1,829 sq. ft. (2.3%) for the walkways and patios would have impervious surface, which impacts the potential for groundwater recharge. However, the driveway of 2,092 sq. ft. (totaling 2.7%) proposes permeable paving, which allows for water to percolate through and for groundwater recharge. Furthermore, the remaining 70,642 sq. ft. (90%) of the site will be natural landscape, which is permeable and allows for groundwater recharge. No potable drinking water or landscape irrigation wells are proposed as part of this project, and no direct additions or withdrawals of water in the underlying aquifer are proposed. The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the groundwater table level. This results in a **less than significant** impact.

Items C & D: No. There are no streams or rivers located near the project site. Although the dwelling increases the amount of impermeable surface on the site, it is not expected to substantially alter the drainage patterns or result in substantial erosion or siltation. The scale of project will not substantially increase the rate of surface runoff that would result in on- or off-site flooding. Project design features such as 2,092 sq. ft. of permeable paving and habitat restoration effort to return 90% of the site to its natural landscape, conformance to the 2016 California Building Code, as well as compliance with existing stormwater regulations, reduce the impacts of the project to a level that is **less than significant**.

Items E & F: No. Scale of project will not substantially increase the rate of surface runoff, nor does the scale of the project have the potential to degrade water quality. The project will be in compliance with the 2016 California Building Code and the National Pollutant Discharge Elimination System (NPDES). This results in **no impact**.

Item G & H: The project site is not located within a flood plain, and the project site is not placed within a 100-year flood hazard area structure that would impede or redirect flood flows. This results in **no impact**.

Item I: No. The project area is not located in a flood plain or near a reservoir. This results in **no impact**.

Item J: ~~No.~~ The project site is not located in an area that is prone to flooding. Offshore faults along the Monterey Coast are probably strike-slip faults that are not likely to produce a large-scale tsunami; therefore, potential tidal wave hazard is low. Because of the topography and soil type in the project area, mudflow has not been identified as a potential project-related hazard. The project site is a

minimum of 64 ft. elevation above sea level. This results in ~~no impact~~ less than significant impact.

Sources:

- 2016 California Building Code - California Code of Regulations. Prepared by California Building Standards Commission.

10. LAND USE AND PLANNING

Would the project:

A. Physically divide an established community?

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

B. 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?

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

C. Conflict with any applicable habitat conservation plan or natural community conservation plan?

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

DISCUSSION

Item A: No impact. The proposed project is within an area zoned for the residential use proposed.

Item B: ~~No impact~~ **Less than significant impact.** The project site is located in an R-1-B-4 zone district and is in compliance with applicable zoning restrictions. Where standards set forth in the LCP's LUP and standards in R-1-B-4 zoning district are in conflict, the standards in the LCP's LUP shall prevail.

Item C: Refer to the discussion of biological resources contained in Section 4 of this initial study.

Sources:

- City of Pacific Grove 1989 Local Coastal Program Land Use Plan.
<http://pacificgrovelibrary.org/sites/default/files/general-documents/local-coastal-program/lcp-lup-1989-reformatted.pdf>

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?

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

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

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

DISCUSSION

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

Sources:

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

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?

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

B) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

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

C) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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

D) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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

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

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

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?

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

DISCUSSION

Items A, B, C, D: The construction on the site in the initial stages (short term) will result in varying noise levels and an increase in ambient noise levels. Additionally, ground borne vibrations may be generated on-site during construction. The project site and the surrounding sites are zoned for single family residences, with the exception of open space for the NOAA Fisheries’ Southwest Fisheries Science Center laboratory across Lighthouse Avenue, and there are no other noise-sensitive receptors (schools, hospitals, etc.) in the vicinity of the project site. The project proposed consists of the construction of a new single family residence. Day-to-day activities within the home would result in minimal noise, which would be similar to the noise generated at the adjacent residential uses. No unusual or excessive noise, such as from blasting or demolition, is proposed. Short-term construction noise could result in a temporary or periodic increase in noise levels; however, these potential impacts from noise would be regulated by standard City ordinance. For these reasons, any impacts associated with noise would be **less than significant**.

Items E, F: The project site is not located within two miles of an airport or within an airport land use plan, nor is the project in the vicinity of a private airstrip. This results in **no impact**.

Sources:

- City of Pacific Grove, Chapter 11.96, Unlawful Noises. Accessed August 3, 2017. <http://www.codepublishing.com/CA/PacificGrove/#!/PacificGrove11/PacificGrove1196.html#11.96>

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)?

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

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

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

C) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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

DISCUSSION

Item A: The scale of the proposed project is to add a single-family residence with three bedrooms, and is not expected to generate substantial population growth in the area. This results in a **less than significant** impact.

Item B: The proposed project does not eliminate any existing housing, as the site is currently vacant. This results in **no** impact.

Item C: The proposed project does not displace any people, as the site is currently vacant. This results in **no** impact.

Sources:

- Project file.

14. PUBLIC SERVICES

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

A) Fire protection?

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

B) Police protection?

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

C) Schools?

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

D) Parks?

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

E) Other public facilities?

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

DISCUSSION

Items A, B, C, D, E: The proposed project is a single-family home, which can be accommodated within the existing levels of service as the neighborhood is already developed. This results in a **less than significant** impact.

15. RECREATION

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

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

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

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

DISCUSSION

Item A: Pacific Grove is fortunate to have a large number of parks and the scale of the proposed project is not expected to substantially increase the use of those parks. This results in a **less than significant** impact.

Item B: No. The project does not include recreational facilities nor does it require the construction or expansion of recreation facilities due to the scale of the proposed project. This results in **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?

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

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?

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

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?

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

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

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

E) Result in inadequate emergency access

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

F) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

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

DISCUSSION

Item A: No. The proposed project does not conflict with any transportation plans, ordinance, or policies. This is due to the scope of work for a single-family home in an already developed neighborhood, and the project also proposes three covered parking spaces as well as an uncovered driveway of 2,092 sq. ft. which can park numerous vehicles. The proposed project will be in conformance with the City of Pacific Grove’s General Plan, the California Coastal Commission’s Local Coastal Program Land Use Plan, the City of Pacific Grove’s zoning ordinance, regional transportation plans. This results in a **less than significant** impact.

Item B: No. The proposed project is a single-family home in an already developed neighborhood, so does not conflict with any congestion management programs. This results in a **less than significant** impact.

Item C: No, not applicable to project. This results in a **no impact**.

Item D: No. The proposed project does not include any new roadways or alterations to public streets. The proposed project is for a single-family home and there are no incompatible uses proposed. This results in a **less than significant** impact.

Item E: No. The proposed project of a single family dwelling does not include new roadways or alterations to public streets that provide access to the site. If street closure is required during construction, the contractor will be required to comply with existing regulations regarding access, including obtaining a city Encroachment Permit.

Item F: No. The proposed project of a single family home in an already developed neighborhood does not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. This results in a **less than significant** impact.

17. TRIBAL CULTURAL RESOURCES

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

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

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

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

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

DISCUSSION

Items A, B: The site is located within an archaeologically sensitive area. The City of Pacific Grove has completed tribal cultural consultation with the Ohlone Costanoan Esselen National (OCEN) Native American tribe. A confidential tribal cultural resource has been determined. Mitigation measures were suggested to ensure the long-term preservation of the tribal cultural resource, and in the event that additional tribal cultural resources were discovered during construction. For example, a conservation easement of 75 feet surrounding the tribal cultural resource would be required in order to ensure its long-term preservation, which exceeds the archaeological report’s recommendation of 50 feet. However, if a conservation easement cannot be completed, then a deed restriction surrounding the confidential resource shall be in place instead. Furthermore, the project site would be located approximately 186 ft. away from the tribal cultural resource, with the building located approximately 194 ft. away, which exceeds the archaeological report’s recommendation of a 150 feet buffer if any archaeological resources or human remains are found. In addition, mitigation measures such as the requirement of a tribal cultural resources monitor approved by the OCEN tribe during ground-disturbance construction activities would help to protect and mitigate for this

tribal cultural resource. The mitigation measures would reduce potential impacts to a level that is **less than significant with mitigation incorporated.**

Mitigation Measures

MM CUL-1: The known, confidential tribal cultural and archaeological resource ~~should~~shall be placed in a conservation easement to ensure their long-term preservation. This ~~should~~shall extend for ~~about a minimum of~~ 75 feet on all sides. If an easement cannot be completed, as determined by the City of Pacific Grove's Community & Economic Development Department, then a deed restriction shall be in place instead.

MM CUL-2: A qualified tribal cultural resources monitor approved by the OCEN Tribe, and a qualified archaeological monitor, ~~should~~shall be present during project excavations and other earth disturbances. If, at any time, potentially significant tribal cultural features, archaeological resources, or human remains are encountered during construction, work shall be halted within 164 feet (50 meters) of the find until the monitors 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.

MM CUL-3: 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 must be notified as required by law. The Most Likely Descendant designated by the Heritage Commission will provide recommendations for treatment of Native American human remains.

MM CUL-4: If sufficient quantities of cultural material are recovered during monitoring/data recovery, appropriate mitigation measures shall be determined by the OCEN tribe. This might include re-burying the cultural material, radiocarbon dating, faunal analysis, lithic analysis, etc.

MM CUL-5: Following monitoring and data recovery, a report suitable for compliance documentation should be prepared. This report should document the field methodology and findings and make management recommendations, as necessary.

MM CUL-6: If analysis of cultural materials is undertaken, a *Final Technical Report* documenting the results of all scientific studies should be completed with a year following completion of monitoring and data recovery field work.

MM CUL-7: Prior to the start of construction, a representative from the OCEN Tribe shall conduct an educational meeting to explain the purpose of the monitoring, to show the construction personnel what is being monitored and to explain what will happen in the incidence of locating an archaeological or tribal cultural resource during

construction activities. The representative will briefly explain the history of the tribe, why resources may be found on the property, and what construction staff should do if such resource is spotted on the project site. The construction personnel will be shown a photo of the resource.

Sources:

- Consultation in person with Ohlone Costanoan Esselen Nation (OCEN) Tribal Chairperson. Consulted by Wendy Lao, City of Pacific Grove, planner. October 13, 2016; May 3, 2017; May 23, 2017; June 21, 2017; July 25, 2017; August 22, 2017.
- Preliminary Archaeological Assessment of Assessor's Parcel 007-031-017 for Kevin Smith/Joseph Rock, Architect. Prepared by Gary S. Breschini, Ph.D. of Archaeological Consulting. July 29, 2015.

18. UTILITIES AND SERVICE SYSTEMS

A. Would the project:

1. Exceed wastewater treatment requirements of the applicable [Regional Water Quality Control Board](#)?

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

2. 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?

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

3. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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

4. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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

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

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

6. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

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

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

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

DISCUSSION

Item 1: No. The project site can be connected to the existing sewer system and the proposed project will not generate a substantial increase in wastewater that would require additional treatment. This results in **no impact**.

Item 2: No. The scale of the project of project does not result in the need to construct new water or wastewater treatment facilities or a need to expand those facilities. This results in **no impact**.

Item 3: No. The proposed project will not necessitate construction of a new storm drain system. The proposed project would connect to the existing storm drain system. This results in **no impact**.

Item 4: The City of Pacific Grove receives water services from the California American Water (Cal-Am) Company. The Monterey Peninsula area, including the City, is currently experiencing a water shortage, ~~and new water meter connections are currently limited by a Cease and Desist Order (CDO) issued by the State Water Resources Control Board in 2009. The CDO limits Cal-Am's ability to set water meters for new projects.~~ Due to the limited water supply, Chapter 11.68 of the Pacific Grove Municipal Code regulates water allocation in the city. As of August 1, 1995, all remaining water ~~which the Monterey Peninsula Water Management District~~ allocated to the City ~~by the Monterey Peninsula Water Management District~~, and all water becoming available after that date, is allocated, in amounts and percentages determined by the City Council. Before obtaining a building permit ~~to begin construction~~ from ~~the City of~~ Pacific Grove, projects must obtain a water permit from the Monterey Peninsula Water Management District.

Per Chapter 11.68, building permit applications for projects for which there is no available water will not be accepted or processed. The City has a system in place to manage its water supply availability and to determine water availability prior to approval of a ~~construction-building~~ permit. All new projects in the City requiring new water supplies are placed on a water wait list. Water credits necessary for projects are given through City Council approval. Building permits are issued only when the City has sufficient water credits to serve the project. To receive a ~~construction-building~~ permit, all project applicants must show that water supplies are available and must complete the CEQA process.

~~Furthermore, new water meter connections are currently limited through a Cease and Desist Order (CDO) issued by the State Water Resources Control Board (SWRCB) in 2009. The CDO limits Cal-Am's ability to set water meters for new projects, including this project site as it is currently a vacant parcel without a water meter. To receive a building permit, the project applicant must also show that a water meter can be obtained for the project site.~~

~~Cal-Am is presently undertaking the Monterey Peninsula Water Supply Project to help meet water demands throughout the Monterey Peninsula area. The project is undertaken to serve the service area as a whole and not as a result of the project at 1355 Lighthouse Avenue, Pacific Grove, CA. The City may also develop an increment of water supply due to a reduction in use of potable water as a result of the Pacific Grove Local Water Project (LWP). The LWP consists of construction and operation of a new satellite recycled water treatment plant (SRWTP) to recycle a portion of Pacific Grove's municipal wastewater. Recycled water produced at the SRWTP, located at the retired Point Pinos Wastewater Treatment Plant, would be used primarily for landscape irrigation at the Pacific Grove Golf Links and El Carmelo Cemetery, owned by the City of Pacific Grove and located adjacent to the SRWTP.~~

~~Currently, the project is applying for placement to be placed on the City's water wait list. The project is requesting a water fixture unit count of 16.4. The City of Pacific Grove Cal-Am does not currently have sufficient water supplies available at this time to serve the project, and the SWRCB does not currently allow new water meter connections for new projects. Because of this lack of the City does not currently have sufficient water supplies to serve the project, this impact is potentially significant and mitigation measure MM USS-1 would be required. Mitigation measure MM USS-1 would prohibit the project applicant from undergoing any project implementation and construction activities, until necessary water supplies and meters are secured. With implementation of MM USS-1, project impacts on water availability would be less than significant with mitigation incorporated.~~

~~Additionally, the California American Water Company has undertaken the Monterey Peninsula Water Supply Project to meet water demands in the project area. The project is undertaken to serve the service area as a whole and not as a result of the project. The Pacific Grove Local Water Project, consists of the construction and operation of a new satellite recycled water treatment plant (SRWTP) to recycle a portion of Pacific Grove's municipal wastewater. Recycled water produced at the SRWTP, located at the retired Point Pinos Wastewater Treatment Plant, during the first phase, would be used primarily for landscape irrigation at the Pacific Grove Golf Links and El Carmelo Cemetery, owned by the City of Pacific Grove and located adjacent to the SRWTP. Future phases include extension of the recycled water system to other parts of the City to provide recycled water for landscaping purposes. Replacement of the irrigation demand with non-potable supplies will create a new offset of potable water for use by Cal-Am in meeting its obligations to find replacement supplies. As such, the project would have a less than significant impact due to construction of new water supplies.~~

Item 5: The scale of project is not expected to result in wastewater service provider exceeding capacity for existing or committed demand. This results in **no impact**.

Item 6, 7: The limited scope of the proposed project is not expected to result in a substantial increase in solid waste, and will comply with all statutes and regulations related to solid waste. This results in **no impact**.

MM USS-1: Prior to the City issuing a building permit, the project applicant shall complete all steps and demonstrate compliance with the City's water allocation system, as outlined in Chapter 11.68 of the Pacific Grove Municipal Code. Additionally, no preliminary steps for project completion or initiation shall occur before water supplies are secure and deemed sufficient to serve the project.

19. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

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

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

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

DISCUSSION

Item 1: As mitigated, no substantial adverse impacts shall occur as a result of the proposed project.

Item 2: Subject to compliance with the prescribed mitigation measures contained herein, the effects of the proposed project are not cumulatively considerable.

Item 3: Mitigation measures have been incorporated into the project to reduce any significant effect on humans to a less than significant level.

SUMMARY OF PROPOSED MITIGATION MEASURES

- MM AES-1:** Position outdoor lighting so that no direct light extends onto neighboring properties. Exterior lighting shall be screened to confine light splay to the site and shall be at a wattage level that sufficiently limits light glare. After installation, the Architectural Review Board may require lamps to have a lower wattage level in order to limit the glare levels of the light fixtures.
- MM BIO-1:** Landscape restoration and maintenance activities on the property will be carried out in accordance with the project's approved Habitat Restoration Plan, dated May 7, 2017, and shall be supervised and monitored by a qualified biologist.
- MM BIO-2:** All exotic vegetation will be eradicated prior to the start of construction and after all permits have been received.
- MM BIO-3:** Prior to the start of construction, temporary fencing shall be installed to delineate the Construction Zone for the purpose of protecting existing trees and surrounding dune habitat. The Project Biologist shall install the temporary fence. Temporary fencing shall be maintained in good condition and remain in place until all construction on site is completed and final building inspection approval has been received. Removal or changing the location of the fence will require the concurrence of the Project Biologist. After confirming that final building approval has been received, the Project Biologist shall remove the fencing.
- MM BIO-4:** Prior to the start of construction, the Project Biologist shall conduct an educational meeting to explain the purpose of the monitoring, to show the construction personnel what is being monitored and to explain what will happen in the incidence of locating a species of special concern during construction activities. The Project Biologist will explain the life history of the species of special concern, why they may be found on the property, and what construction staff should do if one is spotted on the project site. The construction personnel will be shown a photo of the species of special concern and asked to be prepared to immediately stop demolition activity if a species of special concern is discovered and wait until the species is safely removed from the construction zone before restarting.
- MM BIO-5:** All activities associated with construction, trenching, storage of materials, and disposal of construction waste and excavated soil shall not impact areas protected by fencing. The areas protected by the fence shall remain in a trash-free condition and not used for material stockpiling, storage or disposal, or vehicle parking. All construction personnel shall be prohibited from entering the areas protected by fencing.

- MM BIO-6:** Prior to the start of construction, the Project Biologist shall search the area for black legless lizards. If any are found, the Project Biologist shall relocate any to a nearby suitable habitat.
- MM BIO-7:** No paint, cement, joint compound, cleaning solvents or residues from other chemicals or materials associated with construction shall be disposed of on-site. The General Contractor will be responsible for complying with this requirement and shall clean up any spills or contaminated ground to the full satisfaction of the Project Biologist.
- MM BIO-8:** In the case that excavation spoils are generated by the project, they will be used on site after consulting with the Project Biologist and receiving consent from the City of Pacific Grove and the California Coastal Commission.
- MM BIO-9:** The Project Biologist shall be notified in advance of any activity including heavy equipment, and shall monitor this activity on a daily basis while construction work continues.
- MM BIO-10:** Selected native plants will be installed in a mixed, random pattern over the property according to the quantities and spacing specifications indicated in the Habitat Restoration Plan's Figure 3, Table 1.
- MM BIO-11:** Installation of plants shall be completed prior to final building permit inspection approval and granting of occupancy, or after submitting certificate of deposit(s) to the City of Pacific Grove.
- MM BIO-12:** All new utilities and drainage systems shall be installed underground in a single corridor and installed under the driveway and walkways.
- MM BIO-13:** Following satisfactory installation of the new landscape, a 5-year maintenance and monitoring program shall commence, overseen and directed by a qualified biologist.
- MM BIO-14:** Annual reports shall be prepared and submitted to the owner, the City of Pacific Grove, and the California Coastal Commission by June 30th of each year during the 5-year monitoring and once every 10-years thereafter.
- MM BIO-15:** The landscape will be maintained in a natural state, controlling weeds but allowing natural processes to function without human interference or manipulation of individual plants or species composition. Minimum performance standards as listed in the Habitat Restoration Plan will be achieved during the 5-year monitoring period and adhered to over the longer term.

- MM CUL-1:** The known, confidential tribal cultural and archaeological resource should be placed in a conservation easement to ensure their long-term preservation. This should extend for about 75 feet on all sides. If an easement cannot be completed, as determined by the City of Pacific Grove's Community & Economic Development Department, then a deed restriction shall be in place instead.
- MM CUL-2:** A qualified tribal cultural resources monitor approved by the OCEN Tribe, and a qualified archaeological monitor, should be present during project excavations and other earth disturbances. If, at any time, potentially significant tribal cultural features, archaeological resources, or human remains are encountered during construction, work shall be halted within 164 feet (50 meters) of the find until the monitors 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.
- MM CUL-3:** 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 must be notified as required by law. The Most Likely Descendant designated by the Heritage Commission will provide recommendations for treatment of Native American human remains.
- MM CUL-4:** If sufficient quantities of cultural material are recovered during monitoring/data recovery, appropriate mitigation measures shall be determined by the OCEN tribe. This might include re-burying the cultural material, radiocarbon dating, faunal analysis, lithic analysis, etc.
- MM CUL-5:** Following monitoring and data recovery, a report suitable for compliance documentation should be prepared. This report should document the field methodology and findings and make management recommendations, as necessary.
- MM CUL-6:** If analysis of cultural materials is undertaken, a *Final Technical Report* documenting the results of all scientific studies should be completed with a year following completion of monitoring and data recovery field work.
- MM CUL-7:** Prior to the start of construction, a representative from the OCEN Tribe shall conduct an educational meeting to explain the purpose of the monitoring, to show the construction personnel what is being monitored and to explain what will happen in the incidence of locating an archaeological or tribal cultural resource during construction activities. The representative will briefly explain the history of the tribe, why resources may be found on the property, and what construction staff should do if such resource is spotted on the project site. The construction personnel will be shown a photo of the resource.

MM USS-1: Prior to the City issuing a building permit, the project applicant shall complete all steps and demonstrate compliance with the City's water allocation system, as outlined in Chapter 11.68 of the Pacific Grove Municipal Code. Additionally, no preliminary steps for project completion or initiation shall occur before water supplies are secure and deemed sufficient to serve the project.

DETERMINATION:

On the basis of this initial evaluation:

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



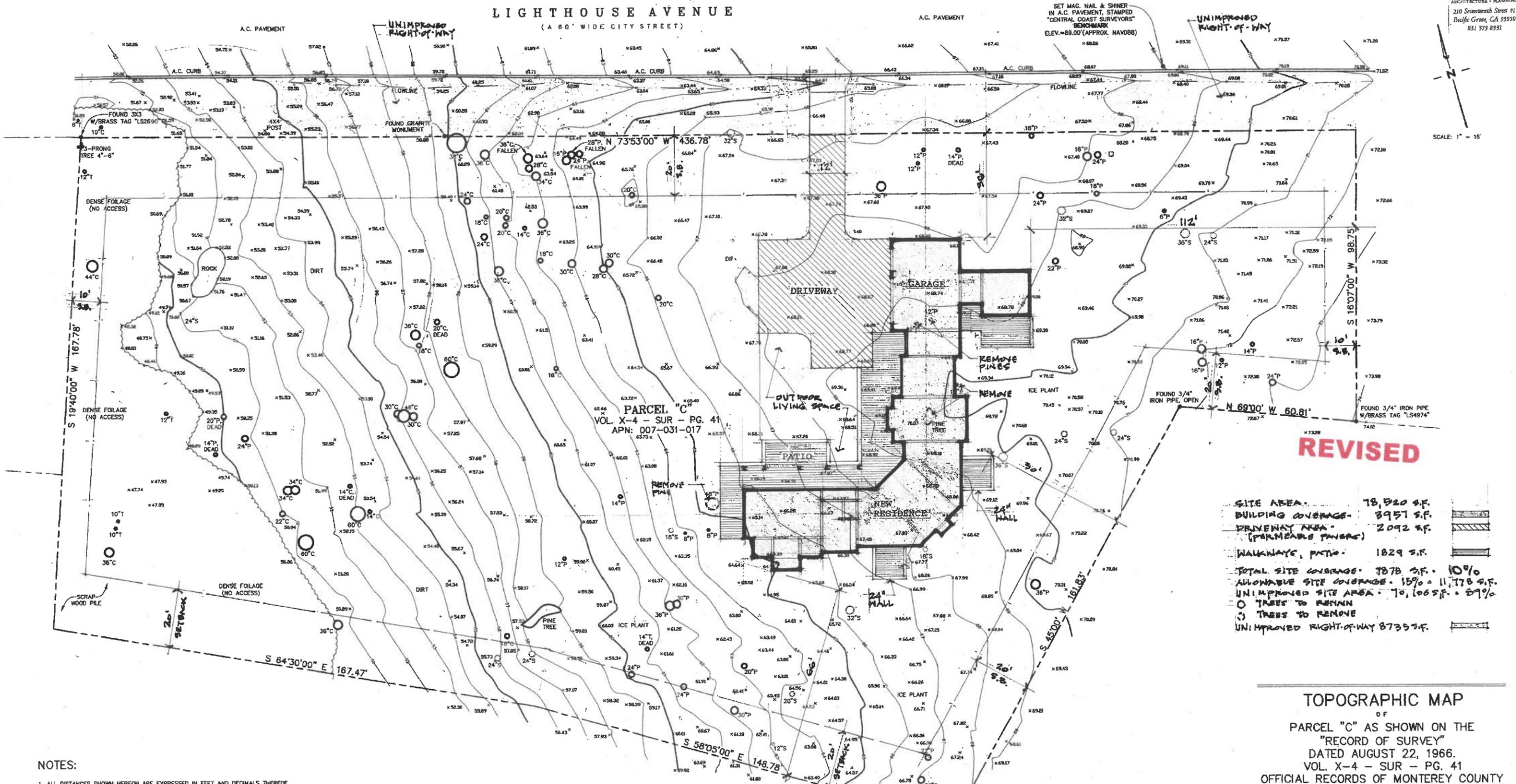
 Wendy Lao, Associate Planner
 City of Pacific Grove

~~August-October 30~~, 2017
 Date



JOSEPH ROCK
ARCHITECTURE + PLANNING
210 Seaview Street #1
Pacific Grove, CA 95950
831 375 8331

LIGHTHOUSE AVENUE
(A 60' WIDE CITY STREET)



SCALE: 1" = 16'

REVISED

SITE AREA	78,520 S.F.
BUILDING COVERAGE	3,957 S.F.
DRIVEWAY AREA (PERMEABLE PAVING)	2,092 S.F.
WALKWAYS, PATIO	1,829 S.F.
TOTAL SITE COVERAGE	7878 S.F. 10%
ALLOWABLE SITE COVERAGE	15% = 11,778 S.F.
UNIMPROVED SITE AREA	70,165 S.F. = 89%
TREES TO REMAIN	
TREES TO REMOVE	
UNIMPROVED RIGHT-OF-WAY	8735 S.F.

TOPOGRAPHIC MAP
OF
PARCEL "C" AS SHOWN ON THE
"RECORD OF SURVEY"
DATED AUGUST 22, 1966.
VOL. X-4 - SUR - PG. 41
OFFICIAL RECORDS OF MONTEREY COUNTY
PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Kevin Smith

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 16' JOB No. 15-74 SEPTEMBER 2015
PREPARED: LLS

APN 007-031-017

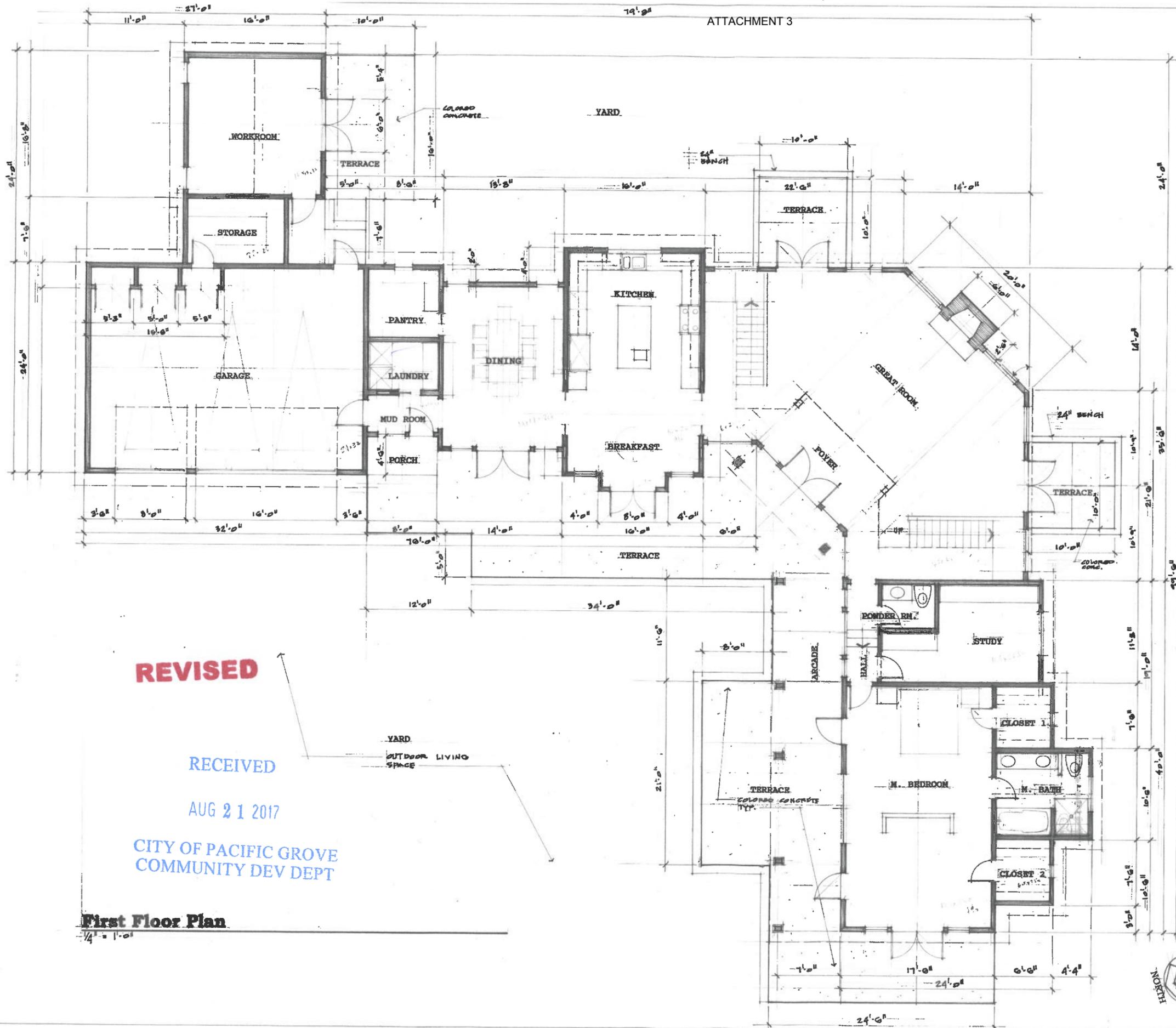
- NOTES:
- ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
 - ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. OF LIGHTHOUSE AVENUE.
ELEVATION = 69.00 FEET (APPROX. NAVD88)
 - CONTOUR INTERVAL = ONE FOOT.
 - TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.

- LEGEND
- 12"C DENOTES 12" CYPRESS TREE (TYP.)
 - 2"P DENOTES 12" PINE TREE (TYP.)
 - 12"T DENOTES 12" TREE (TYP.)
 - 2"S DENOTES 12" STUMP
 - DENOTES EDGE OF FOLIAGE

RECEIVED
AUG 14 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

REVISED: AUG. 14, 2017



REVISED

RECEIVED

AUG 21 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

First Floor Plan

1/4" = 1'-0"



JOSEPH ROCK
ARCHITECTURE + PLANNING
210 Seventeenth Street #1
Pacific Grove, CA 93950
831 373 8331

THE USE OF THESE PLANS AND SPECIFICATIONS IS LIMITED TO THE ORIGINAL SITE AND WORK FOR THE ORIGINAL AND PROPOSED PROPERTY IS EXPRESSLY LIMITED TO SUCH USE. NO REPRODUCTION OR PUBLICATION IN ANY FORM IS Warranted OR MADE OR MAY BE MADE. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THE CONSTRUCTION WITH THESE SPECIFICATIONS IS THE RESPONSIBILITY OF THE ARCHITECT.

KEVIN & LINDA SMITH
1355 Lighthouse Avenue
Pacific Grove, California
831 372-4273

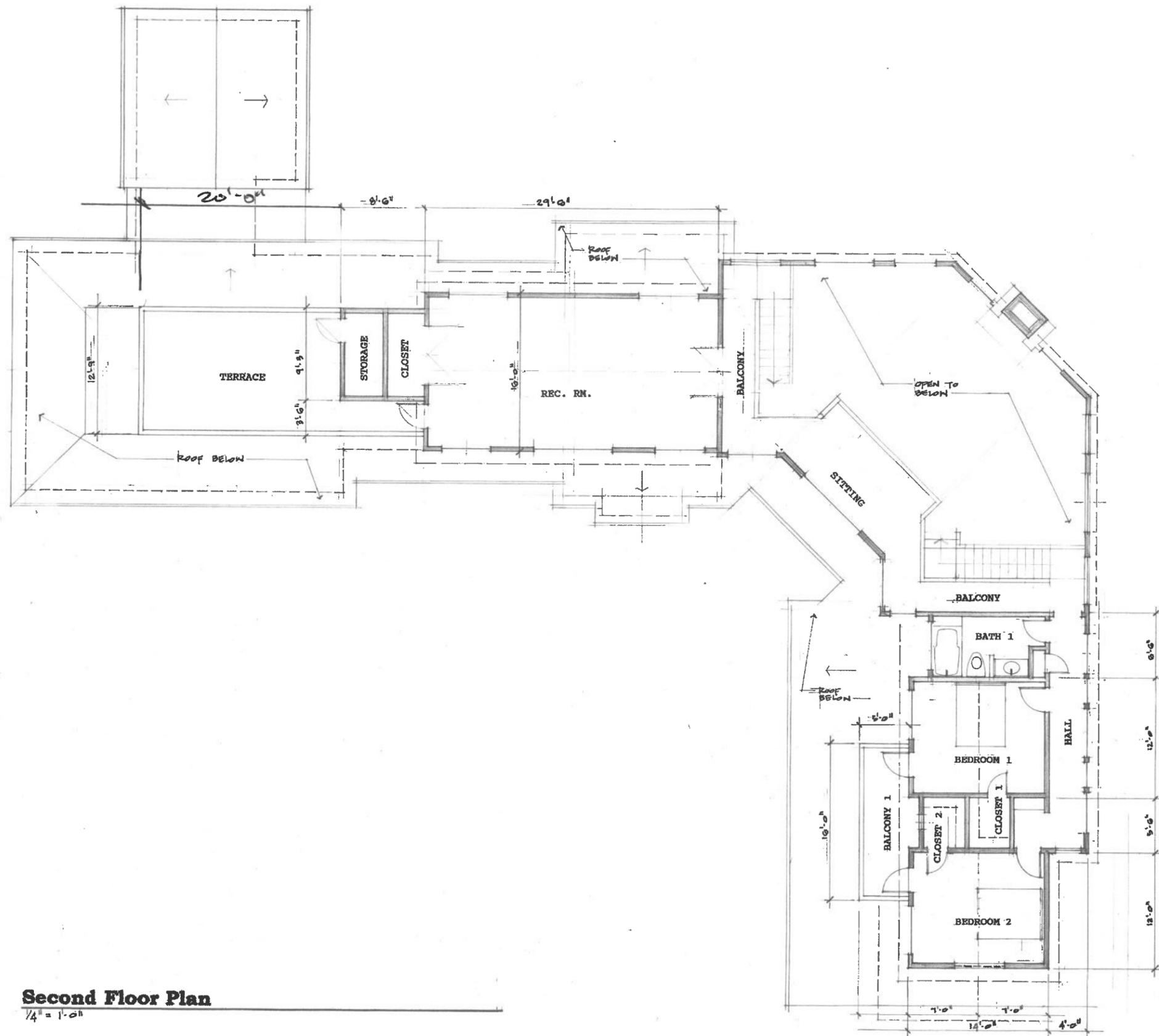
ISSUED
AUG. 19, 2016
REVISED
AUG. 16, 2017





JOSEPH ROCK
ARCHITECTURE + PLANNING
210 Seventeenth Street #1
Pacific Grove, CA 93950
831 373 8331

THE JOB OF THESE PLANS AND SPECIFICATIONS IS SUBMITTED TO THE OFFICIALS, CITY OF PACIFIC GROVE FOR REVIEW AND APPROVAL. THE REVIEWER'S APPROVAL IS NEITHER A GUARANTEE NOR A WARRANTY OF THE ACCURACY OF THESE SPECIFICATIONS.



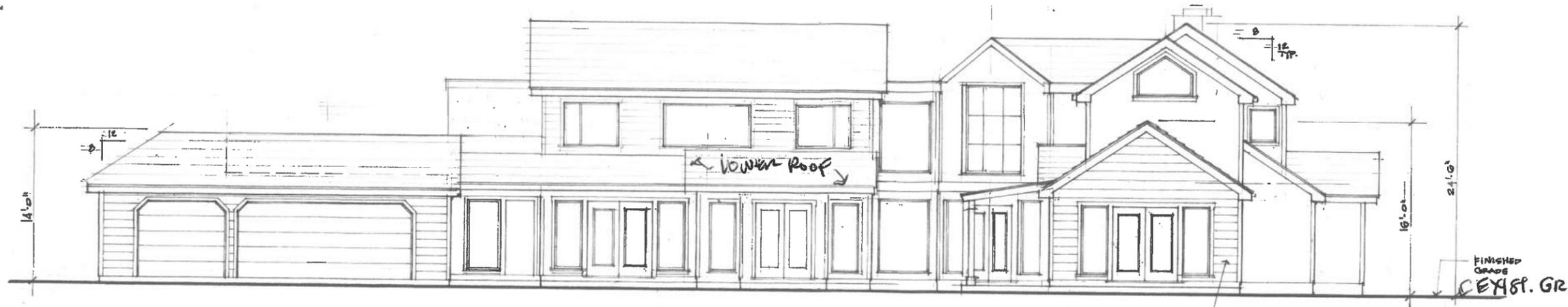
Second Floor Plan

1/4" = 1'-0"

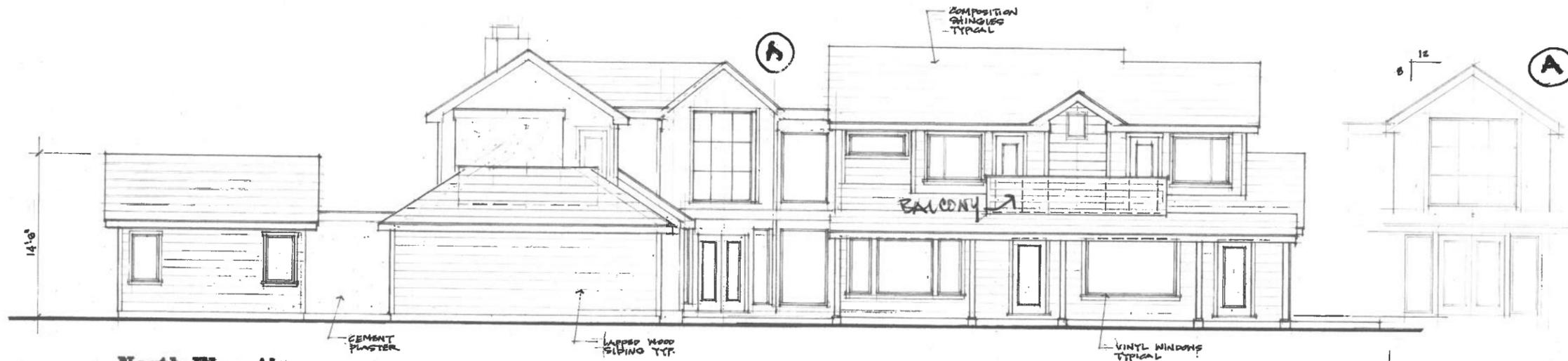
KEVIN & LINDA SMITH
1355 Lighthouse Avenue
Pacific Grove, California
831 372-4273

ISSUED
AUG. 19, 2016
REVISED
AUG. 10, 2017



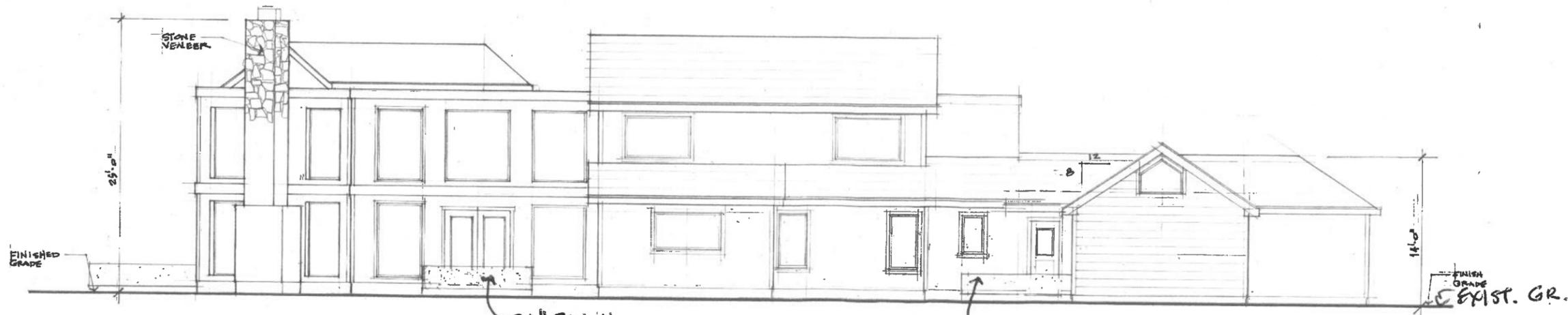


West Elevation
1/4" = 1'-0"



North Elevation
1/4" = 1'-0"

North West
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"



JOSEPH ROCK
ARCHITECTURE + PLANNING
210 Seventeenth Street #1
Pacific Grove, CA 93950
831 373 8331

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. NO PROFESSIONAL LIABILITY IS EXTENDED TO ANY USE. RE-USE, REPRODUCTION OR PUBLICATION OF ANY KIND IS PROHIBITED. THESE PLANS AND SPECIFICATIONS SHALL BE THE PROPERTY OF JOSEPH ROCK ARCHITECTURE + PLANNING AND SHALL REMAIN THE PROPERTY OF JOSEPH ROCK ARCHITECTURE + PLANNING.

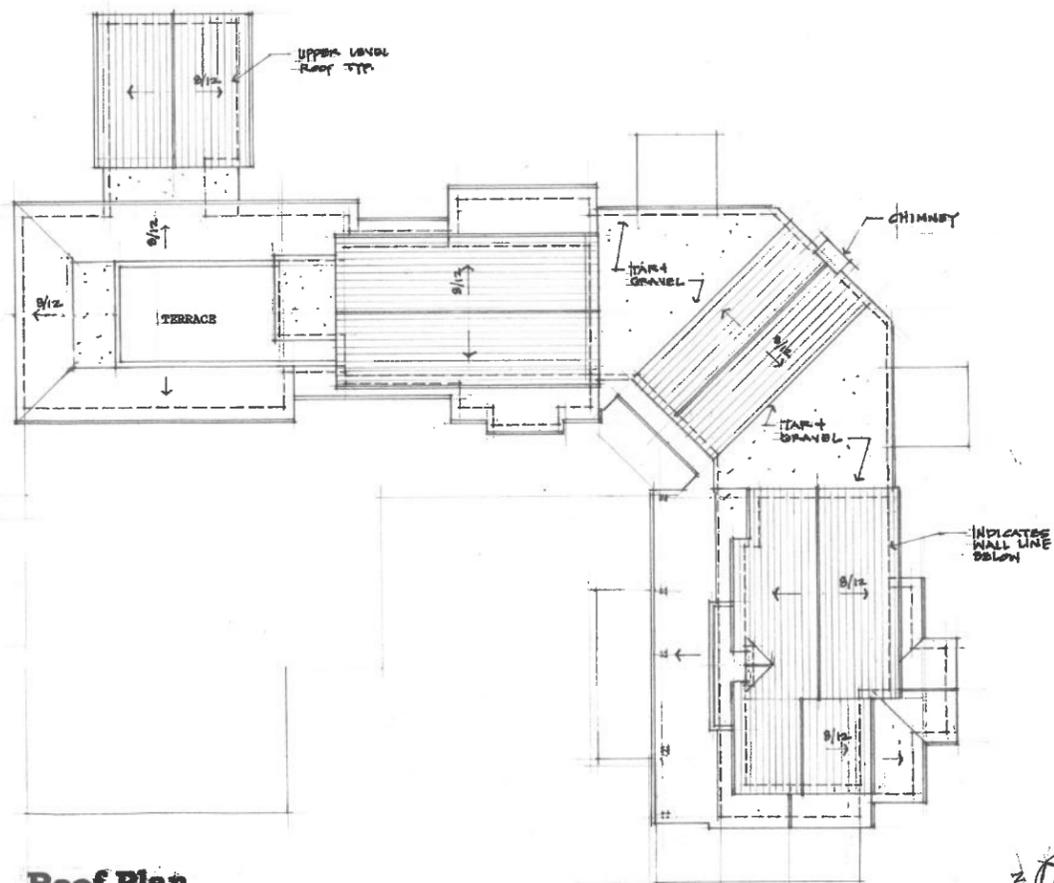
KEVIN & LINDA SMITH
1355 Lighthouse Avenue
Pacific Grove, California
831 372-4273

ISSUED
AUG. 17, 2016
REVISED
L101 01 DWG





South Elevation
1/4" = 1'-0"



Roof Plan
1/8" = 1'-0"



JOSEPH ROCK
ARCHITECTURE + PLANNING
210 Seventeenth Street #1
Pacific Grove, CA 93950
831 373 8331

THE USE OF THESE PLANS AND SPECIFICATIONS IS LIMITED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. NO NEW ADDITIONS OR MODIFICATIONS TO THE DESIGN OR MAKE OR PART IS FORWARDED, WITHIN THE TERMS AND SPECIFICATIONS HEREON, WITHOUT THE WRITTEN AND SIGNATURE CONSENT OF THE ARCHITECT. THE USER AGREES TO THE ACCEPTANCE OF THE RESPONSIBILITY OF THE ARCHITECTURE OF THESE MODIFICATIONS.

KEVIN & LINDA SMITH
1355 Lighthouse Avenue
Pacific Grove, California
831 372-4273

ISSUED
AUG. 17, 2016
REVISED
AUG. 16, 2017





JOSEPH ROCK ARCHITECTURE + PLANNING 210 Seventeenth Street #1 Pacific Grove, CA 93950 831 373 8331

THE USE OF THESE PLANS AND SPECIFICATIONS IS LIMITED TO THE GENERAL USE FOR WHICH THEY WERE PREPARED. ANY MODIFICATION OR ALTERATION TO THESE PLANS OR SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE USER. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY RESULTING FROM THE USE OF THESE PLANS AND SPECIFICATIONS.

KEVIN & LINDA SMITH 1355 Lighthouse Avenue Pacific Grove, California 831 372-4273

ISSUED APR. 1, 2017 REVISED AUG. 14, 2017

GENERAL NOTES

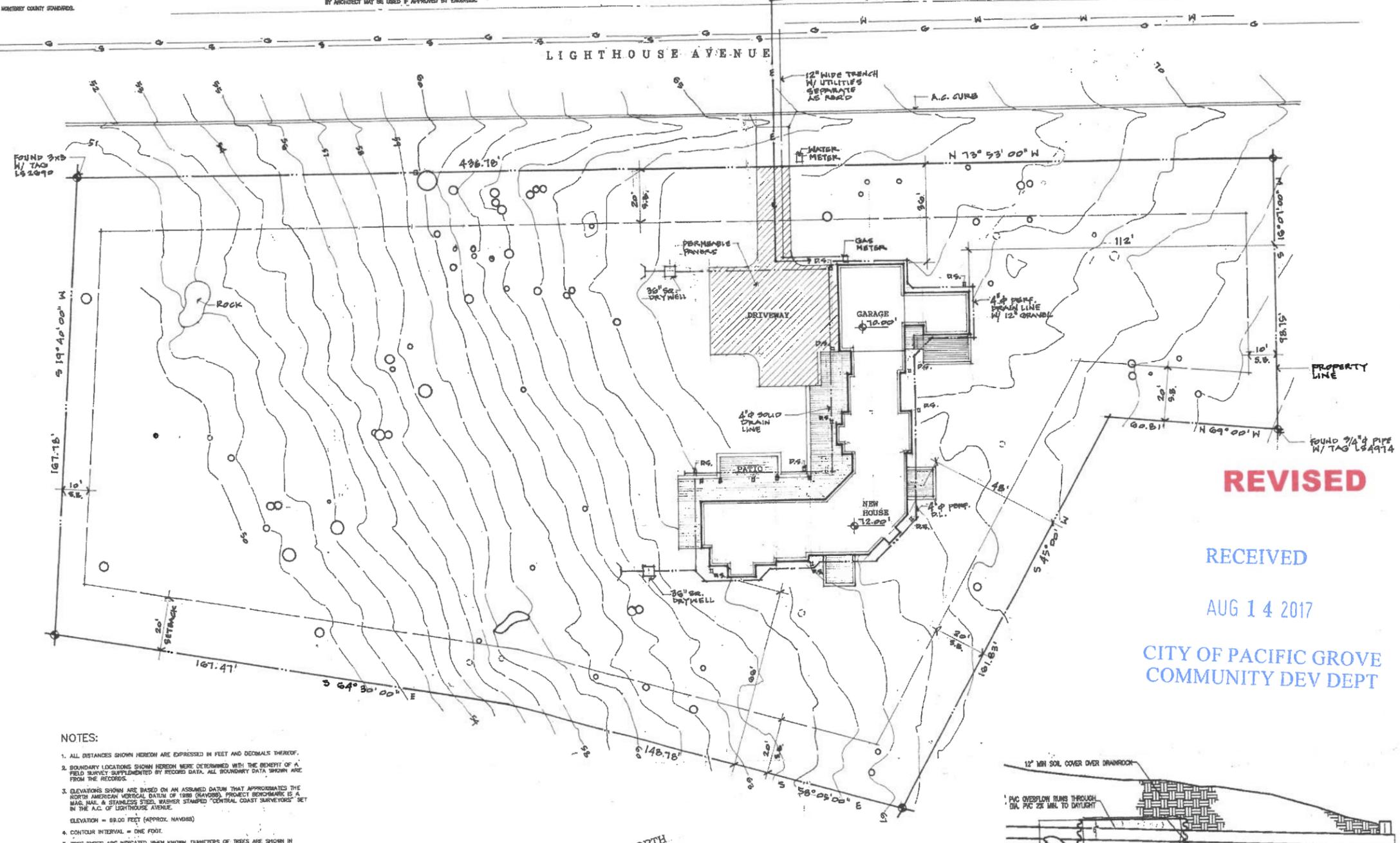
- 1. ALL WORK SHALL CONFORM TO CODES... 2. ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE MONTEREY COUNTY EROSION CONTROL ORDINANCE #2008... 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL SITE EARTHWORK... 4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES... 5. THE CONTRACTOR SHALL, UPON BECOMING AWARE OF SURFACE AND/OR SUBSURFACE CONDITIONS... 6. ANY SOILS OR OTHER MATERIALS WHICH ARE DISTURBED... 7. IF THE CONSTRUCTION SCHEDULE IS SUBMITTED TO DEVIATE FROM THE CONSTRUCTION SCHEDULE... 8. IF THE CONSTRUCTION SCHEDULE IS SUBMITTED TO DEVIATE FROM THE CONSTRUCTION SCHEDULE... 9. ALL TREES TO BE PRESERVED FROM DAMAGE PER MONTEREY COUNTY ORDINANCE #2008.

APPENDIX A - DRAFT PLANS

- 1" GAS LINE (PG&E) 1 1/2" WATER LINE TELEPHONE LINE 2" ELECTRIC LINE

- 1. ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE MONTEREY COUNTY EROSION CONTROL ORDINANCE #2008... 2. ALL CONSTRUCTION MATERIALS SHALL BE STORED AT LEAST 10 FEET FROM THE EDGE OF THE SITE... 3. VEGETATION REMOVAL BETWEEN OCTOBER 15 AND APRIL 15 SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES... 4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT EROSION OF PREVIOUSLY GRADED AREAS... 5. VEGETATION REMOVAL BETWEEN OCTOBER 15 AND APRIL 15 SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES... 6. IF AREAS ARE DISTURBED THAT ARE IN THE PROCESS OF BEING LANDSCAPED OR CONSTRUCTED DURING THE RAINY SEASON...

NOTE: ALL UTILITIES SHALL BE UNDERGROUND AND SHALL BE CONTAINED IN A SINGLE CONDUIT WITHIN THE BUILDING ENVELOPE TO THE MAXIMUM FEASIBLE. WHEN INSTALLING NEW UTILITY CONNECTIONS AVOID OBSTRUCTIONS OUTSIDE ENVELOPE.

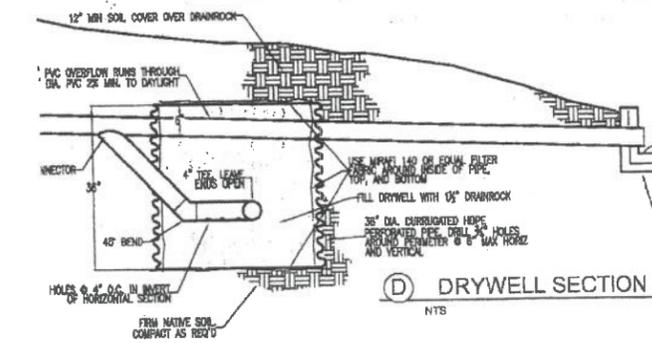


- NOTES: 1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF. 2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA... 3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988... 4. CONTOUR INTERVAL = ONE FOOT. 5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.

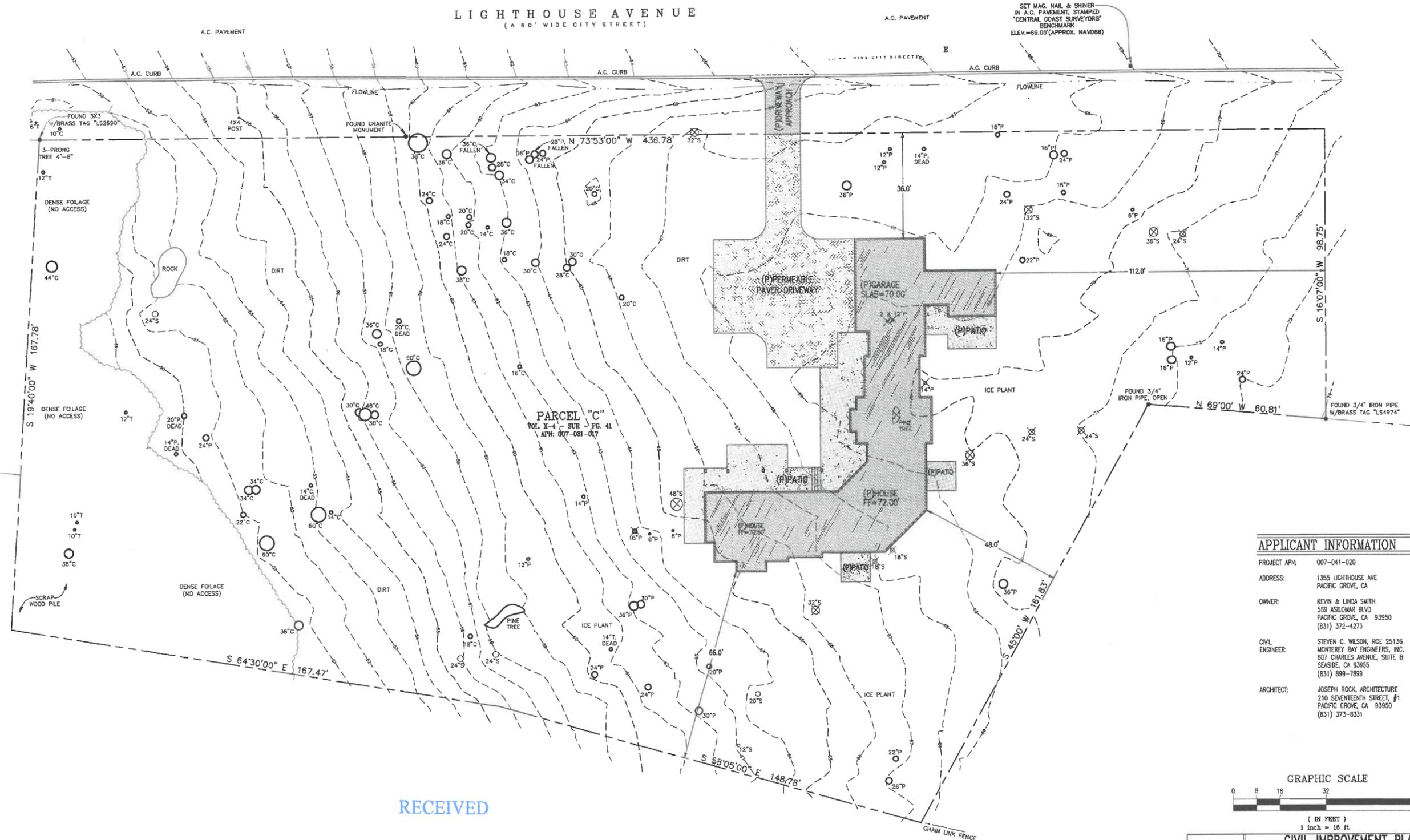
Site Plan 1/16" = 1'-0"

TOPOGRAPHIC INFORMATION PROVIDED BY: CENTRAL COAST SURVEYORS MONTEREY, CALIFORNIA SEPTEMBER 2015

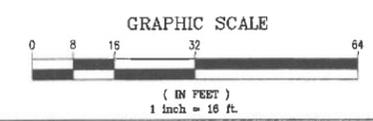
- LEGEND 12" O DENOTES 12" CYPRESS TREE (TYP.) 12" P DENOTES 12" PINE TREE (TYP.) 12" T DENOTES 12" TREE (TYP.) 12" S DENOTES 12" STUMP 1" DENOTES EDGE OF FOLIAGE



ATTACHMENT 3



APPLICANT INFORMATION	
PROJECT APN:	007-041-020
ADDRESS:	1355 LIGHTHOUSE AVE PACIFIC GROVE, CA
OWNER:	KEVIN & LINDA SMITH 559 ASUKAR BLVD PACIFIC GROVE, CA 93950 (831) 372-4273
CIVIL ENGINEER:	STEVEN C. WILSON, RCE 25136 MONTEREY BAY ENGINEERS, INC. 607 CHARLES AVENUE, SUITE B SEASIDE, CA 93955 (831) 899-7899
ARCHITECT:	JOSEPH ROCK, ARCHITECTURE 210 SEVENTEENTH STREET, #1 PACIFIC GROVE, CA 93950 (831) 373-8331



- NOTES:
- ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
 - ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. OF LIGHTHOUSE AVENUE.
ELEVATION = 69.00 FEET (APPROX. NAVD88)
 - CONTOUR INTERVAL = ONE FOOT.
 - TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.

RECEIVED
AUG 24 2017
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

REVISED

FOR PLAN CHECK ONLY



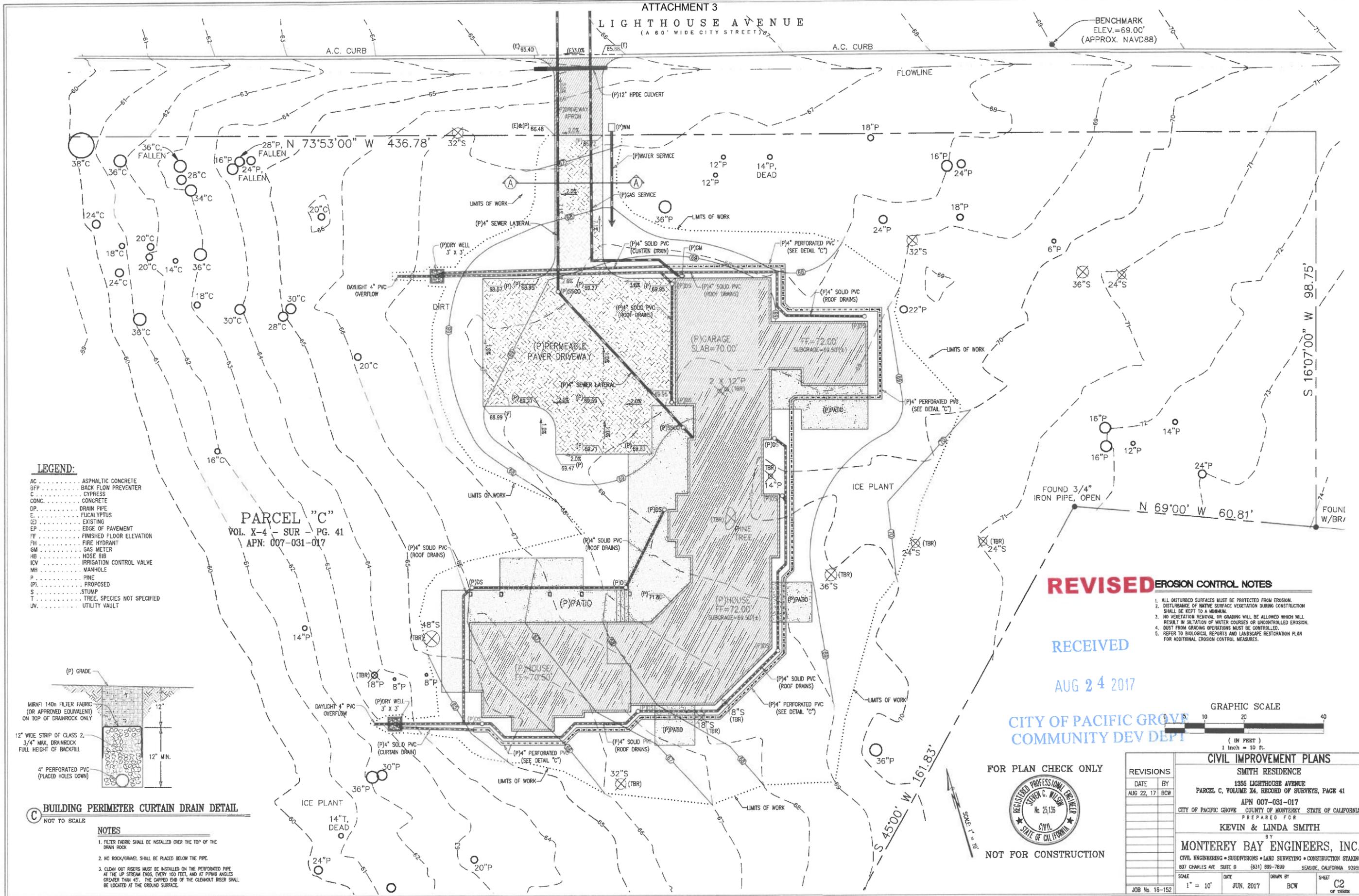
NOT FOR CONSTRUCTION

CIVIL IMPROVEMENT PLANS			
SMITH RESIDENCE			
1355 LIGHTHOUSE AVENUE			
PARCEL C, VOLUME X4, RECORD OF SURVEYS, PAGE 41			
APN 007-031-017			
CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA			
PREPARED FOR			
KEVIN & LINDA SMITH			
BY			
MONTEREY BAY ENGINEERS, INC.			
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING			
607 CHARLES AVE SUITE B SEASIDE, CALIFORNIA 93955 (831) 899-7899			
SCALE	DATE	DRAWN BY	SHEET
1" = 16'	JUN, 2017	BCW	C1
JOB No. 16-152			

ATTACHMENT 3

LIGHTHOUSE AVENUE
(A 60' WIDE CITY STREET)

BENCHMARK
ELEV.=69.00'
(APPROX. NAVD88)



LEGEND:

- AC ASPHALTIC CONCRETE
- BFP BACK FLOW PREVENTER
- C CYPRESS
- CONC. CONCRETE
- DP DRAIN PIPE
- E EUCALYPTUS
- EX EXISTING
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR ELEVATION
- FH FIRE HYDRANT
- GM GAS METER
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- MH MANHOLE
- P PINE
- PI PROPOSED
- S STUMP
- T TREE, SPECIES NOT SPECIFIED
- UV UTILITY VAULT

PARCEL "C"
VOL. X-4 - SUR - PG. 41
APN: 007-031-017

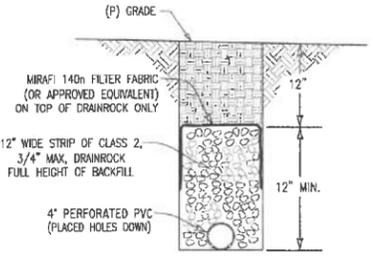
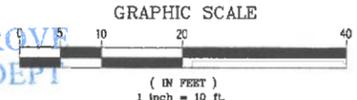
REVISED EROSION CONTROL NOTES

1. ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION.
2. DISTURBANCE OF NATIVE SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
3. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLED EROSION.
4. DUST FROM GRADING OPERATIONS MUST BE CONTROLLED.
5. REFER TO BIOLOGICAL REPORTS AND LANDSCAPE RESTORATION PLAN FOR ADDITIONAL EROSION CONTROL MEASURES.

RECEIVED

AUG 24 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT



BUILDING PERIMETER CURTAIN DRAIN DETAIL
NOT TO SCALE

NOTES

1. FILTER FABRIC SHALL BE INSTALLED OVER THE TOP OF THE DRAIN ROCK.
2. NO ROCK/GRAVEL SHALL BE PLACED BELOW THE PIPE.
3. CLEAN OUT RISERS MUST BE INSTALLED ON THE PERFORATED PIPE AT THE UP STREAM ENDS, EVERY 100 FEET, AND AT PIPING ANGLES GREATER THAN 45°. THE CAPPED END OF THE CLEANOUT RISER SHALL BE LOCATED AT THE GROUND SURFACE.

FOR PLAN CHECK ONLY

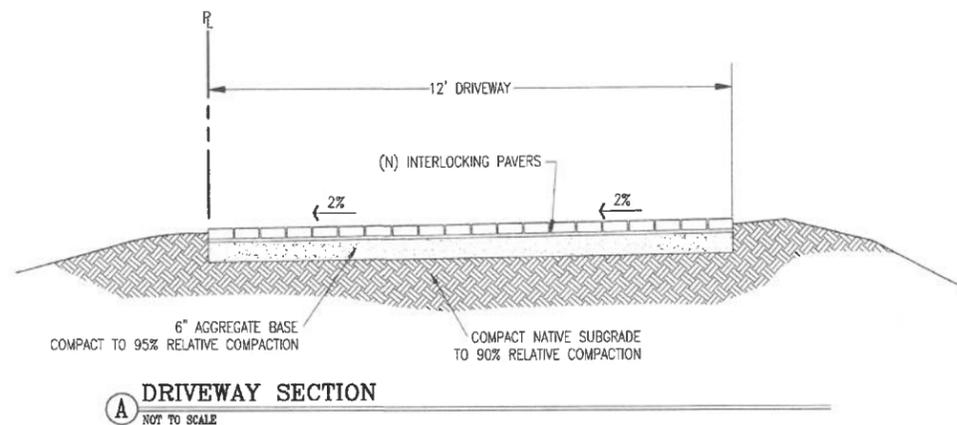


NOT FOR CONSTRUCTION

REVISIONS	
DATE	BY
AUG 22, 17	BCW

CIVIL IMPROVEMENT PLANS	
SMITH RESIDENCE	
1355 LIGHTHOUSE AVENUE	
PARCEL C, VOLUME 34, RECORD OF SURVEYS, PAGE 41	
APN 007-031-017	
CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA	
PREPARED FOR	
KEVIN & LINDA SMITH	
BY	
MONTEREY BAY ENGINEERS, INC.	
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING	
807 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955	
SCALE	SHEET
1" = 10'	C2
DATE	JOB No. 16-152
JUN, 2017	
DRAWN BY	
BCW	

ATTACHMENT 3



REVISED

RECEIVED

AUG 24 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

BOTANICAL / LANDSCAPE PROTECTION NOTES:

1. A BOTANICAL SURVEY REPORT WAS PREPARED FOR THIS PROJECT BY THOMAS K. MOSS, DATED AUGUST 14, 2015.
2. A QUALIFIED BIOLOGIST SHALL BE RETAINED BY THE OWNER TO MONITOR GRADING, CONSTRUCTION AND LANDSCAPE RESTORATION.
3. PRIOR TO CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL MEET WITH THE PROJECT BIOLOGIST TO COORDINATE PROTECTION AND RELOCATION OF NATIVE PLANTS AND ANIMALS.
4. A TEMPORARY CONSTRUCTION FENCE SHALL BE INSTALLED TO DELINEATE THE PROJECT CONSTRUCTION ZONE AND PROTECT SENSITIVE HABITAT. THE FENCING SHALL BE INSTALLED BY THE PROJECT BIOLOGIST AND MAINTAINED IN GOOD CONDITION, AND REMAIN IN PLACE UNTIL ALL CONSTRUCTION ON SITE IS COMPLETE.
5. IMMEDIATELY PRIOR TO THE START OF CONSTRUCTION, THE PROJECT AREA WITHIN THE TEMPORARY CONSTRUCTION FENCING SHALL BE THOROUGHLY SEARCHED FOR NATIVE PLANTS AND ANIMALS OF CONCERN FOR RELOCATION.
6. WORK OUTSIDE THE TEMPORARY CONSTRUCTION FENCING WILL REQUIRE SPECIAL APPROVAL, COORDINATION, AND MONITORING BY THE PROJECT BIOLOGIST.

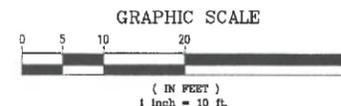
ARCHAEOLOGICAL NOTES:

1. AS ARCHAEOLOGICAL ASSESSMENT PREPARED FOR THIS PROJECT BY GARY S. BRESCHINI, PhD, WITH ARCHAEOLOGICAL CONSULTING, DATED JULY 29, 2015.
2. THE ARCHAEOLOGICAL ASSESSMENT CONTAINS THE FOLLOWING RECOMMENDATIONS:
 - A. THE BEDROCK MORTARS SHOULD BE PLACED IN AN EASEMENT TO ENSURE THEIR LONG-TERM PRESERVATION. THIS SHOULD EXTEND FOR ABOUT 50 FEET ON ALL SIDES.
 - B. A QUALIFIED ARCHAEOLOGICAL MONITOR SHOULD BE PRESENT DURING PROJECT EXCAVATION AND OTHER EARTH DISTURBANCE. IF AT ANY TIME A POTENTIALLY SIGNIFICANT CULTURAL FEATURES ARE ENCOUNTERED, WORK SHALL BE HALTED UNTIL THE MONITOR AND/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 AMERICANS, THE NATIVE AMERICAN HERITAGE COMMISSION MUST BE NOTIFIED AS REQUIRED BY LAW. THE "MOST LIKELY DESCENDANT" DESIGNATED BY THE HERITAGE COMMISSION WILL PROVIDE RECOMMENDATIONS FOR TREATMENT OF NATIVE AMERICAN HUMAN REMAINS.
 - D. IF SUFFICIENT QUANTITIES OF CULTURAL MATERIALS ARE RECOVERED DURING MONITORING OR DATA RECOVERY, APPROPRIATE PROFESSIONAL ANALYSIS OF THOSE MATERIALS SHOULD BE PERFORMED. THIS MIGHT INCLUDE RADIOCARBON DATING, FAUNAL ANALYSIS, LITHIC ANALYSIS, ETC.
 - E. FOLLOWING MONITORING AND DATA RECOVERY, A REPORT SUITABLE FOR COMPLIANCE DOCUMENTATION SHOULD BE PREPARED. THIS REPORT SHOULD DOCUMENT THE FIELD METHODOLOGY AND FINDINGS AND MAKE MANAGEMENT RECOMMENDATIONS, AS NECESSARY.
 - F. IF ANALYSIS OF CULTURAL MATERIALS IS UNDERTAKEN, A "FINAL TECHNICAL REPORT" DOCUMENTING THE RESULTS OF ALL SCIENTIFIC STUDIES SHOULD BE COMPLETED WITHIN A YEAR FOLLOWING COMPLETION OF MONITORING AND DATA RECOVERY FIELD WORK.
 - G. CULTURAL MATERIALS RECOVERED DURING THE PROJECT SHOULD BE PROCESSED AND CURATED IN THE PUBLIC DOMAIN AT A SUITABLE LOCAL RESEARCH FACILITY.

GRADING NOTES:

1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2016 C.B.C. STANDARDS AND SPECIFICATIONS.
2. ALL GRADING SHALL CONFORM TO THE LATEST CITY OF PACIFIC GROVE STANDARDS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF ANY WORK.
4. ALL FILL SHALL BE COMPACTED TO 95% RELATIVE DRY DENSITY UNDER DRIVEWAY AND PAVED AREAS, AND 90% ELSEWHERE.
5. SOIL TYPES: DENSE GREY FINE SAND (SP/SM)
6. ALL FILL SHOULD BE PLACED AND COMPACTED IN 8" LIFTS.
7. FLEXIBLE PIPE SHALL NOT BE USED IN THIS PROJECT.
8. ESTIMATED EARTHWORK QUANTITIES:

CUT:	145 CU.YDS.
FILL:	145 CU.YDS.
TOTAL:	290 CU.YDS.
	100% BALANCED
9. EXISTING TOPSOIL IN ALL AREAS TO BE GRADED SHALL BE STRIPPED AND STOCKPILED IN A LOCATION ON SITE AS DIRECTED BY OWNER.
10. ALL CUT SHALL BE USED ON SITE AS FILL MATERIAL ON THE JOB SITE. ROCK OVER TWELVE INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN A FILL. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY, AND WHICH DOES NOT EXCEED 4 INCHES.
11. ALL GRADING AROUND THE HOUSE SHOULD SLOPE AWAY FROM THE STRUCTURE AT 5% FOR 10' MIN. OR AS SPECIFIED ON THESE PLANS AGAINST PROPERTY LINES OR OTHER OBSTRUCTIONS. SLOPE MAY BE REDUCED TO 2% FOR AREAS OF PAVING OR CONCRETE.
12. A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY PRIOR TO ANY REQUESTS FOR FOOTING INSPECTION OR FINAL GRADING INSPECTION.
13. PRIOR TO PLACEMENT OF EARTHEN FILL, THE FILL KEY WAY SHALL BE INSPECTED AND APPROVED BY A GEOTECHNICAL/SOIL ENGINEER.
14. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
15. GRADING WORK IS ESTIMATED TO BE PERFORMED AFTER PERMITS ARE ISSUED.
16. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED.
17. A WATER TRUCK SHALL BE MAINTAINED ON SITE AS NEEDED FOR DUST CONTROL DURING CONSTRUCTION.
18. THE PURPOSE OF GRADING IS FOR A NEW HOUSE AS SHOWN.
19. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE ACCIDENTALLY DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.
20. ALL CUT AND FILL SLOPES ARE SPECIFIED NOT STEEPER THAN 2' HORIZONTAL TO 1' VERTICAL (2:1).



FOR PLAN CHECK ONLY



NOT FOR CONSTRUCTION

REVISIONS		DATE		BY	
		AUG 22, 17		BCW	

CIVIL IMPROVEMENT PLANS					
SMITH RESIDENCE					
1365 LIGHTHOUSE AVENUE					
PARCEL C, VOLUME X4, RECORD OF SURVEYS, PAGE 41					
APN 007-031-017					
CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA					
PREPARED FOR					
KEVIN & LINDA SMITH					
BY					
MONTEREY BAY ENGINEERS, INC.					
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING					
607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955					
SCALE	DATE	DRAWN BY	SHEET		
N/A	JUN, 2017	BCW	C3	OF THREE	
JOB No. 16-152					



Property Details

APN: 007031017000

Site Address: 1355 LIGHTHOUSE AVE

City: PACIFIC GROVE

RECEIVED

SEP 29 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

KEVIN & LINDA SMITH
1355 Lighthouse Avenue
Pacific Grove, California



JOSEPH ROCK
ARCHITECTURE + PLANNING
210 Seventeenth Street #1
Pacific Grove, CA 93950
831 373 8331

ATTACHMENT 3
THOMAS K. MOSS
Coastal Biologist

BIOLOGICAL SURVEY REPORT

**Kevin and Linda Smith Residence
1355 Lighthouse Avenue, Pacific Grove
(APN 007-031-017)**

Prepared For:

**Kevin Smith
569 Asilomar Boulevard
Pacific Grove, CA 93950**

February 25, 2017

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	3
II. ENVIRONMENTAL SETTING	3
A. General Area	3
B. Plant Communities	6
C. Animals of the Asilomar Dunes	7
D. Species of Special Concern	8
III. BOTANICAL SURVEY	10
A. Methodology	10
B. Site Conditions	10
C. Description of Vegetation	10
D. Survey Results - Protected Species	12
IV. IMPACT ASSESSMENT AND MITIGATION MEASURES	16
A. Project Description	16
B. Site Coverage	17
C. Potential Impacts and Mitigation Measures	17
D. Drainage Plan	19
E. Guidelines For Development	21
1. Planning and Pre-construction Period	21
2. Construction Period	22
3. Post-construction Period	24
V. REFERENCES	24
FIGURE 1. PROJECT LOCATION	4
FIGURE 2. SITE PLAN	5
FIGURE 3. VEGETATION/HABITAT SENSITIVITY	15
FIGURE 4. DRAINAGE PLAN	20
TABLE 1. SPECIES OF SPECIAL CONCERN	9
TABLE 2. PLANT SPECIES ENCOUNTERED	11

**BIOLOGICAL SURVEY REPORT
Kevin and Linda Smith Residence
1355 Lighthouse Avenue, Pacific Grove
(APN 007-031-017)**

I. INTRODUCTION

This biological survey report has been prepared in conjunction with a proposal to develop a new single-family residence on a vacant 1.8-acre lot at 1355 Lighthouse Avenue, Pacific Grove, California (Figures 1 and 2).

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

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

II. ENVIRONMENTAL SETTING

A. General Area

The project site is located in the northern part of the Asilomar Dunes, which is an area that encompasses approximately 480 acres on the seaward extremity of the Monterey Peninsula between Pacific Grove's Point Pinos and Point Joe in Pebble Beach. The Asilomar Dunes extend inland from the shoreline dunes and bluffs through a series of dune ridges and interdune swales into the seaward margin of the Monterey pine forest. The general area surrounding the project site is characterized as scattered residences among open sand dunes and Monterey pine forest.

The Asilomar Dunes is comprised of unique biological and geological resources, including at least ten plant species and five animal species of special concern, and dune landforms made almost entirely of quartz sand. During the past one hundred years or so, much of the dunes habitat has been severely damaged or lost as a result of sand mining, residential and golf course development, trampling by people, encroachment of introduced non-native (exotic) vegetation, and predation by a relatively large population of deer.

FIGURE 1. PROJECT LOCATION

ATTACHMENT 3

A 1355 LIGHTHOUSE AVENUE
 PACIFIC GROVE, CA
 (APN 007-031-017)

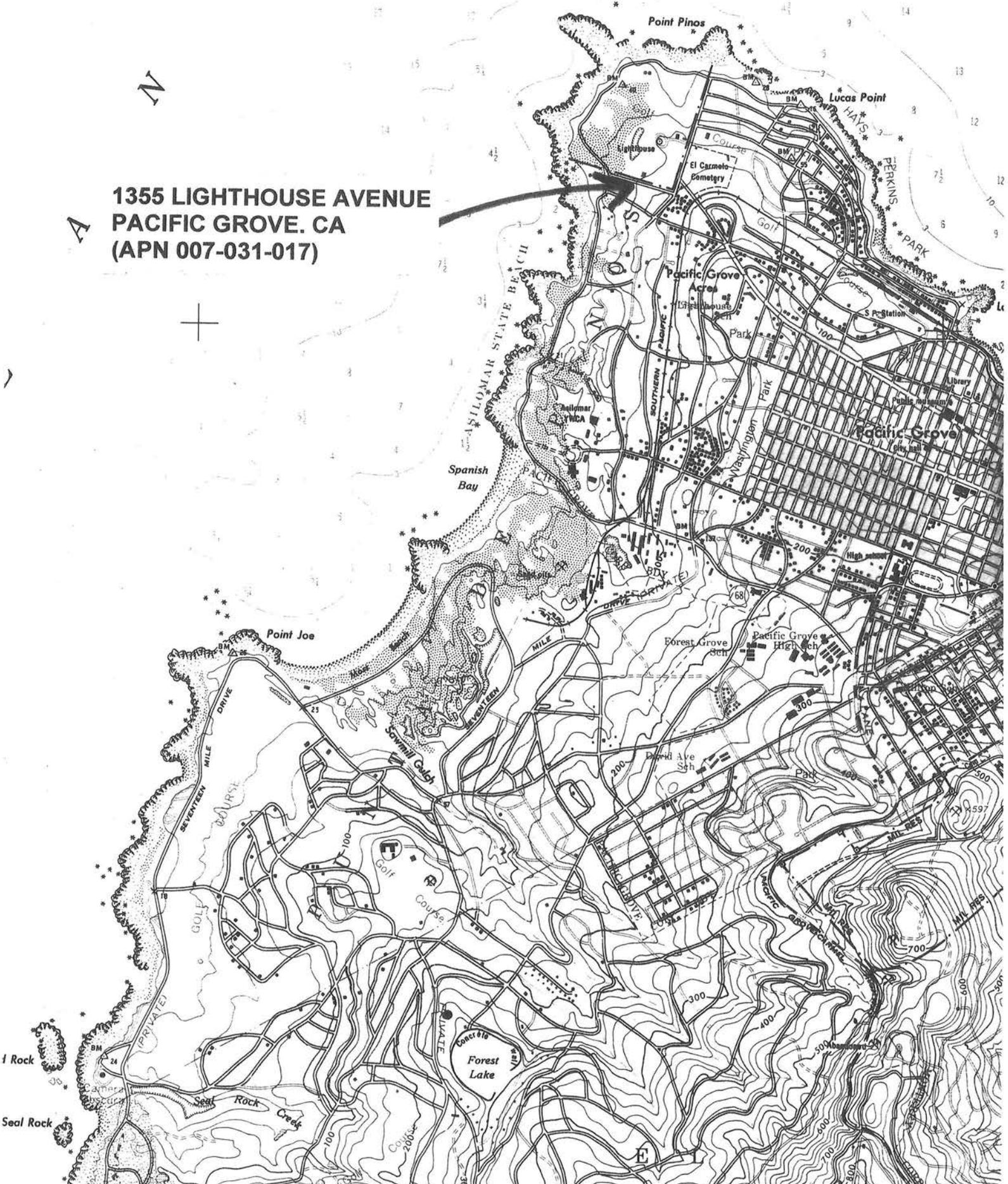
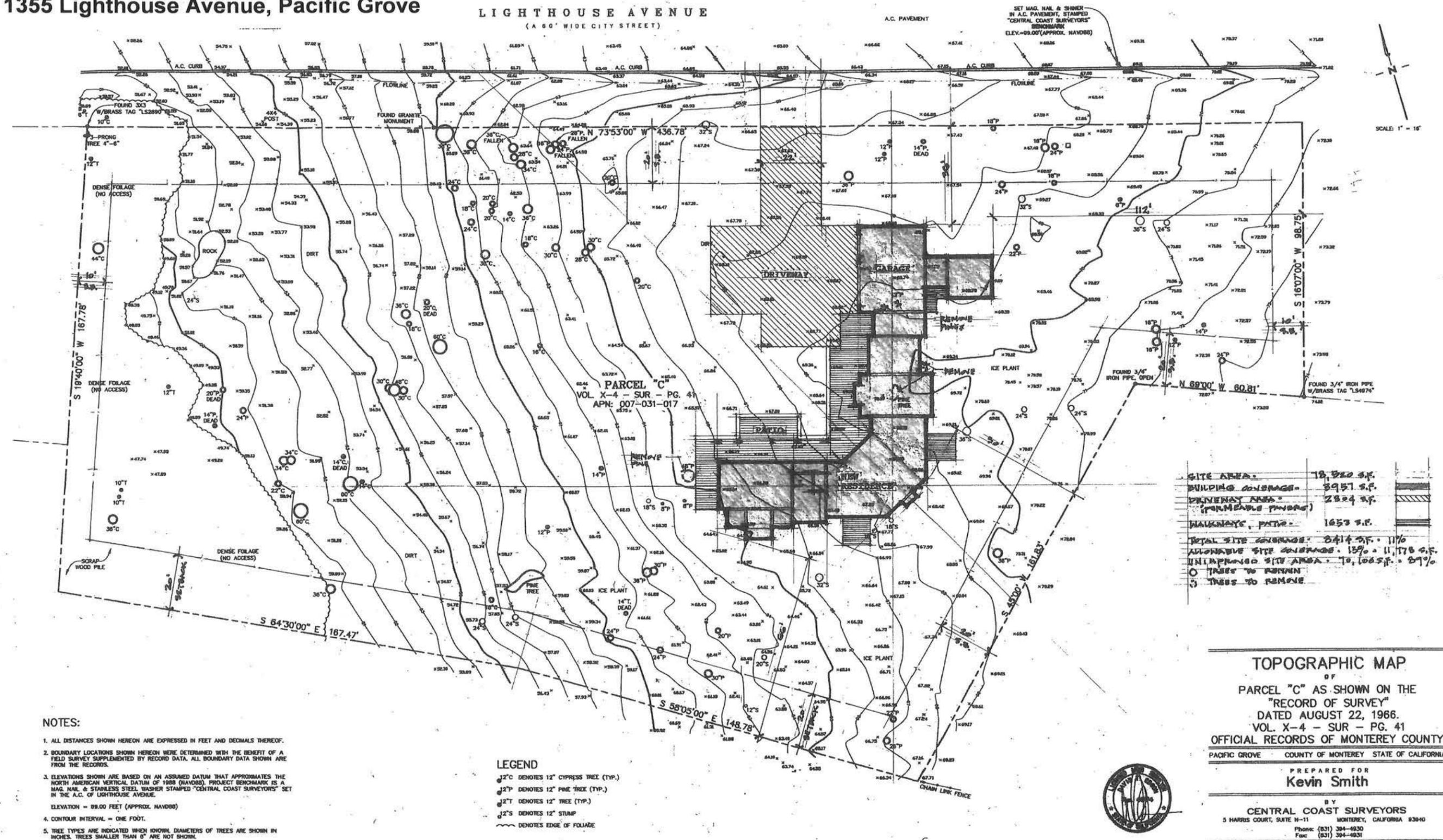


FIGURE 2. PROPOSED SITE PLAN
1355 Lighthouse Avenue, Pacific Grove



SITE AREA	18,920 S.F.
BUILDING COVERAGE	8,951 S.F.
PERMEABLE AREA	2,824 S.F.
PERMEABLE PAVEMENT	1,653 S.F.
TOTAL SITE COVERAGE	8,414 S.F. 44%
ADDITIONAL SITE COVERAGE	1,176 S.F. 6%
TOTAL PERMEABLE SITE AREA	10,105 S.F. 53%
TREES TO REMOVE	

TOPOGRAPHIC MAP
OF
PARCEL "C" AS SHOWN ON THE
"RECORD OF SURVEY"
DATED AUGUST 22, 1966.
VOL. X-4 - SUR - PG. 41
OFFICIAL RECORDS OF MONTEREY COUNTY
PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Kevin Smith

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 16' JOB No. 15-74 SEPTEMBER 2015
PREPARED: LLS

APN 007-031-017

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. OF LIGHTHOUSE AVENUE.
ELEVATION = 89.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.

LEGEND

- 12" C DENOTES 12" CYPRESS TREE (TYP.)
- 12" P DENOTES 12" PINE TREE (TYP.)
- 12" T DENOTES 12" TREE (TYP.)
- 12" S DENOTES 12" STUMP
- DENOTES EDGE OF FOLIAGE



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 many 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. Following restoration of the dunes, many species of wildlife returned that in prior years were nearly absent or only infrequently seen, such as various raptors, including red-tail hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), white-tailed kite (*Elanus leucurus*), American kestrel (*Falco sparverius*), peregrine falcon (*Falco peregrinus*), and burrowing owl (*Athene cunicularia*). Populations of songbirds, including several species that nest only in larger shrubs near or on the ground, and black legless lizard (*Anniella pulchra nigra*) also increased greatly in numbers.

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 sand verbena (*Abronia latifolia*), beach aster (*Lessingia filaginifolia*), dune blue grass (*Poa douglasii*), mock heather (*Ericameria ericoides*), dune dandelion (*Agoseris apargioides*) and beach primrose (*Camissonia chieranthifolia*). On the coastal bluff above the shoreline and in the swales between the dune ridges, sedges and woodier species create a dense plant cover consisting of dune sedge (*Carex pansa*), coyote brush (*Baccharis pilularis*), yellow bush lupine (*Lupinus arboreus*), lizard tail (*Eriophyllum staechadifolium*), gum plant (*Grindelia latifolia*), seaside daisy (*Erigeron glaucus*), dune buckwheat (*Eriogonum parvifolium*) and yarrow (*Achillea millefolium*).

The Central Dune Scrub Plant Community intergrades or transitions into the Monterey Pine Forest Plant Community at a distance of 300-600 feet from the shoreline, depending on exposure to the prevailing wind and soil conditions. Between the leading edge of the pine forest and up to Asilomar Avenue, is an area that is described as the forest-front zone. The trees in this area are generally shorter and broader, more widely spaced, than trees of the interior forest inland of Asilomar Avenue. The trees in the forest-front zone are shaped by the ocean winds, forming a sloped canopy that acts like the roofline of building, deflecting the wind up and over the top of the interior forest. This function of the forest-front zone is valued for its role in minimizing environmental stresses to the trees of the interior forest and for reducing tree failures resulting from direct exposure to the wind. The trees that comprise the forest-front zone are also considered critical in maintaining the stability of the landward edge of the dunes. For these reasons, the forest-front zone, like the dunes proper, is considered environmentally sensitive. Native plant species that are common in the forest-front zone include Monterey pine (*Pinus radiata*), dune sedge,

lizard tail, bracken fern (*Pteridium aquilinum*), yarrow and Douglas iris (*Iris douglasiana*). Monterey cypress, a tree that is indigenous to the Monterey Peninsula and Pt. Lobos, does not naturally occur in Pacific Grove, but grows well in the Asilomar Dunes and has been planted on many properties, including on the subject property.

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 entire Asilomar Dunes as "Environmentally Sensitive Habitat Area (ESHA)," which under the California Coastal Act requires a higher level of environmental review, protection and restriction on development.

C. Animals of the Asilomar Dunes

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

This report only looks at the animals that occur inland of the shoreline, consistent with the dune and Monterey pine forest habitat types that are represented on the subject property.

Coastal scrub plant communities are important habitats for wildlife. Mammals like raccoon (*Procyon lotor*), black-tail deer (*Odocoileus hemionus*), and black-tailed jackrabbit (*Lepus californicus*) are common in the Asilomar Dunes, along with the black legless lizard and alligator lizard (*Elgaria coerulea*), and many birds, including Brewer's blackbird (*Euphagus cyanocephalus*), white-crowned sparrow (*Zonotrichia leucophrys*), American crow (*Corvus brachyrhynchos*), and American kestrel.

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

Also common in the forest habitats of the Asilomar Dunes are many birds. Northern flicker (*Colaptes auratus*) and American robin (*Turdus migratorius*) depend on the open areas for foraging, while using the trees for perching and avoiding

predators. Dark-eyed junco (*Junco hyemalis*) lives in the forest where there is plenty of understory growth and overhead trees. Allen's and Anna's hummingbirds (*Selasphorus sasin* and *Calypte anna*, respectively) live along the forest edges. Acorn woodpecker (*Melanerpes formicivorus*) and Hutton's vireo (*Vireo huttoni*) depend on the presence of nearby oak trees as food sources, while using old pine trees and snags for storing food and for nesting. The brown creeper (*Certhia americana*) is only found where there are old growth trees. Newts and other salamanders need the cool darkness of damp, well-canopied forests, while other reptiles like garter snake (*Thamnophis sirtalis*) and northern alligator lizard need warmer and drier areas that occur in open canopied forests and adjacent dunes.

A number of common species of butterflies are frequently seen in the Asilomar Dunes. Of greatest interest to the local community is the Monarch butterfly. On sunny days, they venture out of their last overwinter roosting area in Pacific Grove, located off of Ridge Road, just inland of the Asilomar Dunes, looking for early-flowering plants that may provide nectar to them. By February, they are focused on finding a mate, with the females departing for their northbound and inland migration soon afterwards, while the males remain and die here.

D. Species of Special Concern

Species of special concern are those listed by the U.S. Fish and Wildlife Service or the California Department of Fish and Wildlife (CDFW) as rare, threatened or endangered. In addition, the CDFW recognizes 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 plant species and five animal species of special concern. These species and their protection status are described in Table 1. This list does not include various protected marine mammal and bird species that occur along the shoreline of Pacific Grove.

Dune buckwheat is considered a species of special concern, even though it is not listed as a state or federally protected species, because it is the primary host plant for the federally-listed endangered Smith's blue butterfly (*Euphilotes enoptes smithii*). This butterfly has not been recorded in the Asilomar Dunes, though it occurs in the dunes north of Monterey and on the coastal bluffs south of Carmel. It probably hasn't occurred on the Monterey Peninsula for more than 75-100 years, because of the scarcity of dune buckwheat resulting from the introduction of ice plant, trampling by people, and herbivory by deer. Habitat restoration projects at Asilomar State Beach, Spanish Bay Resort, and along the shoreline portion of 17-Mile Drive have created many new small colonies of dune buckwheat since the mid-1980s. So, there is a chance that Smith's blue butterfly may have returned to the area, specifically to locations that support large groups of dune buckwheat. Dune buckwheat is very rarely found on private property, as herbivory by deer has nearly eliminated it. No

TABLE 1. SPECIES OF SPECIAL CONCERN

Plants

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.

Animals (Invertebrates, Birds, Reptiles, and Mammals)

11. Black legless lizard (*Anniella pulchra nigra*); California Species of Special Concern.
12. Monarch butterfly (*Danaus plexippus*); CDFW Special Animals list.
13. Raptors (e.g. red-shoulder hawk, red-tailed hawk, northern harrier); Fish and Game Code Birds of Prey.
14. White-tailed kite (*Elanus leucurus*); Fish and Game Code Fully Protected Species.
15. *Smith's blue butterfly (*Euphilotes enoptes smithi*); Federal Endangered Species.
16. American peregrine falcon (*Falco peregrinus*); California Endangered Species.

* No confirmed sightings in the Asilomar Dunes, yet.

species-specific surveys have been done for the butterfly in the Asilomar Dunes or Pebble Beach in recent years, to verify its presence or absence.

III. BOTANICAL SURVEY

A. Methodology

Botanical surveys were conducted on the property on July 8, 2015 and May 3, 2016. Even though the last two years have been particularly dry in winter and spring, most of the species of special concern have been conspicuous and were easily identified on various properties in the Asilomar Dunes. Several nearby properties where various rare plants have been observed in the past were checked, to confirm that the plants were evident and hadn't yet become dormant and disappeared, as they usually do in the summer. The subject property was visually inspected in its entirety and all plants present were identified and recorded. A complete list of the plant species encountered is provided in Table 2. In addition to surveying the vegetation, a cursory search was performed to determine the presence/absence of black legless lizards on the property.

B. Site Conditions

The 1.8-acre vacant lot is roughly rectangular in shape with a diagonal jog in the property line across the southeastern corner. The property has a varied topography, mostly sloping from east to west, with two relatively flat areas – one in the north-central part of the property and the other in the northwest section of the property – with a steeper, forested slope in between. A wide swath of undeveloped City property (the unimproved right-of-way of Lighthouse Avenue) is contiguous with the northern property line.

Approximately 80 percent of the property's surface is covered by ice plant, with exotic (non-native) annual grasses and a few native plants filling in the remaining coverage. Groups of mostly mature Monterey pine and Monterey cypress trees cumulatively form a canopy over about half of the property.

C. Description of Vegetation

The property is dominated by small groves of Monterey pines and Monterey cypress trees, with open areas in-between the trees covered almost entirely by ice plant. Total numbers of Monterey pines are: 22 large, mature to over-mature trees (11" or greater in diameter at breast height – dbh), 14 small to medium, young trees (1" to less than 10.9" dbh), and 34 small, seedling trees (less than 1" dbh). All of the Monterey cypress trees occur in one dense group of 21 large trees that cover much of the western one-third of the property. A number of the large cypress trees have diameters over 4 to 5 feet, with low branches spreading out more than 20 feet from the main stem of the trees. Because of their proximity to the ocean and its salt-laden

TABLE 2. PLANT SPECIES ENCOUNTERED

SCIENTIFIC NAME	COMMON NAME
<i>Acacia longifolia</i> *	Sydney golden wattle
<i>Achillea millefolium</i>	Yarrow
<i>Agoseris apargioides</i>	Dune dandelion
<i>Briza maxima</i> *	Rattlesnake grass
<i>Baccharis pilularis pilularis</i>	Coyote brush
<i>Bromus diandrus</i> *	Ripgut grass
<i>Carex pansa</i>	Dune sedge
<i>Carpobrotus edulis</i> *	Hottentot fig ice plant
<i>Cupressus macrocarpa</i> ***	Monterey cypress
<i>Erechtites glomeratus</i> *	New Zealand fireweed
<i>Erhardta erecta</i> *	Veldt grass
<i>Ericameria ericoides</i>	Mock heather
<i>Erigeron glaucus</i>	Seaside daisy
<i>Galium californicum</i>	California bedstraw
<i>Myoporum luteum</i> *	Myoporum
<i>Pinus radiata</i> ***	Monterey pine
<i>Pteridium aquilinum</i>	Bracken fern
<i>Rubus ursinus</i>	California blackberry
<i>Toxicodendron diversilobum</i>	Poison oak

* Exotic species

** Non-local native species (introduced)

*** Protected species (Forest-front tree and City Tree Protection Ordinance)

winds, most of the oldest and largest pines and cypresses on the property have developed a spreading, multi-stemmed structure, with their height being suppressed and effectively pruned by the wind. Younger trees that have grown on the more protected leeward side of the older trees are taller and straighter with fewer large, spreading lateral branches.

A group of mock heather shrubs, surrounded by ice plant, occurs in the northeastern corner of the property (Photo 1). This group is part of a larger population of mock heather plants that extends into the adjacent property to the east. A couple of mock heather shrubs are growing in open areas elsewhere on the subject property also, but mostly the understory vegetation consists of a continuous mat of ice plant, intermixed with various exotic annual grasses, particularly rattlesnake grass (*Briza major*) and ripgut grass (*Bromus diandrus*).

At the time of the botanical survey in 2015, there were at least eight large fallen trees decaying on the ground and another 15 standing dead trees and snags on the property. Most of the dead trees were removed in 2016, while retaining at least two snags as wildlife habitat. Five replacement trees were planted, but all except one have now died.

Most of the larger living Monterey pines on the property are in a declining state of health and are riddled with dying branch ends by an active infestation of pine pitch canker (Photo 2). A couple of the largest Monterey pines will be completely dead within a year (Photo 3). In 2015, the canopy of the grove of cypresses appeared very dense and contained a high percentage of dead branches, as well as many large broken branches hanging from the trees or on the ground (Photo 4). Since then, most of the dead wood in the trees has been trimmed out.

Replanting appropriate native species that are representative of the dune scrub and Monterey pine forest plant communities would greatly enhance the property's biological and aesthetic values. The grove of cypresses has already benefitted from a recent effort to clean up the accumulation of dead wood on the ground and in the canopy.

The distribution of the vegetation on the property is shown in Figure 3, along with a rough delineation of the least environmentally sensitive areas – the areas that were determined to be the most suitable for development of a residence.

D. Survey Results - Protected Species

The timing of the two botanical surveys performed on the property in 2015 and 2016 was appropriate for determining the presence or absence of the various species of special concern that occur in the Asilomar Dunes. In addition to the subject property, several nearby properties where the various rare plants have been regularly observed in the past were checked, to verify that the plants were present at the time of the survey on the subject property.

Photo 1. Mock heather shrubs – Black legless lizard habitat in NE corner of property.



Photo 2. Monterey pines infected with pine pitch canker.



Photo 3. Dying large Monterey pine (prior to removing dead/dying limbs).

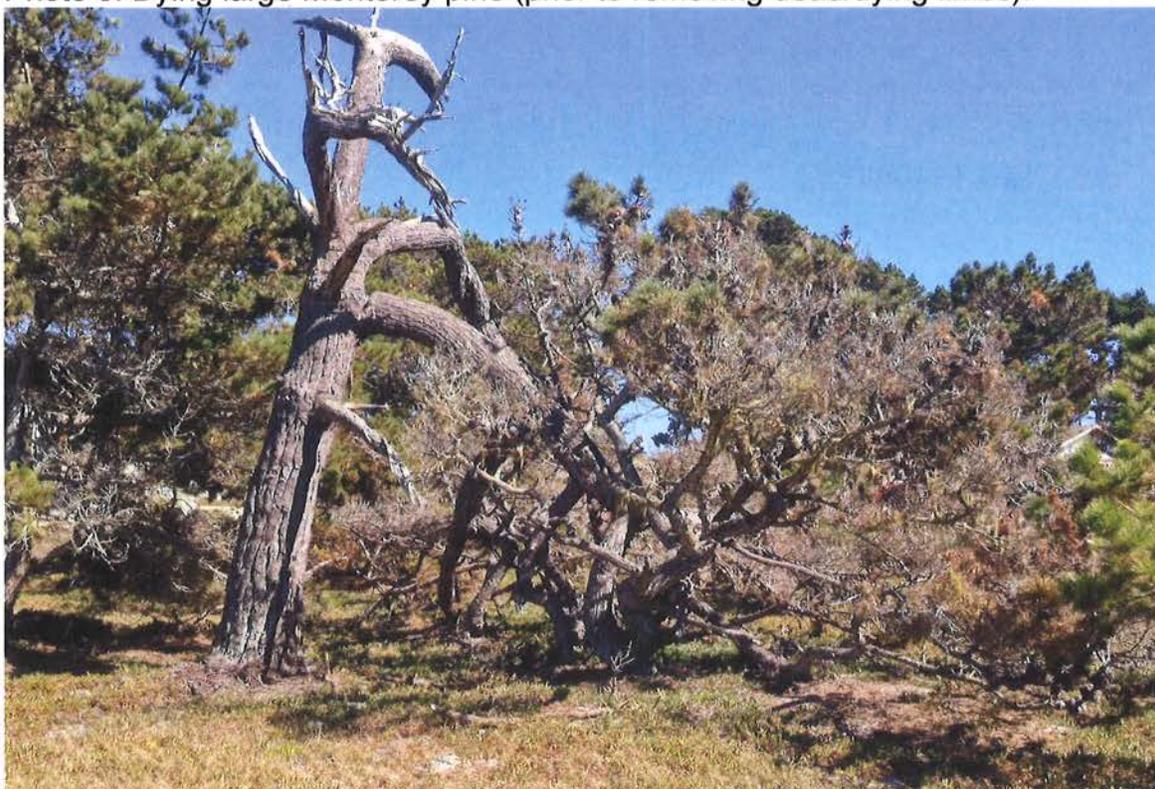


Photo 4. Monterey cypress grove (prior to removing dead limbs).



ATTACHMENT 3

FIGURE 3. VEGETATION / HABITAT SENSITIVITY 1355 Lighthouse Avenue, Pacific Grove



Area of Less Environmental Sensitivity (Possible building site)

Monterey cypresses

Monterey pines

Ice plant

Ice plant

Area of Less Environmental Sensitivity (Possible building site)

Monterey pines

Monterey pines

Mock heather

Lighthouse Avenue

Botanical survey: July 8, 2015
Thomas K. Moss, Coastal Biologist

The entire property was visually inspected and all plants present were identified and recorded. **No plant species of special concern were found.** In particular, two rare annual species, dune gilia and beach layia, which occur in conditions similar to those on the property - open areas of the older, stable inland - were observed elsewhere in the Asilomar Dunes, but not on the subject property. A complete list of the plant species encountered during the survey is provided in Table 2. Because of the dominance of ice plant covering most of the property, combined with an overstory of Monterey pines and cypresses, suitable habitat is presently very limited on the property for any of the state and federally listed plant species of concern.

A cursory search for black legless lizards was performed, gently digging in the duff and sand under a couple native mock heather shrubs, where the lizards are often found. None were uncovered, though they are likely present. Although there are a few isolated individual mock heather plants elsewhere on the property, a significant group of them occurs in the northeast corner of the property, and this area represents the most suitable area of habitat on the property where the lizards are most likely to occur. Also, surveys in other regions of the Monterey area where dunes and forest intermix have discovered that black legless lizards are often found under down logs and the stumps of dead trees.

No other animal species of special concern were observed on the property. A winter or spring survey would be needed to determine if any birds, particularly raptors, are using the property for nesting. Deer continue to use the property, particularly where the tree trunks and branches create sheltered, concealed areas near the ground, as a nursery for birthing and rearing fawns.

The 57 medium to large Monterey pines and cypresses on the property collectively form part of the leading edge of the remaining Asilomar forest, referred to as the forest-front. The forested portions of the property, as defined by the distribution of the living trees, should be considered as areas with highest environmental sensitivity, based on the importance that the California Coastal Commission and the City of Pacific Grove have placed on preservation of the forest-front and individual native trees, respectfully.

IV. IMPACT ASSESSMENT AND MITIGATION MEASURES

A. Project Description

The project proposes to develop a single-family residence on a vacant lot, with the building laid out in a long linear, L-shaped form, and with an entry driveway, parking area and patio/walkway areas on the margins of the building. The project will include a number of mitigation measures to both protect the property's natural resources during construction and restore the entire undeveloped portion of the property back to its original natural condition.

B. Site Coverage

According to the proposed site plan (not dated on my copy), total site coverage for the proposed project is 8,414 square feet (SF), including the building, walkways and patios, and the permeable driveway, which amounts to about 11% of the property. A breakdown of the coverage calculations is listed on the proposed site plan, Figure 2. About 89 percent of the property – 70,106 SF – will remain as “open space” and restored and maintained in a natural condition.

C. Potential Impacts and Mitigation Measures

The proposed siting and layout of the project on the property was primarily determined based on the results of the initial botanical survey of the property in 2015, which identified two areas on the property that have relatively low environmental sensitivity, because they are almost entirely covered by exotic ice plant and are nearly devoid of native plants and trees (see Figure 3). One area is located on the northwestern side of the property and the other area is more centrally located. Because of the presence of sensitive cultural features in the northwestern area, the central area was selected as the primary choice for siting the new house (Photo 5). Three dead or dying trees are proposed for removal in this area, to accommodate the building. The building has been sited to avoid removing any healthy trees, including smaller trees.

Photo 5. Proposed building site in central area of property.



ATTACHMENT 3

To limit and mitigate potential impacts resulting from new development in the Asilomar Dunes, the City of Pacific Grove planning department 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 five percent of coverage for various permeable structures, as determined by the California Coastal Commission (i.e., decks, paver block driveways/parking areas and walkways).
- Requiring off-site restoration and a special fee to support habitat restoration on nearby public lands 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 sensitive areas (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 portion of the property.
- Providing for environmental monitoring and reporting by a qualified biologist during and after construction of the restored landscape.

A complete list of standard mitigation measures that are typically applied to all projects in the Asilomar Dunes is provided in the Guidelines for Development section of this report.

Consideration should be given to installing all utility lines under the driveway and not crossing "open space" areas of the property. Presently, the plan shows underground electric lines cutting through the grove of pines on the northeast side of the house. Trenching the trees will result in significant impact to the root systems of the trees in this area, likely resulting the loss of four or five trees.

Restoration and long-term maintenance of the native habitat on the property, including removing the ice plant, replanting with appropriate native species, and enhancement of the forest-front area through planting and caring for additional Monterey pine trees and/or Monterey cypress trees, would provide substantial mitigation for environmental impacts resulting from construction of a house on the property.

D. Drainage Plan

Both the City of Pacific Grove and the California Coastal Commission have policies and requirements for regulating drainage that new developments in Pacific Grove and the Asilomar Dunes must meet, so as to capture and minimize the amount of stormwater flowing into the City's drains and streams and eventually into Monterey Bay. According to the City's requirements, small residential projects that create or replace 2,500-15,000 square feet of impervious surface require that at least one of five low impact measures, as listed on the City's project submittal form, be designed into a project. The proposed project meets the City's requirements by satisfying two of the recommended measures, including creating a driveway with a permeable surface and directing runoff from roof, patio and walkway surfaces into vegetated areas away from building foundations. Specifically, the project proposes to collect runoff from the development and direct it into the surrounding vegetated areas through a system of gutters and drains that will lead to several "drain pits" (Figure 4). The substrate of the property is sand (sand dunes) and highly permeable; even during hard rains, there is virtually no surface runoff. No special plant species will be impacted by the proposed drainage system. However, some cutting of live tree roots may occur. To minimize this impact, drain pipes and drain pits will keep as close to the building as practical; all digging will be done by hand, and; any tree roots encountered that are equal to or exceed two inches in diameter will not be cut.

Pacific Grove's requirements state that drainage should be addressed in a "Landscape Plan." To the contrary, drainage that is the result of a building and other structural improvements is a subject that is best addressed by a licensed civil engineer as part of a separate Drainage Plan. As such, the California Coastal Commission requires the preparation of a Drainage and Erosion Plan as a Special Condition for issuing final approval of a Coastal Development Permit in the Asilomar Dunes. Various structural improvements and "best management practices" are proposed in the plan for each project. Site-specific biological concerns, or constraints, are fully considered during preparation of this plan between the civil engineer and Project Biologist, so as avoid any significant adverse environmental impacts. The attached drainage plan should meet the Coastal Commission's requirement and will be submitted to the City of Pacific Grove as part of the initial project submittal, so it can be reviewed and included as part of the Initial Study prepared by the City under the California Environmental Quality Act (CEQA).

Any other natural drainage or erosion issues on the property (none are evident) will be addressed in a Habitat Restoration Plan that is prepared by a qualified Biologist.

As a historical remnant from early iterations of Monterey County's Del Monte Forest LCP/LUP and, later, the City's LCP/LUP, the City of Pacific Grove has continued to require that a Landscape Plan be prepared for projects in the Asilomar Dunes. However, I am not aware of any ever having been prepared. Instead, more appropriately, ecological restoration plans, called either a Landscape Restoration

FIGURE 4. DRAINAGE PLAN
1355 Lighthouse Avenue, Pacific Grove

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO SOILS REPORT BY THE SOILS ENGINEER.
2. ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE MONTGOMERY COUNTY EROSION CONTROL ORDINANCE #2008. ALL GRADING SHALL CONFORM TO MONTGOMERY COUNTY ORDINANCE #2005. ALL WORK SHALL BE IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS AND DRAWINGS, LATEST EDITION, OF THE COUNTY OF MONTGOMERY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL SITE EARTHWORK IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY A REPRESENTATIVE OF THE SOILS ENGINEER. NO DEVIATION FROM THE SPECIFICATIONS SOILS AND CIVIL ENGINEER.
4. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORK HOURS.
5. THE CONTRACTOR SHALL, UPON BECOMING AWARE OF SURFACE AND/OR SUBSURFACE CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION, PROMPTLY NOTIFY THE SOILS ENGINEER PRIOR TO CONTINUING TO WORK IN THAT AREA.
6. ANY SOILS OR OTHER MATERIALS WHICH ARE DISTURBED SHALL BE ADEQUATELY WATERED DURING AND AFTER CONSTRUCTION OPERATIONS TO PREVENT DUST FROM BECOMING AIRBORNE IN ACCORDANCE WITH LOCAL DUST CONTROL ORDINANCES.
7. IF IN THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ANY UNDERGROUND UTILITIES ON THE PROJECT SITE PRIOR TO EARTHWORK OPERATIONS.
8. ANY DISCREPANCIES OR OMISSIONS FOUND IN THESE PLANS SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY. THE ENGINEER WILL CLARIFY DISCREPANCIES OR OMISSIONS, IN WRITING, WITHIN A REASONABLE TIME.
9. IF THE SURROUNDING STREETS ARE SUBJECTED TO DIRT TRACKING FROM THE CONSTRUCTION SITE, DIRT FROM GRADING OPERATIONS SHALL BE SWEEPED FROM THE STREET PRIOR TO RAINFALL AND DAILY WASH ACCUMULATION OCCURS.
10. ALL TREES TO BE PROTECTED FROM DAMAGE PER MONTGOMERY COUNTY ORDINANCE.

GRADING & DRAINAGE NOTES

1. ESTIMATED SITE EARTHWORK QUANTITIES EXCLUDING CUT = 025' CUBIC YARDS
WORK WITH PROPOSED 1/2" ENVELOPE WORK EXPOSED = 125' CUBIC YARDS
SITE EARTHWORK QUANTITIES ARE GENERAL ESTIMATES ONLY AND DO NOT TAKE INTO ACCOUNT THE VARIATIONS OF THE EXISTING TERRAIN. ANY VARIATIONS SHALL NOT BE INCLUDED IN THIS ESTIMATE.
2. EARTHWORK WITHIN 1/2" ENVELOPE = ALSO CUBIC YARDS CUT FOR BASEMENT EXCAVATION
3. EXCESS MATERIAL OF ANY KIND MAY BE DEPOSITED ON SITE AT A LOCATION INDICATED BY THE SOILS ENGINEER & APPROVED BY PLANNING DEPT. NOT MORE THAN THE ALLOWED MAXIMUM OF 25' FROM THE BUILDING FOOTING.
4. ALL EXISTING CONSTRUCTION CUT, FILL, AND SUBGRADE PREPARATION SHALL BE ACCORDING TO THE STANDARD SPECIFICATIONS FOR ANY SITE CLEARING AND GRADING. MATERIALS AND TO COORDINATE THIS WORK WITH THE STANDARD SPECIFICATIONS.
5. BE FURNISH THE CONCEPT OF CONSTRUCTION, CULTURAL, HISTORICAL, OR ARCHAEOLOGICAL DATA AND RECORDS TO THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THIS INFORMATION. IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL.
6. PRIOR TO FINISHING OF GRADING, THE CONTRACTOR SHALL REVIEW THE SITE WITH THE ENGINEER AND COMPLY WITH HIS REQUESTS FOR ANY MINOR SERVICE CHANGES.
7. ALL CUT AND FILL SLOPES SHALL BE 2:1 V OR FLATTER UNLESS OTHERWISE PERMITTED BY THE SOILS ENGINEER.
8. ALL STORM DRAIN PIPES SHALL BE 12" DIA. UNLESS OTHERWISE SPECIFIED. THE COVER SHALL BE 18" UNLESS OTHERWISE SPECIFIED. THE COVER SHALL BE 18" UNLESS OTHERWISE SPECIFIED.
9. ALL DRAIN PIPES TO BE BY CONCRETE OR POLYPROPYLENE PIPE. ALL DRAIN PIPES SHALL BE 12" DIA. UNLESS OTHERWISE SPECIFIED. THE COVER SHALL BE 18" UNLESS OTHERWISE SPECIFIED.

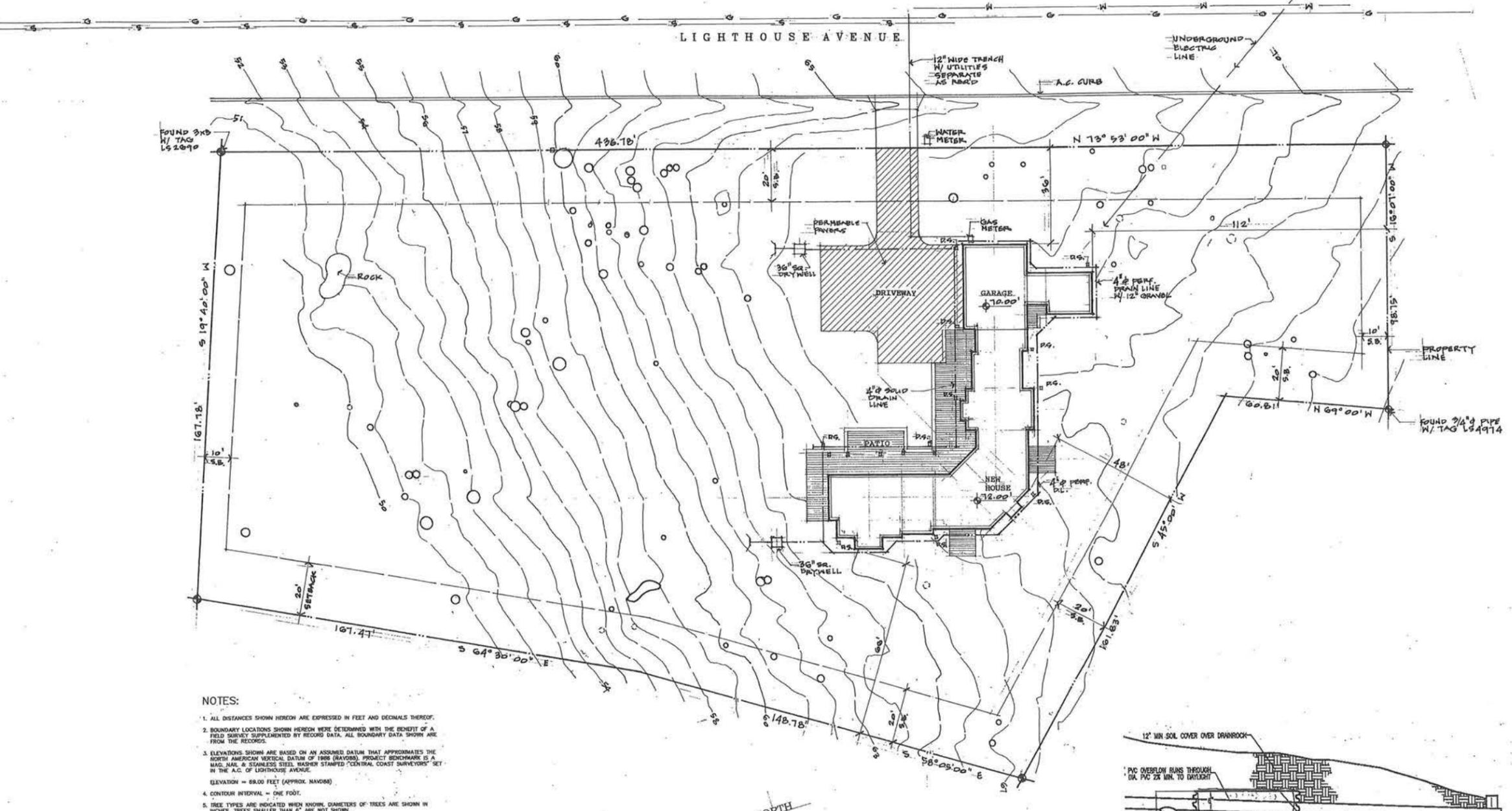
ATTACHMENT 3 LEGEND

- G 1" GAS LINE (PG&E)
- W 1/2" WATER LINE
- T 1" TELEPHONE LINE
- E 2" ELECTRIC LINE

EROSION-SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE MONTGOMERY COUNTY EROSION CONTROL ORDINANCE #2008. ALL GRADING SHALL CONFORM TO MONTGOMERY COUNTY ORDINANCE #2005.
2. ALL CONSTRUCTION MATERIALS SHALL BE STORED AT HIGHER ELEVATIONS ON THE SITE THAT ARE PROTECTED TO PREVENT CONTACT WITH SURFACE RUNOFF AND STORMWATER. ANY AND ALL MATERIAL THAT COULD CONTAMINATE WATER RUNOFF SHALL BE COVERED WITH PLASTIC SHEETING DURING PERIODS OF RAIN AS WELL AS DURING HIGH WINDS (WINDS EXCEEDING 20 MPH). ANY LAGGED MATERIAL STORED ON SITE SHALL BE STORED PROTECTED WITHIN THEIR CONTAINERS AND NOT LOOSE IN EXPOSED AREAS. DURING PERIODS OF RAIN, CARE SHALL BE TAKEN TO AVOID ANY SPILLS OF SOLID MATERIALS THAT WILL DISOLVE IN WATER OR LIQUID MATERIAL THAT WILL BE CARRIED AWAY WITH STORM RUNOFF. ACCIDENTAL SPILLS SHALL BE PROMPTLY REPORTED, IMMEDIATELY TO THE POINT WHERE WATER CONTAMINATION IS SUSPECTED, IF NOT ELIMINATED.
3. VEGETATION REMOVAL BETWEEN OCTOBER 15 AND APRIL 15 SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN TEN (10) DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT EROSION OF FRESHLY GRADED AREAS DURING CONSTRUCTION AND LATER SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
5. VEGETATION REMOVAL BETWEEN OCTOBER 15 AND APRIL 15 SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN TEN (10) DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. BETWEEN OCTOBER 15 AND APRIL 15, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY HYDROSEEDING AND/OR OTHER EROSION CONTROL MEASURES AS APPROVED BY THE CITY OF PACIFIC GROVE.
6. IF AREAS ARE DETERMINED THAT ARE IN THE PROCESS OF BEING LANDSCAPED OR CONSTRUCTED DURING THE RAINY SEASON, THE DOWN SLOPE LIMITS OF THE AREAS SHALL BE BOUNDARY WITHIN ONE (1) FOOT OF THE STORM DRAINAGE SYSTEM. THE STORM DRAINAGE SYSTEM SHALL BE PROTECTED WITHIN ONE (1) FOOT OF THE STORM DRAINAGE SYSTEM. IF THE INLETS ARE NOT UTILIZED DURING THE RAINY SEASON, THEY SHALL BE SEALED TO PREVENT WATER FROM ENTERING. AFTER EACH STORM, ALL STORM DRAINAGE SYSTEMS SHALL BE INSPECTED AND REPAIRED IF NECESSARY. IF SILT ACCUMULATION HAS OCCURRED, THE SILT SHALL BE REMOVED AND REDEPOSITED ON THE SITE.

NOTE:
ALL UTILITIES SHALL BE UNDERGROUND AND SHALL BE CONTAINED IN A SINGLE ENVELOPE WITHIN THE BUILDING ENVELOPE TO THE MAXIMUM FEASIBLE. WHEN INSTALLING NEW UTILITY CONNECTIONS AND/OR DISTURBANCES OUTSIDE ENVELOPE.



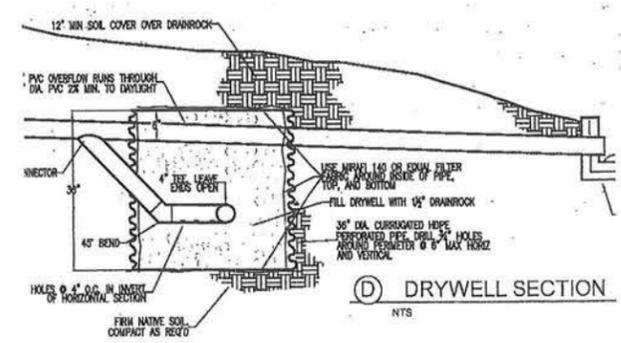
- NOTES:**
1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
 3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. OF LIGHTHOUSE AVENUE. ELEVATION = 69.00 FEET (APPROX. NAVD88).
 4. CONTOUR INTERVAL = ONE FOOT.
 5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.

Site Plan

1/16" = 1'-0"

Topographic Information Provided by:
CENTRAL COAST SURVEYORS
MONTGOMERY, CALIFORNIA
SEPTEMBER 2015

- LEGEND**
- 32" DENOTES 12" CYPRESS TREE (TYP.)
 - 24" DENOTES 12" PINE TREE (TYP.)
 - 24" DENOTES 12" TREE (TYP.)
 - 24" DENOTES 12" STUMP
 - DENOTES EDGE OF FOLIAGE

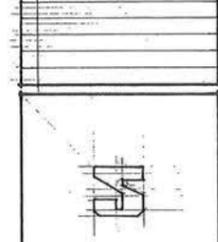


JOSEPH ROCK
ARCHITECTURE • PLANNING
210 Seventeenth Street #1
Pacific Grove, CA 93950
831 373 8331

THIS USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. ANY REUSE OR MODIFICATION OF THESE PLANS IS EXPRESSLY LIMITED TO SUCH USE. NO LIABILITY OR RESPONSIBILITY IS ASSUMED BY ANY PERSON OR PARTY IS PROMISED, TITLE TO THESE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VERBAL CONFLICTS WITH THESE CONSTRUCTION PERMITS TAKE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

KEVIN & LINDA SMITH
1355 Lighthouse Avenue
Pacific Grove, California
831 372-4273

ISSUED
APR. 1, 2017
REVISED



Plan or a Habitat Restoration Plan, have been prepared for every development project by qualified Biologists since the early 1980s. A Habitat Restoration Plan is far more comprehensive than a Landscape Plan. It satisfies the purposes of a Landscape Plan – providing a planting plan – while providing clear ecological goals and objectives and details describing procedures for implementing the project and for monitoring and maintaining the restored habitat over the short and longer term.

E. 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 planning 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 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. A qualified biologist will be retained by the property owner to serve as the Project Biologist for the purposes of providing input on the development plans and for monitoring construction and restoration of the landscape.
- b. All new utility and sewer lines will be shown on the project plans and reviewed by the Project Biologist. 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.
- c. All drain lines from roof gutters, drain pits or surface drains will be shown on the plan and reviewed by the Project Biologist.
- d. All walkways, patios, decks and other surfaces that may reduce plant coverage and ESHA will be shown on the project site plan and building plans. Landings, walkways, and stepping stones will be shown on the site plan extending from all exterior doors and off of decks and patios and included in the coverage calculations. The addition of any walkway surfaces, decks, patios, fences, or driveway/parking subsequent to issuance of a Coastal Development Permit will require the consent of the City of Pacific Grove and the California Coastal Commission.
- e. Except in certain circumstances where fences are essential to protect

ATTACHMENT 3

sensitive habitat in public use areas, construction of permanent fences are presently not permitted by the California Coastal Commission in the Asilomar Dunes.

- f. A Habitat Restoration Plan will be prepared by a qualified biologist that defines procedures and standards for restoration, maintenance and monitoring of the undeveloped portion of the property.
- g. If construction is planned during bird nesting season (late winter-spring), a survey should be performed to determine where nesting is occurring on the property. No construction should be performed within 100 feet of any identified nest, until after young birds have fledged.
- h. Prior to the start of construction, temporary fencing will be installed to delineate the construction zone for the purpose of protecting any retained trees and sensitive habitat. The fencing will be installed by the Project Biologist, 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.
- i. Immediately prior to the start of construction, the project area, as delineated by temporary fencing, will be thoroughly searched for black legless lizards. "Cover boards" may also be set out and monitored for at least one month in advance of the start of construction. If any black legless lizards are observed and captured, they will be relocated to nearby suitable habitat.
- j. All exotic plants on the project site will be killed with an appropriate herbicide prior to the start of construction activity, according to specifications described in the approved Habitat Restoration Plan.
- k. 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. 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 areas protected by the fence will remain

ATTACHMENT 3

in a trash free condition and not used for material stockpiling, storage or disposal, or vehicle parking. All construction personnel will be prohibited from entering areas protected by fencing.

- c. No construction materials, including but not limited to wood, nails, glass, tile, gravel, paint, cement, joint compound, cleaning solvents or residues from other chemicals, etc., will be disposed of on-site. The General Contractor will be responsible for complying with this requirement and will clean up any spills or contaminated ground.
- d. If any excavation spoils (sand only) are generated by the project, they will be disposed of off-site (preferably within the Asilomar Dunes), but not in a way that will negatively affect any existing native vegetation. The proposed location(s) for disposing of excess sand will be reviewed and approved by the Pacific Grove planning department and the California Coastal Commission prior to the start of construction.
- e. The Project Biologist will inspect the site daily during any excavation or other ground disturbing activities and no less than one time each week for the duration of the project, to ensure compliance with all provisions for protecting the natural environment. Any activity or condition not in accord with the provisions of this report or those defined by the California Coastal Commission will be brought to the attention of the owner or their representative, the General Contractor and, if necessary, the California Coastal Commission and the Pacific Grove planning department.
- f. A qualified biologist will be retained by the property owner to implement the project's Habitat Restoration Plan, including overseeing and supervising each step of the restoration process, as described in the plan.

3. Post-construction Period

- a. Staff of the California Coastal Commission or of the Pacific Grove planning department will inspect the project and verify that it conforms to the original Coastal Development Permit requirements prior to the City of Pacific Grove providing final building inspection approval and granting of building occupancy.
- b. At the conclusion of all construction and project-related work, and with the concurrence of the Project Biologist, the temporary fence will be removed.
- c. Native plants will be installed under the direction of the Project Biologist according to the specifications described in the Habitat Restoration Plan and completed prior to receiving final building inspection approval. Depending on seasonal condition and availability of plants, it might not be possible to complete installation of the landscape prior to gaining final

building approval. In this case, the applicant should be allowed up to one year to complete the installation following final building approval, either by 1) providing proof of a signed contract for installation of the landscape or 2) after submitting certificate of deposits or other form of surety to the City of Pacific Grove for the total cost of the restoration project, as determined by the Project Biologist.

- d. No exotic plants or non-local native plants will be planted on the property. Only plants that are listed in the Habitat Restoration Plan will be used on the property.
- e. When installation of the landscape has been satisfactorily completed, the Project Biologist will submit a letter to notify the Pacific Grove planning department and the California Coastal Commission, at which time a five-year monitoring and maintenance program will begin, as specified by the California Coastal Commission and as described in the Habitat Restoration Plan.
- f. A brief annual monitoring report (a one page form) will be prepared by qualified biologist annually for five years and once every 10 years thereafter and submitted to the Pacific Grove planning department and the California Coastal Commission.
- g. The native landscape will be maintained as specified in the Habitat 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 property.

V. REFERENCES

California Department of Fish and Game, Natural Diversity Data Base. Special Plants List. January 2001. Quarterly publication, Mimeo.

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

City of Pacific Grove, 1996. Local Coastal Program Land Use Plan.

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: 2/25/17

THOMAS MOSS
Coastal Biologist

BOTANICAL SURVEY REPORT

**1355 Lighthouse Avenue, Pacific Grove
(APN 007-031-017)**

RECEIVED

OCT 13 2015

Prepared For:

**Kevin Smith
569 Asilomar Boulevard
Pacific Grove, CA 93950**

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

August 14, 2015

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	3
II. ENVIRONMENTAL SETTING	3
A. General Area	3
B. Plant Communities	5
C. Species of Special Concern	6
III. BOTANICAL SURVEY	6
A. Methodology	6
B. Site Conditions	6
C. Description of Vegetation	9
D. Survey Results - Protected Species	12
IV. IMPACT ASSESSMENT AND MITIGATION MEASURES	14
A. Project Description	14
B. Site Coverage	14
C. Potential Impacts and Mitigation Measures	14
D. Guidelines For Development	16
1. Planning and Pre-construction Period	16
2. Construction Period	17
3. Post-construction Period	18
V. REFERENCES	19
FIGURE 1. PROJECT LOCATION	4
FIGURE 2. VEGETATION MAP	13
TABLE 1. SPECIES OF SPECIAL CONCERN	7
TABLE 2. PLANT SPECIES ENCOUNTERED	8

BOTANICAL SURVEY REPORT
1355 Lighthouse Avenue, Pacific Grove
(APN 007-031-017)

I. INTRODUCTION

This botanical survey report has been prepared at the request of a prospective buyer for the subject property – a vacant 1.8-acre lot located at 1355 Lighthouse Avenue, Pacific Grove, California. No development project is proposed at this time. The purpose of the survey and this report is primarily to assess and document the environmentally sensitivity of the site, particularly concerning the presence or absence of any protected plant or animal species, and the feasibility of developing a residence on the property.

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

This botanical survey report provides a description of the vegetation on the property; recommendations for minimizing or avoiding impacts from development, and; a list of development guidelines for protecting and restoring the property's natural resource values.

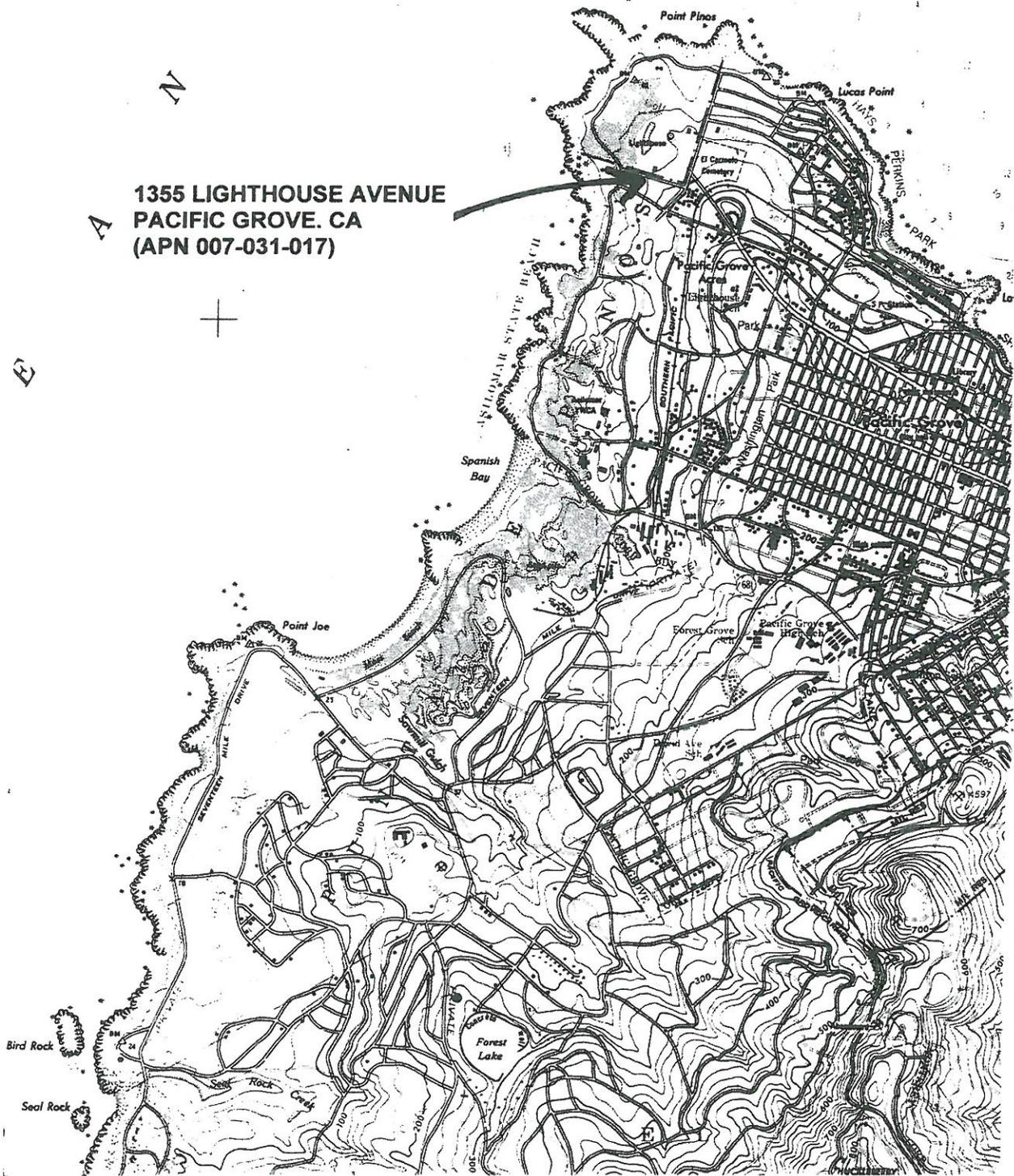
II. ENVIRONMENTAL SETTING

A. General Area

The project site is located in the northern part of the Asilomar Dunes, which is an area that encompasses approximately 480 acres between Point Pinos and Point Joe in Pebble Beach on the seaward extremity of the Monterey Peninsula (Figure 1). The Asilomar Dunes extend inland from the shoreline dunes and bluffs through a series of dune ridges and interdune swales into the seaward margin of the Monterey pine forest. The general area surrounding the project site is characterized as scattered residences among open sand dunes and Monterey pine forest.

The Asilomar Dunes is comprised of unique biological and geological resources, including at least ten plants and one animal species of special concern, and dune landforms made almost entirely of quartz sand. During the past one hundred years or so, much of the dunes habitat has been severely damaged or lost as a result of sand mining, residential and golf course development, trampling by people, encroachment of introduced non-native (exotic) vegetation, and predation by a relatively large population of deer.

FIGURE 1. PROJECT LOCATION



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 many 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 sand verbena (*Abronia latifolia*), beach aster (*Lessingia filaginifolia*), dune blue grass (*Poa douglasii*), mock heather (*Ericameria ericoides*), dune dandelion (*Agoseris apargioides*) and beach primrose (*Camissonia chieranthifolia*). On the coastal bluff above the shoreline and in the swales between the dune ridges, sedges and woodier species create a dense plant cover consisting of dune sedge (*Carex pansa*), coyote brush (*Baccharis pilularis*), yellow bush lupine (*Lupinus arboreus*), lizard tail (*Eriophyllum staechadifolium*), gum plant (*Grindelia latifolia*), seaside daisy (*Erigeron glaucus*), dune buckwheat (*Eriogonum parvifolium*) and yarrow (*Achillea millefolium*).

The Central Dune Scrub Plant Community intergrades or transitions into the Monterey Pine Forest Plant Community at distance of 300-600 feet from the shoreline, depending on exposure to the prevailing wind and soil conditions. Between the leading edge of the pine forest and up to Asilomar Avenue, is an area that is described as the forest-front zone. The trees in this area are generally shorter and broader, more widely spaced, than trees of the interior forest inland of Asilomar Avenue. The trees in the forest-front zone are shaped by the ocean winds, forming a sloped canopy that acts like the roofline of building, deflecting the wind up and over the top of the interior forest. This function of the forest-front zone is valued for its role in minimizing environmental stresses to the trees of the interior forest and for reducing tree failures resulting from direct exposure to the wind. The trees that comprise the forest-front zone are also considered critical in maintaining the stability of the landward edge of the dunes. For these reasons, the forest-front zone, like the dunes proper, is considered environmentally sensitive. Native plant species that are common in the forest-front zone include Monterey pine (*Pinus radiata*), dune sedge, lizard tail, bracken fern (*Pteridium aquilinum*), yarrow and Douglas iris (*Iris douglasiana*). Monterey cypress, a tree that is indigenous to the Monterey Peninsula and Pt. Lobos, does not naturally occur in Pacific Grove, but grows well in the Asilomar Dunes and has been planted on many properties, including the subject property.

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 entire Asilomar Dunes as "Environmentally Sensitive Habitat Area (ESHA)," 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. 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 plant species and one animal species of special concern. These species and their protection status are described in Table 1.

One other plant species that occurs in the Asilomar Dunes - dune buckwheat - is also considered 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 July 8, 2015. Even though this has been a particularly dry winter and spring, most of the species of special concern are conspicuous and were easily identified at this time of year. Several nearby properties where various rare plants have been observed in the past were checked, to confirm that the plants were evident and hadn't yet become dormant and disappeared, as they usually do in the summer. The entire property was visually inspected and all plants present were identified and recorded. A complete list of the plant species encountered is provided in Table 2. In addition to surveying the vegetation, a cursory search was performed to determine the presence/absence of black legless lizards on the property.

B. Site Conditions

The 1.8-acre vacant lot is roughly rectangular in shape with a diagonal jog in

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>Acacia longifolia</i> *	Sydney golden wattle
<i>Achillea millefolium</i>	Yarrow
<i>Agoseris apargioides</i>	Dune dandelion
<i>Briza maxima</i> *	Rattlesnake grass
<i>Baccharis pilularis pilularis</i>	Coyote brush
<i>Bromus diandrus</i> *	Ripgut grass
<i>Carex pansa</i>	Dune sedge
<i>Carpobrotus edulis</i> *	Hottentot fig ice plant
<i>Cupressus macrocarpa</i> ***	Monterey cypress
<i>Erhardta erecta</i> *	Veldt grass
<i>Galium californicum</i>	California bedstraw
<i>Myoporum luteum</i> *	Myoporum
<i>Pinus radiata</i> ***	Monterey pine
<i>Pteridium aquilinum</i>	Bracken fern
<i>Rubus ursinus</i>	California blackberry
<i>Toxicodendron diversilobum</i>	Poison oak

* Exotic species

** Non-local native species (introduced)

*** Protected species (Forest-front tree and City Tree Protection Ordinance)

the property line across the southeastern corner. The property has a varied topography, mostly sloping from east to west, with two relatively flat areas – one in the north-central part of the property and the other in the northwest section of the property. A wide swath of undeveloped City property (the unimproved right-of-way of Lighthouse Avenue) is contiguous with the northern property line.

Approximately 80 percent of the property's surface is covered by a continuous mat of ice plant, with exotic (non-native) annual grasses and a few native plants filling in the remaining coverage. Groups of mostly mature Monterey pine and Monterey cypress trees cumulatively form a canopy over about half of the property.

C. Description of Vegetation

The property is dominated by four small groves of Monterey pines and Monterey cypress trees, with open areas in-between the trees covered almost entirely by ice plant. Total numbers of Monterey pines are: 22 large, mature to over-mature trees (11" or greater in diameter at breast height – dbh), 14 small to medium, young trees (1" to less than 10.9" dbh), and 34 small, seedling trees (less than 1" dbh). All of the Monterey cypress trees occur in one dense group of 21 large trees that dominate much of the western one-third of the property. A number of the large cypress trees are over 4 to 5 feet in diameter, with low branches spreading out more than 20 feet from the main stem of the trees. Because of their proximity to the ocean and its salt-laden winds, most of the oldest and largest pines and cypresses on the property have developed a spreading, multi-stemmed structure, with their height being suppressed and effectively pruned by the wind. Younger trees that have grown on the more protected leeward side of the older trees are taller and straighter with fewer large, spreading lateral branches.

A group of mock heather shrubs, surrounded by ice plant, occurs in the northeastern corner of the property (Photo 1). This group is part of a larger population of mock heather plants that extends into the adjacent property to the east. A couple of mock heather shrubs are growing in open areas elsewhere on the subject property, but mostly the understory vegetation consists of a continuous mat of ice plant, intermixed with various exotic annual grasses, particularly rattlesnake grass (*Briza major*) and ripgut grass (*Bromus diandrus*).

There are at least eight large fallen trees decaying on the ground and another 15 standing dead trees and snags on the property. Most of the larger living Monterey pines on the property are in a declining state of health and are riddled with dying branch ends by an active infestation of pine pitch canker (Photo 2). A couple of the largest Monterey pines will be completely dead within a year (Photo 3). The canopy of the grove of cypresses is very dense and contains a high percentage of dead branches, as well as many large broken branches hanging from the trees or on the ground (Photo 4).

Replanting appropriate native species that are representative of the dune

Photo 1. Mock heather shrubs – Black legless lizard habitat in NE corner of property.



Photo 2. Monterey pines infected with pine pitch canker.

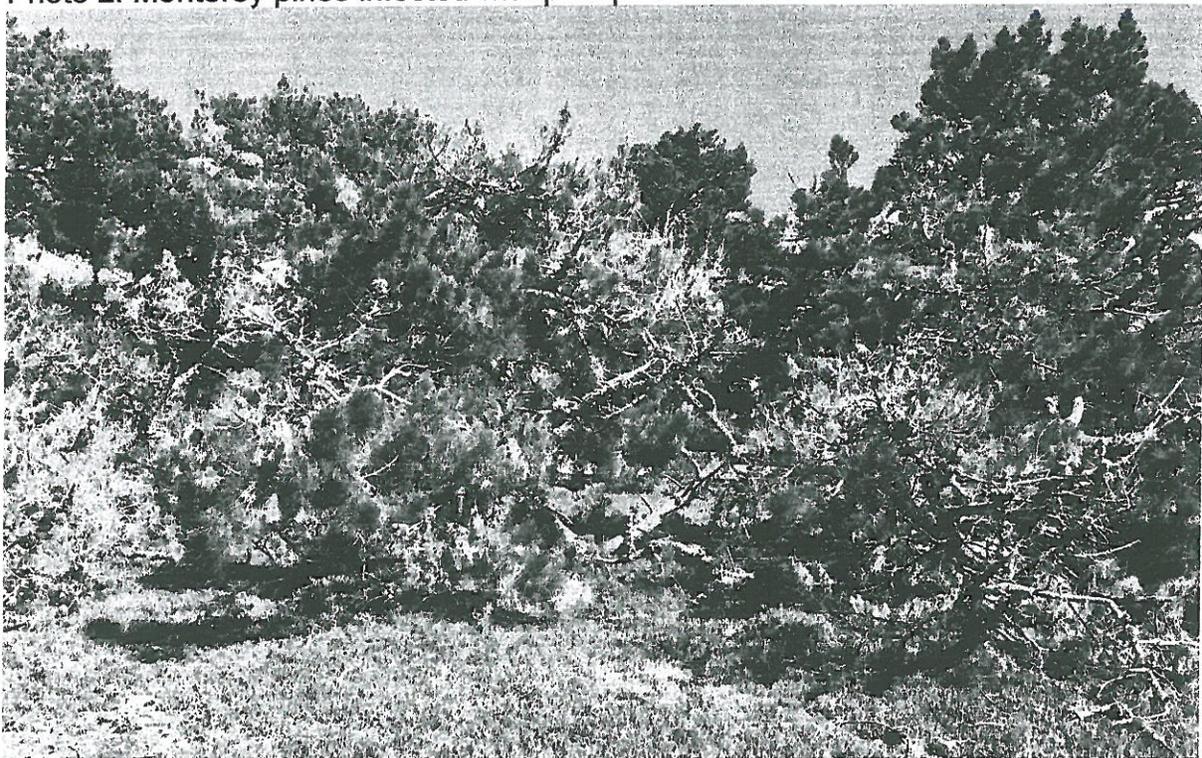


Photo 3. Dying large Monterey pine.

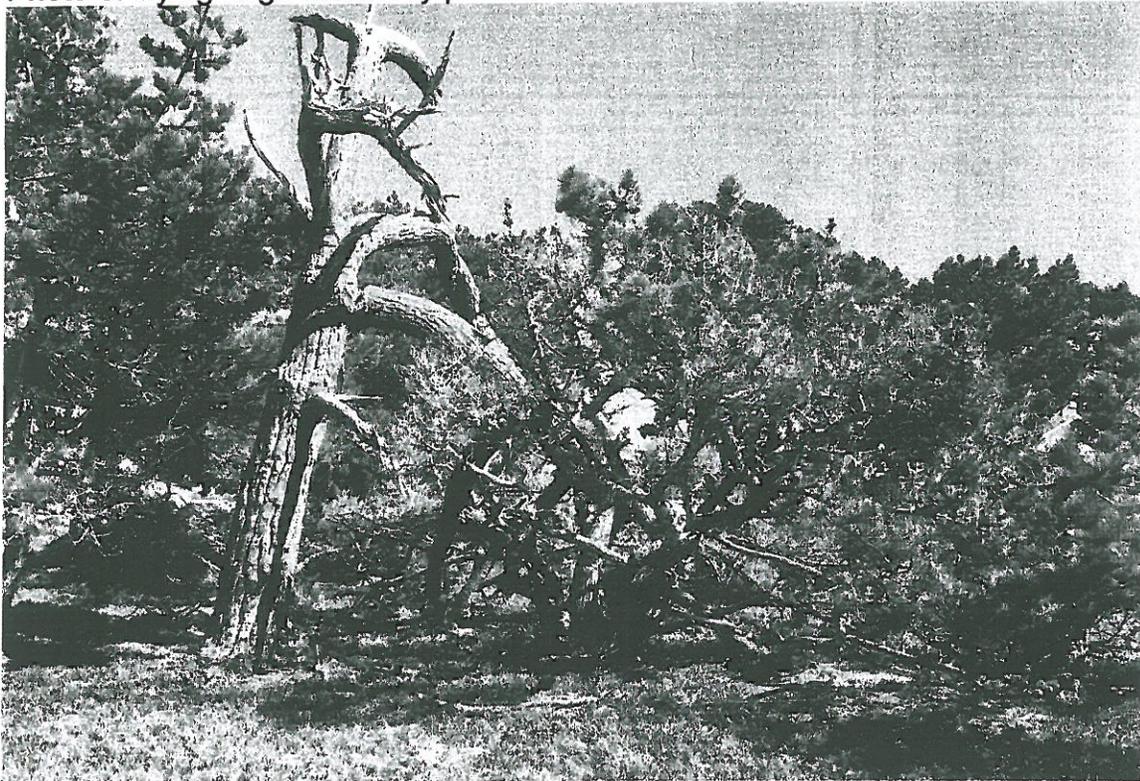


Photo 4. Monterey cypress grove in need of dead wooding and canopy thinning.



scrub and Monterey pine forest plant communities would greatly enhance the property's biological and aesthetic values. The grove of cypresses would benefit greatly from pruning that thins the canopy of the trees mainly of dead and redundant branches.

The distribution of the vegetation on the property is shown in Figure 2, along with a rough delineation of the least environmentally sensitive areas – the areas that would be the most suitable for development of a residence.

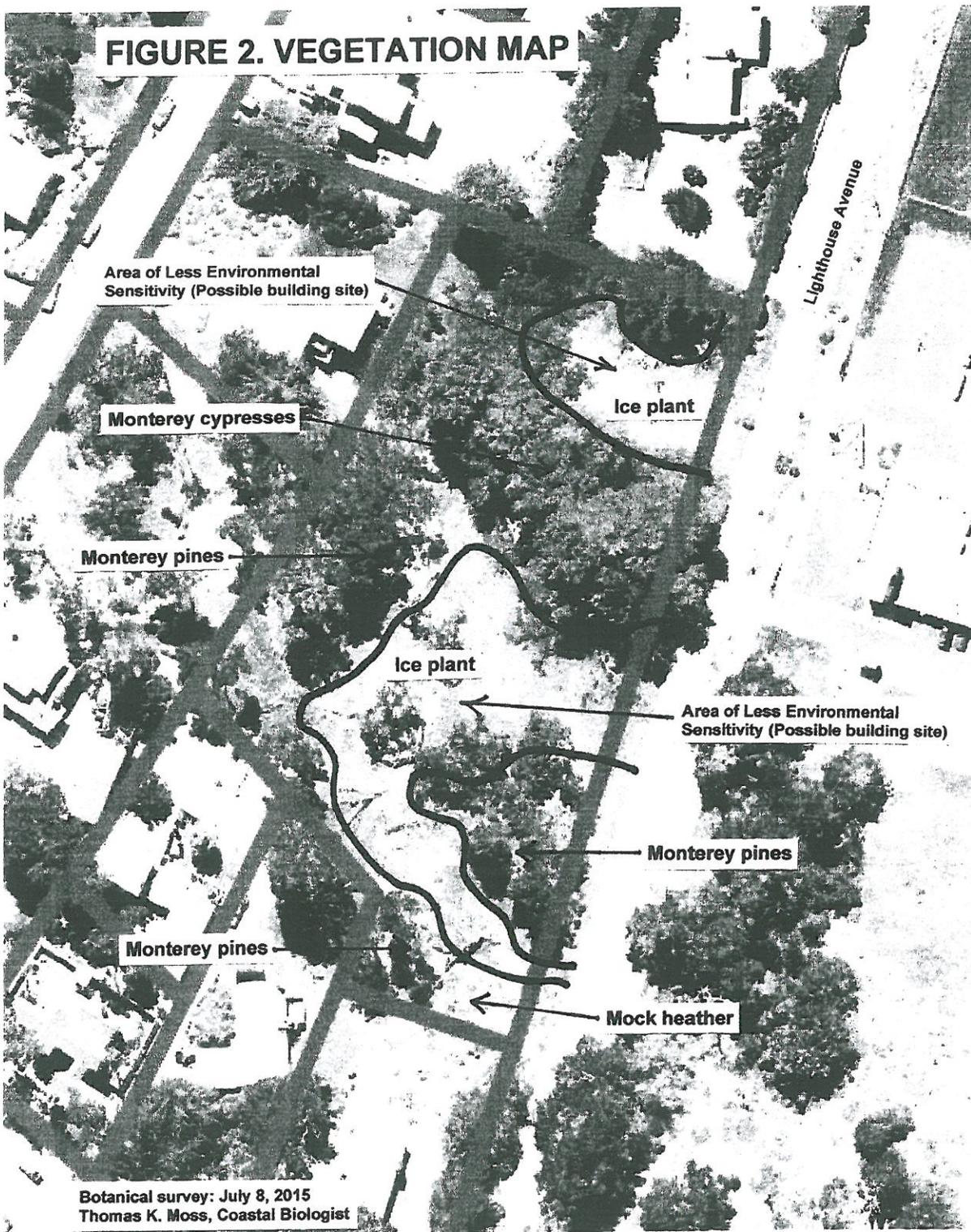
D. Survey Results - Protected Species

The timing of this botanical survey was appropriate for finding most of the various species of special concern that occur in the Asilomar Dunes. In addition to the subject property, several nearby properties where the various rare plants have been regularly observed in the past were checked, to verify that the timing for this survey was appropriate for determining the presence/absence of the rare plants. Two rare annual species, dune gilia and beach layia, which occur in open areas of the older, stable inland dunes on a few properties in the Asilomar Dunes, were not evident at any of the locations where they have been recorded in the past, probably due to the absence of rainfall during their short growing period this year.

The entire property was visually inspected and all plants present were identified and recorded. **No plant species of special concern were found.** A complete list of the plant species encountered during the survey is provided in Table 2. Because of the dominance of ice plant covering most of the property, combined with an overstory of Monterey pines and cypresses, suitable habitat is presently very limited on the property for any of the state and federally listed plant species of concern.

A cursory search for black legless lizards was performed, gently digging in the duff and sand under a couple native mock heather shrubs, where the lizards are often found. None were uncovered, though they are likely present. Although there are a few isolated individual mock heather plants elsewhere on the property, a significant group of them occurs in the northeast corner of the property, and this area represents the most suitable area of habitat on the property where the lizards are most likely to occur.

The 57 medium to large Monterey pines and cypresses on the property collectively form part of the leading edge – the forest-front – of the remaining Asilomar forest. The forested portions of the property, as defined by the distribution of the living trees, should be considered as areas with highest environmental sensitivity, based on the importance that the California Coastal Commission and the City of Pacific Grove have placed on preservation of the forest-front and individual native trees, respectfully.



IV. IMPACT ASSESSMENT AND MITIGATION MEASURES

A. Project Description

No project is proposed at this time.

B. Site Coverage

No project is proposed at this time.

C. Potential Impacts and Mitigation Measures

No project is proposed at this time, and, therefore, no impact assessment can be performed. Once a project is proposed, the Project Biologist can review the plan, identify any potential adverse impacts and mitigations, and augment this botanical survey report, if necessary. However, based on the distribution of the living Monterey pines and cypresses, as seen on the Vegetation Map (Figure 2), it is possible to roughly delineate two relatively large areas on the property that have less environmental sensitivity and are therefore the most suitable as possible future building sites (Photos 5 and 6). Both areas are covered almost entirely by ice plant and a few large dead or nearly dead pines.

Development within ESHA, even if all areas of rare plants, rare animal habitat, and forest-front trees are avoided, will unavoidably cause an adverse impact to ESHA, in that it will result in a net reduction of ESHA. 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, paver block driveways/parking areas and walkways).
- Requiring off-site restoration and a special fee to support habitat restoration on nearby public lands 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 sensitive areas (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

Photo 5. Large potential building site in central area of property.



Photo 6. Potential building site in northwest part of property.



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 portion of the property.
- Providing for environmental monitoring and reporting by a qualified biologist during and after construction of the restored landscape.

A complete list of standard mitigation measures that are typically applied to all projects in the Asilomar Dunes is provided in the next section of this report.

Restoration and long-term maintenance of the native habitat on the property, especially including enhancement of the forest-front area through planting and caring for additional Monterey pine trees, would provide substantial mitigation for environmental impacts resulting from construction of a new home on the property.

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 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. A qualified biologist will be retained by the property owner to serve as the Project Biologist for the purposes of providing input on the development plans and for monitoring construction and restoration of the landscape.
- b. The property owner and architect/project planner are encouraged to design and site the house to fit either in the open area in the central part of the property between the two large groups of trees or in the open area in the northwestern corner of the property.
- c. 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.

ATTACHMENT 3

- d. All drain lines from roof gutters, drain pits or surface drains will be shown on the plan and reviewed by the Project Biologist.
- e. All walkways, patios, decks and other surfaces that may reduce plant coverage and ESHA will be shown on the project site plan and building plans. Landings, walkways, and stepping stones will be shown on the site plan extending from all exterior doors and off of decks and patios and included in the coverage calculations. The addition of any walkway surfaces, decks, patios, fences, or driveway/parking subsequent to issuance of a Coastal Development Permit will require the consent of the City of Pacific Grove and the California Coastal Commission.
- f. 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.
- g. 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.
- h. Prior to the start of construction, temporary fencing will be installed to delineate the construction zone for the purpose of protecting any retained trees and sensitive habitat. The fencing will be installed by the Project Biologist, 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.
- i. Immediately prior to the start of construction, the project area, as delineated by temporary fencing, will be thoroughly searched for black legless lizards. If any are found, they will be relocated to nearby suitable habitat.
- j. All exotic plants on the project site will be killed with an appropriate herbicide prior to the start of construction activity, according to specifications described in the approved Landscape Restoration Plan.
- k. 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

ATTACHMENT 3

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. 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 areas protected by the fence will remain in a trash free condition and not used for material stockpiling, storage or disposal, or vehicle parking. All construction personnel will be prohibited from entering areas protected by fencing.
- c. No construction materials, including but not limited to wood, nails, glass, tile, gravel, paint, cement, joint compound, cleaning solvents or residues from other chemicals, etc., will be disposed of on-site. The General Contractor will be responsible for complying with this requirement and will clean up any spills or contaminated ground.
- d. If any excavation spoils (sand only) are generated by the project, they will be disposed of off-site (preferably within the Asilomar Dunes), but not in a way that will 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.
- e. The Project Biologist will inspect the site daily during any excavation or other ground disturbing activities and no less than one time each week for the duration of the project, to ensure compliance with all provisions for protecting the natural environment. Any activity or condition not in accord with the provisions of this report or those defined by the California Coastal Commission will be brought to the attention of the owner or their representative, the General Contractor and, if necessary, the California Coastal Commission and the City of Pacific Grove Community Development Department.
- f. A qualified biologist will be retained by the property owner 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.

ATTACHMENT 3

- 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 submit a letter to notify the City of Pacific Grove and the California Coastal Commission, at which time a multiple-year monitoring and maintenance program will begin, as specified by the California Coastal Commission and as described in the Landscape Restoration Plan.
- 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 property.

V. REFERENCES

California Department of Fish and Game, Natural Diversity Data Base. Special Plants List. January 2001. Quarterly publication, Mimeo.

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

City of Pacific Grove, 1996. Local Coastal Program Land Use Plan.

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: 8/14/15

ATTACHMENT 3
THOMAS K. MOSS
Coastal Biologist

HABITAT RESTORATION PLAN

**Kevin and Linda Smith Residence
1355 Lighthouse Avenue, Pacific Grove
(APN 007-031-017)**

Prepared For:

**Kevin Smith
569 Asilomar Boulevard
Pacific Grove, CA 93950**

May 7, 2017

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	3
II. RESTORATION GOAL AND OBJECTIVES	6
III. RESTORATION PROCEDURE	7
1. Native Seed Collection	7
2. Exotic Species Eradication	7
3. Revegetation/Reforestation	10
A. General Guidelines	10
B. Landscape Treatment Areas	14
4. Landscape Protection	15
5. Maintenance	15
6. Monitoring	16
IV. MONITORING STANDARDS	17
V. PROJECT IMPLEMENTATION AND MONITORING SCHEDULE	18
FIGURE 1. PROJECT LOCATION	4
FIGURE 2. PROPOSED SITE PLAN	5
FIGURE 3. PLANTING PLAN	12
TABLE 1. SELECTED PLANT SPECIES FOR REVEGETATION	8
TABLE 2. IMPLEMENTATION SCHEDULE	19

HABITAT RESTORATION PLAN
Kevin and Linda Smith Residence
1355 Lighthouse Avenue, Pacific Grove
(APN 007-031-017)

I. INTRODUCTION

This Habitat Restoration Plan was request by the property owners, Kevin and Linda Smith, and has been prepared in conjunction with their proposal to develop a new single-family residence on a vacant 1.8-acre lot located at 1355 Lighthouse Avenue, Pacific Grove, California (Figure 1).

The City of Pacific Grove and the California Coastal Commission require the preparation of a habitat restoration plan, as a condition of project approval. It describes the procedures and standards for restoring, monitoring and maintaining the a property's native dune habitat. This Habitat Restoration Plan satisfies that requirement.

The property is roughly rectangular in shape with a diagonal jog in the property line across the southeastern corner. The property has a varied topography, mostly sloping from east to west, with two relatively flat areas – one in the north-central part of the property and the other in the northwest section of the property. A wide swath of undeveloped City property (the unimproved right-of-way of Lighthouse Avenue) is contiguous with the northern property line. The "Project Area," as described in this report, will include both the undeveloped portion of the subject property and the adjacent unimproved road right-of-way.

Approximately 80 percent of the property's surface is covered by a continuous mat of ice plant, with exotic (non-native) annual grasses and a few native plants mixed into the ice plant. The remaining 20 percent of the property is mostly bare ground or area covered by exotic annual grasses. A small area in the northeast corner of the property supports a group of native mock heather (*Ericameria eriocoide*) shrubs. Groups of mostly mature Monterey pine and Monterey cypress trees cumulatively form a canopy over more than half of the property. This restoration plan will aim to retain a combination of closed pine and cypress forest areas and open areas with native coastal dune scrub vegetation.

Construction of a new house is proposed near the center of the property where the ground is relatively flat and presently covered by ice plant (Figure 2). The house and various permeable and non-permeable surfaces will cover 8,414 square feet (SF) of area, or about 11% of the property. The remainder of the property will be restored to its natural condition of trees and native dune scrub plants.

A biological survey report has been prepared for the property, dated February 25, 2017. It provides a description of the existing vegetation and a list of

FIGURE 1. PROJECT LOCATION

ATTACHMENT B

**1355 LIGHTHOUSE AVENUE
PACIFIC GROVE, CA
(APN 007-031-017)**

A

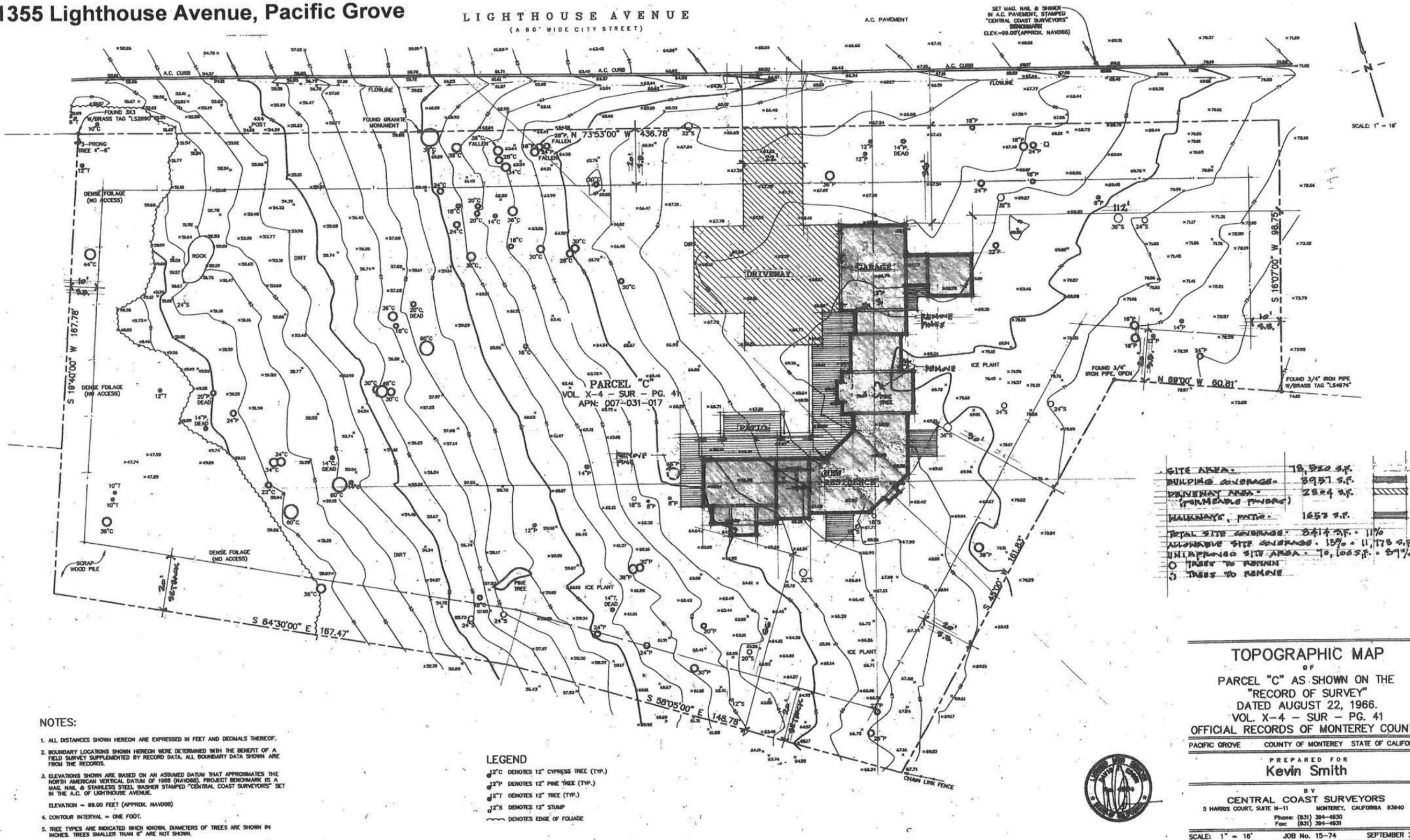


ATTACHMENT 3

FIGURE 2. PROPOSED SITE PLAN

1355 Lighthouse Avenue, Pacific Grove

LIGHTHOUSE AVENUE
(A 60' WIDE CITY STREET)



PARCEL "C"
VOL. X-4 - SUR - PG. 4
APN: 007-031-017

SITE AREA	18,922 S.F.
BUILDING COVERAGE	5,951 S.F.
PERMEABLE AREA	2,824 S.F.
(PARKING DRIVE)	
DRIVEWAY, PATIO	1,653 S.F.
TOTAL SITE COVERAGE	8,414 S.F. = 44%
AVAILABLE SITE COVERAGE	15% = 11,178 S.F.
UNIMPAVED SITE AREA	70,000 S.F. = 37%
TREES TO REMAIN	
TREES TO REMOVE	

- NOTES:
1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
 3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. OF LIGHTHOUSE AVENUE.
ELEVATION = 89.00 FEET (APPROX. NAVD88)
 4. CONTOUR INTERVAL = ONE FOOT.
 5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 8" ARE NOT SHOWN.

- LEGEND
- 12"C DENOTES 12" CYPRESS TREE (TYP.)
 - 12"P DENOTES 12" PINE TREE (TYP.)
 - 12"T DENOTES 12" TREE (TYP.)
 - 12"S DENOTES 12" STUMP
 - DENOTES EDGE OF FOLIAGE

TOPOGRAPHIC MAP
OF
PARCEL "C" AS SHOWN ON THE
"RECORD OF SURVEY"
DATED AUGUST 22, 1966.
VOL. X-4 - SUR - PG. 41
OFFICIAL RECORDS OF MONTEREY COUNTY
PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Kevin Smith

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4830
Fax: (831) 394-4831

SCALE: 1" = 16' JOB No. 15-74 SEPTEMBER 2015
PREPARED IN U.S.

APN 007-031-017



recommendations for protecting and improving the native landscape, both during and following construction of the proposed residence.

II. RESTORATION GOAL AND OBJECTIVES

The goal of this habitat restoration plan is to provide procedures and standards for successfully reestablishing and maintaining the indigenous landscape on the undeveloped portion of the property. Removing the competing exotic plants and filling in the disturbed and sparsely vegetated areas on the property with a mix of plants associated with the Monterey pine/Monterey cypress forest and the coastal dune scrub plant communities is the primary approach that will be taken to implement and achieve a successful project.

Relatively undisturbed or “natural” examples of the native plant community that once covered the project site occur on the nearby NOAA Marine Fisheries property directly across the street and in a section of the Pacific Grove golf course between Asilomar Avenue and the 10th fairway, about 300 feet away from the subject property. The NOAA property reflects the results of a restoration project that has focused on removing the extensive patches of ice plant that once dominated this property and then letting natural regeneration of the native flora, mostly mock heather and Monterey pines, occur, albeit very slowly. The strip of dunes between the golf course and Asilomar Avenue underwent full restoration – removal of exotics and replanting of appropriate native plants a few years ago – and shows a good representation and composition of various back dune plant species that would do well on the subject property. These two areas will serve as reference models for providing guidance in determining which native dune plant species are suitable for the subject property.

Specific objectives for accomplishing the project goal are as follows:

- Revegetate with an array of native species, establishing a landscape that is self-sustaining and representative of this part of the Asilomar Dunes.
- Create a mixed association of plants from the Monterey pine/Monterey cypress forest and Coastal Dune Scrub plant communities – in terms of species composition, percent relative composition and total percent cover.
- Eradicate and control exotic vegetation.
- Protect and maintain populations of rare plants on the property, if they return to the property.
- 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.
- Restore and maintain the “forest-front” on the property by reforesting with a mix of Monterey pine and Monterey cypress trees and maintaining replacement trees.
- Carryout a monitoring program based on quantitative and qualitative standards.
- Establish a long-term management program for maintaining and preserving the native forest and dune scrub landscape on the undeveloped portion of the property 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 habitat restoration project. Implementation of this project will be guided and monitored by a qualified biologist (Project Biologist) approved by the Pacific Grove planning department.

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

1. Native Seed Collection
2. Exotic Species Eradication
3. Revegetation/Reforestation
4. Landscape Protection
5. Maintenance
6. 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 5 pounds of seeds (and cuttings) will be collected from 19 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 habitat restoration project. Much of the property is covered by ice plant, especially in the open areas and under the Monterey pines. Veldt grass (*Erharta calycina*) is common under the Monterey cypress trees. A patch of New Zealand fireweed (*Erechtites glomeratus*) is growing in the cypress grove also. In wetter years, it can rapidly spread across forested properties. A dense growth of kikuyu grass (*Pennisetum clandestinum*) is encroaching into the property from the neighboring property to the west. Annual grasses are widespread over the entire property, appearing each year where other plants are not growing. Several myoporum (*Myoporum laetum*) shrubs were removed recently on the western margin of the property, but have re-sprouted,

TABLE 1. SELECTED PLANT SPECIES FOR REVEGETATION**FOREST AREA**

<u>Plant Name</u>	<u>Percent</u>	<u>Quantity</u>	<u>Spacing</u>
Yarrow (<i>Achillea millefolium</i>)	10	113	3'
Beach sagewort (<i>Artemisia pycnocephala</i>)	15	169	3'
Coyote brush (<i>Baccharis pilularis pilularis</i>)	5	56	6'
California brome (<i>Bromus carinatus</i>)	---	---	2 lbs. (seed)
Blue wild rye (<i>Elymus glaucus</i>)	---	---	2 lbs. (seed)
Mock heather (<i>Ericameria ericoides</i>)	30	338	8'
Seaside daisy (<i>Erigeron glaucus</i>)	16	180	3'
Toyon (<i>Heteromeles arbutifolia</i>)*	1	11	15'
Douglas iris (<i>Iris douglasiana</i>)	10	113	4'
California blackberry (<i>Rubus ursinus</i>)	8	90	8'
Black sage (<i>Salvia mellifera</i>)	5	56	6'
Totals	100	1,126	

Monterey cypress (<i>Cupressus macrocarpa</i>)* and/or Monterey pine (<i>Pinus radiata</i>)*	---	36	20-40'
---	-----	----	--------

DUNE SCRUB AREA

<u>Plant Name</u>	<u>Percent</u>	<u>Quantity</u>	<u>Spacing</u>
Pink sand verbena (<i>Abronia umbellata</i>)	0	0	(seed)
Sandmat manzanita (<i>Arctostaphylos pumila</i>)*	1	11	10'
California sagebrush (<i>Artemisia californica</i>)	2	22	8'
Beach sagewort (<i>Artemisia pycnocephala</i>)	15	163	3'
Coyote brush (<i>Baccharis pilularis pilularis</i>)	5	54	6'
Mock heather (<i>Ericameria ericoides</i>)	43	467	8'
Seaside daisy (<i>Erigeron glaucus</i>)	10	109	3'
Dune buckwheat (<i>Eriogonum parvifolium</i>)*	2	22	4'
Beach aster (<i>Lessingia californica</i>)	10	109	3'
Tree lupine (<i>Lupinus arboreus</i>)	5	54	8'
Black sage (<i>Salvia mellifera</i>)	7	76	8'
Totals	100	1,087	

* Requires protection from deer.

because their stumps were not treated with an herbicide. And, numerous myoporum seedlings have now appeared in this area, as well. All of the plants described above are very aggressive competitors with the native plants and if not controlled could in time create a landscape with very few, if any, remaining native plants, which is generally the case already on much of the property.

Although eradicating the exotic perennial grasses (kikuyu grass and veldt grass) can be achieved, both during project implementation and over the longer term, given the size of the property, unfortunately there is no practical or feasible way to eradicate the exotic annual grasses, which are widespread across the property. It can be expected, also, that the annual grasses will rapidly expand their coverage and density following removal of the ice plant. Hand-pulling or spraying every annual grass plant before it drops its many seeds, year after year, on a large property like this one is almost impossible and is not economically feasible. Despite years of effort and expense fighting the annual grasses on several other large properties in the Asilomar area, the grasses persist at levels equal to or greater than when those projects started. Therefore, weed control and planting strategies need to be adaptive and will focus mainly on removing or cutting the grasses where they are competing with individual native plants and by initially planting larger plants that are less likely to be smothered by the explosive growth of dense, tall grasses each year.

All ice plant, kikuyu grass, veldt grass and myoporum in the Project Area will be eradicated prior to the start of work on the construction project. Follow-up treatments may be necessary prior to replanting with native plants, to initially eradicate all of the exotic plants.

Several methods are available for eradicating the exotic plants identified in the Project Area. For this project, particularly give the high amounts of ice plant, kikuyu grass and veldt grass, the most efficient eradication method will be to initially spray with a suitable herbicide and then control new seedlings by hand pulling or spot spraying. Myoporum shrubs (and sprouting stumps) will be cut and their stumps promptly sprayed with a suitable herbicide to prevent sprouting. All sprayed plants will be left in place to die and decay.

Over the longer term, it will be vital to the success of this habitat restoration project that seedlings from the various exotic plants are pulled and removed each year before they flower and produce seeds, particularly where they are competing/next to existing native plants.

The herbicide "RoundUp Pro" has proven to be very effective in eradicating ice plant 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.

4. Revegetation/Reforestation

A. General Guidelines

The Project Area encompasses the undeveloped portion of the property, 70,106 SF, and the adjacent unimproved road right-of-way, 8,735 SF, amounting to a total of 78,841 SF. This area will be restored using native plants that are indigenous to the Asilomar Dunes, according to the specifications and standards defined in this habitat 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 from observations of several nearby where restoration projects have been underway for several years, providing good results for the plants that should grow well on the subject property with nominal care after they are established.

Restoration of the native plant communities on the property 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 in order 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 into the Project Area. 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 Area. 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 Area, broadcasting some seeds by hand and planting nursery plants grown in small containers will be the revegetation methods used for this project.

Other than the existing trees and a small area in the northeastern corner of the property, very few native plants occur on the property at this time. A full complement of common native dune scrub and understory forest species will be installed in a triangular spacing pattern on 3 to 15-foot centers, depending on the

species, amounting to approximately 2,249 total plants, including 36 trees, as shown in Table 1.

The majority of the different plant species will be planted in a mixed, random way over the project site according to the amounts and spacing requirements indicated in Table 1. Higher numbers of plants will be planted in open areas, while plants will be planted at lower densities in areas that are under existing trees. Plant spacing will vary by species and proximity to other species. Placement of the plants for planting will be done at 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.

A total of 36 trees will be planted on the property, to reforest areas where trees have been lost over the years and where existing trees are in decline. The approximate locations of the individual trees to be planted are indicated in Figure 3. Only pitch canker-resistant Monterey pines will be planted (they may be available from the Pebble Beach Company nursery or the Asilomar State Park nursery). In the absence of pitch canker-resistant pines, Monterey cypress trees will be substituted in their place. However, priority should be given to planting Monterey pines.

Existing open areas of potential coastal scrub habitat will be retained and not planted with trees. Over time, it can be expected that some changes in the tree populations will occur, both in numbers and distribution, with trees possibly growing into the scrub areas or trees being replaced by scrub vegetation. However, for the foreseeable future an effort will be made to maintain the current distribution pattern forest and scrub areas of the property, as delineated in the Planting Plan (Figure 3).

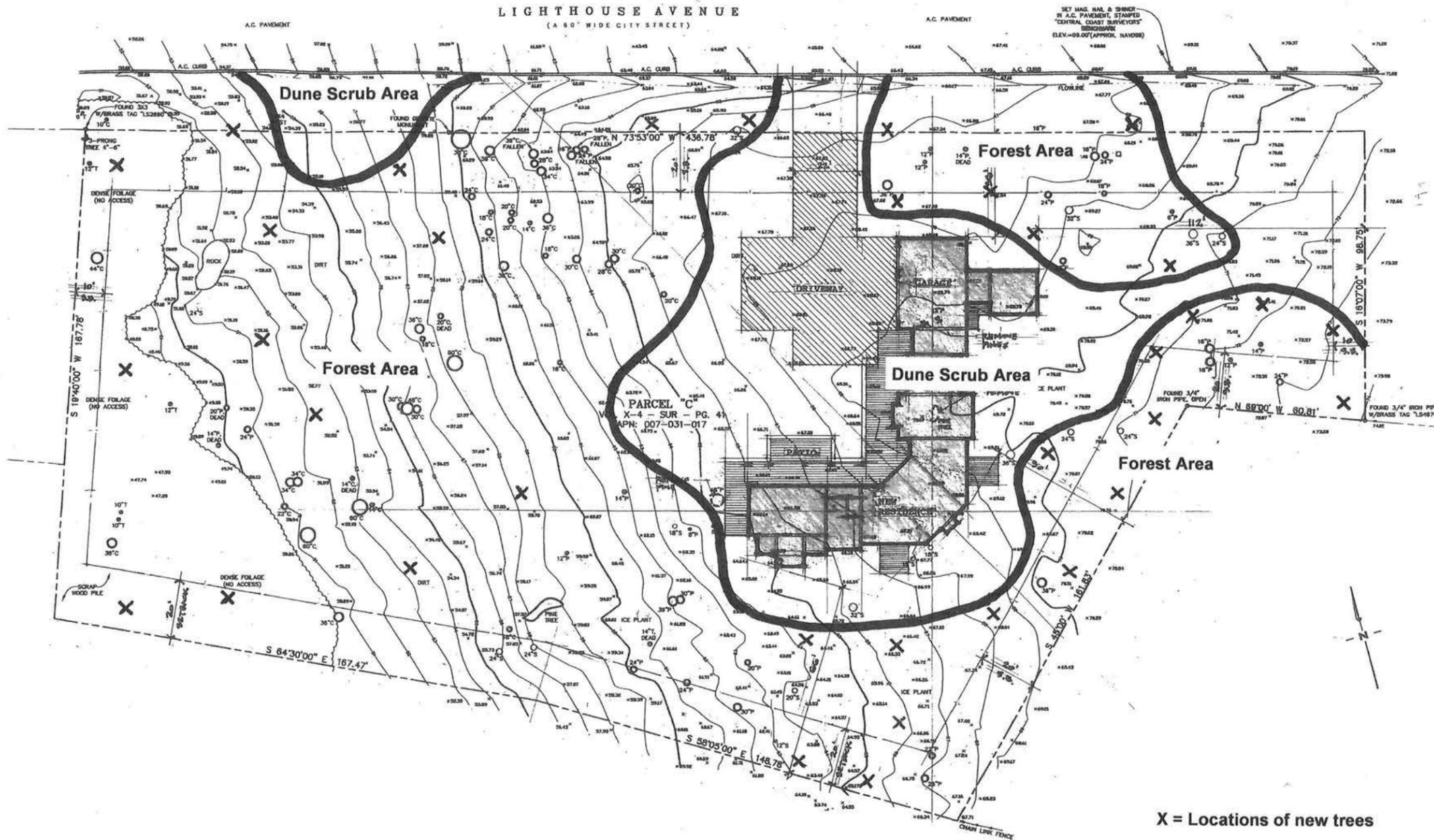
All planted trees will be protected from damage by deer (they rub their antlers on the trees' trunks, stripping the bark away and girdling the tree) until they are greater than four inches in diameter at a height of 3 feet above the ground. This protection will entail placing three poles around each tree with a strand of heavy gauge wire (9 gauge) running through the poles and encircling each tree at 30 inches above the ground. If the trees start to show damage (salt burn) from the wind, wind screening will be added around the outside of the poles. Wire enclosures with three poles will also need to be placed around newly planted sandmat manzanita and toyon plants, to protect them from deer herbivory, until the plants are well established or beyond the reach of the deer.

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 to a 1-gallon size, so they will be large enough to successfully compete against the flush of annual grasses that occurs each year following the start of the rainy season. Faster growing sub-shrubs, like beach sagewort, will be grown in 7 cubic inch containers, specifically, Ray Leach "cone-tainers" (super "stubby" cells). Young trees will be planted from 1-gallon or 5-gallon containers. Seeds and cuttings of selected species will be provided to the nursery at least one-year in advance of the scheduled planting.

FIGURE 3. PLANTING PLAN

1355 Lighthouse Avenue, Pacific Grove

ATTACHMENT 3



LANDSCAPE NOTES

Landscape restoration and maintenance activities on the property will be carried out in accordance with the project's approved Habitat Restoration Plan, dated May 7, 2017, and shall be supervised and monitored by a qualified biologist.

All exotic vegetation will be eradicated prior to the start of construction and after all permits have been received.

Selected native plants will be installed in a mixed, random pattern over the property according to the quantities and spacing specifications indicated in Table 1.

Installation of the plants shall be completed prior to final building inspection approval and granting of occupancy or after submitting certificate of deposit(s) to the City of Pacific Grove.

Following satisfactory installation of the new landscape, a five-year maintenance and monitoring program shall commence, overseen and directed by a qualified biologist.

Annual reports shall be prepared and submitted to the owner, the City of Pacific Grove, and the California Coastal Commission by June 30th of each year during the five-year monitoring period and once every 10-years thereafter.

The landscape will be maintained in a natural state, controlling weeds but allowing natural processes to function without human interference or manipulation of individual plants or species composition. Minimum performance standards as listed in the Habitat Restoration Plan will be achieved during the five-year monitoring period and adhered to over the longer term.

Prior to the start of construction, temporary fencing shall be installed to delineate the Construction Zone for the purpose of protecting existing trees and the surrounding dune habitat. The Project Biologist shall install the temporary fence. Temporary fencing shall be maintained in good condition and remain in place until all construction on the site is completed and final building inspection approval has been received. Removal or changing the location of the fence will require the concurrence of the Project Biologist. After confirming that final building inspection approval has been received, the Project Biologist will remove the fence.

X = Locations of new trees

TABLE 1. SELECTED PLANT SPECIES FOR REVEGETATION

FOREST AREA

Plant Name	Percent	Quantity	Spacing
Yarrow (<i>Achillea millefolium</i>)	10	113	3'
Beach sagewort (<i>Artemisia pycnocephala</i>)	15	169	3'
Coyote brush (<i>Baccharis pilularis pilularis</i>)	5	56	6'
California brome (<i>Bromus carinatus</i>)	---	---	2 lbs. (seed)
Blue wild rye (<i>Elymus glaucus</i>)	---	---	2 lbs. (seed)
Mock heather (<i>Ericameria ericoides</i>)	30	338	8'
Seaside daisy (<i>Erigeron glaucus</i>)	16	180	3'
Toyon (<i>Heteromeles arbutifolia</i>)*	1	11	15'
Douglas iris (<i>Iris douglasiana</i>)	10	113	4'
California blackberry (<i>Rubus ursinus</i>)	8	90	8'
Black sage (<i>Salvia mellifera</i>)	5	56	6'
Totals	100	1,126	

Monterey cypress (*Cupressus macrocarpa*)* and/or Monterey pine (*Pinus radiata*)* --- 36 20-40'

DUNE SCRUB AREA

Plant Name	Percent	Quantity	Spacing
Pink sand verbena (<i>Abronia umbellata</i>)	0	0	(seed)
Sandmat manzanita (<i>Arctostaphylos pumila</i>)*	1	11	10'
California sagebrush (<i>Artemisia californica</i>)	2	22	8'
Beach sagewort (<i>Artemisia pycnocephala</i>)	15	163	3'
Coyote brush (<i>Baccharis pilularis pilularis</i>)	5	54	6'
Mock heather (<i>Ericameria ericoides</i>)	43	467	8'
Seaside daisy (<i>Erigeron glaucus</i>)	10	109	3'
Dune buckwheat (<i>Eriogonum parvifolium</i>)*	2	22	4'
Beach aster (<i>Lessingia californica</i>)	10	109	3'
Tree lupine (<i>Lupinus arboreus</i>)	5	54	8'
Black sage (<i>Salvia mellifera</i>)	7	76	8'
Totals	100	1,087	

* Requires protection from deer.

ATTACHMENT 3

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 and trees 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, particularly for the trees and large shrub species. Some watering of the trees during the summer months will be necessary for the second and third years, as well. For all of the smaller plants and grasses, watering should be discontinued after the first rainy season, and the plants will be allowed to wither and die-back during the 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. Installing a drip irrigation system would be an efficient way to water and care for the planted trees, using it until the trees are well established. However, no sprinkler type irrigation system will be used for this project.

Implementation of this habitat restoration project shall not start until the property owner has received an approved Coastal Development Permit from the California Coastal Commission.

The City of Pacific Grove and the Coastal Commission have required that implementation of the habitat restoration project, including eradication of all exotic plants and installation of native plants, be completed prior to granting of occupancy for a new house. Depending on timing and the availability of plants, meeting this requirement is usually not possible. To resolve this problem, in the past the City has granted occupancy under the condition that the applicant provide certificate of deposits or some other form of security deposit equal to the cost of the landscape project's implementation and the subsequent five-year monitoring and maintenance program phases. Funds are released back to the owner on an annual basis following submittal of annual monitoring reports that show satisfactory progress on meeting the project's performance standards. This approach has both allowed the applicant to have immediate occupancy of their new home and ensured full compliance with the habitat 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.

ATTACHMENT 3

B. Landscape Treatment Areas

The property's native landscape consists of a mixed association of plants from both the Monterey pine/Monterey cypress forest and the coastal dune scrub plant communities, forming a mosaic of groups of trees and low, dune scrub vegetation, based on existing conditions. The two plant communities – Forest Area and Dunes Scrub Area – have been delineated in the Planting Plan (Figure 3), so as to facilitate planting and management of the proposed native landscape, both during implementation of the project and over the maintenance and monitoring phases of the project.

Forest Area

This landscape treatment area covers approximately 70 percent of the Project Area, or 54,881 SF, and includes all areas where trees are growing or are dead, including standing snags and stumps, representing trees that were removed in the past. Presently, there are 57 medium to large live trees on the property, along with about 34 seedlings or small trees (less than 1" dbh, as measured at 4.5 feet above the ground or near the base for shorter trees). It should be noted that a number of trees that are only 3 to 5 inches in diameter (– also called dbh), range from 8 to 18 feet in height. Some of these trees are 20 years or more in age, even though they appear relatively small, because they grow very slowly in the harsh dune environment. The ground cover under the trees is comprised entirely of exotic species at this time, primarily ice plant, kikuyu grass, veldt grass and various annual grasses. Habitat restoration in this area will entail eradicating the exotic plants, replanting with native scrub species, and reforesting or augmenting the existing forest cover with a combination of Monterey pines and Monterey cypress. A total of about 1,126 small plants and 36 trees will be planted. Plants will be planted in different densities, depending on site conditions, with a spacing of about 5 feet in the open areas and a spacing of about 8' in the closed forested areas. Trees will be planted as indicated on Figure 3, with a spacing ranging from 20 to 40 feet. Since all of this area is outside of the construction zone for the house, restoration of the forest area can begin anytime after the project's Coastal Development Permit has been issued.

Dunes Scrub Area

This landscape treatment area encompasses approximately 30 percent of the Project Area, or 23,520 SF, including the immediate area surrounding the house. The area includes the northeast corner of the property where a large patch of mock heather shrubs is presently growing. This area is almost entirely covered by ice plant, interspersed with annual grasses. All live ice plant will be sprayed with herbicide prior to the start of work on the house. Much of this area is within the construction zone and will be stripped clean (ice plant removed) during construction. Landscape restoration here will entail complete replanting of all bare areas following the completion of construction of the house, requiring approximately 1,087 plants, with an average spacing of about 5 feet.

5. Landscape Protection

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

Specific measures for protecting the natural areas of the property during construction are required by the Pacific Grove planning 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, either chain-link, orange plastic and/or guideline fences, will be installed either by the Project Biologist or under the direction of the Project Biologist prior to the start of construction.

No permanent fences are proposed.

Any proposed modifications to the site plan or the project after approval, such as changes or additions to the building, patios, walkways or driveway, shall require the review and approval of the Project Biologist, the City of Pacific Grove, and the California Coastal Commission prior to the start of construction.

6. Maintenance

Maintenance refers to those activities that are necessary to ensure that the project objectives are achieved, including: 1) watering of plants and trees 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.

Removal of exotic plants, either by hand-pulling or spot treating with herbicide, is essential for successful restoration of the native landscape. Of principal concern are the various fast growing annual weeds that are common throughout the Asilomar Dunes residential area, especially ice plant, ripgut brome, Veldt grass, 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 habitat restoration project. Removal of these species needs to occur prior to seed formation. Because of the size of the property and the virtual impossibility of eliminating the annual grasses, they will require cutting with a weed eater each year, to reduce competition with native plants and as a fuel abatement measure to reduce the risk of a wildfire spreading on the property.

Although a substantial portion of the property will be restored to a naturally functioning native habitat, care of the landscape will be ongoing, requiring a sustained, routine effort to meet the objectives and performance standards defined

in this habitat 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 four to six hours of work a month. As the landscape becomes established, the amount of time required for maintenance may diminish. After three years and over the long term, it is anticipated that maintenance will continue to entail cutting annual grasses and spot treating other exotics as they appear elsewhere on the property. A small amount of additional planting and tree replacement will be needed some years, to maintain the required plant coverage levels. At a minimum over the longer term, landscape inspections and maintenance should be scheduled on a quarterly basis each year, requiring approximately 6 to 8 days each year to complete all maintenance.

Any pulled weeds should always be placed in plastic bags or directly into a trash receptacle, not on the ground. Weed control must be done prior to the plants producing and dropping seeds.

The aim of this habitat 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, watering and fertilizing plants when they appear to be dying, and topping and severely trimming trees 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 is essential to ensure that restoration of the undeveloped portion of the property and the unimproved City right-of-way is achieved according to the specifications and standards of this habitat 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 habitat 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 10 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 planning department and the California Coastal Commission, and no later than one year after final building permit approval and granting of occupancy.

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 10 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 report. The report(s) will take 6-8 hours each year to complete. The completed report will be submitted to the property owner, the Pacific Grove planning 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 any rare plants; 4) signs of damage to the plants from natural or human-related causes; 5) the condition of any plant/tree protection structures; 6) the status of exotic vegetation, and; 7) signs of erosion.

In the years following the five-year monitoring program, the property's landscape shall be inspected again every 10 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 16 square feet
- Percent total cover (Perennial native species only):

1 year:	15%
2 years:	25%
3 to 5+ years:	50%
- Percent relative cover: All species are within normal range.
- Composition: At least 5 native, perennial species (not including trees).
- Health and vigor: Plants are in good health, exhibit normal flowering, and damage from people, deer or pets is negligible.
- Exotic species: Non-indigenous plants, except for annual grasses, do not exceed 5% of coverage in any 100 square feet (10x10-ft) of area on the property.
- Annual grasses are cleared around all native plants during winter and spring.
- Trees: 36 Monterey cypress and Monterey trees (total planted trees), plus 57

ATTACHMENT 3

existing trees (not including seedlings – 1" dbh or less), for a total minimum tree population of 93 trees spaced 20 to 45 feet apart (on center). Trees growing closer together, 15 feet or less, are to be counted as 1 tree.

- Tree maintenance/trimming: All trees are maintained in natural form; not over-trimmed, topped or severely tipped back.
- Erosion: Not evident.
- Plant protection: Structures to prevent wind damage and deer herbivory are in good condition and functioning as intended.
- 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 City right-of-way shall be carried out in accordance with this habitat restoration plan and will be supervised and monitored by a qualified biologist.

Implementation of this habitat restoration project, including exotic species eradication and landscape installation, shall be completed within one year after final building inspection and granting of occupancy. 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 maintenance and 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 City of Pacific Grove or the California Coastal Commission.

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 habitat restoration plan.

Implementation of this habitat restoration plan will be accomplished according to the schedule shown in Table 2.

Modification of the provisions of this habitat restoration plan will be allowed only with written approval from the City of Pacific Grove and the California Coastal Commission.

Prepared By:  Date: 5/7/17

TABLE 2. IMPLEMENTATION SCHEDULE

TASKS	TIMING
Collect native plant seeds	April through November
Grow native plants in nursery start of	Start one year or more prior to the construction
Establish photo sites and collect existing baseline comparative data	Prior to any manipulation of the landscape and construction
Eradicate exotics	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	Within one year following final building inspection and upon satisfactory completion of installation of the landscape
Maintain landscape	Monthly during first three years, then quarterly each year for remaining three years of 5-year monitoring program and quarterly over the long-term
Control exotics – spray or pull perennial grasses and weeds and cut annual grasses	Annually, as needed January to July
Augment initial plants	Second and third years in January, if needed, and thereafter as required
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

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

ATTACHMENT 3

NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:

Monterey Peninsula Water Management District Permit Office
 5 Harris Court, Bldg. G ♦ Monterey, CA 93940 ♦ (831) 658-5601 ♦ www.mpwmd.net ♦ Fax (831) 644-9558
 Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:

Name: KEVIN & LINDA SMITH
 Daytime telephone: 831 372-4273
 Mailing Address: 569 ASILOMAR BLVD, PG.
 E-Mail Address: ANDRILMAN@AOL.COM

2. AGENT/REPRESENTATIVE INFORMATION:

Name: JOSEPH ROCK, ARCHITECT
 Daytime telephone: 831 373-8331
 Mailing Address: 210 17TH ST #1, PACIFIC GROVE
 E-Mail Address: ROCKTEUT@SBCGLOBAL.NET

3. PROPERTY INFORMATION:

Existing Square-footage — Proposed Square-footage 5992 S.F.
 Address: 1355 LIGHTHOUSE AVE, PACIFIC GROVE Assessor Parcel Number 007-031-017
 Water company serving parcel: CAL-AM WATER Is a water meter needed? YES or NO If yes, how many? 1

NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.

4. PROJECT DESCRIPTION (Be thorough and detailed):

A NEW SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE

5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.

Table No. 1 Existing Property Fixture Count
(All fixtures before project)

Type of Fixture	Fixture	Value	Count
Washbasin	x	1.0	=
Two Washbasins in the Master Bathroom	x	1.0	=
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	x	1.8	=
Toilet, High Efficiency (HET)	x	1.3	=
Toilet, Ultra High Efficiency (UHET)	x	0.8	=
Urinal, Pint (0.125 gallon maximum)	x	0.1	=
Urinal, Zero Water Consumption	x	0.0	=
Masterbath (one per Dwelling): Tub&Shower Stall	x	3.0	=
Large Bathtub (may have Showerhead above)	x	3.0	=
Standard Bathtub or Shower Stall (one head)	x	2.0	=
Shower, each additional (heads, body spray, etc)	x	2.0	=
Shower system, Rain Bar/ Custom Shower (specs)	x	2.0	=
Kitchen Sink (with optional Dishwasher)	x	2.0	=
Kitchen Sink with High Efficiency Dishwasher	x	1.5	=
Dishwasher, each additional (with optional sink)	x	2.0	=
Dishwasher, High Efficiency (with opt. sink)	x	1.5	=
Laundry Sink/Utility Sink (one per Site)	x	2.0	=
Clothes Washer	x	2.0	=
Clothes Washer, (HEW) 5.0 water factor or less	x	1.0	=
Bidet	x	2.0	=
Bar Sink	x	1.0	=
Entertainment Sink	x	1.0	=
Vegetable Sink	x	1.0	=
Swimming Pool (each 100 sq-ft of pool surface)	x	1.0	=
Other	x		=

Table No. 2 Post Project Fixture Count
(All fixtures after project)

Type of Fixture	Fixture	Value	Count
Washbasin	<u>2</u>	x 1.0	= <u>2.0</u>
Two Washbasins in the Master Bathroom	<u>1</u>	x 1.0	= <u>1.0</u>
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8	=
Toilet, High Efficiency (HET)	<u>3</u>	x 1.3	= <u>3.9</u>
Toilet, Ultra High Efficiency (UHET)		x 0.8	=
Urinal, Pint (0.125 gallon maximum)		x 0.1	=
Urinal, Zero Water Consumption		x 0.0	=
Masterbath (one per Dwelling): Tub&Shower Stall	<u>1</u>	x 3.0	= <u>3.0</u>
Large Bathtub (may have Showerhead above)		x 3.0	=
Standard Bathtub or Shower Stall (one head)	<u>1</u>	x 2.0	= <u>2.0</u>
Shower, each additional (heads, body spray, etc)		x 2.0	=
Shower system, Rain Bars/Custom Shower (specs)		x 2.0	=
Kitchen Sink (optional dishwasher)		x 2.0	=
Kitchen Sink with High Efficiency Dishwasher	<u>1</u>	x 1.5	= <u>1.5</u>
Dishwasher, each additional (optional sink)		x 2.0	=
Dishwasher, High Efficiency (with opt. sink)		x 1.5	=
Laundry Sink/Utility Sink (one per Site)		x 2.0	=
Clothes Washer		x 2.0	=
Clothes Washer, (HEW) 5.0 water factor or less	<u>1</u>	x 1.0	= <u>1.0</u>
Bidet		x 2.0	=
Bar Sink		x 1.0	=
Entertainment Sink		x 1.0	=
Vegetable Sink	<u>1</u>	x 1.0	= <u>1.0</u>
Instant-Access-Hot-Water System (fixture credit)		x -0.5	=
Subtotal proposed indoor fixtures			=
New Connection - Refer to District Rule 24-A5			=
"Exterior Residential Water Demand Calculations"	<u>1</u>	x	= <u>1.0</u>
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0	=

• Use this fixture count if a previous Permit was issued utilizing the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT TOTAL = —

PROPOSED FIXTURE UNIT COUNT TOTAL = 16.4

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water. **"PUBLIC ACCESS TO WATER RECORDS" DEED RESTRICTION IS REQUIRED FOR ALL WATER PERMITS.**

6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.

Joseph R. Rock
 Signature of Owner/Agent

AUG. 30, 2017
 Date

PACIFIC GROVE
 Location Where Signed

Joseph R. Rock
 Print Name

File or Plan Check Number _____

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

_____ AF Paralta Allocation _____ AF Public Credits _____ AF Second Bathroom Protocol
 _____ AF Pre-Paralta Credits _____ WDS (Private Well) _____ Water Entitlement _____ No water needed

Notes: _____ Authorized by: _____ Date: _____

This form expires one year from date of authorization for this project by the jurisdiction.
 White copy-MPWMD Yellow copy-applicant Pink copy-jurisdiction



AUG 24 2017

PROJECT DATA SHEET

Project Address: 1355 LIGHTHOUSE

Submittal Date: AUG. 21, 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

Applicant(s): JOSEPH ROCK

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

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1B4			
Building Site Area		78,520 SF.		
Density (multi-family projects only)	-			
Building Coverage		-	3957 SF. 5%	
Site Coverage	15%	-	5788 + 2092 = 7880 = 10%	
Gross Floor Area			3957 + 2035 = 5992 SF.	
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced		-		
Exterior Lateral Wall Length to be demolished in feet & % of total*	N.A.		ft/ %	
Exterior Lateral Wall Length to be built	N.A.			
Building Height	25'	-	24'-6"	
Number of stories	2	-	2	
Front Setback	20'	-	36'	
Side Setback (specify side)	10%	-	112'	
<u>ENST</u> Side Setback (specify side)	10% 44'		50'	
Rear Setback	44'		50'	
Garage Door Setback	20'	-	36'	
Covered Parking Spaces	1	-	3	
Uncovered Parking Spaces	1	-	3	
Parking Space Size (Interior measurement)	9' x 20'		9' x 20'	
Number of Driveways	1	0	1	
Driveway Width(s)		-	12'	
Back-up Distance			45'	
Eave Projection (Into Setback)	3' maximum		0	
Distances Between Eaves & Property Lines	3' minimum		0	
Open Porch/Deck Projections				
Architectural Feature Projections			0	
Number & Category of Accessory Buildings	0	-	1	
Accessory Building Setbacks				
Distance between Buildings	N.A.			
Accessory Building Heights	N.A.			
Fence Heights	0	-		

*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.

Storm Water Control Plan
(>2,500 s.f. Residential / TIER 1)

Smith Residence
1355 Lighthouse Avenue
Parcel C, Volume X4, Surveys, Page 41
Pacific Grove, CA

Job # 16-152
August, 2017

REVISED

RECEIVED

AUG 29 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT



Prepared by Benjamin C. Wilson, RCE, QSD

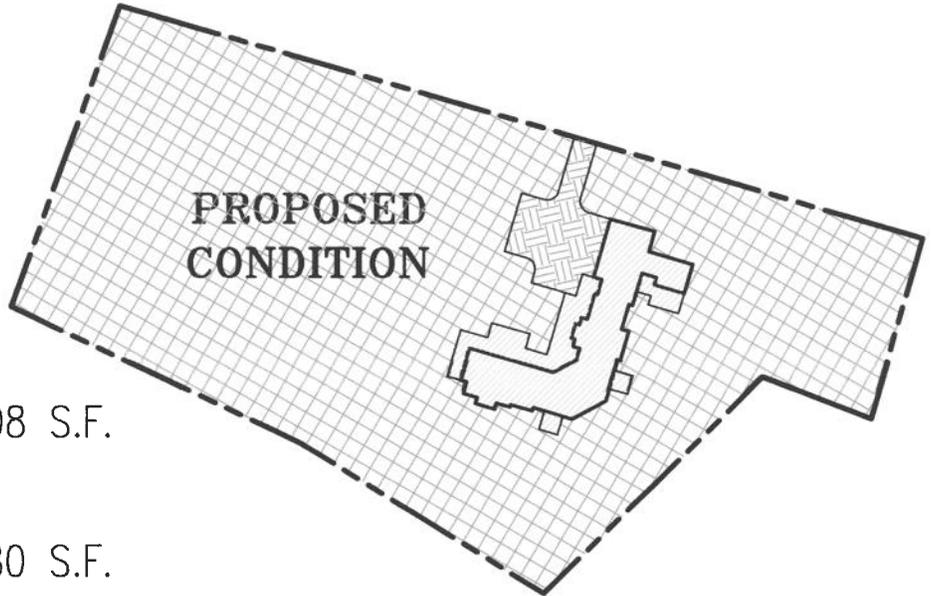
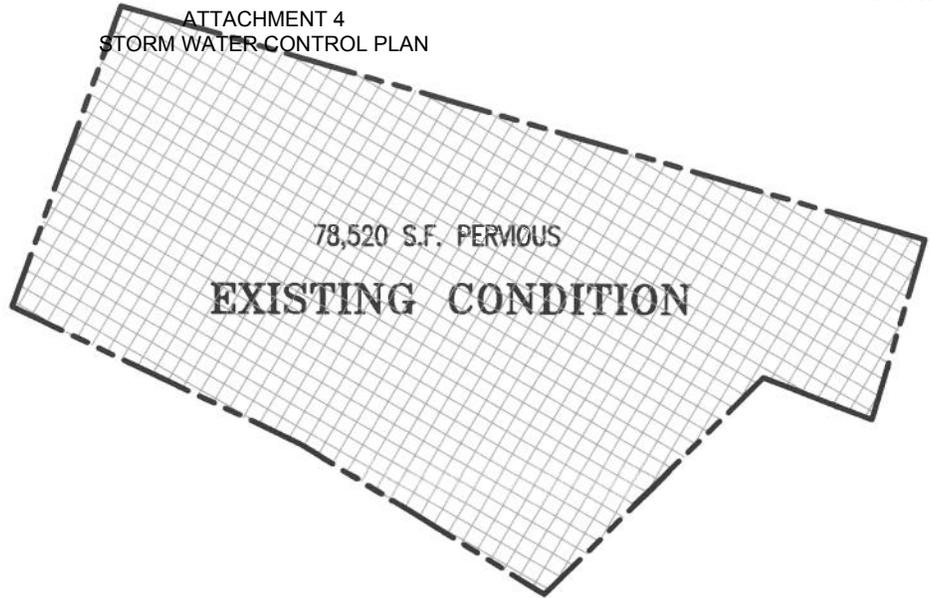


Monterey Bay Engineers, Inc.
Civil Engineering • Land Surveying

ATTACHMENT 4
STORM WATER CONTROL PLAN

Project Name	Smith Residence	
Application Submittal Date		
Project Location	Parcel C, Volume X4, Surveys, Page 41 1355 Lighthouse Avenue Pacific Grove, CA	
Name of Owner / Developer	Kevin & Linda Smith 569 Asilomar Blvd Pacific Grove, CA 93950	
Project Type and Description	Single Family Residence House	
Total Project Site Area (acres)	1.803 acres	
Total New Impervious Surface Area (s.f.) (currently pervious that will be new impervious)	5,708 s.f.	5,708 s.f. total => TIER 1
Total Replaced Impervious Surface Area (s.f.) (currently impervious that will be new impervious)	0 s.f.	
Total Pre-Project Impervious Surface Area	0 s.f.	
Total Post-Project Impervious Surface Area	5,708 s.f.	
Runoff Reduction Measures Selected	<input checked="" type="checkbox"/> 1. Reduction of Impervious Area <input checked="" type="checkbox"/> 2. Disperse Runoff to Vegetated Area <input checked="" type="checkbox"/> 3. Pervious Pavement <input type="checkbox"/> 4. Cisterns or Rain Barrels <input checked="" type="checkbox"/> 5. Bioretention Facility or Planter Box	

ATTACHMENT 4
STORM WATER CONTROL PLAN



} 5,708 S.F.



} 2,280 S.F.



EXISTING & PROPOSED CONDITIONS			
1355 LIGHTHOUSE AVENUE			
PARCEL C			
VOLUME X4, SURVEYS, PAGE 41			
CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA			
PREPARED FOR			
KEVIN & LINDA SMITH			
BY			
MONTEREY BAY ENGINEERS, INC.			
607 CHARLES AVE SUITE B		(831) 899-7899	SEASIDE, CALIFORNIA 93955
JOB NO.	SCALE	DATE	SHEET
16-152	1" = 100'	AUG, 2017	3 OF 3



ATTACHMENT 5
PUBLIC COMMENTS

Wendy Lao <wlao@cityofpacificgrove.org>

1355 Lighthouse

fran&jd <yiotter2@gmail.com>
To: wlao@cityofpacificgrove.org

Fri, Sep 22, 2017 at 8:32 PM

Ms Lao -

I respectfully implore you to consider the gravity of permitting the destruction of an ancient landmark, so meaningful to our native citizens and our history, for the immediate enrichment and gratification of a disinterested individual. Consider the long view and the continuation of community.

Please do not allow this further insult upon our tiny peninsula.

Sincerely,

jd stayton
locust st

ATTACHMENT 5
PUBLIC COMMENTS

Wendy Lao <wlao@cityofpacificgrove.org>

1355 Lighthouse Avenue Comment

Dixie Layne <dixielayne@comcast.net>
To: wlao@cityofpacificgrove.org

Fri, Sep 22, 2017 at 9:24 PM

Dear Ms. Lao;

This piece of land is a sacred site, and should be left as it is out of respect to/for the Ohlone/Costanoan tribe. What we must remember is that this is oldest and least known ancient landmark in Pacific Grove; it existed prior to the arrival of Europeans to the Americas. It has remained virtually undisturbed for hundreds if not thousands of years and to encroach on such as site would cause us to loose a connection to our past; it would be another grave loss for the Native Americans. We should fight to preserve this site as we have fought to save our European heritage. Is someone's larger modern home worth the loss? Once lost, it can never be regained.

Respectfully,
Dixie Layne
PG native and resident



ATTACHMENT 5
PUBLIC COMMENTS

Wendy Lao <wlao@cityofpacificgrove.org>

1355 archeologic site

vincent alfait <docfreedaddy@hotmail.com>

Fri, Sep 22, 2017 at 10:53 PM

To: "wlao@cityofpacificgrove.org" <wlao@cityofpacificgrove.org>

Dear Ms. Lao,

Has the city had an independent archeologist look provide an opinion? This is a site that needs to be preserved, not potentially exploited for commercial use by the owners of the Andril Cottages. Please advise ho it is water was allocated to the project during the rent drought . The property listing from 20015 states the lot has no water.

Thank you,

Dr. Vincent Onorato Alfait



ATTACHMENT 5
PUBLIC COMMENTS

Wendy Lao <wlao@cityofpacificgrove.org>

No building!

Jacqueline Fobes <jtfobes@icloud.com>
To: wlao@cityofpacificgrove.org

Sat, Sep 23, 2017 at 9:10 AM

Please do not allow building on the Lighthouse Avenue/Indian site.
Enough! We do not need any more buildings, more people or more cars.
Pacific Grove is beginning to look like Los Angeles!
Sincerely,
Jacqueline Fobes

Sent from my iPad



ATTACHMENT 5
PUBLIC COMMENTS

Wendy Lao <wlao@cityofpacificgrove.org>

1355 Lighthouse Notice of Intent

mary jane perryman <mary.jane.perryman.mjp@gmail.com>
To: wlao@cityofpacificgrove.org

Sat, Sep 23, 2017 at 2:45 PM

Dear Ms. Lao,

I'm writing to ask that the city of Pacific Grove deeply consider the irrevocable consequences of disturbing an ancient landmark which has immeasurable value to all of us. Surely these owners can find a more appropriate site for their home than this one, which will cause permanent harm and offense to our town's heritage.

Sincerely,
Mary Jane Perryman
321 Eardley Avenue
Pacific Grove



ATTACHMENT 5
PUBLIC COMMENTS

Wendy Lao <wlao@cityofpacificgrove.org>

1355 Lighthouse

Daniel Anderson <daniellanderson@me.com>
To: wlao@cityofpacificgrove.org

Sun, Sep 24, 2017 at 10:33 AM

I am okay with building a house on the site as long as the archeological site is not compromised. We have an obligation not only to current PG citizens but future generations not to mess this up.

Sent from my iPhone
Daniel L. Anderson
[415-517-9517](tel:415-517-9517)

Sept 26, 2017

STAFF NOTE: This letter contains information that is redacted to help protect an identified, confidential archaeological/tribal cultural resource. The information is redacted at the request of the OCEN Native American Tribe on Sept. 28, 2017, pursuant to AB 52.

Wendy Lao,
Associate Planner City of Pacific Grove,
300 Forest Avenue Pacific Grove, CA 93950

Ms Lao:

I am writing this letter in reference to the property at 1355 Lighthouse Avenue that is going through the planning process with the city and eventually with coastal. I have lived on my adjacent property at 140 Asilomar for 44 years and have been blessed to have a view of the ocean and trees behind me for that time without a structure on the property. Given the [REDACTED] on the land I thought for years that it would not be able to be developed. Also the fact as well that there was no water on the property. Over my 43 years here I had been in touch with the people from Oregon who's family owned it and never attempted to build a structure there as the water was an issue. We had also believed that it might be given to greenbelt as a tax write off as the owners thought for a long time it wasn't sellable. I am well aware that the new owners wish to build and their proposed structure is quite massive. The three houses to the east of this structure together do not total 6,000sq feet . It would be so much more in the character of the neighborhood and town in general if it were not so enormous stretching visually from near the street all the way to the middle of the lot.. Those of us who are adjacent to the property would like to have of seen the house further towards the water but are aware of the Indian relics on the property which created some restriction for them. Both 120 Asilomar and 140 Asilomar are losing the entire northern ocean view from their respective properties, which will also lower our property values as well as denying us the luxury of the Pacific in that direction.

I have a number of concerns in regard to seeing this project go forward. Obviously as stated above the size of the structure, it's not blending in with the neighborhood and placement. The entire wall facing my property is completely windows and besides privacy issues it will create a major night time glare towards my home and especially my bedroom . I am also concerned about the proposed placement of trees . It is certainly understandable that they wish to create a screening of sorts between their property and ours. I would definitely want that as well. However the remaining view will be restricted from 140 Asilomar and 120 Asilomar to the south and I feel very strongly about seeing trees placed in that direction that would eventually block what is left of the view from our houses .Due to the proximity of the structure, the entire northern view will be blocked. I see no point in adding trees directly behind my property at 140 Asilomar which still has an ocean view through the trees that are in existence now. That area is already forested with Monterey Pines.

When I moved here 44 years ago there were a lot more trees and much less view of the ocean. However, due to the unfortunate existence of the pitch canker in the pines a lot of trees were lost. The upside to that is that we were given a view of the water .We are now going to lose half of that by this structure and surrounding landscaping. I strongly feel that what is remaining should be left open. The placement of the structure is also going to remove part of the deer habitat. Had it been further down that could've been preserved but as I said I understand the Indian relics were an issue in the placement of the house. The grinding stones are ancient and their existence should be respected. History is important to preserve. However those of us who are living here are also concerned about keeping as much of the natural beauty and serenity of the area as possible.

Sincerely,


Judith M Mead

140 Asilomar Pacific Grove, Ca 831 402 2847

ATTACHMENT 5
PUBLIC COMMENTS

----- Forwarded message -----

From: **Luke Coletti** <ljc@groknet.net>

Date: Tue, Sep 26, 2017 at 7:39 AM

Subject: Water permit application for 1355 Lighthouse Ave

To: Wendy Lao <wlao@cityofpacificgrove.org>

Cc: Mark Brodeur <mbrodeur@cityofpacificgrove.org>, Anastazia Aziz <aaziz@cityofpacificgrove.org>, Stephanie Locke <s.locke@mpwmd.net>, Gabby@mpwmd.net

Wendy,

The city's IS/MND for [1355 Lighthouse Ave](#) mentions the following: "The project is requesting a water fixture unit count of 17.4 for a single- family residence through the Monterey Peninsula Water Management District, and will be placed on the City's water waitlist."

However, I notice the application (attached image - found in Appendix E) is only for 16.4 fixture units, or 0.164 acre-feet. I'm assuming the 17.4 value is a typo. Can you please let me know the correct value?

The permit also mentions there is currently no Cal-Am water meter servicing the site. The IS/MND makes no mention of the State issued moratorium on new meters. Because of the State issued moratorium on new water meters, within our Cal-Am service district, this site won't be getting a meter until the Cease and Desist Order (SWRCB WRO 2009-0060) has been lifted. This won't happen until 2021, maybe! This should be described in the IS/MND as the impacts on the water supply won't occur until a new water meter is available. The IS/MND for this project ignores this fact and thus its analysis of potential impacts on the water supply (supplies) that will EVENTUALLY service this project is flawed and incomplete.

The City continues to mention the Local Water Project in several CEQA studies in a thoroughly dishonest way. This IS/MND mentions the following:

The Pacific Grove Local Water Project, consists of the construction and operation of a new satellite recycled water treatment plant (SRWTP) to recycle a portion of Pacific Grove's municipal wastewater. Recycled water produced at the SRWTP, located at the retired Point Pinos Wastewater Treatment Plant, during the first phase, would be used primarily for landscape irrigation at the Pacific Grove Golf Links and El Carmelo Cemetery, owned by the City of Pacific Grove and located adjacent to the SRWTP. Future phases include extension of the recycled water system to other parts of the City to provide recycled water for landscaping purposes. Replacement of the irrigation demand with non-potable supplies will create a new offset of potable water for use by Cal-Am in meeting its obligations to find replacement supplies. As such, the project would have a less than significant impact due to construction of new water supplies.

The IS/MND seems to be saying the city has no intention of using any potable water freed up by the Local Water Project during the Cal-Am Cease and Desist enforcement period (see SWRCB WRO 2009-0060 and 2016-0016) for this project. However, the City is actively pursuing a scheme to have the SWRCB rescind Condition 4a of SWRCB Resolution 2015-0070 that states the following:

1. The City shall apply recycled water produced by the Project to service of existing uses and shall use the ensuing demand reductions to offset deliveries from Cal-Am until such time as the City receives consent from the State Water Board's Executive Director to apply the Project's recycled water and associated demand reductions to new service connections or to increased use at existing service addresses resulting from a change in zoning or use.

http://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2015/rs2015_0070.pdf

This IS/MND does not address the use of potable water freed up by the city's Local Water Project, which the city is attempting to do. The city is speaking out of both sides of their mouth when they continue to describe the potable water savings made by the Local Water Project but omit any mention of their attempts to allocate and use this water during the CDO enforcement period.

Thank you for your consideration,

Luke Coletti
Pacific Grove

APPENDIX E - WATER CREDIT FORM
MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:
Monterey Peninsula Water Management District Permit Office
5 Harris Court, Bldg. G • Monterey, CA 93940 • (831) 658-5601 • www.mpswmd.net • Fax (831) 644-9558
Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:

Name: KEVIN & LINDA SMITH
Daytime telephone: 831 372-4273
Mailing Address: 509 ASILLOWNE BLVD, PG.
E-Mail Address: ANDRULMAN@AOL.COM

2. AGENT/REPRESENTATIVE INFORMATION:

Name: JOSEPH ROCK, ARCHITECT
Daytime telephone: 831 373-8331
Mailing Address: 210 17TH ST #1, PACIFIC GROVE
E-Mail Address: ROCK-TEXT@SBCGLOBAL.NET

3. PROPERTY INFORMATION:

Existing Square-footage: — Proposed Square-footage: 5972 SF.
Address: 1355 LIGHTHOUSE AVE, PACIFIC GROVE Assessor Parcel Number 007-031-017
Water company serving parcel: OAL-AM WATER Is a water meter needed? YES or NO If yes, how many? 1

NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.

4. PROJECT DESCRIPTION (Be thorough and detailed):

A NEW SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE

5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.

Table No. 1 Existing Property Fixture Count
(All fixtures before project)

Type of Fixture	Fixture	Value	Count
Washbasin	x 1.0	=	—
Two Washbasins in the Master Bathroom	x 1.0	=	—
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	x 1.8	=	—
Toilet, High Efficiency (HET)	x 1.3	=	—
Toilet, Ultra High Efficiency (UHET)	x 0.8	=	—
Urinal, Flur (0.125 gallon maximum)	x 0.1	=	—
Urinal, Zero Water Consumption	x 0.0	=	—
Masterbath (one per Dwelling) Tub&Shower Stall	x 3.0	=	—
Large Bathtub (may have Showerhead above)	x 3.0	=	—
Standard Bathtub or Shower Stall (one head)	x 2.0	=	—
Shower, each additional (heads, body spray, etc)	x 2.0	=	—
Shower system, Rain Bar/Custom Shower (spec)	x 2.0	=	—
Kitchen Sink (with optional Dishwasher)	x 2.0	=	—
Kitchen Sink with High Efficiency Dishwasher	x 1.5	=	—
Dishwasher, each additional (with optional sink)	x 1.0	=	—
Dishwasher, High Efficiency (with opt. sink)	x 1.5	=	—
Laundry Sink/Utility Sink (one per Site)	x 2.0	=	—
Clothes Washer	x 2.0	=	—
Clothes Washer, (HEW) 5.0 water factor or less	x 1.0	=	—
Bidet	x 2.0	=	—
Bar Sink	x 1.0	=	—
Entertainment Sink	x 1.0	=	—
Vegetable Sink	x 1.0	=	—
Swimming Pool (each 100 sq-ft of pool surface)	x 1.0	=	—
Other	x	=	—
Other	x	=	—
Other	x	=	—
Other	x	=	—

Table No. 2 Post Project Fixture Count
(All fixtures after project)

Type of Fixture	Fixture	Value	Count
Washbasin	2	x 1.0	2.0
Two Washbasins in the Master Bathroom	7	x 1.0	7.0
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	—	x 1.8	—
Toilet, High Efficiency (HET)	3	x 1.3	3.9
Toilet, Ultra High Efficiency (UHET)	—	x 0.8	—
Urinal, Flur (0.125 gallon maximum)	—	x 0.1	—
Urinal, Zero Water Consumption	—	x 0.0	—
Masterbath (one per Dwelling) Tub&Shower Stall	1	x 3.0	3.0
Large Bathtub (may have Showerhead above)	—	x 3.0	—
Standard Bathtub or Shower Stall (one head)	1	x 2.0	2.0
Shower, each additional (heads, body spray, etc)	—	x 2.0	—
Shower system, Rain Bars/Custom Shower (spec)	—	x 2.0	—
Kitchen Sink (optional Dishwasher)	—	x 2.0	—
Kitchen Sink with High Efficiency Dishwasher	1	x 1.5	1.5
Dishwasher, each additional (optional sink)	—	x 1.0	—
Dishwasher, High Efficiency (with opt. sink)	—	x 1.5	—
Laundry Sink/Utility Sink (one per Site)	—	x 2.0	—
Clothes Washer	—	x 2.0	—
Clothes Washer, (HEW) 5.0 water factor or less	1	x 1.0	1.0
Bidet	—	x 2.0	—
Bar Sink	—	x 1.0	—
Entertainment Sink	—	x 1.0	—
Vegetable Sink	1	x 1.0	1.0
Instant-Access-Hot-Water System (fixture credit)	—	x -0.5	—
Subtotal proposed indoor fixtures	—	=	—
New Connection - Refer to District Rule 24-A5 "Interior Residential Water Demand Calculations"	1	x	1.0
Swimming Pool (each 100 sq-ft of pool surface)	—	x 1.0	—

* Use this fixture count if a previous Permit was issued utilizing the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT

TOTAL = —

PROPOSED FIXTURE UNIT COUNT

TOTAL = 16.4

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water. "PUBLIC ACCESS TO WATER RECORDS" DEED RESTRICTION IS REQUIRED FOR ALL WATER PERMITS.

6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct and the information accurately reflects water use presently planned for this property.

ATTACHMENT 5
PUBLIC COMMENTS

9/27/17

Dear Mayor Kampe, City Council Members, City Staff, Coastal Commission Staff, Louise J. Miranda Ramirez (Tribal Chairwoman Ohlone/Costanoan-Esselen Nation), California Native American Heritage Commission

I am writing in regards to the preservation of a sacred site located in Pacific Grove that is on a property currently under review. I am not using the address as I understand that these sites are hoped to be kept confidential by the Ohlone Costanoan- Esselen Nation, but I will assume you know to which I refer specifically, though it is also to general protection of sacred sites throughout Pacific Grove that I am concerned.

To the City's credit measures have been taken to mitigate destruction, but are they really enough to warrant a "Less than Significant With Mitigation Incorporated" status? Is that what OCEN believes?

I am in awe that a site such as this of thousands of years exists. It leads to questions of what we value as a City on this same land. Is not this our history too? It is an incredible part of our heritage that does not seem to be part of our general knowledge or town culture. As you know, recently the City has recognized and welcomed our rather hidden Chinese legacy back into our own history. This was not an instant process but accomplished gradually over time. It took years of advocacy, hard work and carefully listening to descendants of Pacific Grove's pioneer Chinese settlers. Now the City has the opportunity to enrich our town by listening to the descendants of the people that lived in this same place thousands of years ago. It is hard to grasp the time frame of thousands. We are lucky to have people to whom we can turn to find the best way to protect these sacred sites and this incredible part of our history. I just saw in the paper today, the day after I started this letter, that the City Council has approved consulting with OCEN when there is a question of a sacred site. This is a step in the right direction. The descendants are the key voice in guiding policies for meaningful preservation. Hopefully, this will not be a lost opportunity, but over time creating the reality that this amazing part of our history is valued and respected well.

Further, it also is important to negotiate with the artist John Ton, to repair and preserve the beautiful trail mural he painted. Not only does the mural portray stories of the Japanese, Methodist, Chinese settlers here, it is also I believe the only public outdoor official evidence of acknowledgement of the Ohlone Costanoan- Esselen Nation in Pacific Grove.

Thank you,

Janet Cohen

ATTACHMENT 5
PUBLIC COMMENTS

RECEIVED

SEP 28 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPTCraig Hirt
140 Asilomar Blvd.
Pacific Grove, CA 93950

9/24/2017

Wendy Lao
Associate Planner
City of Pacific Grove
300 Forest Avenue
Pacific Grove, CA 93950

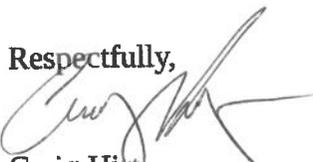
I am a resident of 140 Asilomar Blvd. The proposed development shares property lines with this address. I have two main concerns regarding the proposed development.

One, The negative declaration suggests, under aesthetics, section 1, paragraph D, that because exterior lighting fixtures will be positioned so that the direct light will not fall on neighboring properties that the issue is mitigated. It fails to recognize that the design of the structure includes what amounts to a two story wall of glass overlooking the backyards of neighboring properties. Although the lower windows can be screened the large second floor picture windows look directly out over the neighboring back yards. This seriously affects the privacy of four neighbors during the daytime, and at night will flood their yards with ambient light. What had been an ocean view will now resemble a drive-in theater screen. I am asking that the glass area at the second floor facing the neighbors be eliminated, out of respect for the neighbors.

Two, The landscape plan includes the removal of 5 pine trees and replanting with 36. Most of this appears to be intended to screen the new residence but there are 3 new replants at the south-southwest corner of the lot, in an area that is clear of tall growth at present, that will block ocean and sunset views for at least two neighbors. I ask that the re-planting in this area be eliminated or the species selected be of a low growing type.

The proposed structure is 2 and 3 times larger than neighboring residences. It has a significant negative affect on both use and value of surrounding properties. I am asking that these two small changes be incorporated into the design.

Respectfully,


Craig Hirt

ATTACHMENT 5
PUBLIC COMMENTS

Wendy Lao <wlao@cityofpacificgrove.org>

Request 1355 Lighthouse permit to be Denied

David Kydd <dkydd1@gmail.com>
To: wlao@cityofpacificgrove.org

Sat, Sep 30, 2017 at 9:08 AM

Helly Wendy,

I'm David Kydd, a nearby resident at 1141 Lighthouse. I walk most every morning down to the beach at Asilomar State Park, and sometimes at sunset.

The property that the Smiths understandably want to build a large 2-story house on would be a mistake for the following reasons:

- It's one of the last stands of nature in the neighborhood. Must every inch be packed? That's not the spirit of Pac Grove, especially at the point.
- Deer and their young rely on it for one of their home bases, as do other creatures.
- The delicate balance of vegetation, including the age-old cedars, will be adversely affected.
- The land has historic significance! There are archeological digs to protect, as well as the sacred grounds of native Americans. It's a wonder to me why this piece of land even merits discussion for private 'development' (desecration).
- The city itself could make it into a small park and name it after a female writer like Mercy Otis Warren, who lived on the coast near Boston in the 1770s. There is a writers' group that meets the 1st Tuesday of every month at the lovely golf course across the street.

That's my suggestion. Please share and reflect as this decision will affect the area forever.

It's the small things that we among the Living Generations can do to hand down to posterity Beauty such as the parcel at 1355 Lighthouse. Lord knows we're handing them a world of headaches and heartbreaks. Let's do the right thing and say no to the Smiths' narrow vision.

Kind regards,
David

September 30, 2017

To Whom It May Concern:

We, Stephanie and Greg Edholm, are local property owners and reside full-time in the Asilomar Dunes neighborhood in Pacific Grove. We now share a property line with Kevin and Linda Smith's proposed residence project at 1355 Lighthouse Avenue. When we purchased our home in 2013 the city of Pacific Grove as well as many professionals in this area assured us, that this lot would never be built on in our lifetime because it had no water credits. Considering we are and have been in a drought for several years, we believed this to be true. Two years ago we were surprised to find out that this beautiful open space lot had been purchased by local residents and business owners, Kevin and Linda Smith. Shortly following we happen to have had an informal conversation with Kevin Smith and inquired as to their plan for this presumed-to-be unbuildable lot. He told us that they had purchased it for the future, for their children, in the event that water might some day become available. We believed this to be true as well.

Perhaps 6 months or so later, trees began to be cleared. We thought it was odd that the Smith's would be removing trees if they didn't have a plan to build for 10 years or more. Next we noticed there were more people walking around on the property-even people with plans. This no longer felt like a project for the future.

Once the *Notice of Intent to Adopt a MITIGATED Negative Declaration* was posted and the subsequent story poles went up-that's when this project became a personal issue for us. There is a nice clearing on the property. It would make sense that a reasonably sized house would go there, a house congruent to the size of the other homes in the area. Instead a 2-story, close to 6,000 sq. ft. has been envisioned. The Smith's will have a lovely view of the bay, the only clear view that we currently have. The proposed flat roofed-garage would be built so high that it would block this view. If this project is approved, this will, of course, have a negative impact on the value of our home. We are very concerned.

Furthermore, although Tom Moss, the biologist, claims this project will not have a negative impact on the environment, nor did he find any nursery sites, and that no significant wildlife corridors were identified (pg. 18 Item D)-we beg to differ. We have been full-time residents for the last four years. As wildlife enthusiasts, we observe what is going on around us and we photograph the wildlife. Every year that we have been here the same female deer have given birth to fawns in and around our home and that of our neighbors. When the mothers go out to forage, they hide their young in the exact area where the house is proposed to go. Does, their young, and even bucks bed down in this area at night. Subsequently, we haven't actually seen deer around since the story poles went up. We have attached some photos that we have taken over the years demonstrating our point. Even if the Smith's plant or

ATTACHMENT 5
PUBLIC COMMENTS

add new trees to replace the live trees that they are going to take out, it won't provide the shelter that the deer require.

Additionally, we have found the endangered legless lizards in the sandy areas of our property this year. They were found simply by moving the sand around with a hand shovel. It stands to reason that there are also legless lizards on the Smith's property. Disturbing the land will ultimately result in them being disturbed, possibly even killed. It makes no sense to think that someone can intervene and move them before they are fatally injured. And yes, it is true, that the monarchs do not roost in the trees in this area; however, they do use the trees later in the season during mating. I know this because I, Stephanie, have been a monarch docent since moving to the area in 2012. This is something that we also pay attention to because of the work that I do with the PG Natural History Museum.

Most importantly, please take into consideration the fact that the property contains known and visible ancient Ohlone/Costanoan Esselen Nation artifacts that no one will be able to access since the new owner's have posted "no trespassing" signs on the property. The sacred site most certainly contains more artifacts and possibly ancient remains under the ground. This is an important record of Native American history, specifically the OCEN Nation, both for Pacific Grove and United States as a whole.

We thank you for your time and consideration. Feel free to contact us via email if you have any questions related to any of the points that we brought up speedyede@me.com.

Regards,

Stephanie and Greg Edenhalm
120 Asilomar Blvd.
Pacific Grove, CA 93950



ATTACHMENT 5
PUBLIC COMMENTS

APN:007-031-017

Greg Edenhalm <speedyede@me.com>
To: Wendy Lao <wlao@cityofpacificgrove.org>

Mon, Oct 2, 2017 at 9:45 AM

Good morning Wendy,
The email that my wife sent does not have the photograph files attached to it. We have included them on this email. Perhaps you couldn't open them because they were sent within a file folder. Are you able to access them as a separate attachment.

Otherwise, we can print them out and bring them to you. Please let us know ASAP so we can do this before the deadline.

Thank you,
Stephanie and Greg Edenhalm





[Quoted text hidden]
[Quoted text hidden]
<Stephanie Turcotte - 2017-10-01.pdf>



ATTACHMENT 5
PUBLIC COMMENTS

Wendy Lao <wlao@cityofpacificgrove.org>

Mitigated Negative Declaration-1355 Lighthouse Avenue

Douglas Thomas <fishtaless@sbcglobal.net>
Reply-To: Douglas Thomas <fishtaless@sbcglobal.net>
To: Wendy Lao <wlao@cityofpacificgrove.org>

Sun, Oct 1, 2017 at 10:51 PM

COMMENTS re:
Draft Initial Study/Mitigated Negative Declaration-1355 Lighthouse Avenue

p. 4 - under #9 of Surrounding Land Uses and Setting:

"The site is within an archaeologically sensitive area. A known archaeological and tribal cultural resource is located ON the site" could indicate it is visible.

If so, agencies such as the California Native American Heritage Commission and the California Office of Historical Preservation should be involved in determining whether or not the mitigation measures listed by the City of Pacific Grove are sufficient enough to protect and preserve the site.

p. 22 & 23 - 5. CULTURAL RESOURCES

Everything checked and given links to on these pages indicates the California Native American Heritage Commission and California Office of Historical Preservation, as well as any other Native American related agency should weigh in on this project.

p. 45 - 17. TRIBAL CULTURAL RESOURCES

IMPACT : That "the lead agency" checked the "Less than Significant With Mitigation Incorporated" boxes under both questions #1 and #2 under IMPACT seems utterly disrespectful of the Ohlone/Costanoan Esselen Nation cultural beliefs, right along with those of any other Tribe in the United States.

It feels like this Mitigated Negative Declaration is an example of "semantics aside and a place to hide" in regards to manipulated words in any resources code or simply leaving space around the cultural site. Is it the property owner or the City or both who has decided that building x amount of feet away from this site is enough to preserve or protect it? If the cultural site is "ON" the land it should be considered important or sacred enough to do more about it than what is stated here.

It would be an embarrassment to think or learn that this City's Mitigated Negative Declaration, which indicates the City's approval of this project, serves as another example of wiping out Native American culture or denying a tribe's access to a visible cultural resource with little or no remorse. Hopefully this is not what is happening. The City should not be the only agency involved.

Inclusively, the Native American Heritage Commission, the California Office of Historic Preservation and the Coastal Commission should not approve any type of building project on this land until its representatives, the property owners and the Ohlone/Costanoan Esselen Nation reach an agreement on determining a way to TRULY protect a Native American cultural site. Evidently this should have been done a long time ago considering the possible gravity of what is involved here.

p.46 - under MITIGATION MEASURES

MM CUL-1: re Easement or Deed Restriction

The Easement or Deed Restriction should absolutely be written with input from and approval by the California Native American Heritage Commission, the California Office of Historic Preservation and the Coastal Commission.

MM CUL-2: "A qualified tribal cultural resources monitor approved by the OCEN Tribe, and a qualified archaeological monitor, should be present during project excavations and other earth disturbances."

Change the word "should" to "are required to" !

It is the least that should be done on any building project in this City that requires notable ground disturbance.

DEAR PACIFIC GROVE: WE ALL LIVE ON NATIVE AMERICAN HOMELANDS. PLEASE STOP TREATING NATIVE AMERICANS LIKE THEY, THEIR CULTURES, CULTURAL ITEMS & ANCESTORS' REMAINS DO NOT MATTER.

Barbara Thomas
Pacific Grove

Anthony A. Ciani 220 Walnut Street Pacific Grove, California 93950
ARCHITECTURE - PLANNING - HISTORIC PRESERVATION - COASTAL CONSULTANT

October 2, 2017

Wendy Loa, Associate Planner
City of Pacific Grove
300 Forest Avenue
Pacific Grove, CA 93950

**RE: KEVIN & LINDA SMITH RESIDENCE – 1355 LIGHTHOUSE AVE. DRAFT
INITIAL STUDY & MITIGATED NEGATIVE DECLARATION, September 2017**

Dear Ms. Loa,

I am writing to submit the following comments:

- 1) INITIAL STUDY / ENVIRONMENTAL CHECKLIST FORM
 - a. 10. Other public agencies whose approval is required.
Comment: The State Office of Historic Preservation has an interest in the protection and preservation of cultural resources; therefore, it should be added to the interested agencies.
 - b. INITIAL STUDY CHECKLIST, ANALYSIS, AND DISCUSSION, ETC. – ALL SECTIONS:

Comments: The project site is located in the coastal zone, jurisdiction of the California Coastal Commission which is a “responsible agency”; therefore, all sections of the initial study should have addressed the pertinent policies of the City’s adopted and certified 1989 Local Coastal Program (LCP) Land Use Plan (LUP), including Working Papers One and Two.

The Coastal Commission’s past findings and recommendations in their decision of projects in the Asilomar Dunes Neighborhood are substantive files with information that should be considered in the analysis and discussion of potential direct and cumulative impacts.

It appears that “cumulative impacts” (CEQA Section 15355) were not analyzed or considered, but should be for all sections including impacts on Aesthetics and Scenic Quality, ESHA Resources, and Cultural Resources, etc.

Will the project prejudice the implementation of the existing or pending LCP LUP policies to protect cultural resources and the overall scenic quality?

October 2, 2017

Wendy Loa, Associate Planner

RE: KEVIN & LINDA SMITH RESIDENCE – 1355 LIGHTHOUSE AVE. DRAFT INITIAL STUDY & MITIGATED NEGATIVE DECLARATION, September 2017

Page 2

c. Section 1. Aesthetics.

- A. Would the project have a substantial adverse effect on an identified scenic vista?
- B. Would the project substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?
- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

Comment: The Draft February 2017 LCP LUP has been endorsed by the City Planning Commission and City Council. The subject site is in the designated Scenic Areas as shown on Figure 4. Scenic Areas. The aesthetic values of the *entire* site include the forest front trees (namesake for Point Pinos), rock outcroppings, and part of the identified scenic vista as seen looking west down the Lighthouse public right of way (1989 LCP LUP Figure 5), and overall visual quality of the neighborhood and open space.

d. Section 4. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? IMPACT Potentially Significant Impact Less than Significant With Mitigation Incorporated Less Than Significant Impact No Impact]
- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

Comment: Mitigation of the impacts to the biological resources addressed in the consultant's report should be carried out to the maximum extent feasible to avoid significant adverse impacts to the natural resources. In order to implement the mitigation measures, a natural habitat - open space easement should be provided to protect the deer, legless lizard, raptor, and butterfly habitat (ESHA).

e. Section 5. CULTURAL RESOURCES

- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

October 2, 2017

Wendy Loa, Associate Planner

RE: KEVIN & LINDA SMITH RESIDENCE – 1355 LIGHTHOUSE AVE. DRAFT INITIAL STUDY & MITIGATED NEGATIVE DECLARATION, September 2017

Page 3

Comment: The site is known to contain a significant cultural resource and has a very high potential for additional discoveries, including subsurface discoveries. Therefore, the Initial Study Checklist should have checked “Potentially Significant Impact”, and the discussion and mitigation measures should have addressed the cumulative impacts.

- f. C. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Comment: Same as “e” above.

- g. D. Disturb any human remains, including those interred outside of dedicated cemeteries?

Comment: Same as “e” above, except with greater emphasis to assume a very high potential. The specific area of land with the archaeological potential should be designated and protected as, land known to be a highly sensitive archaeological zone of great cultural and religious importance to the Ohlone Costanoan Esselen Nation (OCEN) Native American people. The CEQA/MND and permitting process should work closely with the Native American community and Most Likely Descendent (“MLD”). (See comments for development permit conditions below).

- h. Section 10 Land Use and Planning.

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?

Comments: Same as item c. above, Aesthetics. Also, the General Plan Section 6. Natural Resources element and Section 8.1 Visual Assessment, etc. goals and policies emphasize the importance to protect City’s identified natural and aesthetic resources. Implementation of those land use policies to protect scenic qualities of the entire project site, including the ESHA, and scenic open space, could be prejudiced by out of scale, out of character development does not

October 2, 2017

Wendy Loa, Associate Planner

RE: KEVIN & LINDA SMITH RESIDENCE – 1355 LIGHTHOUSE AVE. DRAFT INITIAL STUDY & MITIGATED NEGATIVE DECLARATION, September 2017

Page 4

subordinate to the natural setting, and would be incompatible with the surrounding development. Therefore, the natural open space should be preserved with a recorded easement, in order to find the project complies with the design guidelines.

i. Section 17. Tribal Cultural Resource.

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

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Comments: Same as item e. above.

- 2) In summary, only if the proposed MND mitigations are required, *and* the scenic, natural, and open space areas around the structures are required to be protected and enhanced, and recorded as a dedicated scenic - natural habitat and open space easement, could the proposed project be found to be adequately mitigate significant adverse impacts to the scenic, cultural and natural resources of the site.

Sincerely,

Tony Ciani

October 2, 2017

To: Wendy Lao, Associate Planner
From: Lisa Ciani, 220 Walnut St, Pacific Grove
Re: 1355 Lighthouse Ave, Draft Initial Study/Mitigated Negative Declaration

The project site is an area of extreme sensitivity in terms of scenic qualities, biological resources, and tribal cultural resources at least, and the project contains “potentially significant impacts” in all those areas. The “mitigations” in the MND do not sufficiently reduce the substantial and adverse impacts to the environment that the project would cause.

SCENIC/AESTHETIC and BIOLOGICAL RESOURCES:

The project site is in a very special natural and scenic area. The City’s dune lands, Monterey pine forest front, and Cypress trees are recognized as scenic areas in the current draft LCP for obvious reasons. Our granite outcroppings are not recognized in the LCP policies as far as I know, but are clearly equally scenic. Lighthouse Avenue is well traveled by residents, and by visitors staying in the nearby visitor accommodations—by foot, bike, or car. The public views all along that block of Lighthouse Avenue and into the open space are highly scenic.

The pine forest and cypress groves, wildlife, and dune lands are vital and vulnerable elements of Pacific Grove’s rare and valuable natural *and* scenic resources. The wildlife that use the property and contribute to the scenic quality include at least one red-shouldered hawk that roosts there and an array of other resident and migratory birds; deer for whom the property provides a wildlife corridor and, as recognized in the biological report, “a nursery for birthing and rearing fawns”; and Monarchs on warm days and at the end of the overwintering season, among the most visible. Wildlife corridors are protected in the draft LCP. The black legless lizards that can be found there deserve a high level of protection during the construction, and beyond. This property provides important wildlife habitat which needs to be protected with carefully defined provisions for the construction period and throughout the lifetime of the residence.

The mass of the house at nearly 6000 square feet will contribute to the mansionization of Pacific Grove. The architectural drawings depict a residence that, while perhaps attractive in other respects, appears out of scale to the surroundings (with the possible exception of the neighboring property to the west), and while it apparently meets the City’s code, it will degrade the scenic quality of the area.

TRIBAL CULTURAL RESOURCES:

The tribal cultural resources on the site are recognized in the community, and need to be protected in the context of the beauty of the area where they were part of tribal life. It can be assumed that the known resources do not remain in isolation, and a significant area of open space should be set aside to protect the likely resources beneath the surface along with the context at the surface, preferably in a conservation easement. More time needs to be allowed

ATTACHMENT 5
PUBLIC COMMENTS

for exploration of the opportunities for this kind of protection, since the sacred nature of the property for the OCEN people has not been adequately addressed in this MND. Furthermore, any excavation at any depth should be carefully supervised by both tribal and archaeological monitors due to the proximity to known resources (since they may have differing perspectives on the value of the resources). I believe this will require respectful and meaningful discussions with OCEN representatives and others until a mitigation plan is developed that is acceptable to both the property owners and the Tribal resource owners. The Tribal resources are a significant part of the Pacific Grove community's culture and history.

Often owners of beautiful natural and historic/cultural properties are not aware of the sensitivity of the resources they "own". The City needs to encourage an understanding and acceptance of responsible stewardship on the part of the owners for the concentration of fragile resources this property holds. This project clearly includes many potentially significant negative impacts to the environment. A comprehensive EIR is necessary to develop appropriate protections for the sensitive resources that are vital to our community's identity, while allowing the property owners reasonable use of their land.

Thank you for the opportunity to comment on this MND.



for Public Comment on 1355 Lighthouse

Holly Keifer <HollyKeifer@hotmail.com>
To: "wlao@cityofpacificgrove.org" <wlao@cityofpacificgrove.org>

Mon, Oct 2, 2017 at 12:16 PM

Dear Pacific Grove Planning Department,

Given the extent of the installed view shed posts, a very large residential structure is being proposed for this previously undeveloped area. (1355 Lighthouse)

While the entire Monterey Peninsula had been certified as being highly archaeologically significant, almost total build out has been achieved. To my knowledge this quiet unassuming little area is about all that's left.

It is well established that this site encompasses an area of immense cultural antiquity.

The site is unmetered and if approved for a building permit, will be low priority on a water wait list of indeterminate duration based on the purely speculative results of an unbuilt new water project.

It is difficult to understand the motivation for new construction in an area where so many fine houses are for sale to either occupy or rebuild with water credits already secured. Regardless, when this is the case, it is incumbent on the city to regulate development plans to conform with reality and reason.

Please, deny this permit and any other based on future speculative water credits.

Please, let us join together in finally realizing the importance of protecting the last scraps remaining of our shared human heritage and the joy such small, unique spaces bring to all who live here or visit.

Thank you,

Holly Keifer

hollykeifer@hotmail.com

831-601-2753

Sent from [Mail](#) for Windows 10



Previously acknowledged as
The San Carlos Band of Mission Indians
The Monterey Band
And also known as
O.C.E.N. or Esselen Nation
P.O. Box 1301
Monterey, CA 93942

www.ohlonecostanoanesselenation.org.

September 28, 2017

Wendy Lao
Associate Planner
City of Pacific Grove
300 Forest Avenue
Pacific Grove, CA 93950

Re: 1355 Lighthouse Ave., Pacific Grove, CA - Notice of Intent to Adopt a Mitigated Negative Declaration

Saleki Atsa,

Ohlone/Costanoan-Esselen Nation is an historically documented previously recognized tribe. OCEN is the legal tribal government representative for over 600 enrolled members of Esselen, Carmeleno, Monterey Band, Rumsen, Chalon, Soledad Mission, San Carlos Mission and/or Costanoan Mission Indian descent of Monterey County.

Ohlone/Costanoan-Esselen Nation objects to all excavation in known cultural lands, even when they are described as previously disturbed, and of no significant archaeological value. Please be advised that it is our first priority that our ancestor's remains be protected as **determined culturally respectable by OCEN.** We ask for the respect that is afforded all of our current day deceased, by no other word these burial sites are cemeteries, respect for our ancestors as you would expect respect for your deceased family members in today's cemeteries. **Our definition of respect is no disturbance.**

OCEN objects to the destruction at 1355 Lighthouse Avenue, Pacific Grove, CA. This project will have an immeasurable cultural effect to this "UNDISTURBED ARCHAEOLOGICAL SITE OF CULTURAL VALUE BEYOND EXPLANATION TO OHLONE/COSTANOAN-ESSELEN NATION." For too long OCEN homeland has been destroyed in the name of progress, we ask that this site remain undisturbed and protected under conservancy.

I have attached packages of information on this project:

- Letter to City of Pacific Grove - Not able to submit at Council Meeting - not on agenda/no copies, emailed to Native American Heritage Commission - dated September 20, 2017
- Letter to Native American Heritage Commission - dated August 2017
- Letter to Native American Heritage Commission and Pacific Grove Mayor Bill Kempe / City Council dated January 11, 2017
- Letter to Native American Heritage Commission and Anastazia Aziz, Senior Planner, City of Pacific Grove dated December 2, 2015

OCEN requests consultation on all projects affecting our aboriginal homelands, which include all ground disturbance (not limited to ground disturbance). It is our request to consult on projects to establish a procedure, 1. provide OCEN with all reports, 2. establish procedure for disturbance of unknown sites, 3. procedure for known sites, etc. Please feel free to contact me at (408) 629-5189. Nimasianexelpasaleki. Thank you for your attention to this matter.

Sincerely and Respectfully Yours,

Louise J. Miranda Ramirez, Chairperson
Ohlone/Costanoan-Esselen Nation
(408) 629-5189

Cc: OCEN Tribal Council



Previously acknowledged as
 The San Carlos Band of
 Mission Indians
 The Monterey Band
 And also known as
 O.C.E.N. or Esselen Nation
 P.O. Box 1301
 Monterey, CA 93942

www.ohlonecostanoanesselelnation.org

September 20, 2017

City of Pacific Grove

Mayor & City Councilmembers:

- Bill Kampe, Mayor
- Robert Huitt, Mayor Protempore
- Ken Cuneo, Councilmember
- Rudy Fischer, Councilmember
- Cynthia Garfield, Councilmember
- Bill Peake, Councilmember
- Nick Smith, Councilmember

Re: 1355 Lighthouse Avenue - Proposed Single Family Residence

The proposed project is a new 5, 992 sq. ft. single-family residence in and undeveloped 78,520 sq. ft. parcel. The project site is located in the Archaeological Zone, Coastal Zone, and Environmentally Sensitive Habitat Area.

Re: 1635 Sunset Drive - Proposed Single Family Residence

The proposed project is a new 2,488 sq. ft. single-family residence in an undeveloped 23,137 sq. ft. parcel. The project site is located in the Archaeological Zone, Coastal Zone, and Environmentally Sensitive Habitat Area.

Re: All projects located in the Archaeological Zone, Coastal Zone, and Environmentally Sensitive Habitat Area. All project that our voice does not matter.

Mayor Kempe and Councilmembers,

You all may have read this letter many times and yet there is no understanding as to our request to protect our Ancestors and Cultural items. OCEN participates in consultation with City Planners yet it is NOT MEANINGFUL CONSULTATION as stated in AB52. Our request to protect what is left of our history seems to offend many of you, as our sites are destroyed and our Ancestors disturbed. I have been told by a planner, "Well isn't there a way that you don't cost our people so much." It's our people and your people, our country is hurting at this time by race against race, I ask you not to allow that to happen here in Monterey County." I have been told that the owners of property might be willing to work with us if we give them a letter approving their project and agree not to speak against their project publicly. I have been told by owners of property that our people were Nomadic people and didn't even know how to build permanent housing. I have been told I'm a Physician, I have read about your people, therefore they believe more than us. My people were and are human, we were forced from our homeland during a time of genocide. Therefore, comments that I don't care because I live in San Jose is wrong, I

love my people, our stories and culture. I previously attended a Pacific Grove Council Meeting and was told by a Council Member, "It's not this poor woman's fault her home is on a burial site, she paid good money for her home." I will continue to protect our Ancestors, our Culture and Homeland. Your elimination of our voice from these projects is wrong. Your written reports announce to the community your elimination: **"The City and the project applicant shall consider the mitigation recommendations and agree on implementation of the measure(s) that are feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, or other appropriate measures. (Executive summary attached.)"**

We ask you not to let your decisions and removal of our request be based on the same genocidal tendencies to eliminate the culture and history of our people.

We ask you to work to honor our request as stated in our letters:

Ohlone/Costanoan-Esselen Nation is an historically documented previously recognized tribe. OCEN is the legal tribal government representative for over 600 enrolled members of Esselen, Carmeleno, Monterey Band, Rumsen, Chalon, Soledad Mission, San Carlos Mission and/or Costanoan Mission Indian descent of Monterey County. Though other indigenous people may have lived in the area, the area is the indigenous homeland of our people. Included with this letter please find a territorial map by Taylor 1856; Levy 1973; and Milliken 1990, indentifying Tribal areas.

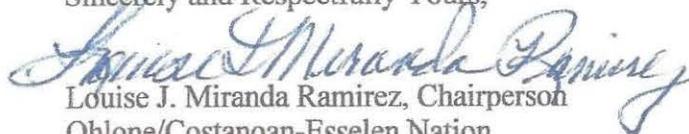
Ohlone/Costanoan-Esselen Nation objects to all excavation in known cultural lands, even when they are described as previously disturbed, and of no significant archaeological value. Please be advised that it is our first priority that our ancestor's remains be protected and undisturbed. We desire that all sacred burial items be left with our ancestors on site or as culturally determined by OCEN. All cultural items returned to Ohlone/Costanoan-Esselen Nation. We ask for the respect that is afforded all of our current day deceased, by no other word these burial sites are cemeteries, respect for our ancestors as you would expect respect for your deceased family members in today's cemeteries. **Our definition of respect is no disturbance.**

OCEN's Tribal leadership desires to be provided with archaeological reports/surveys, including subsurface testing, and presence/absence testing. OCEN request to be included in mitigation and recovery programs, reburial of any of our ancestral remains, placement of all cultural items, and that a Native American Monitor of Ohlone/Costanoan-Esselen Nation, approved by the OCEN Tribal Council be used within our aboriginal territory.

OCEN requests consultation on all projects affecting our aboriginal homelands, which include all ground disturbance (not limited to ground disturbance). It is our request to consult on projects to establish a procedure, 1. provide OCEN with all reports, 2. establish procedure for disturbance of unknown sites, 3. procedure for known sites, etc.

We ask that a sacred lands search with the Northwest Information Center, Sonoma State University and the Native American Heritage Commission. Please feel free to contact me at (408) 629-5189. Nimasianexelpasaleki. Thank you

Sincerely and Respectfully Yours,



Louise J. Miranda Ramirez, Chairperson
Ohlone/Costanoan-Esselen Nation
(408) 629-5189

ES EXECUTIVE SUMMARY

Impact	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>resource as defined in Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5.</p>			
<p>Impact 3.2.2 Project implementation could indirectly result in the potential disturbance of undiscovered cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features), paleontological resources (i.e., fossils and fossil formations), and unrecorded human remains.</p>	<p>PS</p>	<p>MM 3.2.2a Treatment of previously unidentified archaeological or paleontological deposits. During project construction, if any archaeological or paleontological resources (i.e., fossils) are found, the project applicant and/or its contractor shall cease all work within 25 feet of the discovery and immediately notify the City of Pacific Grove Community & Economic Development Director. The project applicant and/or its contractor shall retain a qualified archaeologist or paleontologist to evaluate the finds and recommend appropriate mitigation measures for the inadvertently discovered archaeological or paleontological resources. The City and the project applicant shall consider the mitigation recommendations and agree on implementation of the measure(s) that are feasible and appropriate. Such measures may include avoidance, preservation in place, excavation, documentation, curation, or other appropriate measures.</p> <p>MM 3.2.2b Treatment of previously unidentified human remains. During project construction, if human remains are discovered, the project applicant and/or its contractor shall cease all work within 25 feet of the find and notify the City of Pacific Grove Planning Division and the county coroner, per the requirements of California Health and Safety Code Section 7050.5. If the remains are determined to be Native American, the coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC shall designate a most likely descendant who will be authorized to provide recommendations for management of the Native American human remains. (See California Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5.)</p>	<p>LS</p>

N – No Impact
LS – Less Than Significant
LCC – Less Than Cumulatively Considerable
CC – Cumulatively Considerable
PS – Potentially Significant
PS – Less Than Cumulatively Considerable
CC – Cumulatively Considerable
 Hotel Durell
 Draft Environmental Impact Report
 City of Pacific Grove
 August 2017
 ES-6



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: Honorable Mayor and Members of City Council

FROM: Anastazia Aziz, AICP, Principal Planner

MEETING DATE: September 20, 2017

SUBJECT: Assembly Bill 52 CEQA Tribal Consultation

CEQA: Does not Constitute a "Project" per California Environmental Quality Act (CEQA) Guidelines

RECOMMENDATION

Receive as information.

BACKGROUND

Assembly Bill (AB) 52 requires California Environmental Quality Act (CEQA) lead agencies, such as the City, to consult with Native Americans early in the CEQA process. Any project with a Notice of Preparation or notice of Negative Declaration/Mitigated Negative Declaration published on or after July 1, 2015 is required to initiate consultation within 14 days of determining that a project is complete. In the case of a lead agency initiated project, such as a capital improvement project, a lead agency initiates consultation when the CEQA path is determined. It is incumbent on Council Members to stay abreast of legislative changes.

DISCUSSION

The purpose of the consultation is to identify tribal cultural resources (TCR) and develop mitigation measures if the project has the potential to impact these resources with the goal to avoid or substantially lessen significant impacts to TCRs.

Tribal cultural resources are:

1. Sites, features, places cultural landscapes, sacred places, and objects with cultural value to a tribe which is either on or eligible for inclusion in the California Historic Register or a local historic register, or
2. The lead agency, at its discretion and supported by substantial evidence, chooses to treat the resource as a TCR.

The lead agency is required to send a consultation initiation letter to the Native American tribes that have formally requested to be contacted. The letter includes a brief project description, location, lead agency contact information, and a statement that the tribe has 30 days to request consultation. The lead agency shall begin the consultation project within 30 days of receiving the tribe's request for consultation. Consultation must be undertaken in good faith by all parties and be confidential, respectful and patient. Consultation is concluded when either an agreement is reached regarding avoidance or mitigation of any significant effect on a TCR, or when a party concludes, in good faith, after reasonable effort, that agreement cannot be reached. The last step is for the lead

agency to include in the environmental document the mitigation measures that were agreed upon during consultation. If there is no consultation, or consultation is concluded without agreement, the lead agency must consider feasible mitigation.

Information provided by Native American tribes during consultation shall be included in a confidential appendix and will not be included in the cultural resources section of the environmental document. Outcomes of AB 52 consultation will be added to the finding, project decision and conditions of approval.

FISCAL IMPACT

None

GOAL ALIGNMENT

This agenda item is consistent with City Council Goal #8 Operational Excellence. Ensuring the City is in compliance with CEQA legislation and staff are trained to carry out new laws in a professional manner is a key strategy to fulfill this goal.

ATTACHMENTS

- 1. Assembly Bill 52

SUBMITTED BY:

REVIEWED BY:

Anastazia Aziz



Anastazia Aziz, AICP, Principal Planner

Ben Harvey, City Manager

ATTACHMENT 5
PUBLIC COMMENTS

Ohlone/Costanoan-Esselen Nation



Previously acknowledged as
The San Carlos Band of Mission Indians
The Monterey Band
And also known as
O.C.E.N. or Esselen Nation
P.O. Box 1101
Monterey, CA 93942

www.ohlonecostanoanesselenation.org

August, 2017

Katy Sanchez
Frank Lienart
Native American Heritage Commission
1530 Harbor Blvd. Suite 100
West Sacramento, CA 95691

Re: 1355 Lighthouse Ave., Pacific Grove, CA - CA-MNI-264

Sateki Atsa.

STAFF NOTE: This letter contains information that is redacted to help protect an identified, confidential archaeological/tribal cultural resource. The information is redacted at the request of the OCEN Native American Tribe on Sept. 28, 2017 pursuant to AB 52.

Ohlone/Costanoan-Esselen Nation is an historically documented previously recognized tribe. OCEN is the legal tribal government representative for over 600 enrolled members of Esselen, Carmelena, Monterey Band, Rumsen, Chalton, Soledad Mission, San Carlos Mission and/or Costanoan Mission Indian descent of Monterey County.

Ohlone/Costanoan-Esselen Nation objects to all excavation in known cultural lands, even when they are described as previously disturbed, and of no significant archaeological value. Please be advised that it is our first priority that our ancestor's remains be protected and undisturbed. We desire that all sacred burial items be left with our ancestors on site or as culturally determined by OCEN. All cultural items returned to Ohlone/Costanoan-Esselen Nation. We ask for the respect that is afforded all of our current day deceased, by no other word these burial sites are cemeteries, respect for our ancestors as you would expect respect for your deceased family members in today's cemeteries. Our definition of respect is no disturbance.

The approval of this project will destroy a known archaeological site within the City of Pacific Grove. For years Ohlone/Costanoan-Esselen Nations Ancestral sites have been destroyed in the name of progress in Pacific Grove and throughout Monterey County. This archaeological site is an undisturbed site and includes [redacted] level with the soil, [redacted] on the ground, in [redacted] and much more of cultural importance. Just walking the land disturbs the dark midden soil, abalone and mussel shells. On behalf of our history, which is also the history of Pacific Grove, we ask that there be no destruction of our Sacred Ancestral Site.

On behalf of Ohlone/Costanoan-Esselen Nation we have participated in a consultation based on AB52 and request that meaningful consultation continue before there is destruction of our Sacred Ancestral Site. During AB52 Consultation I requested a 50 meter zone of protection around the [redacted] on this property (which was agreed upon at one time). We also discussed an easement/conservation placed on the 50 meter/164 foot area for the protection of the [redacted] and [redacted].

Wendy Lao, Planner, requested that I contact the owner of the property that they would like to speak with me. I said I did not want to speak with the owners to avoid any problems. After several times being asked I said I would think of about it (phone message attached). I decided to speak with the owners and called on June 8, 2017. I spoke with Mrs. Smith, I said that Wendy Lao had asked me to call and I wanted her and her husband to know that this has nothing to do with them personally. My responsibility to my people is to protect OCEN's sacred sites and our Ancestors. Mrs. Smith asked why didn't I want them to build their house? I said to her that it was my job to protect the land and that it is possible that digging could disturb our ancestors remains. She said that we could move them, that they would have their pipes set above ground and it was time for the land to have new memories. She said she was a Physician and that she has been reading many books about my people, that we were a Nomadic people and didn't even know how to make permanent housing. She kept saying that I didn't want her to have her house. I said that I was going to end the call before it got worse. I believe at that time nothing I said was going to make a difference, therefore I said it was time to end the call. She was worried about her house being built but never said [redacted]

ATTACHMENT 5
PUBLIC COMMENTS

For two months during consultation there has been discussion on the area of protection. This month I was advised by Wendy Lao, Planner for the City of Pacific Grove that the owners changed and are willing to place a 50 foot protection around the [REDACTED]. But they are willing to discuss an additional amount if I, on behalf of OCEN write a letter approving their building the house on this OCEN sacred site and not speak against this project publicly. My response was NO, I will not give up our rights to protect this Sacred Registered Site.

Again, on the agenda this month we were advised that this project is to be closed for consultation within the Pacific Grove Planning Department and moving forward to the next step. We were also advised that the owners have hired a land lawyer to move this project forward without a conservancy. Though I have been advised that this project has no water credits and is on a list which may take 10 years to be completed, if we do not speak now this project will be approved and the destruction of our cultural site will happen.

There is a video on you tube listed under Stories by Alex, stating that this site estimated to be 7,000 years old. The destruction of our sites continues in this city. This site will soon have a 6,000 square foot home, plus driveway that will destroy much that is sacred on this site (project map attached). How do we protect this site, without money? How do we work to insure that the Mitigation section below can work for OCEN.

7. 21084.3: Mitigation

- (a) Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.
- (b) If the lead agency determines that a project may cause a substantial adverse change to a tribal cultural resource, and measures are not otherwise identified in the consultation process provided in Section 21080.3.2., the following are examples of mitigation measures that, if feasible, may be considered to avoid or minimize the significant adverse impacts.
- (1) Avoidance and preservation of the resources in place, including, but not limited to planning and construction to avoid the resources and protect the cultural and natural context, or planning green space, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - (2) Treating the resource with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to the following:
 - (A) Protecting the cultural character and integrity of the resource.
 - (B) Protecting the traditional use of the resource.
 - (C) Protecting the confidentiality of the resource.
 - (3) Permanent conservation easements or other interest in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or place
 - (4) Protecting the resource.

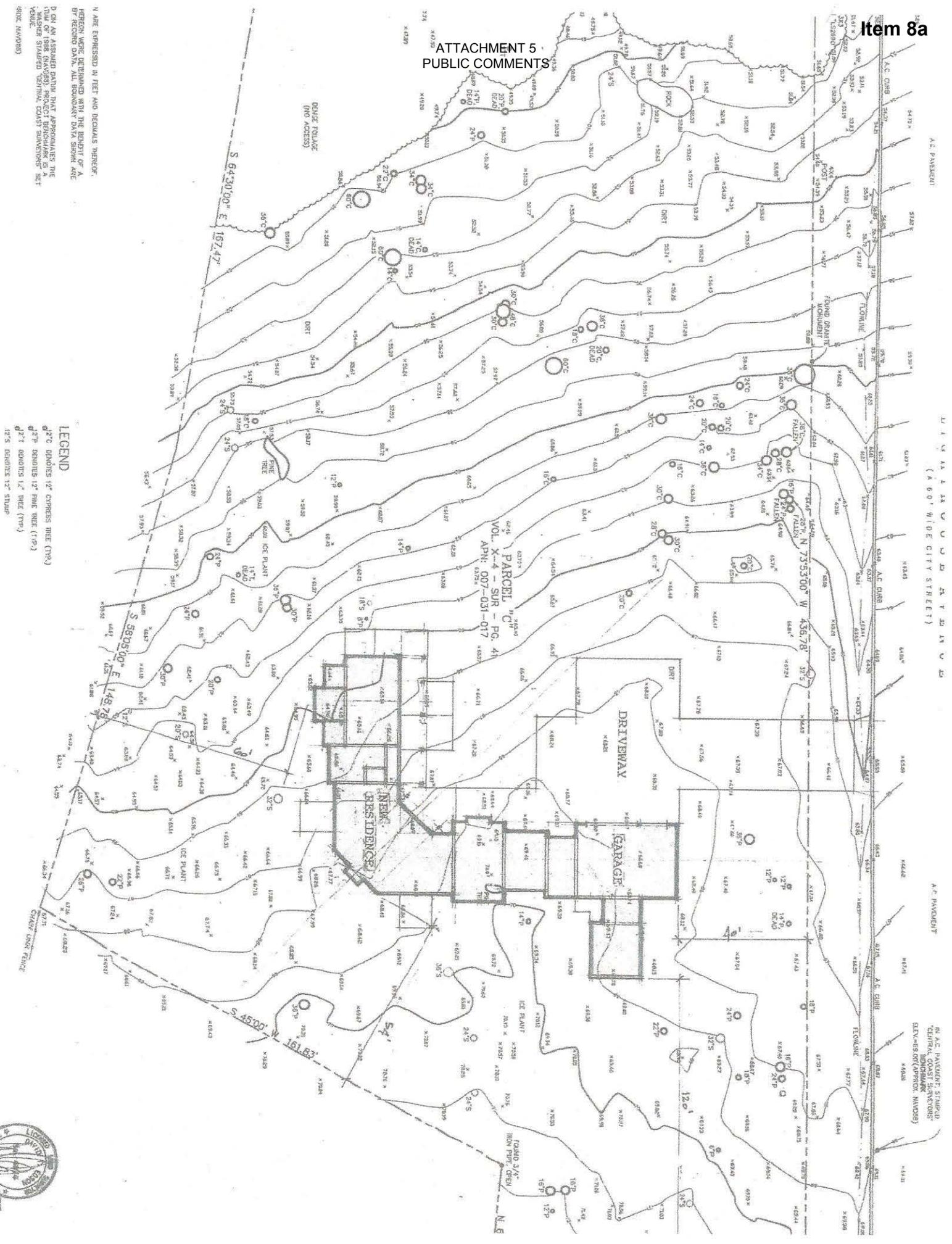
I am attaching a couple of emails from Katy Sanchez in reference to the project within the site of CA-MNT-264 and our request for assistance in protecting this site. It is our hope that we can continue working together to protect the history of our people, and the history of Pacific Grove. Please feel free to contact me at (408) 629-5189 with any questions.

Nimasianexelpasaleki


Louise J. Miranda Ramirez
OCEN Tribal Chairwoman
Ohlone/Costanoan-Esselen Nation

Cc: OCEN Tribal Council

ATTACHMENT 5
PUBLIC COMMENTS



N ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 MEASUREMENTS WERE DETERMINED WITH THE BENEFIT OF A
 BY REFLECTED SIGHT, ALL RELEVANT DATA SHOWN ARE
 P. OR AN ASSUMED POINT THAT APPROXIMATE THE
 (TUM OF CORNER (NAD83) POINT BEING AT THE
 . WASTES STAGED CENTRAL COAST SANITATION SET
 YENDE.
 (BOOK NUMBER)

LEGEND
 227P DENOTES 12" CYPRESS TREE (TR)
 147P DENOTES 12" PINE TREE (TR)
 157P DENOTES 12" PINE TREE (TR)
 175 DENOTES 12" STUMP



ATTACHMENT 5
PUBLIC COMMENTS

Subject: neighbor's to your sacred site on Lighthouse Ave.
From: Stephanie Turcotte (meer367@gmail.com)
To: ramirez.louise@yahoo.com;
Date: Friday, January 20, 2017 12:46 PM

Dear Ms. Ramirez,

My name is Stephanie Edenholm and my husband is Greg Edenholm. We live at 120 Asilomar and our property butts up to Kevin and Linda Smith's property. We were aware that they purchased the property next to us; however, they told us that they weren't going to do anything with it for at least 10 years and that they purchased it for their children.

We learned about the recent site plan review meeting the day before it was scheduled to happen and only by accident because I was walking by and saw the notice. None of the neighbor's went to the meeting because we were not notified in advance.

I speak for my husband and myself when I say that we support you in protecting this sacred land. Additionally, this is one of the few remaining places where the wildlife, especially deer, can live without being disturbed.

We don't even know how this can happen since there isn't any water available. The city says that they don't have water nor are they on the long list to receive water. Unless you know something that we don't. Please let us know how we can help support you.

Respectfully,

Stephanie Edenholm

--

Stephanie Turcotte
Taproot "where experience roots knowledge"
(805) 990-3920
meer367@gmail.com

STAFF NOTE: This letter contains information that is redacted to help protect an identified, confidential archaeological/tribal cultural resource. The information is redacted at the request of the OCEN Native American Tribe on Sept. 28, 2017, pursuant to AB 52.

Subject: RE: 1355 Lighthouse Ave. CA-MNT-264

From: katy.sanchez@nahc.ca.gov
To: wlao@cityofpacificgrove.org; ramirez.louise@yahoo.com
Cc: Frank.Lienert@NAHC.CA.GOV; aaziz@cityofpacificgrove.org; mbrodeur@cityofpacificgrove.org; lhalloran@cityofpacificgrove.org
Date: Thursday, January 19, 2017, 10:24:26 AM PST

Dear Ms. Leo,

Thank you for taking my call this morning regarding this project located at 1355 Lighthouse Ave. Pacific Grove. I am very happy to hear that this plan is not finalized and is still in the planning stages. From what I have been told this property contains [redacted] and [redacted] which can indicate the presence of a habitation site or village site, and is also in the area of a known archaeological site Ca-MNT-264, this is all the more reason to include the tribe in consultation. Archaeologists look for empirical information and data collection, and often ask for additional testing of the site, which destroys the site and perhaps it's cultural attributes and sacredness. Early planning such as green spaces, cultural easements etc. as well as on going consultation with the tribe, is very important. The archaeologist's suggestion of 50 meters or 150 feet from the [redacted] may not be appropriate as most [redacted] can be considered like "icebergs", with only 96% showing. It is often the case where Native American tribes are the only sources of information on sites. Please carry on meaningful consultation with the tribe. Consultation does not end with providing recommendations made by the tribe, but the continued conversation and the project's completion.

Thank you for your time and consideration.

Katy Sanchez
Associate Environmental Planner
Native American Heritage Commission
(916) 373-3712

From: Wendy Lao [mailto:wlao@cityofpacificgrove.org]
Sent: Wednesday, January 11, 2017 10:07 AM
To: Louise Ramirez
Cc: Sanchez, Katy@NAHC; Lienert, Frank@NAHC; Anastasia Aziz; Brodeur, Mark@City of Pacific Grove; Laurel O'Halloran
Subject: Re: 1355 Lighthouse Ave. CA-MNT-264

Dear Ms. Ramirez

I apologize for the misunderstanding and the miscommunication. To clarify, this is not the final Site Plan Review Committee meeting for this project. The applicant is still working to revise the plans, and there will be another SPRC meeting at another date. However, after staff discussion, we decided to bring this item to the SPRC today for a preliminary review out of convenience since a meeting was already scheduled - it is difficult to get the SPRC together.

Also, please note that PG M.C. 23.86.080 states that the only public noticing requirement for SPRC meetings is to post a notice on the subject lot.

In addition, the SPRC is not the approval body for this project. No decisions will be made today.

Nonetheless, please be assured that OCEN will be notified of the ARB meeting.

Thank you,
Wendy

Wendy Lao, Assistant Planner
City of Pacific Grove, CEDD Planning Division
Ph: (831) 648-3185<tel:(831)%20648-3185> | Fax: (831) 648-3184<tel:(831)%20648-3184>
www.cityofpacificgrove.org/cedd<http://www.cityofpacificgrove.org/cedd>
wloa@cityofpacificgrove.org<mailto:wloa@cityofpacificgrove.org>

On Wed, Jan 11, 2017 at 9:39 AM, Louise Ramirez <louise@ohlonecostanoanesselelnation.org> wrote,

Saleh Asalsa,

Attached please find OCEN's response to the City of Pacific Grove's approval for building on 1355 Lighthouse Ave. Pacific Grove today. I was not advised that this meeting would happen today. OCEN has objected to the destruction of this known sacred ancestral site.

Louise J. Miranda Ramirez
Tribal Chairwoman
Ohlone/Costanoan-Esseten Nation

www.ohlonecostanoanesselelnation.org<

http://www.ohlonecostanoanesselelnation.org

ATTACHMENT 5
PUBLIC COMMENTS



Subject: RE: CA-MNT-264

From: katy.sanchez@nahc.ca.gov
To: ramirez.louise@yahoo.com
Date: Thursday, December 24, 2015, 10:54:14 AM PST

Hi Louise,

I called Wendy Lao at (831) 648-3185 about this project and here is what she said. The owners do not had the permits to do anything on the property. They still have to go through the Architectural Design Board for a permit and also the Coastal Development Process. They have not been approved for any construction (maybe in this case destruction). Anyway, maybe these people are just trying to put things up to make everyone mad. Take Care and have a safe and healthy Holiday Season!!

Katy Sanchez
Native American Heritage Commission
(916) 373-3712

From: Louise Ramirez [ramirez.louise@yahoo.com]
Sent: Monday, December 21, 2015 2:54 PM
To: Sanchez, Katy@NAHC
Subject: CA-MNT-264

Hi Katy,

Attached is an article printed by the Monterey County Weekly, for your information. It shows the mortars. I will be sending a letter soon. Thank you.

Louise J. Miranda Ramirez
Tribal Chairwoman
Ohlone/Costanoan-Esselen Nation

www.ohlonecostanoanesselenation.org <<http://www.ohlonecostanoanesselenation.org/>>

Ohlone/Costanoan-Esselen Nation

Previously acknowledged as
The San Carlos Band of
Mission Indians
The Monterey Band
And also known as
O.C.E.N. or Esselen Nation
P.O. Box 1301
Monterey, CA 93942

www.ohlonecostanoanesselenation.org.

December 2, 2015

Katy Sanchez
Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691

Anastazia Aziz, AICP
Senior Planner
City of Pacific Grove
300 Forest Ave., Second Floor
Pacific Grove, CA 93950

Re: 1355 Lighthouse Ave., Pacific Grove, CA - CA-MNT-264

Saleki Atsa,

Ohlone/Costanoan-Esselen Nation objects to all excavation in known cultural lands, even when they are described as previously disturbed, and of no significant archaeological value.

Sunday, November 29, I received a telephone call as well as email notification from friends that there was disturbance on a known site in Pacific Grove. Unable to contact the NAHC on a Sunday I sent an email to Katy and contacted the Pacific Grove Police Dept. to report destruction on this known site.

Monday, November 30, I spoke with Katy from the NAHC. I also spoke with Anastazia who said no planning or building permits had been issued for any work on the property. I requested that the bin on site not be removed so we could make sure no cultural items were disturbed and dumped. I also asked for a meeting be set to walk the land. I was advised that the only material that could be removed would be dead branches/wood.

On December 1, 2015, I met on site with Anastazia Azia (Sr. Planner), Kevin Smith (property owner), Edward Martinez (OCEN Tribal Council) and Dan Gho (Public Works). We walked the area around the [REDACTED] and [REDACTED] were scattered around the [REDACTED]. These [REDACTED] may have been tools used on the [REDACTED]. There were mussel and abalone shell fragment in view throughout the property. In moving the ice plant which covers most of the property, I believe the soil throughout the property to be midden. I was provided by Anastazia Azia a copy of the Preliminary Archaeological Assessment of Assessor's Parcel 007-031-017, Pacific Grove, Monterey County CA by Gary S. Breschini, on July 29, 2015. The report was prepared for Kevin Smith/Joseph Rock, Architect. Mr. Kevin Smith then purchased the property in September 2015. Mr. Breschini, according to the report on July 23, 2015 screened the soil from 2 auger holes with no evidence of human remains and a lack of cultural material in the location where the owner desires to place a driveway on the property. Though aware human remains were not disturbed does not remove the possibility due to the size of the driveway and property. More important is that 24 previously recorded archaeological sites are recorded with in one kilometer (.6 mile) of this parcel. We believe that this is of significant information to record as a ancient/sacred village site of our OCEN Ancestors.

STAFF NOTE: This letter contains information that is redacted to help protect an identified, confidential archaeological/tribal cultural resource. The information is redacted at the request of the OCEN Native American Tribe on Sept. 28, 2017, pursuant to AB 52.

It is OCEN's request that the protection of 50 meters in front of [REDACTED] I was advised that NO PERMITS ARE APPROVED for any work on this property and that only the dead wood was/is being removed. Yet according to the Kevin Smith the property owner, he hopes to put in the drive way and then a home in the near future. (Currently there is a stop build because of no water.)

I received a copy of the City of Pacific Grove, Community & Economic Development Department - Planning Division, Permit & Request Application for Tree Permit (TP) and notice that hand written on the top of the permit is notice of - Replant 5 Mty Pines 5 gallon due 1-4-16 (copy attached). It is our request that these trees not be planted. If they are to be planted that an OCEN Tribal Monitor approved by the OCEN Tribal Council be hired.

Aware that despite our objection, disturbance continues, therefore we request that a Native American Monitor of Ohlone/Costanoan-Esselen Nation, approved by the OCEN Tribal Council be used within our aboriginal territory. Please be advised that it is our first priority that our ancestor's remains be protected and undisturbed. We desire that all cultural and sacred items be left with our ancestors on site or where they are discovered. We ask for the respect that is afforded all of our current day deceased, by no other word these burial sites are cemeteries, respect for our ancestors as you would expect respect for your deceased family members in today's cemeteries. **Our definition of respect is no disturbance.**

The OCEN Tribal leadership requests to be consulted with:

- 1) surveys,
- 2) subsurface testing,
- 3) presence/absence testing, plus
- 4) participate in mitigation and recovery programs,
- 5) reburial of all of our ancestral remains, and
- 6) final decision on placement of all cultural items.

We are aware that Archaeological Consulting, chooses to work with **individuals** not representing Ohlone/Costanoan-Esselen Nation though we are the legal tribal government representative for over 600 enrolled members of Esselen, Carmeleno, Monterey Band, Rumsen, Chalon, Soledad Mission, San Carlos Mission and/or Costanoan Mission Indian descent.

Nimasianexelpasaleki



Louise J. Miranda Ramirez
OCEN Tribal Chairwoman
2653 McLaughlin Ave.
San Jose, CA 95121

Cc: Delphina Garcia Penrod, OCEN Councilmember
Edward Martinez, OCEN Councilmember

ATTACHMENT 5
PUBLIC COMMENTS**Ohlone/Costanoan-Esselen Nation**

Previously acknowledged as
The San Carlos Band of Mission Indians
The Monterey Band
And also known as
O.C.E.N. or Esselen Nation
P.O. Box 1301
Monterey, CA 93942

www.ohlonecostanoanesselelnation.org.

January 11, 2017

Katy Sanchez
Frank Lienert
Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691

Bill Kampe, Mayor and
Pacific Grove City Council
City of Pacific Grove
300 Forest Ave.
Pacific Grove, CA 93950

Re: 1355 Lighthouse Ave., Pacific Grove, CA - CA-MNT-264

Saleki Atsa,

Ohlone/Costanoan-Esselen Nation is an historically documented previously recognized tribe. OCEN is the legal tribal government representative for over 600 enrolled members of Esselen, Carmeleno, Monterey Band, Rumsen, Chalon, Soledad Mission, San Carlos Mission and/or Costanoan Mission Indian descent of Monterey County.

Ohlone/Costanoan-Esselen Nation objects to all excavation in known cultural lands, even when they are described as previously disturbed, and of no significant archaeological value. Please be advised that it is our first priority that our ancestor's remains be protected and undisturbed. We desire that all sacred burial items be left with our ancestors on site or as culturally determined by OCEN. All cultural items returned to Ohlone/Costanoan-Esselen Nation. We ask for the respect that is afforded all of our current day deceased, by no other word these burial sites are cemeteries, respect for our ancestors as you would expect respect for your deceased family members in today's cemeteries. **Our definition of respect is no disturbance.**

The approval of this project will destroy a known archaeological site within the City of Pacific Grove. For years Ohlone/Costanoan-Esselen Nations Ancestral sites have been destroyed in the name of progress in Pacific Grove. This archaeological site is an undisturbed site and includes [REDACTED] and much more of cultural importance. Just walking the land disturbs the dark midden soil, abalone and mussel shells. **On behalf of our history, which is also the history of Pacific Grove, we ask that there be no destruction of our Sacred Ancestral Site.**

On behalf of Ohlone/Costanoan-Esselen Nation we have participated in a beginning level of consultation based on AB52 and request that meaningful consultation continue before there is destruction of our Sacred Ancestral Sites. One meeting does not fulfill our request to protect this land or satisfy the requirements of AB52.

I hope that we can continue working together to protect the history of our people, and the history of Pacific Grove. I can be contacted at (408) 629-5189 with any questions.

Nimasianexolpasaleki


Louise J. Miranda Ramirez
OCEN Tribal Chairwoman
Ohlone/Costanoan-Esselen Nation

Cc: OCEN Tribal Council

STAFF NOTE: This letter contains information that is redacted to help protect an identified, confidential archaeological/tribal cultural resource. The information is redacted at the request of the OCEN Native American Tribe on Sept. 28, 2017, pursuant to AB 52.

ATTACHMENT 5
PUBLIC COMMENTS**CITY OF PACIFIC GROVE**

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3183 • FAX (831) 648-3184

AGENDA

SITE PLAN REVIEW COMMITTEE

DATE & TIME: Wednesday, January 11, 2017
10:00am

LOCATION: City Manager's Conference Room, City Hall, 2nd Story
300 Forest Ave., Pacific Grove, CA 93950

AGENDA**1. ROLL CALL****2. COMMENTS FROM THE PUBLIC**

Comments from the audience will not receive Committee action. Comments may concern matters either on or not on the agenda, but must deal with matters subject to the jurisdiction of the Site Plan Review Committee.

3. Regular Agenda

Members of the public are welcome to offer their comments on any of the following items after being recognized by the Chair. Presentations will be limited to three minutes, or as otherwise established by the Commission Chair. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that they are identified in the minutes.

a. Address: 520 Lighthouse Ave

Permit Application: Architectural Permit 16-1011

Project Description: To allow the demolition of the existing building and to build a new 4 story 34,214 sf mixed use building, consisting of retail and residential town-homes.

Applicant/Owner: Phil Johnson, Architect

Zone District: C-D

General Plan Designation: Commercial

Assessor's Parcel Number: 006-178-009

CEQA Status: Section 15332 Class 32 Categorical Exemption

Staff Reference: Laurel O'Halloran, Associate Planner

- b. Address:** 157 Grand Avenue
Permit Application: Architectural Permit and Use Permit No. 16-203
Project Description: To allow the demolition of the existing building and to build a new 86,070 sf 125 unit hotel & restaurant facility.
Applicant/Owner: R & M Design, Randy Russom/ Nader Agha
Zone District: C-1-T
General Plan Designation: Light Commercial/Hotel/Condominium District
Assessor's Parcel Number: 006-175-001
CEQA Status: Mitigated Negative Declaration
Staff Reference: Laurel O'Halloran, Associate Planner
- c. Address:** 779 Asilomar Blvd.
Permit Application: Architectural Permit, Use Permit, and Tree Permit with Development No. 16-211
Project Description: To add a 2,546 square feet second floor to "Building C" located at the rear of the property for a total of a two-story 5,082 gross square feet building, and to allow "Building F" the removal of two guest units to be replaced with a larger breakfast room and laundry room; and to allow tree trimming.
Applicant/Owner: Ed Rinchart/Prakash Babu
Zone District: R-3-M
General Plan Designation: VA/MDR 17.4 DU/ac
Assessor's Parcel Number: 006-582-034
CEQA Status: Exempt under CEQA Guidelines Section 15301(e)(2).
Staff Reference: Wendy Lao, Assistant Planner
- d. Address:** Permit Application: 1355 Lighthouse Ave.
Project Description: To allow a new two-story, 5,960 square feet single-family residence in vacant lot, located in the Coastal Zone, Archaeological Zone, and Environmentally Sensitive Habitat Area.
Applicant/Owner: Joseph Rock/Kevin & Linda Smith
Zone District: R-1-B-4
General Plan Designation: Low Density 5.4 DU/ac
Assessor's Parcel Number: 007-031-017
CEQA Status: Mitigated Negative Declaration
Staff Reference: Wendy Lao, Assistant Planner

4. ADJOURNMENT

The City of Pacific Grove does not discriminate against individuals with disabilities and meetings are held in accessible facilities. The City Council Chamber is an accessible facility. A limited number of devices are available to assist those who are hearing impaired. If you would like to use one of these devices, please contact the Community and Economic Development Department Staff at (831) 648-3183.

ATTACHMENT 5
PUBLIC COMMENTS**Ohlone/Costanoan-Esselen Nation**

Previously acknowledged as
The San Carlos Band of
Mission Indians
The Monterey Band
And also known as
O.C.E.N. or Esselen Nation
P.O. Box 1301
Monterey, CA 93942

www.ohlonecostanoanesselenation.org.

December 2, 2015

Katy Sanchez
Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691

Anastazia Aziz, AICP
Senior Planner
City of Pacific Grove
300 Forest Ave., Second Floor
Pacific Grove, CA 93950

STAFF NOTE: This letter contains information that is redacted to help protect an identified, confidential archaeological/tribal cultural resource. The information is redacted at the request of the OCEN Native American Tribe on Sept. 28, 2017, pursuant to AB 52.

Re: 1355 Lighthouse Ave., Pacific Grove, CA - CA-MNT-264

Saleki Atsa,

Ohlone/Costanoan-Esselen Nation objects to all excavation in known cultural lands, even when they are described as previously disturbed, and of no significant archaeological value.

Sunday, November 29, I received a telephone call as well as email notification from friends that there was disturbance on a known site in Pacific Grove. Unable to contact the NAHC on a Sunday I sent an email to Katy and contacted the Pacific Grove Police Dept. to report destruction on this known site.

Monday, November 30, I spoke with Katy from the NAHC. I also spoke with Anastazia who said no planning or building permits had been issued for any work on the property. I requested that the bin on site not be removed so we could make sure no cultural items were disturbed and dumped. I also asked for a meeting be set to walk the land. I was advised that the only material that could be removed would be dead branches/wood.

On December 1, 2015, I met on site with Anastazia Azia (Sr. Planner), Kevin Smith (property owner), Edward Martinez (OCEN Tribal Council) and Dan Gho (Public Works). We walked the area around the [REDACTED] and [REDACTED] were scattered around the [REDACTED]. These [REDACTED] may have been tools used on the [REDACTED]. There were mussel and abalone shell fragment in view throughout the property. In moving the ice plant which covers most of the property, I believe the soil throughout the property to be midden. I was provided by Anastazia Azia a copy of the Preliminary Archaeological Assessment of Assessor's Parcel 007-031-017, Pacific Grove, Monterey County CA by Gary S. Breschini, on July 29, 2015. The report was prepared for Kevin Smith/Joseph Rock, Architect. Mr. Kevin Smith then purchased the property in September 2015. Mr. Breschini, according to the report on July 23, 2015 screened the soil from 2 auger holes with no evidence of human remains and a lack of cultural material in the location where the owner desires to place a driveway on the property. Though aware human remains were not disturbed does not remove the possibility due to the size of the driveway and property. More important is that 24 previously recorded archaeological sites are recorded within one kilometer (.6 mile) of this parcel. We believe that this is of significant information to record as an ancient/sacred village site of our OCEN Ancestors.

It is OCEN's request that the protection of 50 meters surround [REDACTED]. I was advised that NO PERMITS ARE APPROVED for any work on this property and that only the dead wood was/is being removed. Yet according to the Kevin Smith the property owner, he hopes to put in the drive way and then a home in the near future. (Currently there is a stop build because of no water.)

I received a copy of the City of Pacific Grove, Community & Economic Development Department - Planning Division, Permit & Request Application for Tree Permit (TP) and notice that hand written on the top of the permit is notice of - Replant 5 Mty Pines 5 gallon due 1-4-16 (copy attached). It is our request that these trees not be planted. If they are to be planted that an OCEN Tribal Monitor approved by the OCEN Tribal Council be hired.

Aware that despite our objection, disturbance continues, therefore we request that a Native American Monitor of Ohlone/Costanoan-Esselen Nation, approved by the OCEN Tribal Council be used within our aboriginal territory. Please be advised that it is our first priority that our ancestor's remains be protected and undisturbed. We desire that all cultural and sacred items be left with our ancestors on site or where they are discovered. We ask for the respect that is afforded all of our current day deceased, by no other word these burial sites are cemeteries, respect for our ancestors as you would expect respect for your deceased family members in today's cemeteries. **Our definition of respect is no disturbance.**

The OCEN Tribal leadership requests to be consulted with:

- 1) surveys,
- 2) subsurface testing,
- 3) presence/absence testing, plus
- 4) participate in mitigation and recovery programs,
- 5) reburial of all of our ancestral remains, and
- 6) final decision on placement of all cultural items.

We are aware that Archaeological Consulting, chooses to work with **individuals** not representing Ohlone/Costanoan-Esselen Nation though we are the legal tribal government representative for over 600 enrolled members of Esselen, Carmeleno, Monterey Band, Rumsen, Chalon, Soledad Mission, San Carlos Mission and/or Costanoan Mission Indian descent.

Nimasianexelpasaleki


Louise J. Miranda Ramirez
OCEN Tribal Chairwoman
2653 McLaughlin Ave.
San Jose, CA 95121

Cc: Delphina Garcia Penrod, OCEN Councilmember
Edward Martinez, OCEN Councilmember

Replant 5 Mtg Pines 5 gallon duc 1-4-16

ATTACHMENT 5
PUBLIC COMMENTS



CITY OF PACIFIC GROVE

Community & Economic Development Department - Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
T: 831.648.3183 • F: 831.648.3184 • www.ci.pg.ca.us/cdd
Permit & Request Application
for Tree Permit (TP)

Post:	10 Post
Pull:	
Replant:	1-1
Tree Health:	DEAD
Arborist Report Required:	attached
App.#:	15-0364
Fee:	✓

Tree Inspection Liability Disclosure: The City shall not be responsible for any damage to property or persons caused by, or related to, trees located on private property. It is the owner's responsibility to maintain all trees on their property in a reasonable and safe manner, and any inspection performed by the City is a limited advisory assessment only. For a more thorough inspection, the owner should contact a certified arborist. All tree work within the City of Pacific Grove requires an application to be on file.

A permit will be issued based on the City of Pacific Grove Tree Ordinance 12.20.040 Pruning and Removal of Protected trees.

RECEIVED

Property Address:

1355 LIGHTHOUSE AVE

Owner:

Kevin & Linda Smith

Applicant:

Kevin Smith

Phone:

831-869-0037

Phone:

831-869-0037

E-mail:

andrilman@aol.com

E-mail:

andrilman@aol.com

COMMUNITY DEV. DEPT

3

Tree #

Type/Species

Requested Action: (trim, remove)

MONTECY PINE
CYPRESS
CYPRESS

DEAD - REMOVAL
DEAD - REMOVAL
DEAD - REMOVAL

*Attach additional sheets if required for above listings.

Trimming less than 25% of tree OR branches are less than 6"

Dead Tree

Reason for Request (Please provide brief description. Details may follow in the report)

MANY DRY & DEAD BRANCHES ARE A FIRE HAZARD & PROVIDE COVER FOR HOMELESS SHELTERS & AREAS FOR TEENAGE DRINKING.

Is there an active Planning/Building permit for this property?

Yes No

The following conditions must be met prior to any tree removal or trimming:

1. NO WORK IS PERMITTED until you have picked up and paid the application fee for an approved permit for tree work.
2. A live tree request for removal requires an arborist report and tree hazard evaluation form completed by a Certified Arborist and submitted with this application.
3. All tree work activity shall comply with the provisions of the PGM Title 12, Trees and the Urban Forest.
4. A site plan must accompany the application showing the location of the trees to be worked on and the location of replants.
5. Substantial Pruning or Removal of any Protected Tree requires a permit except in an Emergency, in compliance with PGM 12.20.040
6. All trees to be removed must be marked with a bright ribbon around the trunk of the tree.
7. After the permits have been received and processed, the City Arborist will do a site visit and post the permit at the job site for 10 working days.
8. Any protected tree removed must be replaced with a 1:1 ratio of species approved by the City Arborist within 60 days of removal.
9. Permits expire 60 days after its effective date. The City Arborist may grant up to one extension not to exceed 30 days.

*This list is not comprehensive of all conditions that may be required for tree removal and trimming work.

This particular tree permit is Exempt - CEQA Exemption Class 4s.15304 Minor Alterations to Land.

I request to pay in lieu fees (\$687/tree) in place of replanting _____ trees, in the amount of \$ _____

*Request will be approved or denied by the City Arborist

I have read and agree with the conditions of this application and hereby grant permission for City Personnel to inspect the trees on my property.

I, _____ authorize _____ to represent me in the application and processing of this permit.
(Owner Name) (Agent Name)

Kevin M. Smith
Owner Signature

9/23/15
Date

Site visit 10/6/15 re: report
Phone 10/1/15
Call 10/1/15

TP 15-0364

HOUSE

203.97

157.19

115

Pine +

NON-NATIVE

Cypress

18

167.491

CYPRESS GROVE

CYPRESS + PINE

DEAD WOODING
+
CANOPY THINNING

1355 LIGHTHOUSE

728.78

NOT DISTURBED

MONTEREY
PIVES

Area for Planting
of new Cypress

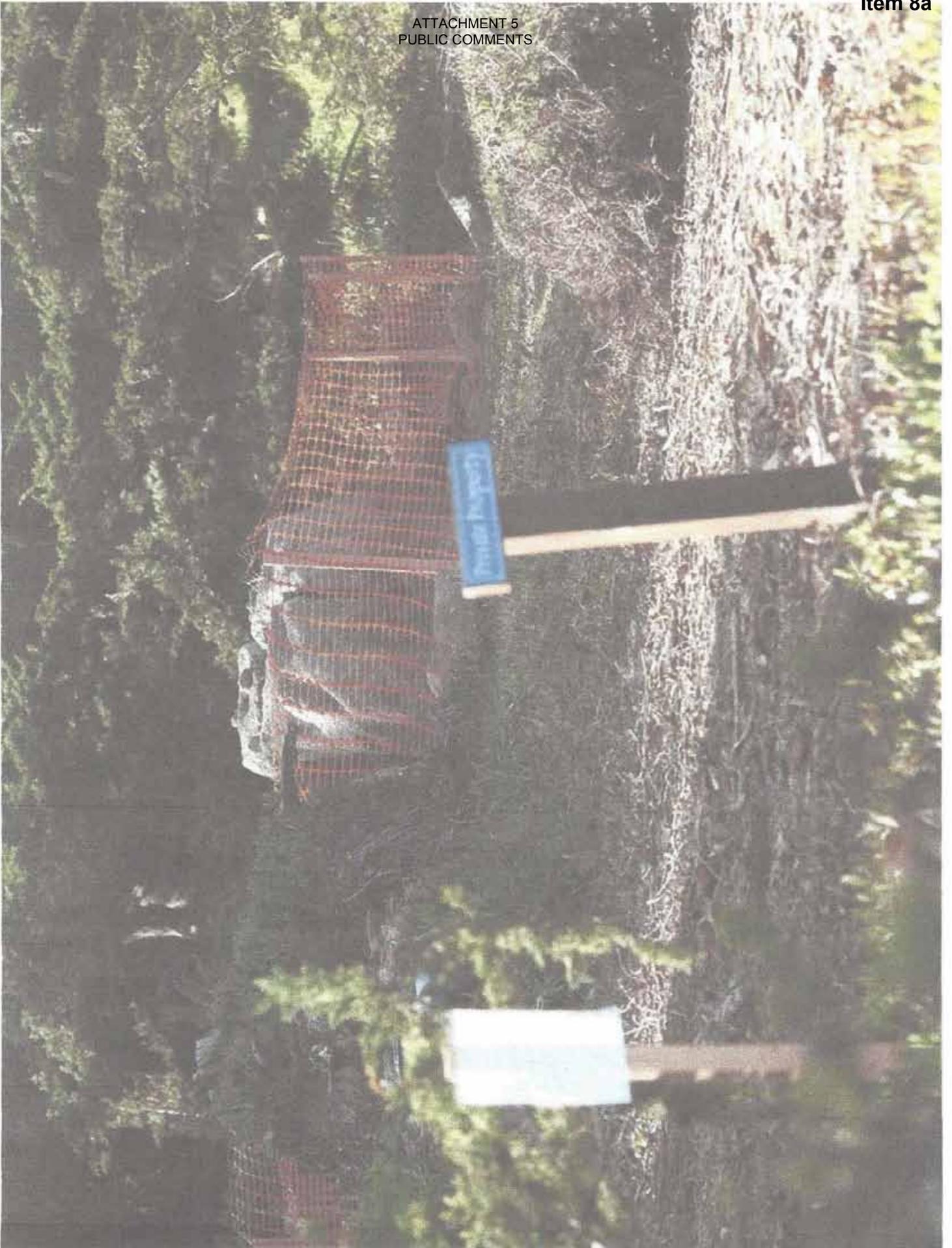
140.78

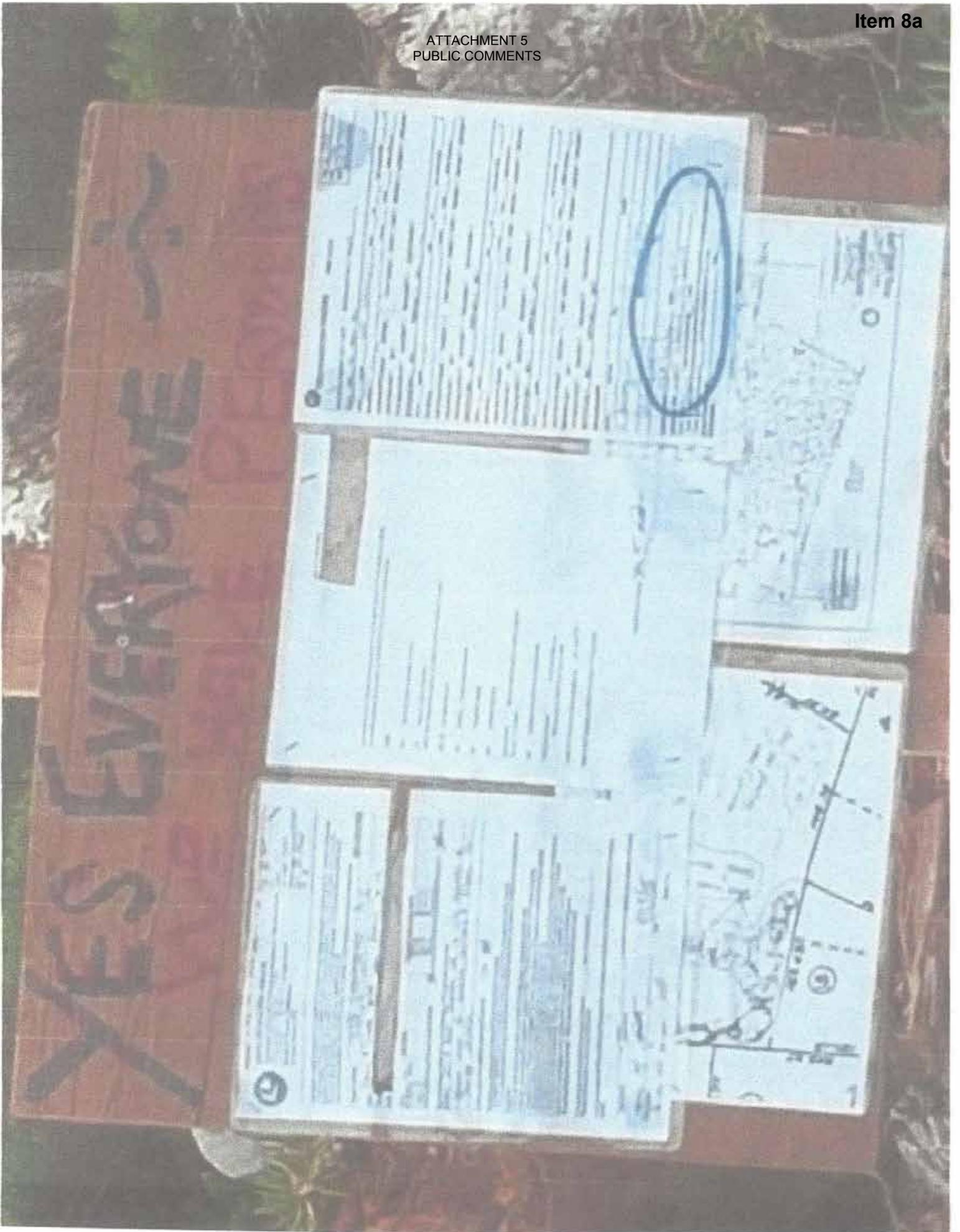
161.85

A

26

ATTACHMENT 5
PUBLIC COMMENTS





TP 15-0364

(NOT TO BE DISTURBED)

Photo 1. Mock heather shrubs – Black legless lizard habitat in NE corner of property.



Photo 2. Monterey pines infected with pine pitch canker.



From Tom Moss Report: (Complete Report)
Available

Photo 3. Dying large Monterey pine.

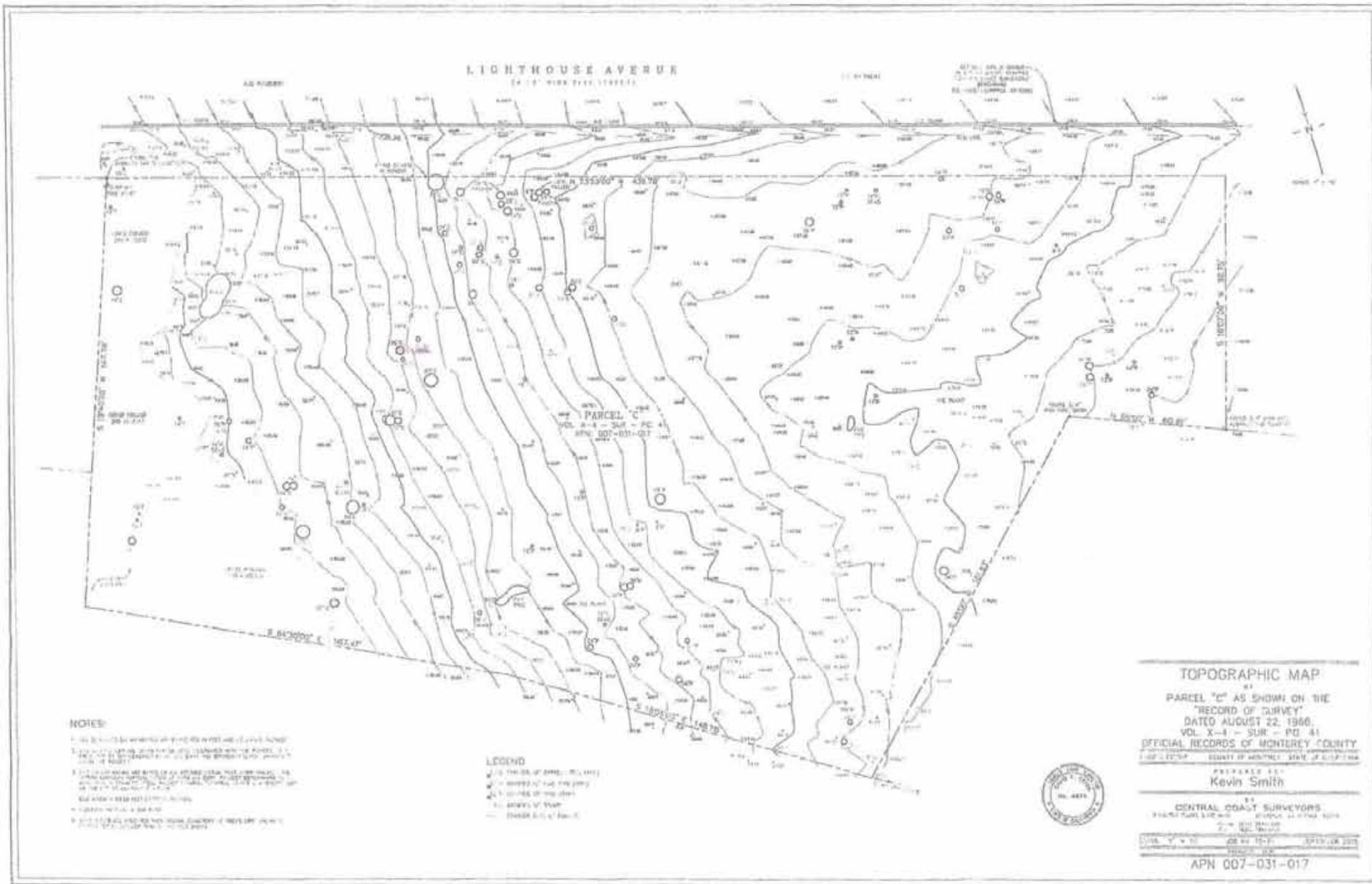


Photo 4. Monterey cypress grove in need of dead wooding and canopy thinning.



From Tom Moss Report

ATTACHMENT 5
PUBLIC COMMENTS





TREE EVALUATION FINDINGS

ATTACHMENT 5
PUBLIC COMMENTS

PGMC 12-16

Post: <u>no post</u>
Pull: _____
App.#: <u>15-0364</u>
For Use By Staff Only

Public Hearing Required? Yes No Bond Required? Yes No

HRC ARB PC BNRC CC

Tree # _____ Species SFC Attache DBH: _____ HT: _____ Live Crown Ratio _____ %

Site Address _____ Private _____ Public _____ Utility Company _____

Action Requested: Remove Trim/Prune Target: Building Parking Traffic Recreation Landscape Utility lines

Living Foliage: Yes No

Prune: Remove Limb /s Crown Clean Raise canopy Crown Reduction

Remove tree: Yes No Replant: Yes No

Tree # _____ Species _____ DBH: _____ HT: _____ Live Crown Ratio _____ %

Site Address _____ Private _____ Public _____ Utility Company _____

Action Requested: Remove Trim/Prune Target: Building Parking Traffic Recreation Landscape Utility lines

Living Foliage: Yes No

Prune: Remove Limb /s Crown Clean Raise canopy Crown Reduction

Remove tree: Yes No Replant: Yes No

Tree # _____ Species _____ DBH: _____ HT: _____ Live Crown Ratio _____ %

Site Address _____ Private _____ Public _____ Utility Company _____

Action Requested: Remove Trim/Prune Target: Building Parking Traffic Recreation Landscape Utility lines

Living Foliage: Yes No

Prune: Remove Limb /s Crown Clean Raise canopy Crown Reduction

Remove tree: Yes No Replant: Yes No

Tree # _____ Species _____ DBH: _____ HT: _____ Live Crown Ratio _____ %

Site Address _____ Private _____ Public _____ Utility Company _____

Action Requested: Remove Trim/Prune Target: Building Parking Traffic Recreation Landscape Utility lines

Living Foliage: Yes No

Prune: Remove Limb /s Crown Clean Raise canopy Crown Reduction

Remove tree: Yes No Replant: Yes No

Replant Requirements

Quantity	Tree Type	Size	Location
5	Monterey Pine OR	5 gallon	on property
	Monterey Cypress		

Authorized Signature: Albert W. ... Date: 11-4-15

Print Name and Title: Albert W. ... City Arborist

A fee in lieu of \$ _____ is approved representing _____ trees.

I have complied with this permit and have planted the species and quantities in locations as indicated above.

I have paid my in lieu fee of \$ _____ to the City of Pacific Grove Tree Fund.

Signature of owner / agent _____ Date _____

2/1/13 form updated.

STAFF NOTE: This letter contains information that is redacted to help protect an identified, confidential archaeological/tribal cultural resource. The information is redacted at the request of the OCEN Native American Tribe on Sept. 28, 2017, pursuant to AB 52.

Sacred Ground

Pacific Grove project shows challenge in keeping native sites undisturbed.

David Schmalz, December 10, 2015

Louise Ramirez got the call Nov. 29, and immediately sprang into action. Ramirez, the chairwoman of the Ohlone Costanoan Esselen Nation, was told by some friends who live near Asilomar State Beach that a group of young men was removing vegetation on a nearby property that her friends knew to be archaeologically significant.

Ramirez, who lives in San Jose, called the Pacific Grove Police Department to shut the work down. Over the next two days, Ramirez drove down to meet with Pacific Grove city staff to find out what was going on. She was told the owners of the property weren't doing any work on the ground, they had merely obtained a tree trimming permit.

Ramirez also met with one of the property's owners, Kevin Smith, who, along with his wife Linda bought the vacant 2-acre parcel in September for \$460,000.

"He seems like a very nice man, he really does," Ramirez says. "But his intention is to build a house."

If that ever happens, Ramirez fears, the site will be destroyed forever.

"It is a very sacred site, probably a village site," she says. "It's filled with [REDACTED] and middens and shell fragments are everywhere."

The roots of the site's ice plant are so deep, she adds, they could be wrapped around bones or remains that could be unearthed by just pulling up the plants.

The Smiths hired Salinas-based archaeologist Gary Breschini to assess the site this past fall. While Breschini agrees there are significant artifacts on the western portion of the property, he doesn't believe it was ever part of a village.

"At the very most, it was a temporary coastal processing site and camping site," Breschini says, adding that while [REDACTED] should be preserved, his core samples on the property reveal the eastern portion is not archaeologically significant by the standards of the California Environmental Quality Act.

"Do I want my ancestor pulled up with ice plant?"

He says CEQA defines that significance by how much information can be gleaned from the remains and that "under CEQA, the significance is quite low."

ATTACHMENT 5
PUBLIC COMMENTS

The Smiths won't be building a home anytime soon, as the property has no water credits, but if and when they do, Kevin says they plan to have native monitors onsite, and they have already given Ramirez a tour of the property.

"You could tell she has a deep connection with her ancestors," Smith says. "She told me other horror stories, of people bringing in a backhoe. We agree when we have something done, we want to do the right thing."

For Ramirez, development on former native sites presents a no-win situation.

"All we can do is ask to be there and ensure that if any artifacts or remains are found, that they are protected and reburied. They don't give us a lot of choices."

Ramirez says that when work was being done to remove ice plant from the nearby beach, State Parks officials called her and gave her a choice: Would she rather have the ice plant pulled, or sprayed with poison? She frames it differently.

"Do I want my ancestor pulled up with ice plant, or do I want them covered with poison?" she says. "It's hard, it's terrible and my heart hurts. Because my job is to protect my ancestors.

"[The system is] not meant for us."

-
-
-
-

ATTACHMENT 5
PUBLIC COMMENTS

Subject: Re: Fw: FYI

From: Anastazia Aziz (aaziz@cityofpacificgrove.org)

To: ramirez.louise@yahoo.com;

Cc: katy.sanchez@nahc.ca.gov; emorgan@blm.gov; ezaborsk@blm.gov; ahobson@cityofpacificgrove.org; mbrodeur@cityofpacificgrove.org; cynthia.gomez@gov.ca.gov; tfrutche@cityofpacificgrove.org; wlao@cityofpacificgrove.org; lohallowan@cityofpacificgrove.org; dgonzales@cityofpacificgrove.org; tschaeffer@cityofpacificgrove.org;

Date: Monday, November 30, 2015 8:41 AM

Hello, thank you for your email and voicemail. To date, no planning or building permit has been issued for any work on this property. Staff is aware it is in a sensitive archaeological area, in the coastal zone and in an Environmentally Sensitive Habitat Area. We will contact the owner.

Thank you.

Anastazia Aziz, AICP, Senior Planner

City of Pacific Grove | Community & Economic Development Department
300 Forest Ave, 2nd Floor
Pacific Grove, CA 93950
T: 831-648-3192 Main Reception: 831-648-3183
www.cityofpacificgrove.org

The City's Local Coastal Program is in the midst of an update and the City welcomes your participation in this effort.

On Sun, Nov 29, 2015 at 3:37 PM, Louise Ramirez <ramirez.louise@yahoo.com> wrote:

Saleki Itsu Kominan,

re: 1355 Lighthouse, Pacific Grove, CA

Hello all, I am forwarding the emails below for your review. I was notified of the destruction/disturbance of a known archaeological site. Again, it is Sunday and I am not able to make contact with anyone. I contacted the Pacific Grove Police Dept. to report the destruction of this site for the record. I hope to be able to make arrangements to visit the site as soon as possible with your

ATTACHMENT 5
PUBLIC COMMENTS

assistance. As reported below, this person knew this was a known site and asked if there was an archaeologist present. I have included the BLM in Hollister because of the possibility of this being within the protection of the Coastal Commission. I previously contacted Ashley Hobson of the City of Pacific Grove, Community and Economic Development Department and we agreed to set up a meeting during December to discuss consultation according to AB52 due to other projects.

The individuals clearing the area stated to be the owners of the property and are aware of this archaeological site.

I hope to hear from you Monday morning. Thank you for your assistance

Louise J. Miranda Ramirez
Tribal Chairwoman
Ohlone/Costanoan-Esselen Nation

www.ohlonecostanoanesselenation.org

----- Forwarded Message -----

From: Jim & Lee Willoughby <lwill1124@att.net>
To: "ramirez.louise@yahoo.com" <ramirez.louise@yahoo.com>
Sent: Sunday, November 29, 2015 11:47 A
Subject: Fw: FYI

On Sunday, November 29, 2015 11:37 AM, Jim & Lee Willoughby <lwill1124@att.net> wrote:

Good Morning, Ms. Ramirez:

Remember me, Lee Willoughby? Lorna Torkos and I and many others have worked over the years to prevent commercialization in and near the Pt. Pinos Reservation which is some of the city's most treasured Open Space areas.

Does the below e-mail hold any significance for the Native Americans who formerly inhabited this area? If the [REDACTED] shown in the below photo is [REDACTED] and holds archeological significance for your people, shouldn't it be protected and preserved. Please advise!

Lee Willoughby

November 27 2015

Yesterday while taking an afternoon drive we came across one of California's most ancient semi secret archeological sites. Placed in the site beside the road was a giant dumpster. The place was overrun with several teenagers. They were clearing out this site with all kinds of tools including chain saws. Passer buys were encouraged to take the sawed wood logs. When I pointed out the importance of this site I was told that "yes we know, we own this property, we love that [REDACTED]" They did say it was difficult to get a permit. Who knows what might have been destroyed as it was clear there was no archeologist present.

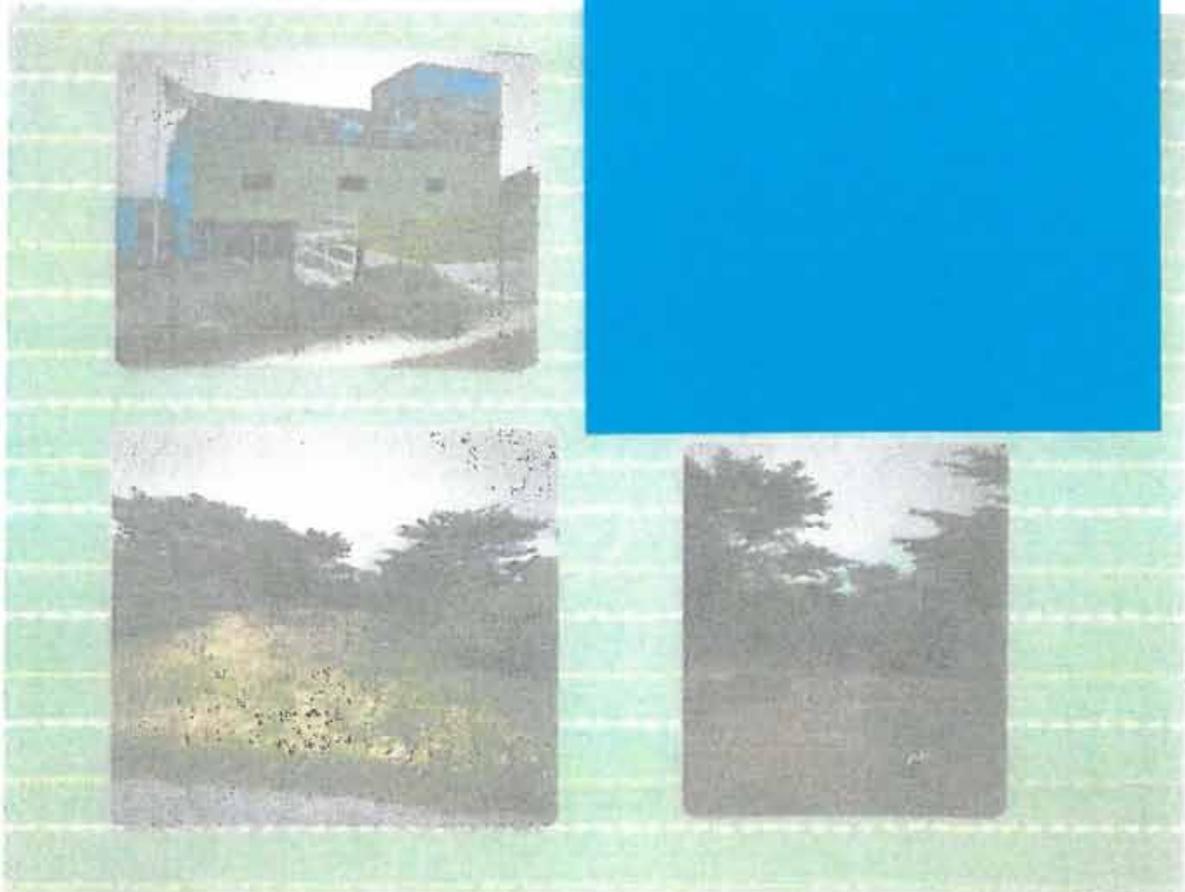
No only was this a one in million ancient [REDACTED] (it) it was also a deer habitat and sleeping area with many hiding areas (almost caves) in the now gone trees and bushes. They may have bedded there for centuries. They might have wanted to go there last night as they spent the day at the nearby cemetery. One bull and about ten females.

At every turn it is looking like our very history is threatened. We can't protect our historical buildings, we can't protect our archeology, we can't even protect what nature is using for protection.

We are not being good stewards of this precious Pacific Grove and we are getting worse.

Renata

ATTACHMENT 5
PUBLIC COMMENTS



This is on Lighthouse Ave. across the street from that U.S. Fisheries and Marine life building. The [REDACTED]. We will go by later and get some after photos. I worry because that was a gigantic industrial size dumpster. Why? If you can, please go by and see for yourselves.
Renata.

On Saturday, November 28, 2015 7:41 AM, Renata Yundt <nattie.hulse@gmail.com> wrote:

Attachments

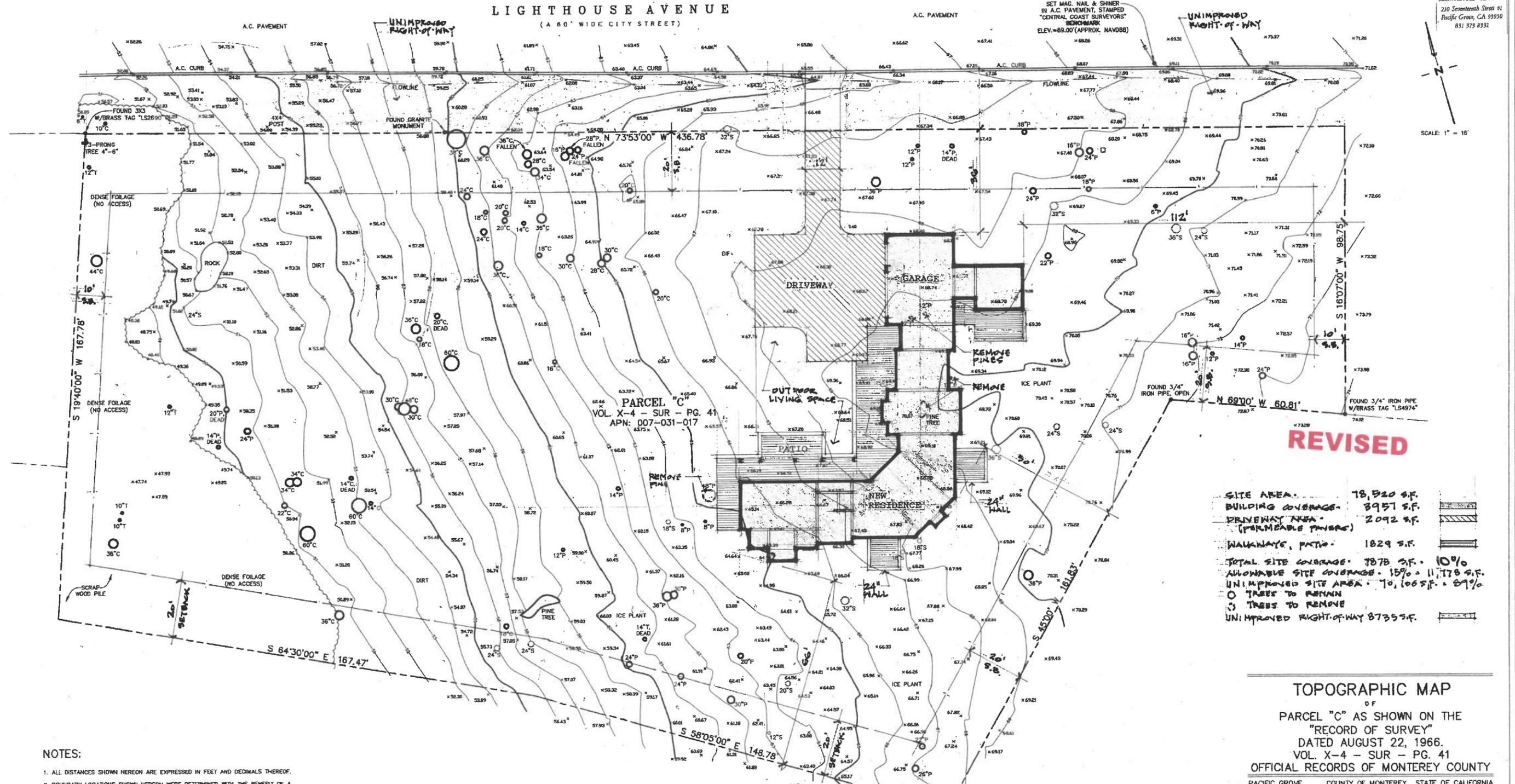
• image1.PNG (525.00KB)

ATTACHMENT 6
FINAL PROPOSED SITE PLANS



JOSEPH ROCK
ARCHITECTURE + PLANNING
210 Seaview Street #1
Pacific Grove, CA 95950
831 375 8331

LIGHTHOUSE AVENUE
(A 60' WIDE CITY STREET)



SCALE: 1" = 16'

SITE AREA	78,520 S.F.
BUILDING COVERAGE	3,957 S.F.
DRIVEWAY AREA (PERMEABLE PAVEMENT)	2,092 S.F.
WALKWAYS, PATIO	1,829 S.F.
TOTAL SITE COVERAGE	7878 S.F. 10%
ALLOWABLE SITE COVERAGE	15% = 11,778 S.F.
UNIMPROVED SITE AREA	70,165 S.F. = 89%
○ TREES TO REMAIN	
○ TREES TO REMOVE	
UNIMPROVED RIGHT-OF-WAY	8735 S.F.

- NOTES:
- ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
 - ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. OF LIGHTHOUSE AVENUE.
ELEVATION = 89.00 FEET (APPROX. NAVD88)
 - CONTOUR INTERVAL = ONE FOOT.
 - TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.

- LEGEND
- 12" C DENOTES 12" CYPRESS TREE (TYP.)
 - 2"P DENOTES 12" PINE TREE (TYP.)
 - 12" T DENOTES 12" TREE (TYP.)
 - 2"S DENOTES 12" STUMP
 - DENOTES EDGE OF FOLIAGE

RECEIVED
AUG 14 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

TOPOGRAPHIC MAP
OF
PARCEL "C" AS SHOWN ON THE
"RECORD OF SURVEY"
DATED AUGUST 22, 1966.
VOL. X-4 - SUR - PG. 41
OFFICIAL RECORDS OF MONTEREY COUNTY
PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Kevin Smith

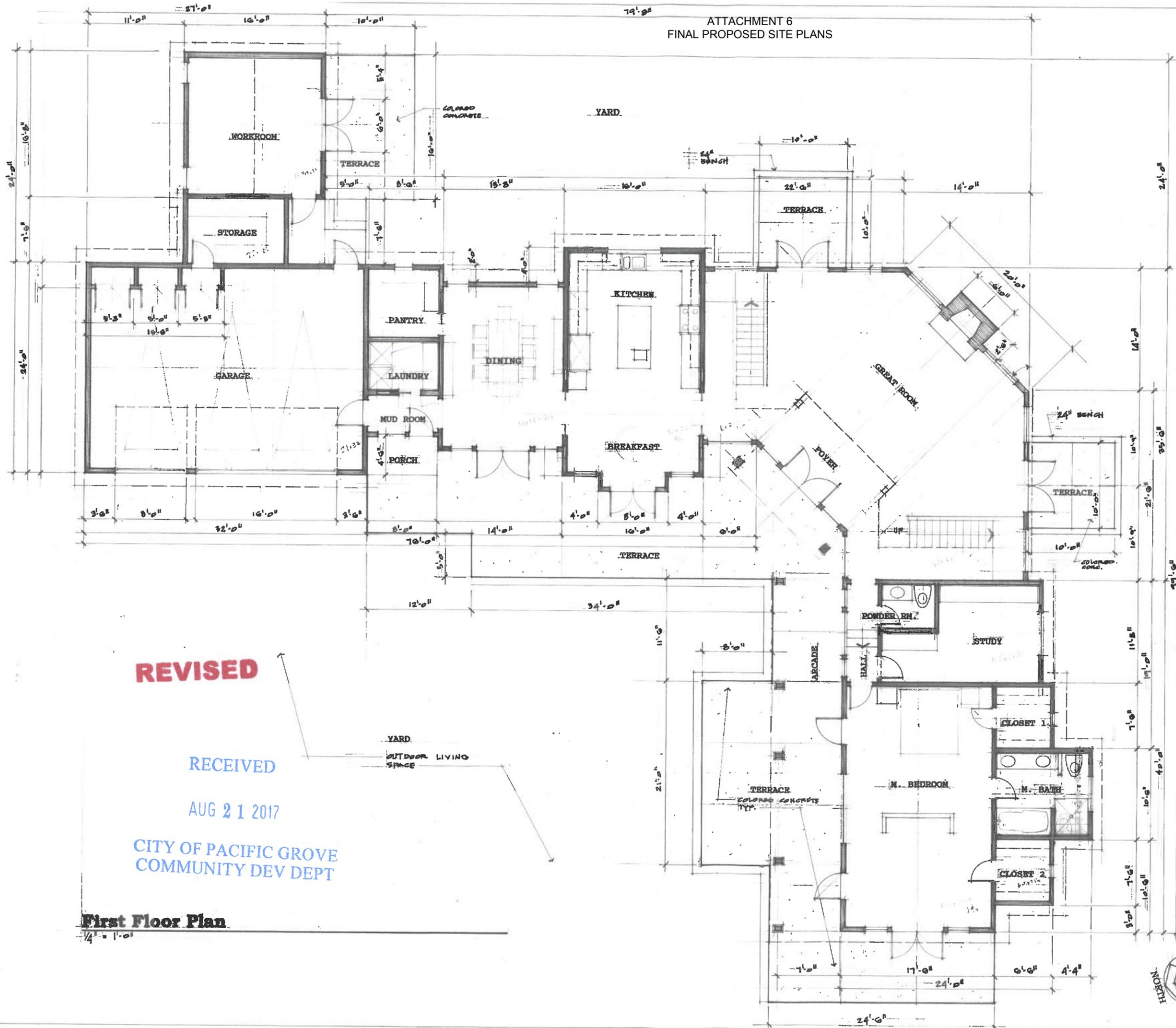
BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 16' JOB No. 15-74 SEPTEMBER 2015
PREPARED: LLS

APN 007-031-017

REVISED: AUG. 14, 2017

ATTACHMENT 6
FINAL PROPOSED SITE PLANS



REVISED

RECEIVED

AUG 21 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

First Floor Plan

1/4" = 1'-0"



JOSEPH ROCK
ARCHITECTURE + PLANNING
210 Seventeenth Street #1
Pacific Grove, CA 93950
831 373 8331

THE USE OF THESE PLANS AND SPECIFICATIONS IS LIMITED TO THE ORIGINAL SITE AND WORK FOR THE ORIGINAL AND PROPOSED PROPERTY IS EXPRESSLY LIMITED TO SUCH USE. NO REPRODUCTION OR PUBLICATION IN ANY FORM IS Warranted OR MADE OR MAY BE MADE. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THE CONTRACTOR WITH THESE SPECIFICATIONS IS THE ACCEPTANCE OF THESE SPECIFICATIONS.

KEVIN & LINDA SMITH
1355 Lighthouse Avenue
Pacific Grove, California
831 372-4273

ISSUED
AUG. 19, 2016
REVISED
AUG. 16, 2017

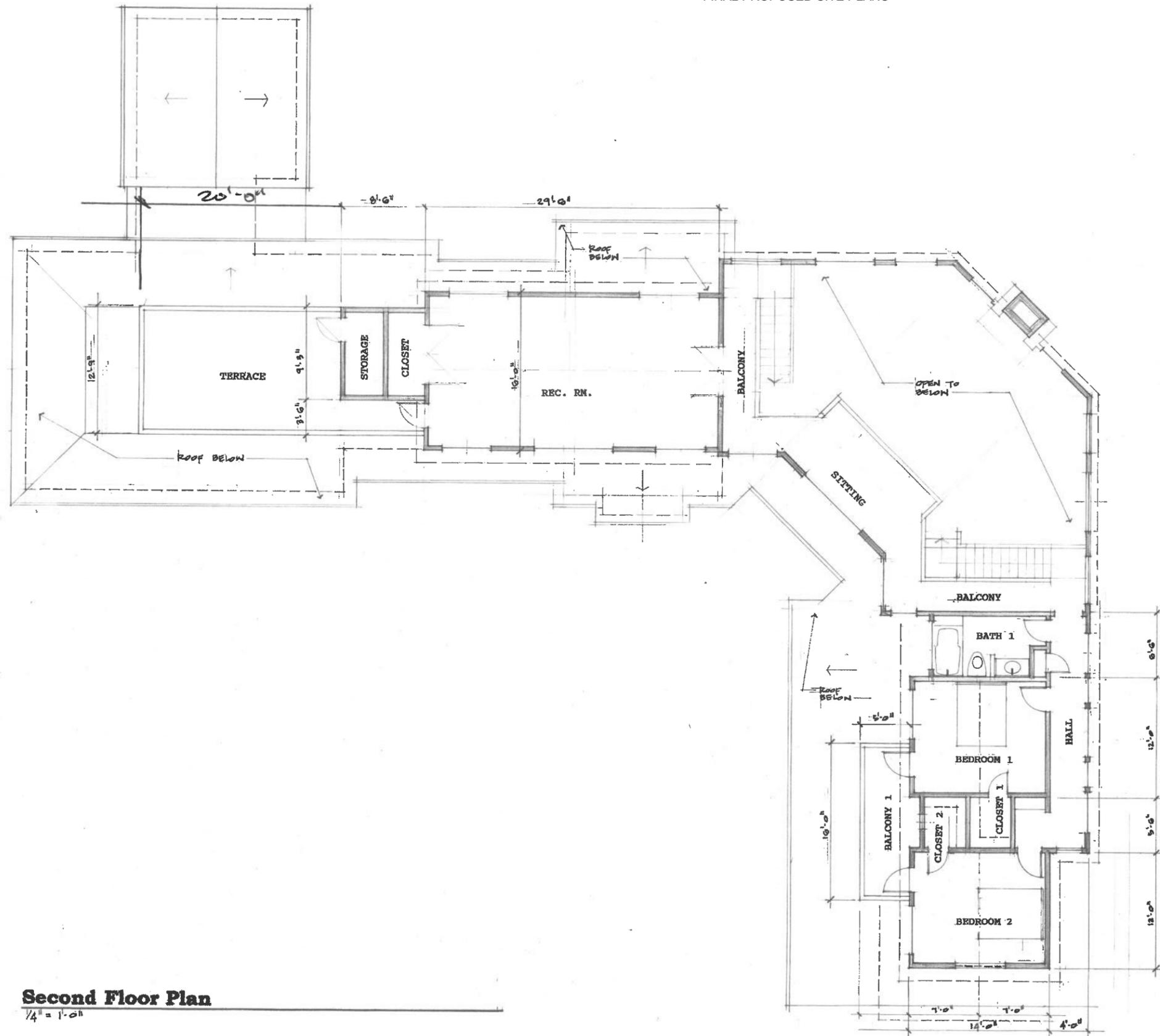


ATTACHMENT 6
FINAL PROPOSED SITE PLANS



JOSEPH ROCK
ARCHITECTURE + PLANNING
210 Seventeenth Street #1
Pacific Grove, CA 93950
831 373 8331

THE RISK OF THESE PLANS AND SPECIFICATIONS IS UNDERSERVED BY THE ORIGINAL, AS THE USER MUST MAKE PROVISION AND PROTECTION THEREOF AS APPROPRIATE ACCORDING TO LOCAL, STATE, FEDERAL OR PROFESSIONAL IN ANY APPLICABLE CODE OR SET OF PROVISIONS. STATE TO THE PLANS AND SPECIFICATIONS. THE USER MUST MAKE PROVISION AND PROTECTION THEREOF AS APPROPRIATE ACCORDING TO LOCAL, STATE, FEDERAL OR PROFESSIONAL IN ANY APPLICABLE CODE OR SET OF PROVISIONS. STATE TO THE PLANS AND SPECIFICATIONS. THE USER MUST MAKE PROVISION AND PROTECTION THEREOF AS APPROPRIATE ACCORDING TO LOCAL, STATE, FEDERAL OR PROFESSIONAL IN ANY APPLICABLE CODE OR SET OF PROVISIONS. STATE TO THE PLANS AND SPECIFICATIONS.



Second Floor Plan

1/4" = 1'-0"



KEVIN & LINDA SMITH
1355 Lighthouse Avenue
Pacific Grove, California
831 372-4273

ISSUED
AUG. 19, 2016
REVISED
AUG. 10, 2017



ATTACHMENT 6
FINAL PROPOSED SITE PLANS



West Elevation
1/4" = 1'-0"



North Elevation
1/4" = 1'-0"

North West
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"



JOSEPH ROCK
ARCHITECTURE + PLANNING
210 Seventeenth Street #1
Pacific Grove, CA 93950
831 373 8331

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. NO PROFESSIONAL LIABILITY IS EXTENDED TO ANY USE. NO REPRODUCTION OR PUBLICATION OF ANY KIND IS PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY VIOLATION OF THESE CONDITIONS SHALL BE AT THE ACCEPTANCE OF THE ARCHITECTURE.

KEVIN & LINDA SMITH
1355 Lighthouse Avenue
Pacific Grove, California
831 372-4273

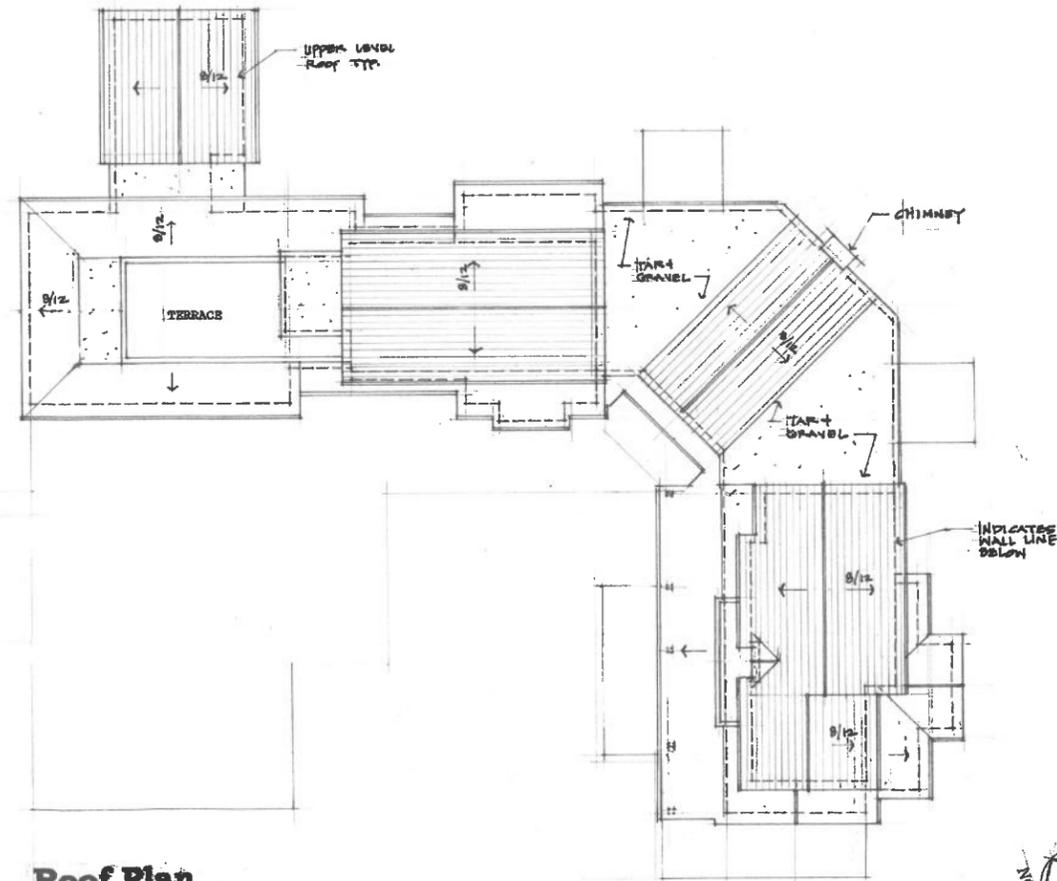
ISSUED
AUG. 17, 2016
REVISED
L101 01 01A



ATTACHMENT 6
FINAL PROPOSED SITE PLANS



South Elevation
1/4" = 1'-0"



Roof Plan
1/8" = 1'-0"



JOSEPH ROCK
ARCHITECTURE + PLANNING
210 Seventeenth Street #1
Pacific Grove, CA 93950
831 373 8331

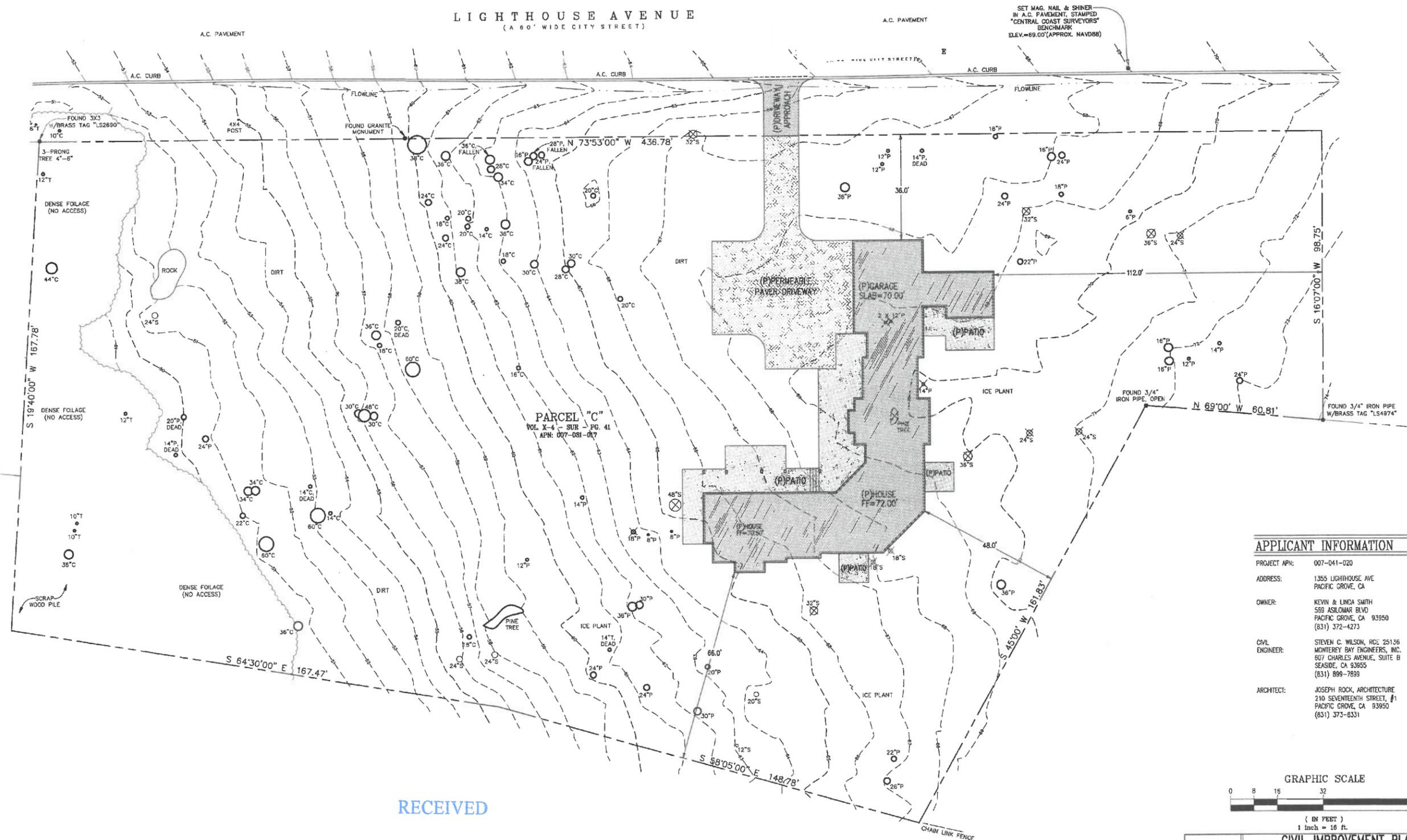
THE USE OF THESE PLANS AND SPECIFICATIONS IS LIMITED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. NO ONE ASSUMES OR PURSUANTS TO ANY DESIGN OR PLAN IS WARRANTED, EITHER BY THE PLANS AND SPECIFICATIONS OR BY THE ARCHITECT, AND THE USER ACCEPTS THE RISK OF ANY DAMAGE OR INJURY TO THE USER'S PROPERTY OR TO THE PROPERTY OF OTHERS.

KEVIN & LINDA SMITH
1355 Lighthouse Avenue
Pacific Grove, California
831 372-4273

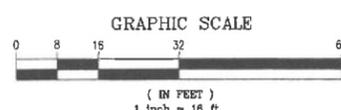
ISSUED
AUG. 17, 2016
REVISED
AUG. 16, 2017



ATTACHMENT 6
FINAL PROPOSED SITE PLANS



APPLICANT INFORMATION	
PROJECT APN:	007-041-020
ADDRESS:	1355 LIGHTHOUSE AVE PACIFIC GROVE, CA
OWNER:	KEVIN & LINDA SMITH 559 ASUKAR BLVD PACIFIC GROVE, CA 93950 (831) 372-4273
CIVIL ENGINEER:	STEVEN C. WILSON, RCE 25136 MONTEREY BAY ENGINEERS, INC. 607 CHARLES AVENUE, SUITE B SEASIDE, CA 93955 (831) 899-7899
ARCHITECT:	JOSEPH ROCK, ARCHITECTURE 210 SEVENTEENTH STREET, #1 PACIFIC GROVE, CA 93950 (831) 373-8331



- NOTES:
- ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
 - ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. OF LIGHTHOUSE AVENUE.
ELEVATION = 69.00 FEET (APPROX. NAVD88)
 - CONTOUR INTERVAL = ONE FOOT.
 - TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.

RECEIVED
AUG 24 2017
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

REVISED

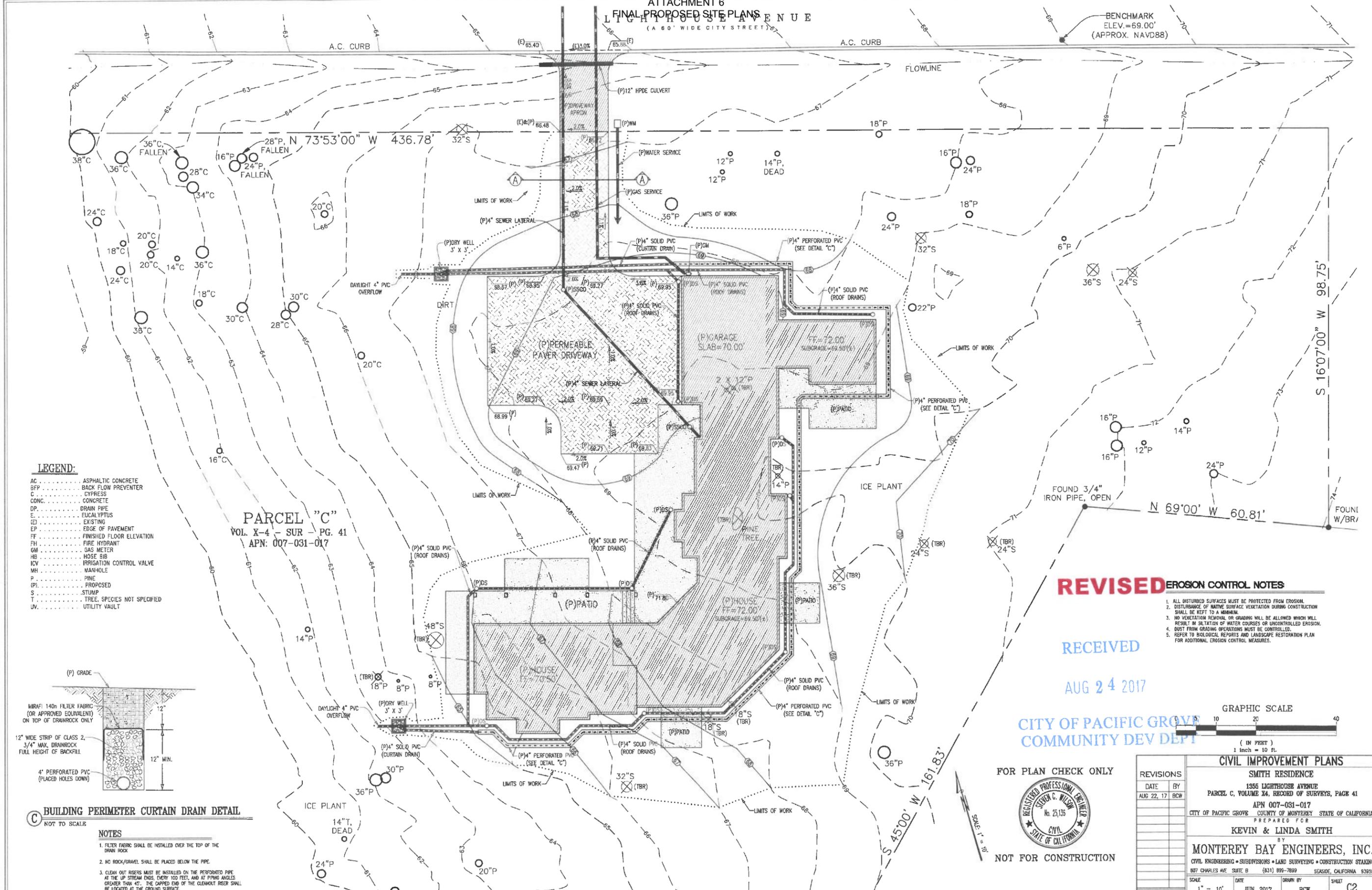
FOR PLAN CHECK ONLY
NOT FOR CONSTRUCTION



CIVIL IMPROVEMENT PLANS			
SMITH RESIDENCE			
1355 LIGHTHOUSE AVENUE			
PARCEL C, VOLUME 24, RECORD OF SURVEYS, PAGE 41			
APN 007-031-017			
CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA			
PREPARED FOR			
KEVIN & LINDA SMITH			
BY			
MONTEREY BAY ENGINEERS, INC.			
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING			
607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955			
SCALE	DATE	DRAWN BY	SHEET
1" = 16'	JUN, 2017	BCW	C1
JOB No. 16-152			

ATTACHMENT 6
FINAL PROPOSED SITE PLANS
LIGHTHOUSE AVENUE
(A 60' WIDE CITY STREET)

BENCHMARK
ELEV.=69.00'
(APPROX. NAVD88)



LEGEND:

- AC ASPHALTIC CONCRETE
- BFP BACK FLOW PREVENTER
- C CYPRESS
- CONC. CONCRETE
- DP DRAIN PIPE
- E EUCALYPTUS
- ED EXISTING
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR ELEVATION
- FH FIRE HYDRANT
- GM GAS METER
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- MH MANHOLE
- P PINE
- PI PROPOSED
- S STUMP
- T TREE, SPECIES NOT SPECIFIED
- UV UTILITY VAULT

PARCEL "C"
VOL. X-4 - SUR - PG. 41
APN: 007-031-017

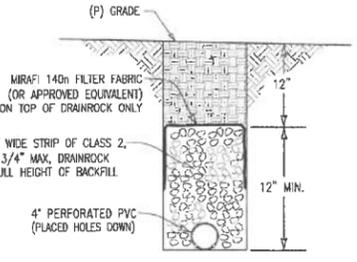
REVISED EROSION CONTROL NOTES

1. ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION.
2. DISTURBANCE OF NATIVE SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
3. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLED EROSION.
4. DUST FROM GRADING OPERATIONS MUST BE CONTROLLED.
5. REFER TO BIOLOGICAL REPORTS AND LANDSCAPE RESTORATION PLAN FOR ADDITIONAL EROSION CONTROL MEASURES.

RECEIVED

AUG 24 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT



BUILDING PERIMETER CURTAIN DRAIN DETAIL
NOT TO SCALE

NOTES

1. FILTER FABRIC SHALL BE INSTALLED OVER THE TOP OF THE DRAIN ROCK.
2. NO ROCK/GRAVEL SHALL BE PLACED BELOW THE PIPE.
3. CLEAN OUT RISERS MUST BE INSTALLED ON THE PERFORATED PIPE AT THE UP STREAM ENDS, EVERY 100 FEET, AND AT PIPING ANGLES GREATER THAN 45°. THE CAPPED END OF THE CLEANOUT RISER SHALL BE LOCATED AT THE GROUND SURFACE.

FOR PLAN CHECK ONLY



NOT FOR CONSTRUCTION

REVISIONS		DATE		BY	
		AUG 22, 17	BCW		

CIVIL IMPROVEMENT PLANS			
SMITH RESIDENCE			
1355 LIGHTHOUSE AVENUE			
PARCEL C, VOLUME 34, RECORD OF SURVEYS, PAGE 41			
APN 007-031-017			
CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA			
PREPARED FOR			
KEVIN & LINDA SMITH			
BY			
MONTEREY BAY ENGINEERS, INC.			
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING			
807 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955			
SCALE	DATE	DRAWN BY	SHEET
1" = 10'	JUN, 2017	BCW	C2
JOB No. 16-152		OF 13888	

ATTACHMENT 6
FINAL PROPOSED SITE PLANS



Map data ©2015 Google Imagery ©2015, AMBAG, DigitalGlobe, USDA Fa Report a map error

Property Details

APN: 007031017000

Site Address: 1355 LIGHTHOUSE AVE

City: PACIFIC GROVE

RECEIVED

SEP 29 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

KEVIN & LINDA SMITH
1355 Lighthouse Avenue
Pacific Grove, California



JOSEPH ROCK
ARCHITECTURE + PLANNING
210 Seventeenth Street #1
Pacific Grove, CA 93950
831 373 8331