



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

AGENDA REPORT

TO: Chairman Steres and Members of the Architecture Review Board

FROM: Wendy Lao, Assistant Planner

MEETING DATE: July 18, 2017

SUBJECT: Architectural Permit Permit (AP) #17-075 to allow a second-floor addition of 472 square feet directly over an existing single-floor garage, to create a total of a two-story 4,222 gross square feet single-family residence.

ADDRESS: 398 Calle De Los Amigos (APN 007-061-018)

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

**APPLICANT/
OWNER:** Craig Holdren, architect / John & Wendy Evans, owners

CEQA: Addendum to Initial Study/Mitigated Negative Declaration, with Mitigation Monitoring Program

RECOMMENDATION

Approve, subject to recommended findings and conditions, and adopt Addendum to Initial Study/Mitigated Negative Declaration, with Mitigation Monitoring Program

BACKGROUND

On January 26, 2017, Craig Holdren, architect, applied for an Architectural Permit #17-075 for a property located at 398 Calle De Los Amigos in Pacific Grove. The project seeks to allow the existing two-story residence of 3,750 square feet to add a second-story addition of 472 square feet directly above an existing single-floor garage. This would create a total of a 4,222 gross square feet two-story residence, with a 61 square feet non-accessible accessory structure (former bomb shelter), on a 26,505 square feet lot. The subject site is located in the Coastal Zone, Environmentally Sensitive Habitat Area, and Archaeological Zone.

In 2004, the City’s Architectural Review Board adopted an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring Program (MMP) for a remodel and addition to this property, pursuant to the California Environmental Quality Act. The project analyzed in the MND was the remodel of an existing two-story, 3,543 square feet single-family residence and garage, and addition of 143 square feet, on a 26,505 square feet lot. In addition to the proposed remodel, the project was to remove 770 square feet of impervious materials from the site, restore 79% of the site to its natural condition, and construct new walkways and a deck. The project was

constructed and received final approval from the City's building department in March 2006. An Addendum to the IS/MND and MMP was prepared for this project.

DISCUSSION

Zoning Code

The proposed development is in conformance with all requirements of the R-1-B-4 zone, with the exception of legal non-conforming setbacks and the undersized carport. The addition will not encroach into the setbacks.

The proposed project will have a building coverage of 37%, which is within the allowable maximum building coverage of 40%, pursuant to P.G.M.C. §23.16.040. The proposed project will have a site coverage of 59.5%, which is within the allowable site coverage of 60%. The proposed project will have a gross floor area 2,476 square feet, which is within the allowable maximum gross floor area of 2,476 square feet.

The proposed project will have a building height of 23 feet 10 inches, which is within the allowable maximum height limit of 25 feet.

Architecture Review Guidelines:

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

Guideline #28: An addition should complement and balance the overall form, mass, and composition of the existing building.

Guideline #35: Design a façade to appear similar in scale and character to those in its context.

Guideline #39: On additions and remodels, wood windows should be replaced with like materials.

Biological Resources:

The property is located in the Asilomar Dunes neighborhood, which is an Environmentally Sensitive Habitat Area. A Botanical Survey Update was completed by Thomas K. Moss, coastal biologist, on May 21, 2017, and provided habitat restoration efforts as mitigation measures for the proposed project (attached).

Tribal Cultural Resources:

The subject site is located in the Archaeological Zone. City staff conducted consultation with the Ohlone Costanoan Esselen Nation tribe on June 21, 2017, and have also received an archaeological report from July 2003. Appropriate mitigation measures have been proposed for the project.

CEQA:

In February 24, 2004, the City of Pacific Grove's Architectural Review Board adopted an Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring Program (MMP). The project analyzed in the MND was the remodel of an existing two-story, 3,543 square foot single-family residence and garage, and addition of 143 square feet, on a 26,505 square foot lot. In addition to the proposed remodel, the project was to remove 770 square feet of impervious

materials from the site, restore 79% of the site to its natural condition, and construct new walkways and a deck. The project was constructed and received final approval from the City's building department in March 2006.

Pursuant to CEQA Guidelines §15164(b) an addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in §15162 calling for preparation of a subsequent EIR or negative declaration have occurred. An Addendum to the IS/MND and MMP was prepared for this project (attached). Based on the proposed revisions to the project and the environmental analysis described above, the City has concluded that a supplemental or subsequent EIR or negative declaration is not required for the proposed revised project, and this addendum satisfies the requirements of CEQA for the proposed project as revised.

ATTACHMENTS

- A. Permit Application
- B. Project Data Sheet
- C. Draft Permit
- D. Water Credit Form
- E. Initial Study & Adopted Mitigated Negative Declaration (2004)
- F. Botanical Survey Update
- G. Draft Addendum to Mitigated Negative Declaration & Mitigation Monitoring Plan
- H. Project Plans

RESPECTFULLY SUBMITTED:

Wendy Lao

Wendy Lao, Assistant 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 # AP17-075
Date: 1-26-17
Total Fees: \$4,107.50
Received by: CEDD Staff

APPLICANT/OWNER:

Project Address: 398 CALLE DE LOS AMIGOS APN: 007-061-018

Project Description: 472 S.F. SECOND FLOOR ADDITION OVER AN EXISTING SINGLE FLOOR GARAGE

<u>Applicant</u>	<u>Owner</u>
Name: <u>CRAIG HOLDREN</u>	Name: <u>JOHN & WENDY EVANS</u>
Phone: <u>649-6001</u>	Phone: _____
Email: <u>craig@HL-ARL.COM</u>	Email: _____
Mailing Address: <u>225 CANNERY ROW, SUITE A MONTEREY, CA. 93940</u>	Mailing Address: <u>7312 HILLCREST DR. MODESTO, CA, 95356</u>

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"/> A: Appeal	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> ADC: Admin Design Change	<input type="checkbox"/> SU: Second Unit	<input 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:

PLANNING STAFF USE ONLY:

CEQA Determination:	Review Authority:	Active Permits:	Overlay Zones:
<input type="checkbox"/> Exempt	<input type="checkbox"/> Staff	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> Butterfly Zone
<input type="checkbox"/> Initial Study & Mitigated Negative Declaration	<input type="checkbox"/> ZA	<input type="checkbox"/> Active Building Permit	<input checked="" type="checkbox"/> Coastal Zone
<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> SPRC	<input type="checkbox"/> Active Code Violation	<input type="checkbox"/> Area of Special Biological Significance (ASBS)
	<input checked="" type="checkbox"/> ARB	Permit #: _____	<input checked="" type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: 2 Block: 330 Tract: ASSRS MP of PGI

ZC: R-1-B-4 GP: Low Dens 5.4 Du/ac Lot Size: 26,505 SF.

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

JAN 26 2017

\$ PAID
4,107.50
1-26-17

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: 1-26-17

Owner Signature (Required): [Signature] Date: 1-26-17

PROJECT DATA SHEET

Item 8c

Project Address: 398 CALLE DE LOS AMIGOS Attachment B Submittal Date: _____
 Applicant(s): JOHN & WENDY EVANS Permit Type(s) & No(s): _____

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1-B-4	R-1-B-4	R-1-B-4	
Building Site Area		26,505	26,505	
Density (multi-family projects only)				
Building Coverage		2,817	2,817	
Site Coverage		4,641	4,641	
Gross Floor Area		3,750	3,750	
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced		0	0	
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	_0_	_0_ ft/_%_	
Exterior Lateral Wall Length to be built	_____	_0_	0	
Building Height				
Number of stories		2	2	
Front Setback	20'-0"	27'-8"	27'-8"	
_____ Side Setback (specify side)	10'-0"	36'-0"	36'-0"	
_____ Side Setback (specify side)	20'-0"	23'-0"	23'-0"	
Rear Setback	20'-0"	87'-0"	87'-0"	
Garage Door Setback				
Covered Parking Spaces				
Uncovered Parking Spaces		2	2	
Parking Space Size (Interior measurement)	9' x 20'	10'x19.8'	10'x19.8'	
Number of Driveways	1	1	1	
Driveway Width(s)		11'-6.75"	11'-6.75"	
Back-up Distance				
Eave Projection (Into Setback)	3' maximum	2'-6"	2'-6"	
Distances Between Eaves & Property Lines	3' minimum	24'-5" MIN.	24'-5" MIN.	
Open Porch/Deck Projections				
Architectural Feature Projections				
Number & Category of Accessory Buildings		1 BOMB SHELTER	1 BOMB SHELTER	
Accessory Building Setbacks		4'-6"	4'-6"	
Distance between Buildings		13'-4"	13'-4"	
Accessory Building Heights		0	0	
Fence Heights		6'	6'	

**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.*



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

ARCHITECTURAL PERMIT #17-075

FOR A TWO-STORY PROPERTY LOCATED AT 398 CALLE DE LOS AMIGOS TO ALLOW A SECOND-FLOOR ADDITION OF 472 SQUARE FEET DIRECTLY OVER AN EXISTING SINGLE-FLOOR GARAGE, TO CREATE A TOTAL OF A TWO-STORY 4,222 GROSS SQUARE FEET SINGLE-FAMILY RESIDENCE.

FACTS

1. The subject site is located at 398 Calle De Los Amigos, Pacific Grove, 93950 (APN 007-061-018)
2. The subject site has a designation of Low Density to 5.4 DU/ac 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 a 26,505 square feet corner lot.
5. The subject site is developed with a two-story single-family residence of 3,750 square feet, and a detached non-accessible accessory structure (bomb shelter) of 61 square feet.
6. The subject property was built in 1960, remodeled in 2005, and is not listed on the City's Historic Resources Inventory.
7. The subject site is located within the Archaeological Zone, and an Archaeological Report was completed on July 2003.
8. The subject site is located within the Coastal Zone.
9. The subject site is located within the Environmentally Sensitive Habitat Area, and a Botanical Survey Update was completed by Thomas K. Moss, coastal biologist, on May 21, 2017.
10. On February 24, 2004, the Architectural Review Board adopted an Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Program for a remodel and addition, pursuant to the California Environmental Quality Act.
11. An Addendum to the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Program were prepared for this project.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1-B-3 zoning district, including but not limited to heights, parking, and setbacks, and;
2. The architecture and general appearance of the completed project is 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. 28, 35, and 39, and;
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
3. The Board has been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences, and;
4. The proposed development will meet the development regulations set forth in the Local Coastal Program's Land Use Plan, and habitat restoration efforts will be completed.

PERMIT

Architectural Permit (AP) #17-075 to allow: a second-floor addition of 472 square feet directly over an existing single-floor garage, to create a total of a two-story 4,222 gross square feet single-family residence.

CONDITIONS OF APPROVAL

1. **Aesthetics.**
 - a. If the property owner chooses to repaint the exterior of the entire structure as part of the proposed project, earth tone color schemes or a natural finish shall be required to blend with the dune environment, subject to the approval of the Architectural Review Board.

2. **Biological Resources.**
 - a. An annual weed control program in the dunes needs to be implemented by the owner, where every weed is removed prior to new seeds being produced, just as is done in the ornamental landscaping area within the enclosed courtyard. Weeding should occur once or twice each month, between February and June. Care should be taken to avoid impacting other plants, particularly the rare plants, when gardeners are doing weed control maintenance.
 - b. Wire baskets should be placed over all remaining Tidestrom's lupine plants as soon as possible. The baskets should be maintained and replaced as needed. New seedlings should be protected with wire baskets, as well, eventually protecting at least 20 plants on a continuous basis over the long term.
 - c. A short length (12-15 feet) of 4-foot high "snow fence" should be installed from near the southwest corner of the house, extending into the dunes perpendicular to the prevailing northwest wind. The fence will be maintained for at least five years and then the area should be evaluated again, to determine if it needs to remain.
 - d. A temporary habitat protection fence should be installed by the Project Biologist to delineate the construction area, including where building materials are staged and disposed of. The fence should remain in place until all construction is completed; final building inspections has been approved, and the Project Biologist agrees to remove the fence.
 - e. The Project Biologist should inspect the site once each week for the duration of the construction project, to ensure that all environmental protection measures are being followed.
 - f. All construction waste materials, including all solids and fluids, will not be disposed on site. Any deviation from this will be reported to the General Contractor and the owner and will be cleaned up to the complete satisfaction of the Project Biologist.
 - g. A remnant piece of a concrete walkway next to the southwest corner of the house should be removed. Rare plants occur very close to it, so the Project Biologist should work closely with the General Contractor to ensure that it is removed without impacting any of the rare plants. Consideration should also be given to removing the informal flagstone walkway and "boneyard" of gardening materials on the west side of the house.

3. **Tribal Cultural Resources**
 - a. Prior to issuance of any grading or building permit, the Building Official shall verify that the Applicant has retained a monitor acceptable to the Ohlone Costanoan Esselen Nation (OCEN) tribe to be present during any grading or construction activities involving ground disturbance.
 - b. If intact archaeological artifacts or cultural features are encountered at any time during project implementation, earth-disturbing work shall be immediately halted within 10 meters (30') of the find and the Community Development Department Director shall be immediately notified before work on the site may proceed.
 - c. Earth-disturbing work shall not recommence within the designated area until the find is evaluated by the Project Archaeologist and the Lead Agency (City of Pacific Grove) project planner. If the Lead Agency determines that development impacts to the resource can be reasonably avoided, or that the resource is not a significant unique archaeological or paleontological artifact, earth-disturbing work may be allowed to proceed.
 - d. Should human remains or significant unique or intact archaeological resources be encountered during project-related earth-disturbing activities, work shall be immediately halted within 50 meters (150') of the find, the Community Development Department Director shall be immediately notified, and work shall not recommence until the find can be evaluated by a qualified professional archaeologist with local expertise,

approved by the City. If the find is determined to be significant, appropriate mitigation measures shall be formulated.

- e. The mitigation plan shall be prepared at the applicant's expense, by an archaeologist with local expertise. The mitigation plan shall be submitted to and approved by the Director of the Community Development Department before work can proceed within the designated area.
 - f. The mitigation plan shall emphasize preservation in place and include recommended preservation measures in accordance with the guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission, and an estimate of the costs of mitigation.
3. **Mitigation Monitoring Plan:** A Mitigation Monitoring Plan shall be required for this project.
 4. **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.
 5. **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.
 6. **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.
 7. **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.
 8. **Conformance to Plans.** Development of the site shall conform to approved plans for "Lyon Residence", on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.
 9. **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.
 10. **Exterior Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
 11. **California Coastal Commission.** An approval from the California Coastal Commission is required prior to the issuance of building permits.
 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.
 13. **Story Poles and Netting:** Following the 10 day appeal period all story poles and netting are required to be removed.

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 17-075 to allow a second-floor addition of 472 square feet directly over an existing single-floor garage, to create a total of a two-story 4,222 gross square feet single-family residence.
- 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 18th DAY OF JULY, 2017, BY THE FOLLOWING VOTE:

AYES: **XXX**

NOES: **XXX**

ABSENT: **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.

John & Wendy Evans, property owners

Date

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

Item 8c

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: JOHN & JENNY EVENS
Daytime telephone: _____
Mailing Address: 7312 HILLCREST DR.
MODESTO, CA. 95356

2. AGENT/REPRESENTATIVE INFORMATION:

Name: CRAIG HOLDREN
Daytime telephone: (831) 649-6001
Mailing Address: 225 CANNERY ROW SUITE A
MONTEREY, CA. 93940

3. PROPERTY INFORMATION:

What year was the house constructed? 1960 Existing Square-footage 3811 Proposed Square-footage 4283
Address: _____ Assessor Parcel Number 007-061-018
Is a water meter needed? (Circle one) YES NO If yes, how many meters are requested? _____
Water company serving parcel: CAL AM Account Number: _____

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):

472 S.F. SECOND FLOOR ADDITION OVER AN EXISTING SINGLE FLOOR 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 =	4
Two Washbasins in the Master Bathroom		x 1.0 =	1
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8 =	9
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)		x 0.8 =	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per Dwelling): Tub & Separate Shower		x 3.0 =	3
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)		x 2.0 =	6
Shower, each additional fixture (heads, body spray)		x 2.0 =	
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (with optional Dishwasher)		x 2.0 =	2
Kitchen Sink with High Efficiency Dishwasher		x 1.5 =	
Dishwasher, each additional (with optional sink)		x 2.0 =	2
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer		x 2.0 =	2
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	1
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 =	

• Use this fixture count if a previous Permit was issued under Ordinance 80 to utilize the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT TOTAL = 30

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

Type of Fixture	Fixture	Value	Count
Washbasin		x 1.0 =	4
Two Washbasins in the Master Bathroom		x 1.0 =	1
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8 =	9
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)		x 0.8 =	
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per Dwelling): Tub & Separate Shower		x 3.0 =	3
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)		x 2.0 =	6
Shower, each additional fixture (heads, body spray)		x 2.0 =	
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (optional dishwasher)		x 2.0 =	2
Kitchen Sink with High Efficiency Dishwasher		x 1.5 =	
Dishwasher, each additional (optional sink)		x 2.0 =	2
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer		x 2.0 =	2
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	1
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Instant-Access-Hot-Water System (fixture credit)		x <0.5> =	
New Connection - Refer to District Rule 24-A5 "Exterior Residential Water Demand Calculations"		x =	
Subtotal proposed fixtures		x =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	1

PROPOSED FIXTURE UNIT COUNT TOTAL = 30

DEED RESTRICTION REQUIRED FOR ALL WATER PERMITS - PERMIT PROCESS MAY TAKE UP TO THREE WEEKS

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.

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.

Signature of Owner/Agent

CRAIG HOLDREN
Print Name

1/26/17
Date

MONTEREY
Location Where Signed

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



Evans Residence Project
398 Calle De Los Amigos

**INITIAL STUDY AND PROPOSED
MITIGATED NEGATIVE DECLARATION**

Proponents:

**Glenn E. Warner, Architect
John and Wendy Evans, Property Owners**

Lead Agency:



MITIGATED NEGATIVE DECLARATION
ADOPTED: *By ALB 2/24/04*
MITIGATION MONITORING PROGRAM

**CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT DEPARTMENT**

January 7, 2004

INITIAL STUDY



ENVIRONMENTAL CHECKLIST FORM

1. **PROJECT TITLE:** Evans Residence Remodel
2. **LEAD AGENCY NAME AND ADDRESS:** City of Pacific Grove, 300 Forest Avenue, Pacific Grove, CA 93950
3. **LEAD AGENCY CONTACT PERSON AND PHONE NUMBER:** Sally Rideout, Associate Planner (831) 648-3190

4. **PROJECT LOCATION:** 398 Calle De Los Amigos, Pacific Grove, Monterey County, CA, Assessor's Parcel Number 007-061-018.

5. **PROJECT SPONSOR(S):** John and Wendy Evans, property owners, ^{7312 Hillcrest Dr.} ~~102 Vista Del Prado, Los Gatos CA 95035~~, Glenn E. Warner, Project Architect, Carmel PO Box 22811, Carmel CA 93940. ⁹⁵³⁵⁰

6. **GENERAL PLAN DESIGNATION:** Low Density Residential: 1-2 Dwelling Units per Acre

7. **ZONING:** R-1-B-4: Single-Family Residential

8. **DESCRIPTION OF THE PROJECT: (DESCRIBE THE WHOLE ACTION INVOLVED, INCLUDING BUT NOT LIMITED TO LATER PHASES OF THE PROJECT, AND ANY SECONDARY, SUPPORT, OR OFF-SITE FEATURES NECESSARY FOR ITS IMPLEMENTATION).**

Proposed remodel and additions to a single-family residence on a site that is located in an environmentally sensitive area of the City's coastal zone. The proposed project includes the removal of existing paved walkways, abandonment of a 61 square foot bomb shelter, and the construction of new walkways and a deck. The proposed 143 square foot additions are placed over existing paved areas. The proposed total site coverage is 17.3% reduced from 18.3%. Minor site excavation (approximately 5 cubic yards) is proposed to accommodate the additions and deck.

Site Plan Review Committee approval is required for this project. The Pacific Grove Architectural Review Board will consider Architectural Approval Application No. 3284-03 for

the project. Review and approval by the California Coastal Commission is required prior to issuance of a building permit.

9. SURROUNDING LAND USES AND SETTING: (BRIEFLY DESCRIBE THE PROJECT'S SURROUNDINGS).

The subject property is located within the City of Pacific Grove in the County of Monterey, California (Figures 1 and 2). File information reveals that the building site is a 26,505 square foot corner building site that occupies a portion of Parcel 2, Block 330, of the Pacific Grove Acres Tract, Assessor's Parcel No. 007-061-18 (Figure 3). Located on the northwest corner of the intersection of Calle De Los Amigos and Pico Avenue in the R-1-B-4 zone district, the site is designated in the City's General Plan and Local Coastal Program Land Use Plan (LUP) as Low Density Residential, 1-2 dwelling units per acre (Figure 4). The site, already committed to single-family residential use, is developed with a two-story residence, a subterranean bomb shelter, patio, walkways, and driveway covering approximately 18.3% of the site. An additional landscaped area, enclosed by a fence, is located on the south side of the residence (Figure 5).

For the most part, development characteristics along Calle De Los Amigos and Pico Avenue within the immediate vicinity of the site include one and two-story single-family dwellings on building sites that are relatively smaller than many of the building sites in the Asilomar Dunes area, but larger than those typically found in other areas of Pacific Grove. The existing single-family residential use of the site is consistent with R-1-B-4 zoning and the low-density residential Land Use Plan and General Plan designations.

The project site is within the Coastal Zone and is subject to the California Coastal Act. The City's Local Coastal Program Land Use Plan (LCP/LUP) has been certified by the California Coastal Commission; however, because only the Land Use Plan portion of the LCP has been certified, coastal development permits are required in addition to approvals for development required by Pacific Grove. The California Coastal Commission reviews projects for compliance with the Coastal Act and issues coastal development permits.

As certified, the LUP is consistent with the California Coastal Act, which governs development in coastal areas. The LUP contains policies that regulate all development in the Asilomar Dunes coastal zone and allows new development to occur on vacant lots subject to conformance with required development thresholds. The Coastal Commission then considers proposed developments that are thus conditioned within the regulatory context of the Coastal Act.

The proposed project site is located in the Asilomar Dunes planning area. The site is located in the forest front zone at the eastern edge of the Central Dune Plant Community, atop a large dune. The site is sloped and free of rock outcroppings. The residence is situated on a bench of the steep dune.

The LUP identifies the Asilomar Dunes as an area of greatest habitat sensitivity known for its scenic and visual quality (Figure 6). Section 30251 of the Coastal Act requires that the scenic and visual qualities of coastal areas shall be considered and protected as a public resource. Section 30251 includes the requirement that development be visually compatible with the character of surrounding areas. Architectural Review Board approval is required for this

project, and a discussion of project-related potential impacts to aesthetic resources is included in Section I of the Initial Study.

The Asilomar Dunes area is a sand dune complex located west of Asilomar Avenue along the ocean edge of the Monterey Peninsula that extends from the Lighthouse Reservation through the Asilomar conference grounds into Pebble Beach. Soils in the Asilomar Dunes are classified as Df or dune land according to the Monterey County Soil Survey (Figure 7). Dune land is comprised of wind deposited quartz and feldspar sand, which has rapid moisture permeability and a slow runoff rate.

The dune environment is dynamic; as soils are shifted by winds, so are the plant species that colonize them. The entire Asilomar Dune complex provides existing and potential habitat for two sensitive plant communities, the Central Dune Plant Community and Monterey Pine Forest Plant Community. The area where these two plant communities meet is called the forest-front zone and it also provides unique habitat for several native plant species of special concern. The forest front acts as a windbreak, stabilizing the eastern edges of the dunes and creating a transitional habitat between the harsh environment of the exposed dunes and the more sheltered inland areas.

At least ten plant species of special concern, listed by the Department of Fish and Game, have evolved and adapted specifically to the environmental conditions of the Asilomar Dunes that include desiccating, salt-laden winds, and nutrient-poor soils. These and other native plants help stabilize the dunes and provide high quality habitat for one animal species of special concern, the black legless lizard (*Anniella pulchra nigra*) a California protected species. All properties in the Asilomar Dunes area consist of environmentally sensitive habitat or potential habitat (Figure 8) due to the presence of these special status species and given the success of rehabilitation and restoration efforts on both private and public sites in the Asilomar Dunes planning area.

The proposed project site is subject to Section 30240 of the California Coastal Act, which requires the protection of environmentally sensitive areas from "any significant disruption". A Botanical Report submitted with the application materials assesses on-site habitat conditions and habitat potential, and evaluates project-related effects to on-site biological resources. According to the project Botanical Report, four Tidestrom's Lupine, a plant species of special concern, are located approximately 20-30 feet from the proposed additions, but no other rare or endangered plants have been observed on the site. A copy of the Botanical Report is included as an attachment.

The potential for high-quality habitat on this site is excellent and habitat restoration has already been initiated on the site. There is habitat for the black legless lizard on the site though none were found during a search conducted prior to the onset of restoration activities. Nevertheless, its presence on the site is assumed by the City of Pacific Grove. The site is also within the range of animals that have adapted to and coexist in the urban setting of Pacific Grove. These animals include black-tailed deer, raccoon, Virginia opossum and a variety of bird species. Section III of the Initial Study discusses project-related potential impacts to potential habitat areas and sensitive biological resources.

In addition to sensitive biological resources, the Asilomar Dunes is an area where prehistoric cultural resources have been discovered in the past and it is therefore considered an archaeologically sensitive area (Figure 9). Over time, the Monterey Bay area has been home to four major cultural groups: central coast Native Americans, Spanish, Mexicans, and Northern Europeans. Cultural evidence of early Native American inhabitants has been found throughout the Pacific Grove coastal zone and at several other locations in the city. Archaeological sites and resources are protected by Federal and State statutes. Policies in the City’s General Plan also require the protection and preservation of archaeologically, culturally, or historically significant resources. Examples of archaeological resources include village middens (cultural debris in soil), human burials, and artifacts such as tools and ornaments. Resources were usually located near food sources and a reliable source of fresh water. Along the coast, resource areas may contain large amounts of shell and bone fragments in dark soils.

A preliminary archaeological reconnaissance of the site was conducted in June 2003, by an archaeologist qualified to conduct investigations in Pacific Grove. According to the project Archaeological Report, no surface evidence of potentially significant cultural resources was observed on the site during the field reconnaissance, but the site is located within one kilometer of 12 known and recorded archaeological sites. The archaeologist includes recommendations in the report to protect archaeological artifacts or cultural resources that may be inadvertently discovered on the site during the construction phase of the proposed project. A copy of the report is included as an attachment to the Initial Study. Section IV contains a discussion of project-related impacts to potentially significant cultural resources that may be present on the site.

10. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (E.G. PERMITS, FINANCING APPROVAL, OR PARTICIPATION AGREEMENT).

California Coastal Commission
 Monterey Peninsula Water Management District


ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

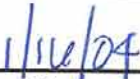
The environmental factors checked below (✓) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

	Aesthetics		Hazards & Hazardous Materials		Public Services
	Agricultural Resources		Hydrology/Water Quality		Recreation
	Air Quality		Land Use/Planning		Transportation/Traffic
✓	Biological Resources		Mineral Resources		Utilities/Service Systems
✓	Cultural Resources	✓	Noise		Mandatory Findings of Significance
	Geology/Soils		Population/Housing	✓	None with Mitigation

DETERMINATION: (To be completed by the Lead Agency) On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	✓
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a “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 DEDCLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	


 Signature
 Sally Rideout, Associate Planner


 Date
 City of Pacific Grove

I. AESTHETICS

1. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT ON AN IDENTIFIED SCENIC VISTA?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
			✓	

DISCUSSION - The City’s Local Coastal Program Land Use Plan (LUP) identifies the Asilomar Dunes residential area bounded by Lighthouse Avenue, Asilomar Avenue, and the Asilomar State Beach and Conference Grounds, as a highly scenic area of public importance. All properties within the entire Asilomar Dunes coastal zone are subject to conformity with Coastal Act Section 30251 which requires that the scenic and visual qualities of coastal areas be considered and protected as a resource of public importance.

LUP Section 2.5.4.1 (Scenic Resources) identifies as particularly sensitive, the Lighthouse Reservation lands, Asilomar Conference Ground dune lands visible from 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). Public roads inland of Sunset Drive provide some views of the ocean and bay. These views are available from the locations shown on the LUP Shoreline Access Map (Figure 6).

Despite the developed state of most private parcels inland from Sunset Drive, the overall scenic quality and visual open space character of the dune environment is a predominant aesthetic feature of the Asilomar Dunes in this area. This area of the Asilomar Dunes is described in LUP Section 2.5 as substantially developed lands with the remaining vacant lands serving “to soften the contrast between existing development and the expansive open space seaward of Sunset Drive”. The proposed project will not interfere with public views to the ocean along Sunset Drive or from inland streets, nor is the site visible from Sunset Drive (Refer to Exhibit A, Photographs).

The site is located in an established urban neighborhood at the eastern edge of the dunes and west of the Monterey pine forest. The site is located on the northwest corner of the intersection of Calle De Los Amigos and Pico Avenue and is developed with a two-story single-family residence. Located on the top of a steep dune, the existing residence is within the line of site between Calle De Los Amigos, a cul-de-sac, and the ocean. The site overlooks the Pico Avenue roadway. The site is located within public views to the inland dune.

The proposed project includes an interior remodel and first floor additions (143 square feet), abandonment of an existing subterranean bomb shelter, construction of a new 403 square foot deck and a reconfiguration of pathways and landscaped areas. All proposed improvements occur within or immediately adjacent to the existing developed areas of the site. The proposed additions are placed toward the west end of the existing building and are not easily visible from Calle De Los Amigos. No substantial effects to aesthetic resources are anticipated by the proposed project.

The proposed project is subject to public hearing and approval from the City’s Architectural Review Board prior to issuance of a building permit pursuant to Municipal Code Chapter 23.73. The Architectural Review Board considers the architectural compatibility of proposed projects within a visual context of the surrounding neighborhood character in the immediate vicinity of the site. During consideration of the proposed project, the Architectural Review Board shall exercise its discretion to determine if the proposed

alterations to the dwelling are in keeping with the scale and character of the area, and may require modifications to the project in order to attain that purpose.

SOURCE - Review of proposed project, Proposed site plan, August 24, 2003, Project Botanical Survey Report, Pacific Grove Local Coastal Program Land Use Plan, Section 2, Scenic Resources, Pacific Grove Municipal Code Chapter 23.73, Pacific Grove General Plan, Chapter 6, Natural Resources, Chapter 8, Urban Structures and Design.

2. WOULD THE PROJECT SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS WITHIN A STATE SCENIC HIGHWAY?

	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
IMPACT				✓

DISCUSSION - No. There are no historic buildings or rock outcroppings present on the site. Sunset Drive is a designated scenic drive, but the proposed project is located in a developed neighborhood inland from that roadway and is already committed to single-family residential use. The proposed project site is located in an established neighborhood and is within the line of sight of public views to the ocean from Calle De Los Amigos; however, the proposed additions are not easily visible from that street. The site is located above the Pico Avenue roadway and is not visible from Sunset Drive.

SOURCE –Refer to Section I.1.

3. WOULD THE PROJECT SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?

	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
IMPACT		✓		

DISCUSSION - No, subject to public hearing and Architectural Review Board approval. The LUP contains the following provisions with respect to scenic attributes that address new development in the Asilomar Dunes area including all lands between Sunset Drive and Asilomar Avenue:

Section Policy

- 2.5.2 *Coastal area scenic and visual qualities are to be protected as resources of public importance. Development is required to be sited to protect views, to minimize natural landform alteration, and to be visually compatible with the character of surrounding areas.*
- 2.5.4.2 *Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the open space character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.*
- 2.5.5.4.d) *Earthtone color schemes shall be utilized, and other design features incorporated that assist in subordinating the structure to the natural setting.*

3.4.4.1 *All new development in the Asilomar Dunes area shall be controlled as necessary to ensure protection of coastal scenic values and maximum possible preservation of sand dunes and the habitat of rare and endangered plants.*

Unlike development of a vacant site, the proposed project site is already committed to residential development and the scale of the project is such that no substantial degradation of the visual character and quality of the site or its surroundings will occur. Visual quality of the site is characterized by the pink color of the existing two-story residence and the open dune surrounding the building. The proposed project is relatively small in scale, consisting of first-floor additions (143 square feet) to the existing 3,543 square foot residence, and other minor exterior alterations, all of which occur on or immediately adjacent to areas of the site that are already developed.

Dune restoration is required to mitigate the effects of reconfiguration of paved areas and the construction of additions and decks. The proposed landscape restoration plan includes the planting of trees and windscreens, which are proposed to protect the young trees until they are established. The design and materials of the windscreens are subject to review and approval by the Architectural Review Board. The Architectural Review Board considers the compatibility of the proposed project with the surrounding neighborhood character within a visual context.

MITIGATION:

I.3.1 If the property owner chooses to repaint the exterior of the entire structure as part of the proposed project, earth tone color schemes or a natural finish shall be required to blend with the dune environment, subject to the approval of the Architectural Review Board.

SOURCE: California Coastal Act Section 30251, Scenic and Visual Resources. Review of proposed project. Pacific Grove Local Coastal Program Land Use Plan, Section 2, Scenic Resources; Section 3, Coastal Zone Land Use and Development. Pacific Grove Municipal Code Chapter 23.73. Pacific Grove General Plan, Chapter 6, Natural Resources, Chapter 8, Urban Structures and Design.

4. WOULD THE PROJECT CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE THAT WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?

	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
IMPACT			✓	

DISCUSSION – Unlike development of a vacant site, the proposed project site is already committed to residential development, and the single-family residential use of the site remains unchanged. The proposed project includes two first floor additions for a total of 143 square feet. The generation of glare or light emissions on the site is not likely to substantially increase from existing levels.

SOURCE - Review of proposed project and experience with similar projects.

II. 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.)

I. WOULD THE PROJECT:

- A. *CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE APPLICABLE AIR QUALITY PLAN?*
- B. *VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?*
- 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 THAT EXCEED QUANTITATIVE THRESHOLDS FOR OZONE PRECURSORS)?*
- D. *EXPOSE SENSITIVE RECEPTORS SUBSTANTIAL TO POLLUTANT CONCENTRATIONS?*
- E. *CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?*

	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
IMPACT				✓

DISCUSSION –

II.1. A-E: No. The City of Pacific Grove is located in the Monterey Bay region of the North Central Coast Air Basin. Air quality is monitored and regulated by the Monterey Bay Unified Air Pollution Control District (MBUAPCD). The existing residential use of the site remains unchanged and the proposed project is consistent with the Monterey Bay Unified Air Pollution Control District’s air quality plan for single-family dwellings. Increases in emissions that could substantially diminish ambient air quality are not typically associated with the construction of additions to one single-family dwelling.

A sensitive receptor is generally defined as a location such as a school, retirement facility, or hospital, where sensitive populations (e.g., children, the elderly, and people with respiratory or related health problems) could reasonably be exposed to continuous emissions. The proposed project site is not located near sensitive receptors.

During the construction phase of the project, fumes from paints and construction materials may occur over the short term on the project site. The creation of objectionable odors is not typically associated with single-family dwelling projects of this scale.

SOURCE - Review of the proposed project; Experience with similar projects; General Plan Chapter 2, Land Use; MBUAPCD CEQA Air Quality Guidelines, 1995.

III. BIOLOGICAL RESOURCES

1. WOULD THE PROJECT 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	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
		✓		

DISCUSSION – Four Tidestrom’s Lupine, a California Department of Fish and Game plant species of special concern, have been observed on the project site; however, the plants are not located within the footprint of the proposed additions and site alterations. The plants are located on the dune below the southwest corner of the residence approximately 25-30 feet from the proposed deck. Given the steepness of the site and the location of the proposed additions with respect to the locations of the Tidestrom’s Lupine, measures should be undertaken to protect the plants during proposed site preparation and construction activities.

The Asilomar Dunes planning area is identified in the City of Pacific Grove’s General Plan and Local Coastal Program Land Use Plan as a land habitat of greatest sensitivity (Figure 8). The entire Asilomar Sands dune complex provides existing and potential habitat for several indigenous species of plants that have adapted specifically to local environmental factors including full exposure to sunlight, salt-laden and desiccating winds, and shifting, nutrient-poor soils that are endemic to the Asilomar Dunes area. At least ten plant species of special concern are present in the Asilomar Dunes planning area. All dune land in the Asilomar Dune complex is therefore considered environmentally sensitive potential habitat area.

According to the August 2003 Botanical Survey Report prepared for the project, four Tidestrom’s Lupine plants were observed on the site during a recent field survey of the site. The report notes that a 1989 survey of the site reported 44 Tidestrom’s Lupine in approximately the same location as the current plants. The 26,505 square foot site contains an unusually large amount of potentially high quality habitat, but relatively little native dune plant cover. Other vegetation on the site includes a fenced landscaped area on the south side of the building and a Monterey cypress tree near the southwest corner of the existing building. The skeletal remains of several pine trees are also located on the site.

A botanical restoration of the site is currently underway. The site is within the range of the black legless lizard (*Anniella pulchra nigra*), a California protected species. Prior to the onset of dune restoration activities, the site was searched for the creatures, but no lizards were found. Nevertheless, its presence is assumed on the site.

The LUP contains the following policies for development in sensitive habitat areas:

<i>Section</i>	<i>Policy</i>
2.5.4.2	<i>Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be</i>

visually compatible with the open space character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

2.5.5.5 *Landscape approval shall be required for any project affecting landforms and landscaping. A landscaping plan, which indicates locations and types of proposed plantings shall be approved by the Architectural Review Board.*

The proposed alterations and additions to the residence occur within or immediately adjacent to the existing developed portions of the site. Originally, the project included removal of the 61 square foot bomb shelter. The project has since been revised to retain the shelter structure to stabilize the dune and avoid potentially substantial disruption of the topography of the site. The revised project includes filling the structure with indigenous sand, burying it, and restoring the dune vegetation over the buried structure. Total site coverage is reduced from 18.3% to 17.3%, increasing the amount of potential habitat available on the site. The proposed reconfiguration of paved areas on the site does not alter landforms nor result in any long term disruption of habitat areas on the site provided that the areas free from development are included in the dune restoration plan on the site and are protected from further disruption.

In this case, project-related impacts to the four Tidestrom's Lupine on the site are most likely to occur during the construction phase of the proposed project. The plants are located down slope from the proposed additions to the residence. Some grading on the site is required to accommodate the additions and the proposed grading affects an area that is currently within a developed area of the site. Due to the steep topography of the dune, excavation spoils could migrate down the slope and bury or crush the endangered plants. The loss of the four endangered plants constitutes a significant impact, which can be avoided in this case by incorporating protective measures into the project.

The Botanical Survey Report prepared for the proposed project includes guidelines for development that avoid or reduce the potential to directly or indirectly cause adverse effects to species of special concern both on and off the site. If these guidelines, in addition to the requirements of the LUP, are incorporated into the project, the potential for any significant adverse impacts to species of special concern is reduced to a less than significant level.

In addition to review by the Architectural Review Board, Site Plan Review Committee approval is required for this project prior to issuance of a building permit. Approval by the Committee may be conditioned upon the provision of dune stabilization (erosion and runoff controls) on the site. If so, additional excavation may be necessary and unavoidable. Mitigation is necessary to reduce and rectify project-related disruption to potential habitat areas of the site, should the Site Plan Review Committee determine that permanent drainage and erosion control measures be incorporated into the project design. The use of Best Management Practices (BMPs) should also be incorporated into the project to reduce the effects of any erosion or runoff to sensitive habitat areas on adjacent sites.

A pre-construction meeting held on the site with the project biologist, the owner or their representative, the general contractor and Community Development Department staff is a condition of building permit approval for this project. The purpose of the meeting is to review the roles and responsibilities of the parties involved and to review all project permits and environmental compliance requirements prior to the onset of project-related disruption on the site.

MITIGATION –

- III.1.1** All sediments shall be contained on the construction site as much as feasible to prevent substantial construction-related runoff and sediment from migrating to sensitive habitat areas on or off the site, and to prevent sediments and runoff from entering off-site storm drains or natural drainage areas.
- III.1.2** The property owner shall retain a qualified biologist, approved by the City, to act as the Project Biologist. The Project Biologist shall monitor construction and required landscape restoration activities and shall oversee the implementation of the approved project landscape restoration plan.
- III.1.3** A landscape restoration plan shall be prepared by a qualified biologist (approved by the Community Development Department) prior to final architectural approval, and shall define procedures and minimum performance standards for restoration, long-term maintenance, and monitoring of the undeveloped portions of the property. The plan shall include provisions for the planting of appropriate species of special concern as identified in the botanical report.
- III.1.4** Prior to the issuance of the building permit, a pre-construction meeting shall be held on the site with, at minimum, the project biologist, the owner or their representative, the general contractor, and Community Development Department staff to review the roles and responsibilities of each party and implementation of the mitigation monitoring program for the approved project.
- III.1.5** Prior to site preparation activities, the project biologist shall search the construction zone for black legless lizards. If any are found they shall be captured and released into a suitable habitat area on the site.
- III.1.6** The project proponent shall obtain a permit from the City Forester prior to any trimming of trees on the site.
- III.1.7** All trees within 10' of the building shall be afforded protection by erecting guideline fencing (stakes and nylon rope or mesh) 3x the trunk diameter to prevent inadvertent damage to tree root systems during construction activities.
- III.1.8** Prior to the onset of site preparation activities, temporary fences that identify the project boundary and restrict access to habitat areas shall be installed under the direction of the project biologist, to protect nearby dune habitat and sensitive plant species. Fencing locations shall be included on the final site map.
- III.1.9** The project biologist shall place signs on the temporary fencing clearly stating that access is prohibited unless approved by the project biologist and Community Development Department staff.
- III.1.10** Fencing installed to protect biological resources on the site shall be maintained in good condition and remain in place until all construction activity on the site is completed. Removal

or changing the location of the fence requires the approval of the project biologist and Community Development Department staff.

- III.1.11** All activities associated with construction, trenching, storage of materials, and disposal of construction wastes and excavated soil shall not impact areas protected by fencing. The areas protected by fencing shall remain in a trash free condition and shall not be used for material stockpiling, storage, disposal or vehicle parking. All construction personnel are prohibited from entering the fenced area.
- III.1.12** A formal staging area for the storage of materials shall be identified on the final site plan prior to building division plan review. The staging area shall be used for the storage and stockpiling of construction materials and its location is subject to the review and approval of the project biologist and Community Development Department staff.
- III.1.13** No paint, cement, joint compound, cleaning solvents or residues from other chemicals or materials associated with construction will be disposed of on-site. The general contractor shall be responsible for complying with this requirement and shall clean up and dispose of properly any spills or contaminated ground in accordance with Monterey Regional Waste Management requirements and to the full satisfaction of the Project Biologist and the Community Development Department staff.
- III.1.14** All excavated soils from the site shall either be stockpiled for re-use or disposed of in a manner that will not adversely affect any existing vegetation on or off the site in a location approved by the project biologist and Community Development Department staff.
- III.1.15** To protect the integrity of Asilomar sands on and off the site soils from outside the asilomar dune complex or soil amendments shall not be imported to the site.
- III.1.16** Off-site disposal of excess soils remaining from excavation shall occur only at an approved receiver site in the Asilomar Dunes Planning area. The project proponent shall submit written verification of the receiver site location prior to excavation activities on the site.
- III.1.17** During the construction phase of the project, the project biologist shall inspect the site no less than once per week to ensure compliance with all provisions for protection of the surrounding environment. Any activity or condition not in compliance with the prescribed mitigation measures shall immediately be brought to the attention of the owner or their representative, the general contractor, and the Pacific Grove Community Development Department. The temporary fencing shall be removed only upon approval of the project biologist and Community Development Department staff.
- III.1.18** During construction, the project biologist shall submit written verification of mitigation compliance on a monthly basis to the Planning Division of the Community Development Department.
- III.1.19** City of Pacific Grove Community Development Department staff, the California Coastal Commission, the California Department of Fish and Game or their agents may visit the

property and recommend additional work where deficiencies occur if the property does not appear to be in compliance with the conditions of the development permit.

III.1.20 The property shall be resurveyed and potential impacts re-evaluated for species of special concern (including animal species) if development of the proposed project does not commence within one year from the date of building permit issuance.

SOURCE – August 2003 Botanical Report prepared by Thomas Moss, Coastal Biologist; Pacific Grove General Plan, Natural Resources, Chapter 6; Local Coastal Program Land Use Plan Sections 2 and 3, Review of the proposed project.

2. WOULD THE PROJECT HAVE A SUBSTANTIALLY ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN LOCAL OR REGIONAL PLANS, POLICIES, AND REGULATIONS OR BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U. S. WILDLIFE SERVICE?

	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
IMPACT				✓

DISCUSSION - The proposed project site is not located near a riparian habitat, and is located inland from the federally protected Monterey Bay National Marine Sanctuary. No project-related adverse impacts to the shoreline or nearby offshore areas are anticipated to result from the proposed project, because the project site is located inland from the shoreline and the proposed project is relatively small in scale (construction of additions to an existing single-family residence).

According to the Botanical Report prepared for the project, four individuals of Tidestrom’s Lupine, a California protected plant species, are present on the site. No other sensitive plants or plant communities are present on the site; however, the report notes that the site can be easily restored. The proposed project includes restoration of the site, which is currently underway. Architectural Review Board Approval is required for the final landscape restoration plan.

MITIGATION – No additional mitigation required. Refer to Section III.1.

SOURCE – Proposed project description; Proposed project plans submitted November 10, 2003. Pacific Grove General Plan Natural Resources, Chapter 6; Local Coastal Program Land Use Plan Sections 2 and 3; August 2003 Botanical Report prepared by Thomas Moss, coastal biologist; Review of the proposed project; Experience with similar projects.

3. WOULD THE PROJECT 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?

	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
IMPACT			✓	

DISCUSSION - No. The proposed project does not include filling or dredging of wetland, coastal, marine, or riparian areas. The proposed project site is located inland from the shoreline at the Pacific Ocean and adverse impacts to the shoreline or nearby offshore areas are not anticipated to result from the proposed project, because it is relatively small in scale (remodel and construction of 143 square

foot additions to an existing single-family residence), impervious surfaces on the site are reduced from 18.3% to 17.3%, and the existing residential use of the site remains unchanged. For related discussions, refer to Section III.1, above, and Section VII, Water Resources.

SOURCE - Review of the proposed project; Experience with similar applications.

4. WOULD THE PROJECT INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?

	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
IMPACT				✓

DISCUSSION – No, the proposed project involves an interior remodel, and exterior alterations that occur on previously developed portions of the site. Refer to Sections III.1 and III.3.

SOURCE –Review of the proposed project; Local Coastal Program Land Use Plan Sections 2 and 3; Experience with similar projects.

5. WOULD THE PROJECT CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS A TREE PRESERVATION POLICY OR ORDINANCE?

	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
IMPACT				✓

DISCUSSION – No. There are several dead Monterey pine trees located at the southwest side of the site, two living Monterey pine trees between the residence and Calle De Los Amigos, and one Monterey Cypress tree on the site, but none within the proposed location of the additions. The proposed project does not include a request to remove any of the trees from the site; however, one small acacia tree was inadvertently removed from the public right-of-way during preparation of the site for the landscape restoration. Pursuant to the City’s Tree Protection and Preservation ordinance (Municipal Code Chapter 12.16), the project proponents shall obtain tree removal and replacement planting approval from the City’s Natural Resources Committee prior to issuance of the building permit.

MITIGATION – No additional mitigation is required. Refer to Section III.1.

SOURCE – Field visit to proposed project site; Review of proposed project; Municipal Code Chapter 12.16.

6. WOULD THE PROJECT CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL CONSERVATION COMMUNITY PLAN, OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?

	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
IMPACT				✓

DISCUSSION - The City of Pacific Grove has not adopted a habitat conservation plan or a natural communities conservation plan. However, the project site is located in the Asilomar Dunes area of the City's coastal zone, which is designated as environmentally sensitive in the City's General Plan and LUP. Many of the policies in the LUP address habitat conservation and preservation issues, and with incorporation of the prescribed mitigation measures described in Section III (Biological Resources),

the proposed project is consistent with the provisions of the LUP policies. Refer to related discussion in Section XV, Mandatory Findings of Significance, Cumulative Impacts.

SOURCE - Local Coastal Program Land Use Plan, Sections 2-3; Pacific Grove General Plan, Natural Resources, Chapter 6; Review of the proposed project.

IV. CULTURAL RESOURCES

1. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN SECTION 15064.5?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION - The project site is located in an archaeologically sensitive area of the coastal zone where significant cultural resources and artifacts have been discovered in the past. Twelve known archaeological deposits are located within one kilometer of the proposed project site. Proposed projects that require discretionary approvals in this area also require an inspection of the project site and an analysis of the observations and/or finds by a qualified archaeologist with local expertise. At a minimum, required investigations include archival research, surface inspection of the site, an evaluation of the historic and cultural significance of artifacts that may be discovered during the surface inspection, and recommendations for the protection and treatment of artifacts that may be exposed and/or disrupted by the proposed project.

A surface reconnaissance of the site was conducted and subsequent records research was performed for the project site, the conclusions of which are presented in the July, 2003, Preliminary Cultural Resources Reconnaissance report prepared by Susan Morley, M.A., a professional archaeologist qualified to conduct investigations and prepare archaeological reports in Pacific Grove. No surface evidence of potentially significant historic archaeological resources was observed during the field survey on the site. Further, the proposed excavation occurs in an area previously disturbed by development. The report concludes that the project should not be delayed for archaeological reasons. Refer to Section IV.2 mitigation.

SOURCE – July 2003, Preliminary Cultural Resources Reconnaissance report prepared by Susan Morley, M.A. Local Coastal Program Land Use Plan Archaeological Sensitivity Map, Section 2.

2. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO SECTION 15064.5?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
		✓		

DISCUSSION - The City’s General Plan, Chapter 7, Historic and Archaeological Resources, contains the following goals, policies and programs which apply to development and/or construction proposals within the city’s archaeologically sensitive areas:

Goal 4: Protect Pacific Grove’s archaeological resources.

Policy 20: Support the enforcement of existing State and federal laws pertaining to pilfering of archaeological sites.

Policy 21: Ensure the protection and preservation of artifacts in those areas already identified as containing archaeological remains.

Policy 22: Work with the California Archaeological Inventory to develop information that will allow the prediction of additional sites likely to contain archaeological remains.

Policy 23: Refer development proposals that may adversely affect archaeological sites to the California Archaeological Inventory.

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

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

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

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

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

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

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

Program DD Identify sensitive sites early, so that archaeological resources can be considered and protected during the first phases of project design (LUP, 2.4.4.2).

Program EE Where an archaeological site is in proximity to a project under review, City staff in conjunction with the California Archaeological Inventory will determine the particular qualities to be preserved and the methods of preservation.

As discussed above in Section IV.1, the site has been surveyed by a qualified archaeologist with local expertise. The archaeologist concludes that there are no known resources on the site and that project-related potential threats to cultural resources that may be present below the surface of the ground are most likely to occur during the construction phase of the project. Mitigation is recommended by the project archaeologist, should cultural resources be inadvertently discovered during project implementation. Also, the City's draft Archaeological Resources Manual includes performance standards that, if incorporated into the project, reduce to a less than significant level any project-related

adverse impacts that may occur to potentially significant cultural resources that may be present below the surface of the project site.

MITIGATION -

- IV.2.1** If intact archaeological artifacts or cultural features are encountered at any time during project implementation, earth-disturbing work shall be immediately halted within 10 meters (30') of the find and the Community Development Department Director shall be immediately notified before work on the site may proceed.
- IV.2.2** Earth-disturbing work shall not recommence within the designated area until the find is evaluated by the Project Archaeologist and the Lead Agency (City of Pacific Grove) project planner. If the Lead Agency determines that development impacts to the resource can be reasonably avoided, or that the resource is not a significant unique archaeological or paleontological artifact, earth-disturbing work may be allowed to proceed.
- IV.2.3** Should human remains or significant unique or intact archaeological resources be encountered during project-related earth-disturbing activities, work shall be immediately halted within 50 meters (150') of the find, the Community Development Department Director shall be immediately notified, and work shall not recommence until the find can be evaluated by a qualified professional archaeologist with local expertise, approved by the City. If the find is determined to be significant, appropriate mitigation measures (mitigation plan) shall be formulated.
- IV.2.4** The mitigation plan shall be prepared at the applicant's expense, by an archaeologist with local expertise. The mitigation plan shall be submitted to and approved by the Director of the Community Development Department before work can proceed within the designated area.
- IV.2.5** The mitigation plan shall emphasize preservation in place and include recommended preservation measures in accordance with the guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission, and an estimate of the costs of mitigation.

SOURCE – July, 2003, Preliminary Cultural Resources Reconnaissance report prepared by Susan Morley, M.A.; City of Pacific Grove Draft Archaeological Resources Manual, 2002; City of Pacific Grove Chapter 7, Historic and Archaeological Resources; Local Coastal Program Land Use Plan Section 2 and Archaeological Sensitivity Map.

3. WOULD THE PROJECT DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?

	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
IMPACT				✓

DISCUSSION – No unique paleontological resources or unique geologic features are known to be located on the site. In general, if these types features or resources are present on a site, they are most likely to be discovered and/or disrupted during excavation activities on an undisturbed site. The prescribed mitigation measures listed in Section IV.1, include an archaeological monitor on the site

during excavation activities, which reduces the likelihood of any adverse impacts to unique paleontological or geological features that may be present underground.

MITIGATION – No additional mitigation required. Refer to Section IV.2 mitigation.

SOURCE – July, 2003, Preliminary Cultural Resources Reconnaissance report prepared by Susan Morley, M.A.City of Pacific Grove Chapter 7, Historic and Archaeological Resources, Local Coastal Program Land Use Plan Section 2, and Archaeological Sensitivity Map.

4. WOULD THE PROJECT DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
		✓		

DISCUSSION – No. It is unlikely that human remains are present on the site; however, mitigation measures are included in this section that, if incorporated into the project, avoid, minimize and reduce the potential to incidentally disrupt human remains should they be present on the site.

MITIGATION – No additional mitigation required. Refer to Section IV.2 mitigation.

SOURCE – July, 2003, Preliminary Cultural Resources Reconnaissance report prepared by Susan Morley, M.A.City of Pacific Grove Chapter 7, Historic and Archaeological Resources, Local Coastal Program Land Use Plan Section 2, and Archaeological Sensitivity Map.

V. GEOLOGY AND SOILS

1. WOULD THE PROJECT EXPOSE PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY, OR DEATH INVOLVING:

A. 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.

B. STRONG SEISMIC GROUND SHAKING?

C. SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION –

V.1.A-C: No. The existing single-family residential use of the site remains unchanged. 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 events, and the proposed project is subject to compliance with seismic standards as part of the building permit process.

SOURCE - Pacific Grove General Plan, Natural Resources, Chapter 6, and Health and Safety, Chapter 10; State of California Department of Conservation Division of Mines and Geology Special Publication 42.

2. WOULD THE PROJECT:

- A. RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?*
- B. 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?*
- C. BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-I-B OF THE UNIFORM BUILDING CODE (1997), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?*
- D. HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTEWATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTEWATER?*

	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
IMPACT		✓		

DISCUSSION – No. The existing single-family residential use of the site remains unchanged.

V.2.A: The project site is developed with a single-family residence and the proposed project reduces the amount of impervious surfaces on the site from 18.3% to 17.3%. A substantial permanent increase in erosion or loss of topsoil from the site is not anticipated because the existing residential use of the site remains unchanged. Nevertheless, given the steep topography of the site and the instability of dune soils, construction-related impacts may cause short term impacts related to erosion both on and off the site. Best Management Practices are required to ensure that all sediments and runoff are contained on the construction site as much as feasible to prevent substantial construction-related runoff and sediment from entering storm drains or natural drainage areas which ultimately deposit runoff into the Monterey Bay or Pacific Ocean. Refer to Section VII.4, Hydrology and Water Quality.

V.2.B-D. No. The existing residential use of the site remains unchanged. The proposed project site is not located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code. Dune soils on the site are underlain by granite bedrock. The proposed project is subject to compliance with applicable seismic standards as part of the building permit process.

MITIGATION – No additional mitigation required. Refer to Section VII.4, Hydrology and Water Quality

SOURCE - Review of the proposed project; Pacific Grove Community Development Department Building Division; Pacific Grove General Plan, Health and Safety, Chapter 10; Monterey Regional Water Pollution Control Agency.

VI. HAZARDS AND HAZARDOUS MATERIALS

1. WOULD THE PROJECT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH EITHER OF THE FOLLOWING:

A. THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?

B. REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE LIKELY RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION –

VI. 1.A-B. No. The existing residential use of the site remains unchanged. The proposed project does not involve the use, transport or disposal of significant amounts hazardous substances beyond those typically associated with the construction of additions to a single-family dwelling.

SOURCE - Review of the proposed project.

2. WOULD THE PROJECT 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	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION - Not applicable. Refer to Section VI.1

3. IS THE PROJECT 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	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION - No. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

SOURCE - Government Code Section 65962.5.

4. WOULD THE PROJECT IMPAIR IMPLEMENTATION OF, OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION – No. The existing residential use of the site remains unchanged and 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.

SOURCE – Review of the proposed project; The Pacific Grove General Plan Health and Safety, Chapter 10.

5. WOULD THE PROJECT 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	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION – No. The proposed project is not located within or adjacent to a wildlands. The existing residential use of the site remains unchanged.

SOURCE – Review of proposed project; The Pacific Grove General Plan Health and Safety, Chapter 10; Pacific Grove Fire Department.

VII. HYDROLOGY AND WATER QUALITY

1. WOULD THE PROJECT VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION - No. The proposed project is consistent with density requirements and allowable uses in the R-1-B-4 zone district and the existing single-family residential use of the site remains unchanged.

SOURCE - Review of the proposed project and The Pacific Grove General Plan Natural Resources, Chapter 6.

2. WOULD THE PROJECT SUBSTANTIALLY DEGRADE 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	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION - No. The existing residential use of the site remains unchanged and the proposed project does not include a request for additional water beyond that historically used on the site. Construction-related activities will not directly affect groundwater supplies because no known aquifer exists beneath the project site.

SOURCE - Review of the proposed project; Project Monterey Peninsula Water Release Form and Permit Application; The Pacific Grove General Plan Natural Resources, Chapter 6 and Public Facilities, Chapter 9; Municipal Code Chapter 11.68.

3. WOULD THE PROJECT 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	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION - The existing residential use of the site remains unchanged, and the proposed alterations and addition to the residence is relatively small in scale. There are no streams or rivers located near the project site. The proposed project reduces the amount of impervious surfaces on the site from 18.3% to 17.3%.

SOURCE - Review of the proposed project; Monterey County Soil Survey.

4. WOULD THE PROJECT 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 SURFACE RUNOFF IN A MANNER THAT WOULD RESULT IN FLOODING ON-OR OFF SITE?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
		✓		

DISCUSSION – The proposed project reduces the amount of impervious surfaces on the site from 17.3% to 18.3%. In general, dune soils have a rapid permeability with a low runoff rate; however, in this case the steep topography of the site lends itself to a higher probability of increased runoff or erosion during project construction. Best Management Practices are necessary to ensure that project-related increases in runoff or erosion are contained on the site to avoid any long term effects to drainage patterns in the immediate vicinity of the subject property. Incorporation of the mitigation measures in Sections III, Biological Resources, and Section V, Geology and Soils, reduce the likelihood of project-related impacts to existing drainage patterns.

MITIGATION –

VII.4.1 All sediments shall be contained on the construction site as much as feasible to prevent substantial construction-related runoff and sediment from entering storm drains or natural drainage areas which ultimately deposit runoff into the Monterey Bay or Pacific Ocean. Performance standards to achieve maximum containment shall be outlined in the project mitigation monitoring program.

SOURCE: Review of proposed project, Monterey County Soil Survey; California Coastal Commission.

5. WOULD THE PROJECT:

- A. CREATE OR CONTRIBUTE RUNOFF WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?**
- B. OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?**
- C. PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN, AS MAPPED ON A FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP OR PLACE WITHIN A 100-YEAR FLOOD HAZARD AREA STRUCTURES THAT WOULD IMPEDE OR REDIRECT FLOOD FLOWS?**
- D. 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?**
- E. BE SUBJECT TO INUNDATION BY SEICHE, TSUNAMI, OR MUD FLOW?**

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
		✓		

DISCUSSION –

VII. 5.A. Substantial impacts to runoff patterns related to the project are remote because the existing residential use of the site remains unchanged and the proposed project reduces the amount of impermeable surfaces on the site from 18.3% to 17.3%. Project-related increases to urban runoff are remote and unlikely to exceed existing storm water drainage systems. Project-related contributions to polluted runoff are also remote, given the existing development of the site. Project-related contaminants (i.e.; construction solvents, paint, automotive residues) could enter the drainage system during construction of the proposed project; however, the mitigation measures outlined in Section III, Biological Resources, and Section V, Geology and Soils, if incorporated into the project reduce the likelihood that substantial project-related impacts will occur.

VII. 6.B-E. No. The existing residential use of the site remains unchanged. The proposed project site is not located within a flood plain, and there are no dams or levees in the City of Pacific Grove. The project site is located inland from the ocean. Seismic activity along off-shore faults along the Monterey Coast and in the Monterey Bay is not likely to produce a large-scale tsunami; therefore, potential tidal wave hazard is low. Because of the site topography, soil type and urban setting near the project site, mudslides are not potential hazards.

MITIGATION - Refer to the discussion and mitigations listed in Sections III and VII.4.

SOURCE – Federal Emergency Management Agency correspondence, May 15, 2000; Pacific Grove General Plan Chapter 10, Health and Safety; Field observations; Experience with similar projects.

VIII. LAND USE AND PLANNING

1. WOULD THE PROJECT PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?

	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
IMPACT				✓

DISCUSSION – No, the existing single-family residential use of the site is an allowable use for the R-1-B-4 zone district and the use remains unchanged.

SOURCE – Municipal Code Chapter 23; General Plan Chapter 2, Land Use.

2. WOULD THE PROJECT CONFLICT WITH AN 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?

	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
IMPACT				✓

DISCUSSION – No, subject to obtaining design approval from the City’s Architectural Review Board and Coastal Commission review and approval. The proposed project is relatively small in scale and includes an interior remodel, maintenance and repair of the existing structure, reconfiguration of hardscaped areas and the construction of a 403 square foot deck and additions (143 square feet) to the first floor of the residence.

The purpose of the Architectural Review Board is "... to promote the orderly and harmonious development of the city and to protect the architectural heritage of the City of Pacific Grove". The Board may use its discretion to determine if the proposed structure is subordinate to the dune environment and in keeping with the scale and character of the area, and may require modifications to the project in order to attain that purpose.

SOURCE - Review of the proposed project; Local Coastal Program Land Use Plan, Sections 2-3; Pacific Grove Municipal Code Sections 23.68 and 23.73; Pacific Grove General Plan, Land Use, Chapter 2.

3. WOULD THE PROJECT CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY'S CONSERVATION PLAN?

	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
IMPACT				✓

DISCUSSION – No. Refer to Sections VIII.1 and 2.

IX. NOISE

1. WOULD THE PROJECT RESULT IN 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?

	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
IMPACT			✓	

DISCUSSION - No. The existing residential use of the site remains unchanged. The proposed project site is located in a low-density residential area and is consistent with General Plan policies and permitted residential uses in the R-1-B-4 zone district. The proposed project will not generate additional noise beyond that typically associated with a single-family residence.

SOURCE -Review of the proposed project and experience with similar projects; The Pacific Grove General Plan, Health and Safety, Chapter 10.

2. WOULD THE PROJECT RESULT IN EXPOSURE OF PERSONS TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?

	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
IMPACT			✓	

DISCUSSION - No. The proposed project is relatively small in scale and includes an interior remodel, maintenance and repair of the existing structure and a small addition over a portion of the paved driveway. The site is located in a low-density residential neighborhood. During construction, the proposed project may generate noise associated with construction activities. The potentially adverse impacts to persons that may be exposed to these noises and vibrations are limited and short term in nature, and considered less than significant due to the low-density neighborhood. The prescribed mitigation measures included in Section IX.4, below, shall further reduce potential exposure of people to project-related noise and ground-borne vibration.

SOURCE – Review of the proposed project; Experience with similar projects.

3. WOULD THE PROJECT RESULT IN A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION – No. The existing residential use of the site remains unchanged. Refer to IX.1.

4. WOULD THE PROJECT RESULT IN A SUBSTANTIALLY TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
		✓		

DISCUSSION - A temporary increase in ambient noise levels may occur during construction of the project. Mitigation measures are proposed to reduce the duration of this increase in ambient noise levels.

MITIGATION –

- IX.4.1** Days and hours of demolition and construction activities shall be limited to 7:30 a.m. to 7:30 p.m. Monday through Saturday, interior work excepted.
- IX.4.2** All power equipment shall be in good operating condition and properly maintained.
- IX.4.3** All equipment and tools powered by internal combustion engines shall have mufflers that meet or exceed manufacturer specifications.

SOURCE - Review of the proposed project and experience with similar projects; The Pacific Grove General Plan, Health and Safety, Chapter 10.

X. POPULATION AND HOUSING.

1. 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)?*
- B. DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE OR EXISTING HOUSING, NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?*

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION –

X.1.A & B. No. the existing residential use of the site remains unchanged.

XI. PUBLIC SERVICES

1. WOULD THE PROJECT RESULT IN SUBSTANTIAL ADVERSE PHYSICAL IMPACTS ASSOCIATED WITH THE PROVISION OF, OR NEED FOR, NEW OR PHYSICALLY ALTERED

GOVERNMENT 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 FOLLOWING PUBLIC SERVICES:

- A. FIRE PROTECTION?
- B. POLICE PROTECTION?
- C. SCHOOLS?
- D. PARKS
- E. OTHER PUBLIC FACILITIES?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION –

XI.I A-E: The existing residential use of the site remains unchanged. The proposed project is located in an established service area and can be accommodated within existing levels of service.

SOURCE – Review of the proposed project; Pacific Grove Fire Department; Pacific Grove Police Department; Pacific Grove Unified School District; Pacific Grove Recreation Department; Pacific Grove Public Works Department.

XII. RECREATION

1. WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD OR REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION –Not applicable to the proposed project. The existing single-family residential use of the site remains unchanged and has no effect on recreational facilities.

SOURCE – Review of proposed project; experience with similar projects.

2. DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES THAT MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION – Not applicable. Refer to Section XII.1.

XIII. TRANSPORTATION / TRAFFIC

1. WOULD THE PROJECT:

- A. CAUSE AN INCREASE IN TRAFFIC THAT IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO CAPACITY RATIO ON ROADS, OR CONGESTION AT INTERSECTIONS)?

- B. EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?*
- 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?*
- D. SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G. FARM EQUIPMENT)?*
- E. RESULT IN INADEQUATE EMERGENCY ACCESS?*
- F. CONFLICT WITH ADOPTED POLICIES OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?*

	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
IMPACT				✓

DISCUSSION –

XIII. A-F: - No. The existing single-family residential use of the site remains unchanged and is unrelated to air traffic or traffic hazards. According to the 1991 Institute of Transportation Engineers Trip Generation statistics, a single-family dwelling typically generates an average of 9.55 trip ends per weekday and approximately 18.97 trip ends on average per weekend. The proposed project will not substantially increase vehicle trips because the existing residential use of the site is remains unchanged.

SOURCE – Review of proposed project, experience with similar projects, General Plan Chapter 2, Land Use, Municipal Code Chapter 23. Institute of Transportation Engineers trip Generation, 1991 Statistics.

XIV. UTILITIES AND SERVICE SYSTEMS

1. WOULD THE PROJECT EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?

	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
IMPACT				✓

DISCUSSION – No. The existing residence is connected to the City’s Sanitary Sewer System and can be accommodated within existing levels of service. Residential wastewater is discharged into the sanitary sewer system and conveyed to the Monterey Regional Water Pollution Control Agency, which treats and disposes municipal sewage.

SOURCE - Review of the proposed project; MRWPCA; The Pacific Grove General Plan Natural Resources, Chapter 6.

2. WOULD THE PROJECT REQUIRE OR RESULT IN 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	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION – No. The existing residential use of the site remains unchanged.

3. WOULD THE PROJECT 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	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION – No. The existing residential use of the site remains unchanged.

4. WOULD THE PROJECT HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCES, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION – The proposed project does not require additional water on the site beyond the existing and historic level of water use on the site as determined using standards established by the Monterey Peninsula Water Management District. Residential water permits are issued by the Monterey Peninsula Water Management District. No building permit is issued for any project unless water is available for the project. The California-American Water Company (Cal-Am) is the domestic water purveyor for the City of Pacific Grove. Water for domestic use originates at the San Clemente and Los Padres reservoirs on the Carmel River and from a number of wells in Carmel Valley and Seaside.

SOURCE - Review of the proposed project; Project Monterey Peninsula Water Release form and Permit Application; The Pacific Grove General Plan Natural Resources, Chapter 6 and Public Facilities, Chapter 9; Municipal Code Chapter 11.68.

5. WOULD THE PROJECT RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER THAT SERVICES 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	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION – No. The existing residential use of the site remains unchanged and can be accommodated by existing levels of service.

SOURCE – Review of proposed project; Experience with similar projects.

6. WOULD THE PROJECT BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECT'S SOLID WASTE DISPOSAL NEEDS?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION –The existing residential use of the site remains unchanged. The site is within an existing service area and can be accommodated by existing levels of service.

SOURCE – Review of proposed project; Experience with similar projects.

7. WOULD THE PROJECT COMPLY WITH FEDERAL, STATE, AND LOCAL STATUES AND REGULATIONS RELATED TO SOLID WASTE?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

DISCUSSION – Not applicable to the proposed project. Refer to Section XIV.6.

XV. 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	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
		✓		

DISCUSSION – The existing residential use of the site remains unchanged and the proposed project includes the restoration of the remaining undeveloped portions of the site. The proposed project includes the construction of two first floor additions (143 square feet), a 403 square foot deck, and reconfiguration of paved areas to an existing residence that is located in an environmentally sensitive area.

The proposed alterations and additions occur on areas of the site that are already developed and the total site coverage is reduced from 18.3% to 17.3%. Four Tidestrom’s Lupine, a plant species of special concern regulated by the Department of Fish and Game, are present on the site, and are located on the steep dune approximately 20-30 feet below the proposed additions and alterations. Minor excavation is necessary to construct the additions and to reconfigure paved areas on the site. Project-related impacts to the endangered plants are unlikely, but could occur during excavation activity and construction of the proposed additions. Mitigation measures are proposed to protect the plants from being buried or crushed by excavation spoils that could migrate down the slope from the construction site. If incorporated into the project, the mitigation measures outlined in Section III, Biological Resources and Section VII, Hydrology and Water Quality, avoid and/or minimize project-related impacts that could occur to these resources.

The site is also located in an archaeologically sensitive area and mitigation measures are also proposed that, if incorporated into the project, minimize any project-related impacts to archaeologically sensitive

resources that may be encountered during proposed excavation activities. Refer to Section IV, Cultural Resources for related discussion.

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 THE PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS)?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
		✓		

DISCUSSION – The cumulative impacts of development in the Asilomar Dunes area were considered during the preparation of the Land Use Plan of the Local Coastal Program, which is the functional equivalent of an environmental impact report. Appropriate policies to address these cumulative impacts were adopted as part of the Land Use Plan. These policies, where feasible, were incorporated into the proposed project.

Unlike new development of a vacant parcel, the proposed project does not reduce the amount of available existing or potential habitat on the site, because the site is already committed to residential use, the existing single-family residential use of the site remains unchanged, the proposed additions and alterations occur on or immediately adjacent to areas of the site that are already committed to development, and total site coverage is reduced from 18.3% to 17.3%. the proposed project is consistent with the standards and policies of the LUP, and as mitigated, no significant disruption of environmental resources will occur. Related discussion and mitigation measures are in Sections I, III, IV, V, VII, and IX. Subject to compliance with the prescribed mitigations contained herein, the potential impacts identified in this initial study are not cumulatively considerable.

3. DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS THAT WILL CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?

IMPACT	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
			✓	

DISCUSSION - The only potentially significant project-related impacts that could occur as a result of the project involve the protection of aesthetic, biological and archaeological resources, and short-term increases in ambient noise levels. Therefore, no significant adverse impacts to human health will result from the proposed project.

ALTERNATIVES:

1. No Project;
2. Project Is Referred to the Applicant for Restudy of Project-Related Issues.

PERSONS AND DOCUMENTS CONSULTED:

- Evans Residence - Project Plans, 398 Calle De Los Amigos. Prepared by Glenn Warner, Architect.
- July 2003, Preliminary Cultural Resources Reconnaissance for Assessor's Parcel No. 007-061-18, 398 Calle De Los Amigos, Pacific Grove, California. Prepared by Susan Morley M.A., RPA.
- August 2003 Botanical Survey Report Prepared for 398 Calle De Los Amigos, Pacific Grove CA, Prepared by Thomas Moss, Coastal Biologist
- California Coastal Act
- California Environmental Quality Act (CEQA) and CEQA Guidelines
- Pacific Grove Local Coastal Program Land Use Plan
- Pacific Grove General Plan
- Pacific Grove Municipal Code Chapter 23
- Monterey Peninsula Water Management District
- Monterey Bay Unified Air Pollution Control District; CEQA Air Quality Guidelines, 1995.
- State of California Department of Conservation, Division of Mines and Geology Special Publication 42.
- City of Pacific Grove Recreation Department
- City of Pacific Grove Museum Director
- City of Pacific Grove Fire Department
- City of Pacific Grove Police Department
- City of Pacific Grove Public Works Department
- City Forester
- Monterey Regional Water Pollution Control Agency
- Monterey Regional Waste Management District

MITIGATION SUMMARY:**I. Aesthetics:**

- I.3.1** If the property owner chooses to repaint the exterior of the entire structure as part of the proposed project, earth tone color schemes or a natural finish shall be required to blend with the dune environment, subject to the approval of the Architectural Review Board.

III. Biological Resources:

- III.1.1** All sediments shall be contained on the construction site as much as feasible to prevent substantial construction-related runoff and sediment from migrating to sensitive habitat areas on or off the site, and to prevent sediments and runoff from entering off-site storm drains or natural drainage areas.
- III.1.2** The property owner shall retain a qualified biologist, approved by the City, to act as the Project Biologist. The Project Biologist shall monitor construction and required landscape restoration activities and shall provide oversight to the implementation of the approved project landscape restoration plan.
- III.1.3** The landscape restoration plan shall be prepared by a qualified biologist (approved by the Community Development Department) prior to final architectural approval, and shall define procedures and minimum performance standards for restoration, long-term maintenance, and monitoring of the undeveloped portions of the property. The plan shall include provisions for the planting of appropriate species of special concern as identified in the botanical report.

- III.1.4** Prior to the issuance of the building permit, a pre-construction meeting shall be held on the site with, at minimum, the project biologist, the owner or their representative, the general contractor, and Community Development Department staff to review the roles and responsibilities of each party and implementation of the mitigation monitoring program for the approved project.
- III.1.5** Prior to site preparation activities, the project biologist shall search the construction zone for black legless lizards. If any are found they shall be captured and released into a suitable habitat area on the site.
- III.1.6** The project proponent shall obtain a permit from the City Forester prior to any trimming of trees on the site.
- III.1.7** All trees within 10' of the building shall be afforded protection by erecting guideline fencing (stakes and nylon rope or mesh) 3x the trunk diameter to prevent inadvertent damage to tree root systems during construction activities.
- III.1.8** Prior to the onset of site preparation activities, temporary fences that identify the project boundary and restrict access to habitat areas shall be installed under the direction of the project biologist, to protect nearby dune habitat and sensitive plant species. Fencing locations shall be included on the final site map.
- III.1.9** The project biologist shall place signs on the temporary fencing clearly stating that access is prohibited unless approved by the project biologist and Community Development Department staff.
- III.1.10** Fencing installed to protect biological resources on the site shall be maintained in good condition and remain in place until all construction activity on the site is completed. Removal or changing the location of the fence requires the approval of the project biologist and Community Development Department staff.
- III.1.11** All activities associated with construction, trenching, storage of materials, and disposal of construction wastes and excavated soil shall not impact areas protected by fencing. The areas protected by fencing shall remain in a trash free condition and shall not be used for material stockpiling, storage, disposal or vehicle parking. All construction personnel are prohibited from entering the fenced area.
- III.1.12** A formal staging area for the storage of materials shall be identified on the final site plan prior to building division plan review. The staging area shall be used for the storage and stockpiling of construction materials and its location is subject to the review and approval of the project biologist and Community Development Department staff.
- III.1.13** No paint, cement, joint compound, cleaning solvents or residues from other chemicals or materials associated with construction will be disposed of on-site. The general contractor shall be responsible for complying with this requirement and shall clean up and dispose of

properly any spills or contaminated ground in accordance with Monterey Regional Waste Management requirements and to the full satisfaction of the Project Biologist and the Community Development Department staff.

- III.1.14** All excavated soils from the site shall either be stockpiled for re-use or disposed of in a manner that will not adversely affect any existing vegetation on or off the site in a location approved by the project biologist and Community Development Department staff.
- III.1.15** To protect the integrity of Asilomar sands on and off the site soils from outside the asilomar dune complex or soil amendments shall not be imported to the site.
- III.1.16** Off-site disposal of excess soils remaining from excavation shall occur only at an approved receiver site in the Asilomar Dunes Planning area. The project proponent shall submit written verification of the receiver site location prior to excavation activities on the site.
- III.1.17** During the construction phase of the project, the project biologist shall inspect the site no less than once per week to ensure compliance with all provisions for protection of the surrounding environment. Any activity or condition not in compliance with the prescribed mitigation measures shall immediately be brought to the attention of the owner or their representative, the general contractor, and the Pacific Grove Community Development Department. The temporary fencing shall be removed only upon approval of the project biologist and Community Development Department staff.
- III.1.18** During construction, the project biologist shall submit written verification of mitigation compliance on a monthly basis to the Planning Division of the Community Development Department.
- III.1.19** City of Pacific Grove Community Development Department staff, the California Coastal Commission, the California Department of Fish and Game or their agents may visit the property and recommend additional work where deficiencies occur if the property does not appear to be in compliance with the conditions of the development permit.
- III.1.20** The property shall be resurveyed and potential impacts re-evaluated for species of special concern (including animal species) if development of the proposed project does not commence within one year from the date of building permit issuance.

IV. Cultural Resources:

- IV.2.1** If intact archaeological artifacts or cultural features are encountered at any time during project implementation, earth-disturbing work shall be immediately halted within 10 meters (30') of the find and the Community Development Department Director shall be immediately notified before work on the site may proceed.
- IV.2.2** Earth-disturbing work shall not recommence within the designated area until the find is evaluated by the Project Archaeologist and the Lead Agency (City of Pacific Grove) project planner. If the Lead Agency determines that development impacts to the resource

can be reasonably avoided, or that the resource is not a significant unique archaeological or paleontological artifact, earth-disturbing work may be allowed to proceed.

- IV.2.3** Should human remains or significant unique or intact archaeological resources be encountered during project-related earth-disturbing activities, work shall be immediately halted within 50 meters (150') of the find, the Community Development Department Director shall be immediately notified, and work shall not recommence until the find can be evaluated by a qualified professional archaeologist with local expertise, approved by the City. If the find is determined to be significant, appropriate mitigation measures (mitigation plan) shall be formulated.
- IV.2.4** The mitigation plan shall be prepared at the applicant's expense, by an archaeologist with local expertise. The mitigation plan shall be submitted to and approved by the Director of the Community Development Department before work can proceed within the designated area.
- IV.2.5** The mitigation plan shall emphasize preservation in place and include recommended preservation measures in accordance with the guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission, and an estimate of the costs of mitigation.

IV. Hydrology and Water Quality

- V.4.1** All sediments shall be contained on the construction site as much as feasible to prevent substantial construction-related runoff and sediment from entering storm drains or natural drainage areas which ultimately deposit runoff into the Monterey Bay or Pacific Ocean. Performance standards to achieve maximum containment shall be outlined in the project mitigation monitoring program.

IX. Noise:

- IX.4.1** Days and hours of demolition and construction activities shall be limited to 7:30 a.m. to 7:30 p.m. Monday through Saturday, interior work excepted.
- IX.4.2** All power equipment shall be in good operating condition and properly maintained.
- IX.4.3** All equipment and tools powered by internal combustion engines shall have mufflers that meet or exceed manufacturer specifications.

ATTACHMENTS



3918 CAÑE DE LOS AMIGOS



398 CALLE DE LOS AMIGOS

Pacific Grove's Regional Location

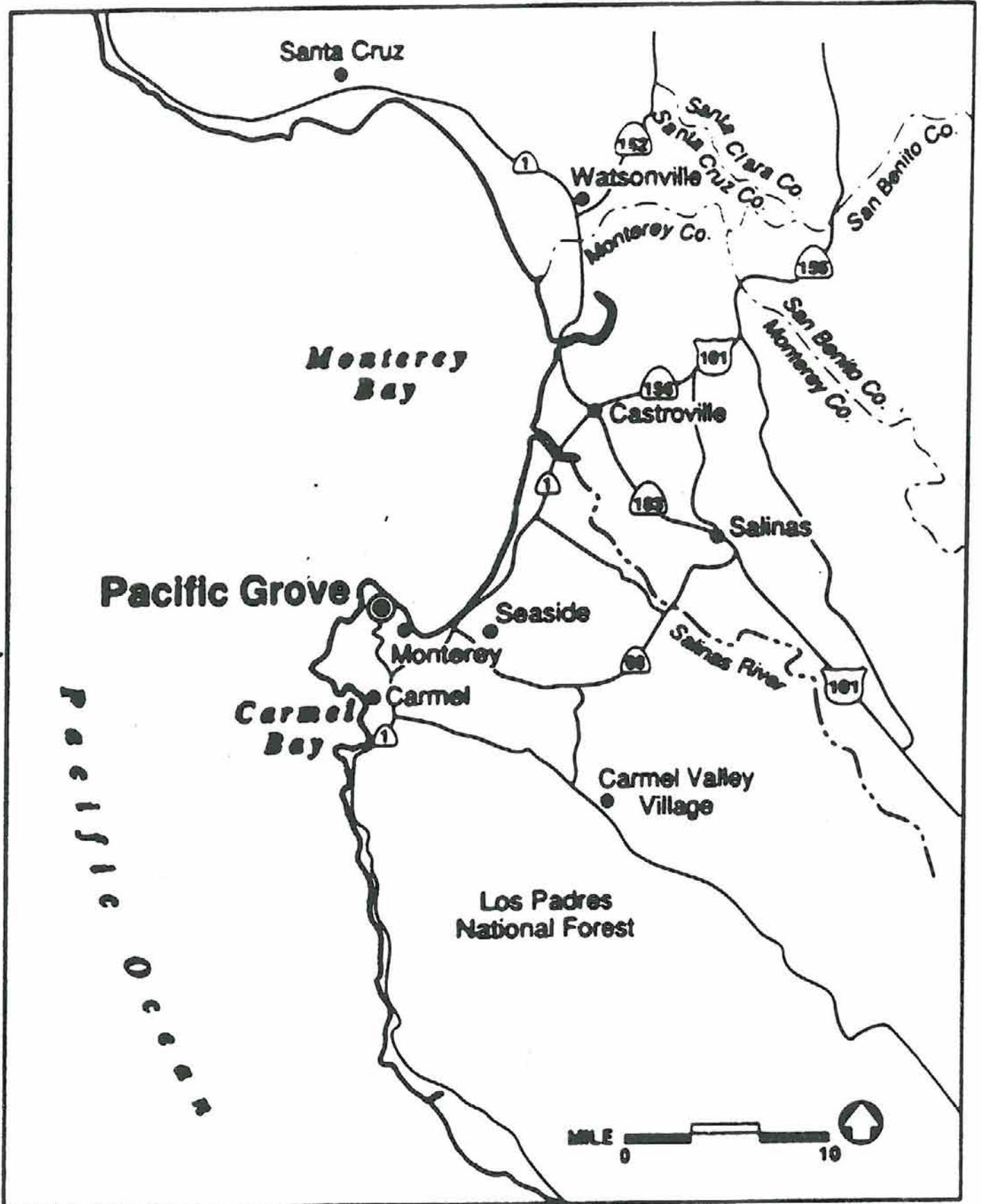
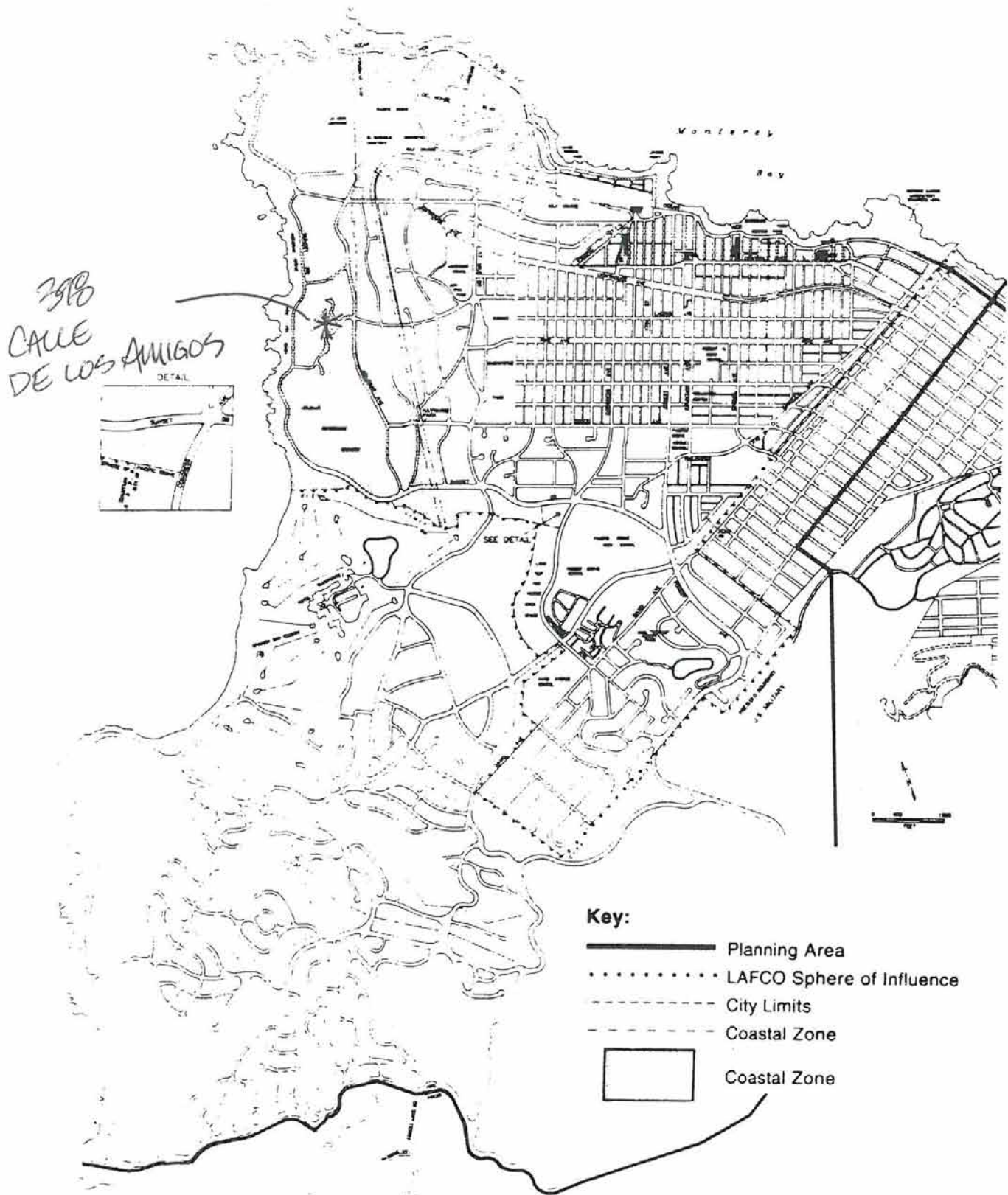


FIGURE 1

Pacific Grove City Limits, Planning Area, Sphere of Influence, and Coastal Zone Boundaries

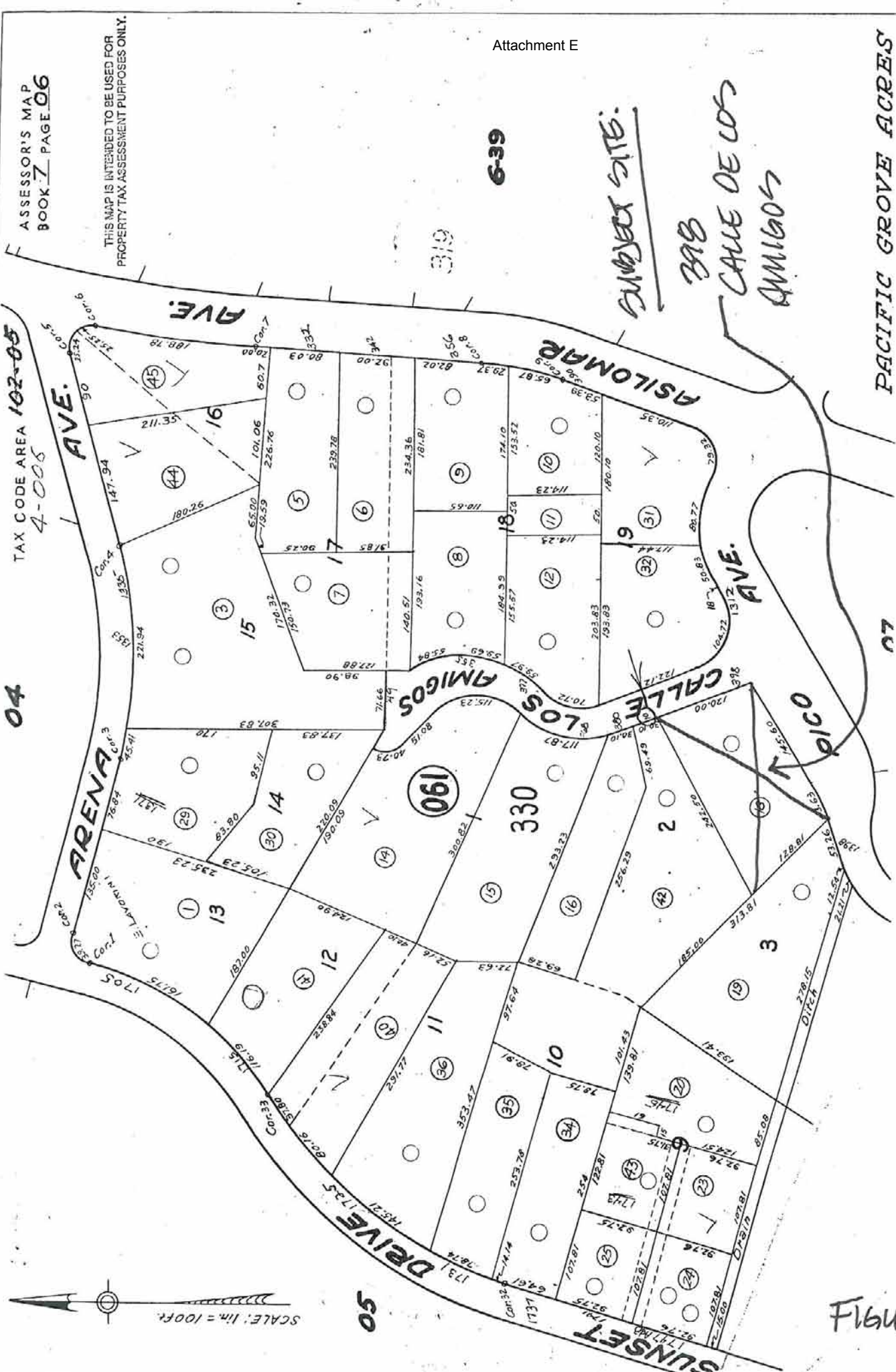


The Pacific Grove General Plan

FIGURE 2

THIS MAP IS INTENDED TO BE USED FOR
PROPERTY TAX ASSESSMENT PURPOSES ONLY.

TAX CODE AREA 102-05
4-006



SUBJECT SITE:

398
CALLE DE LOS
AMIGOS

PACIFIC GROVE ACRES

FIGURE 3

Attachment E

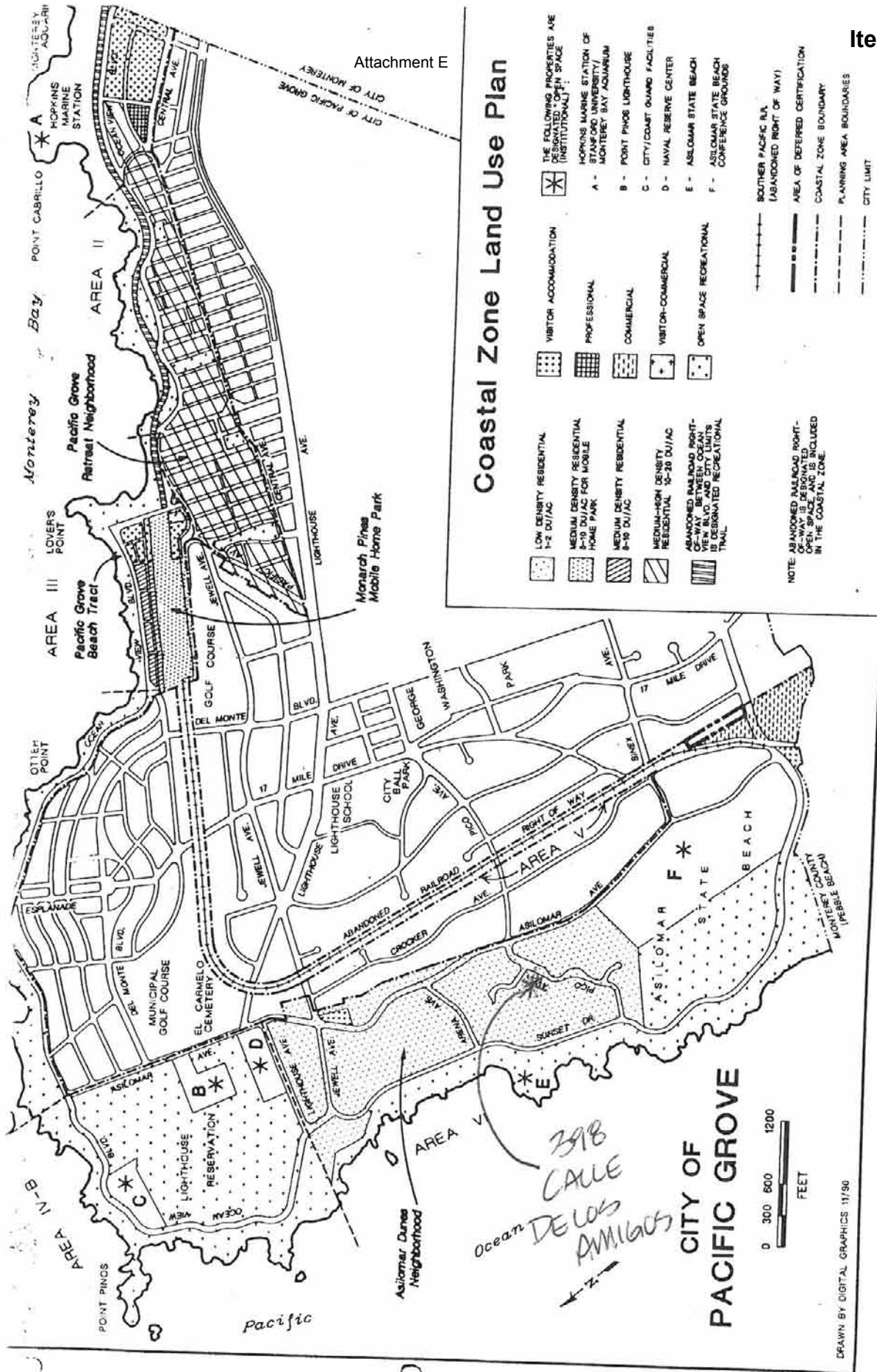


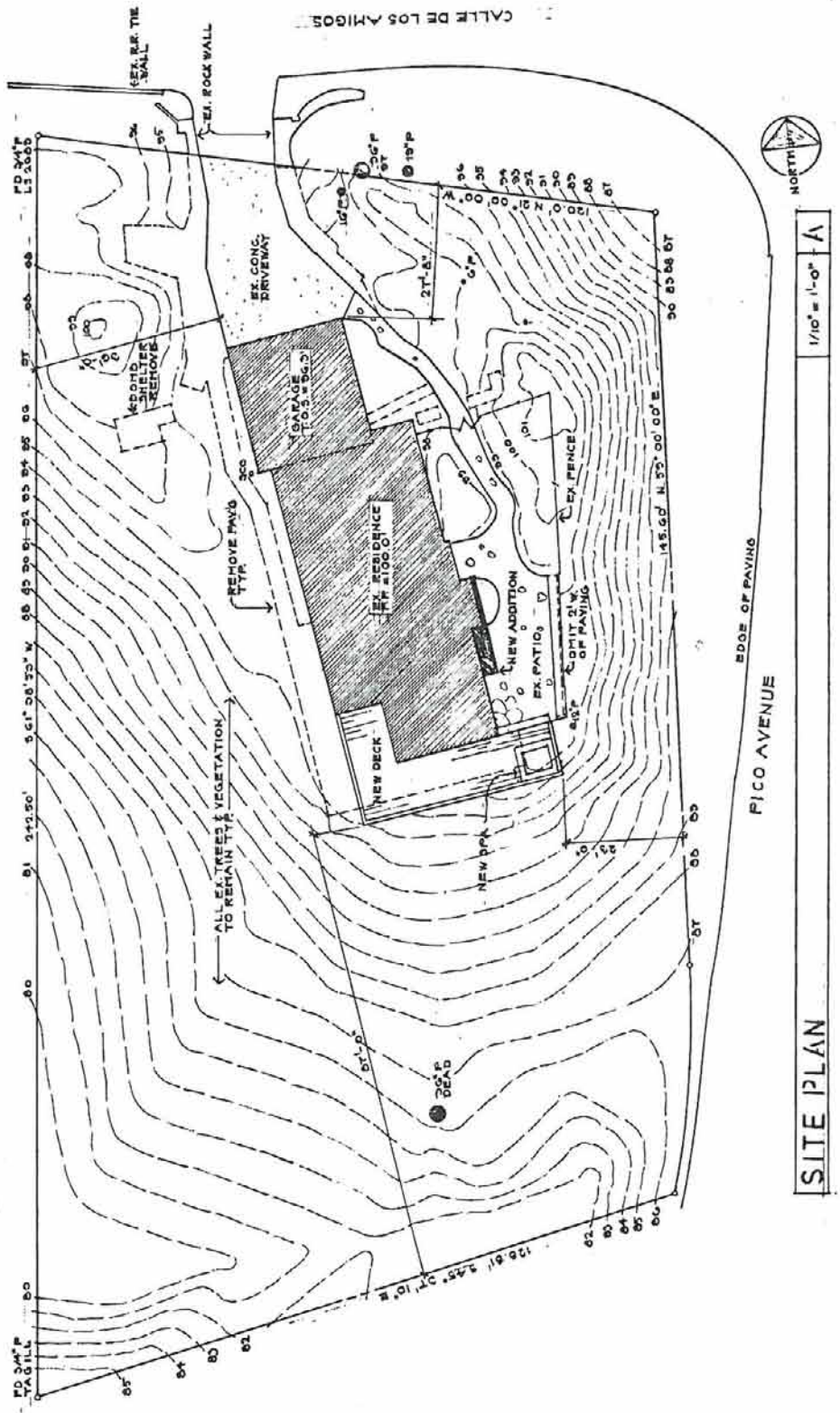
FIGURE 4

GLENN E. WARNER - ARCHITECT
 3772 PALO COLORADO ROAD, BOX 2288 CARMEL, CA, 93922 831 625-2862

A-1

RECEIVED
 AUG 28 2003
 COMMUNITY DEVELOPMENT

<p>OWNER: JOHN & WENDY EVANS 7012 HILLCREST DR MODESTO, CA., 95358</p> <p>PROJECT SUMMARY: NEW DECK, ADD TO KITCHEN, REAR PATIO, NEW BATH, REAR EXIST'G BATHS INT.</p> <p>AREAS: EX. LOWER _____ 1076 EX. GARAGE _____ 546 EX. UPPER _____ 1921 NEW KITCHEN _____ 76 NEW DECK LOWER _____ 508 (EX.100) EX. UPPER DECK _____ 240 (EX. BOMB SHELTER) _____ (01)</p>		<p>CONC. DRIVE TO REMAIN — 525 (EX. 710) PATIO & WALKS TO REMAIN — 526 (EX. 182) EX. COVERAGE: 1076 + 546 + 100 + 01 + 710 + 182 = 2501 / 20705 = 12.1%</p> <p>LOT COVERAGE: NEW 1076 + 546 + 76 + 508 + 038 + 508 + 239 + 5 = 3360 / 20705 = 16.2%</p> <p>FAR: 1076 + 546 + 121 + 26 = 3369 = 3360 / 25005 = 13.4%</p> <p>APN: 007 061 018 PROJECT ADDRESS: 300 CALLE DE LOS AMIGOS CUT & FILL: 2 YDS DISTRIBUTE AT REMOVED PAVING</p>	
<p>DATA</p>		<p>C VICINITY B</p>	



1/10" = 1'-0" A

SITE PLAN

Figure 5

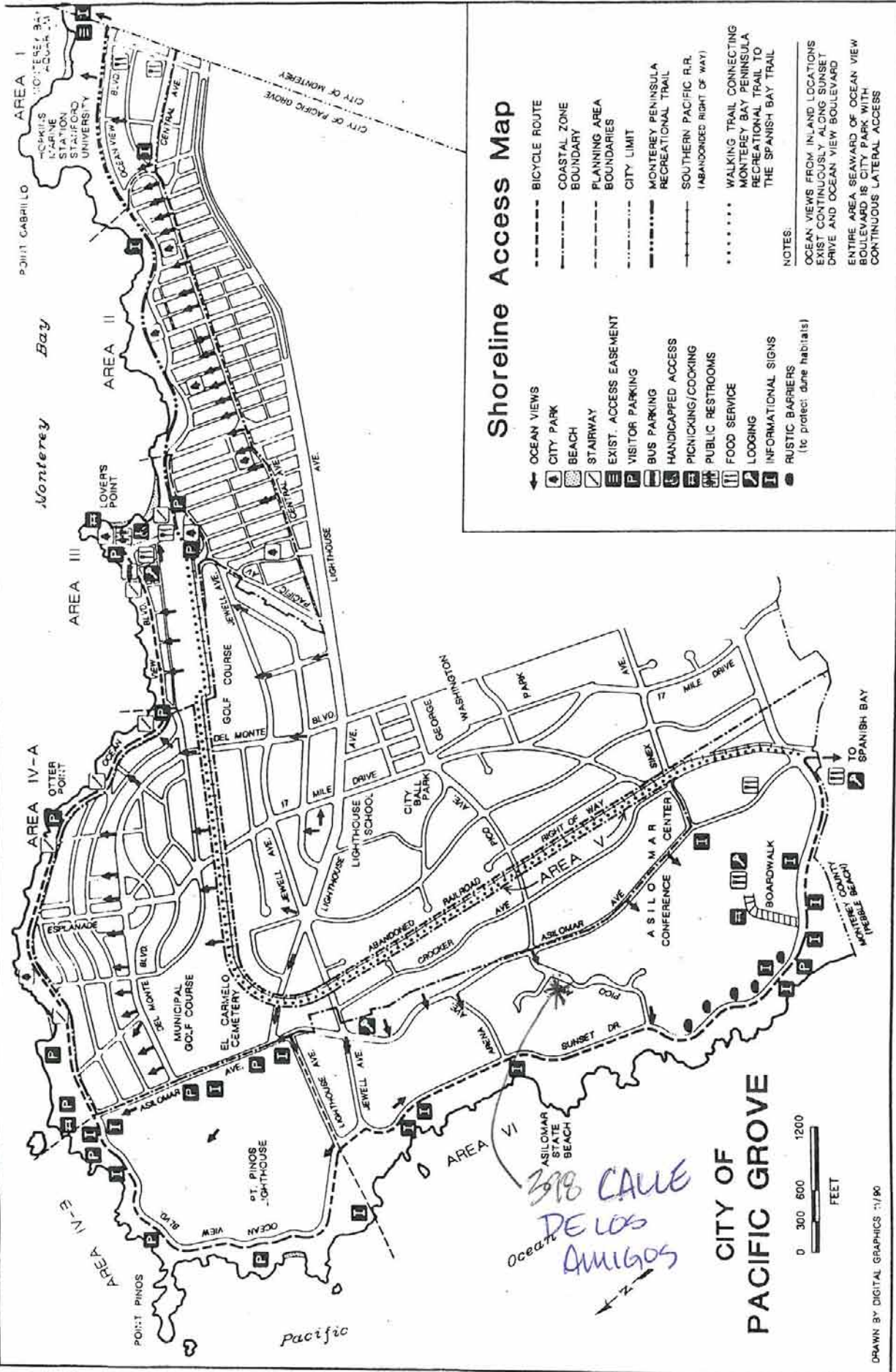
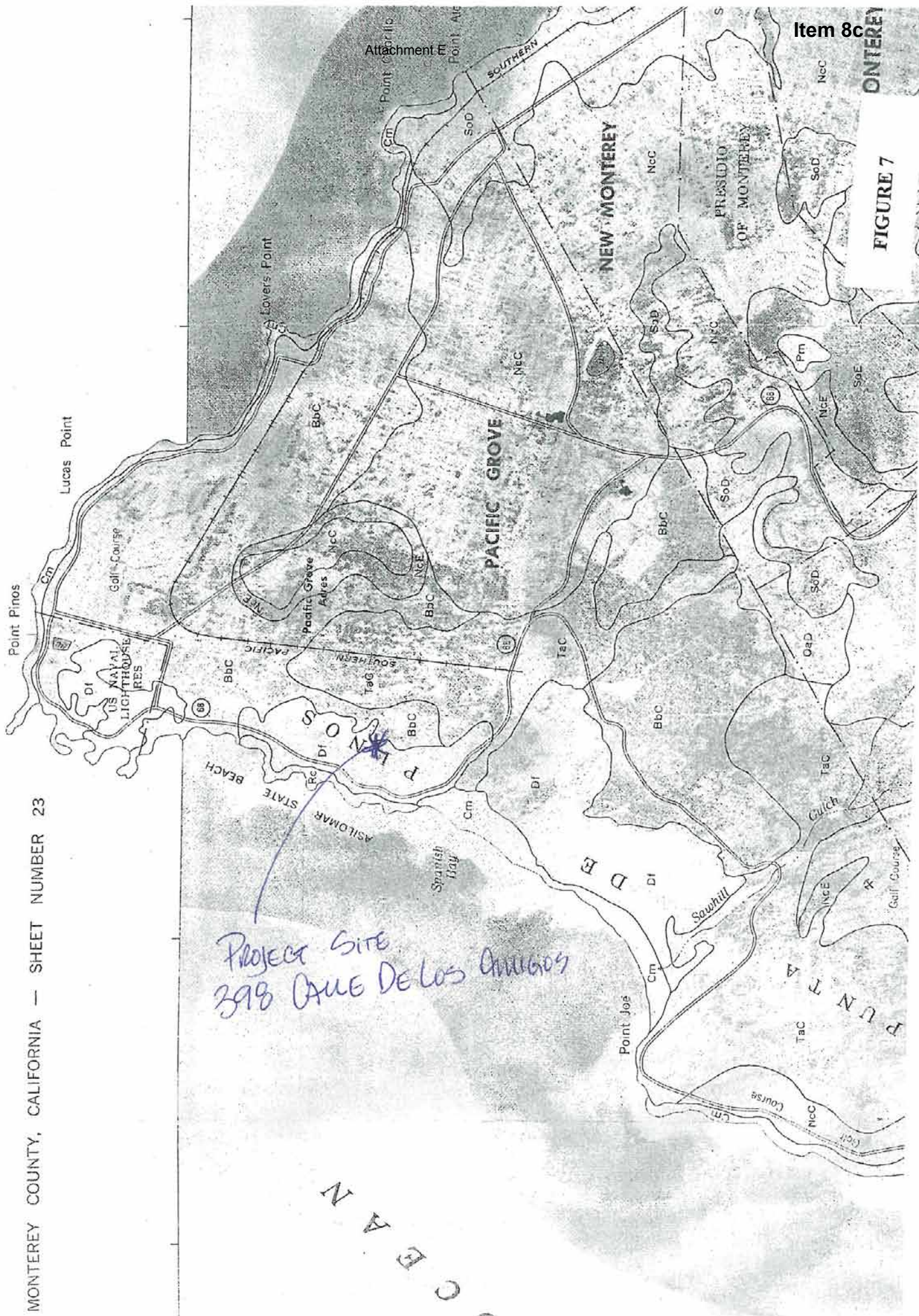


FIGURE 6



*Project Site
398 Calle de Los Amigos*

Item 8c

FIGURE 7

OCEAN

MONTEREY

Attachment E

NEW MONTEREY

PACIFIC GROVE

PRESIDIO OF MONTEREY

PUNTA

DE

POINT PINOS

ASLUMAR STATE BEACH

US NAVAL LIGHTHOUSE RES.

Point Pinos Lucas Point

Lovers Point

Point Alvarado

Point Joe

Course

Golf Course

Culch

SoD

SoD

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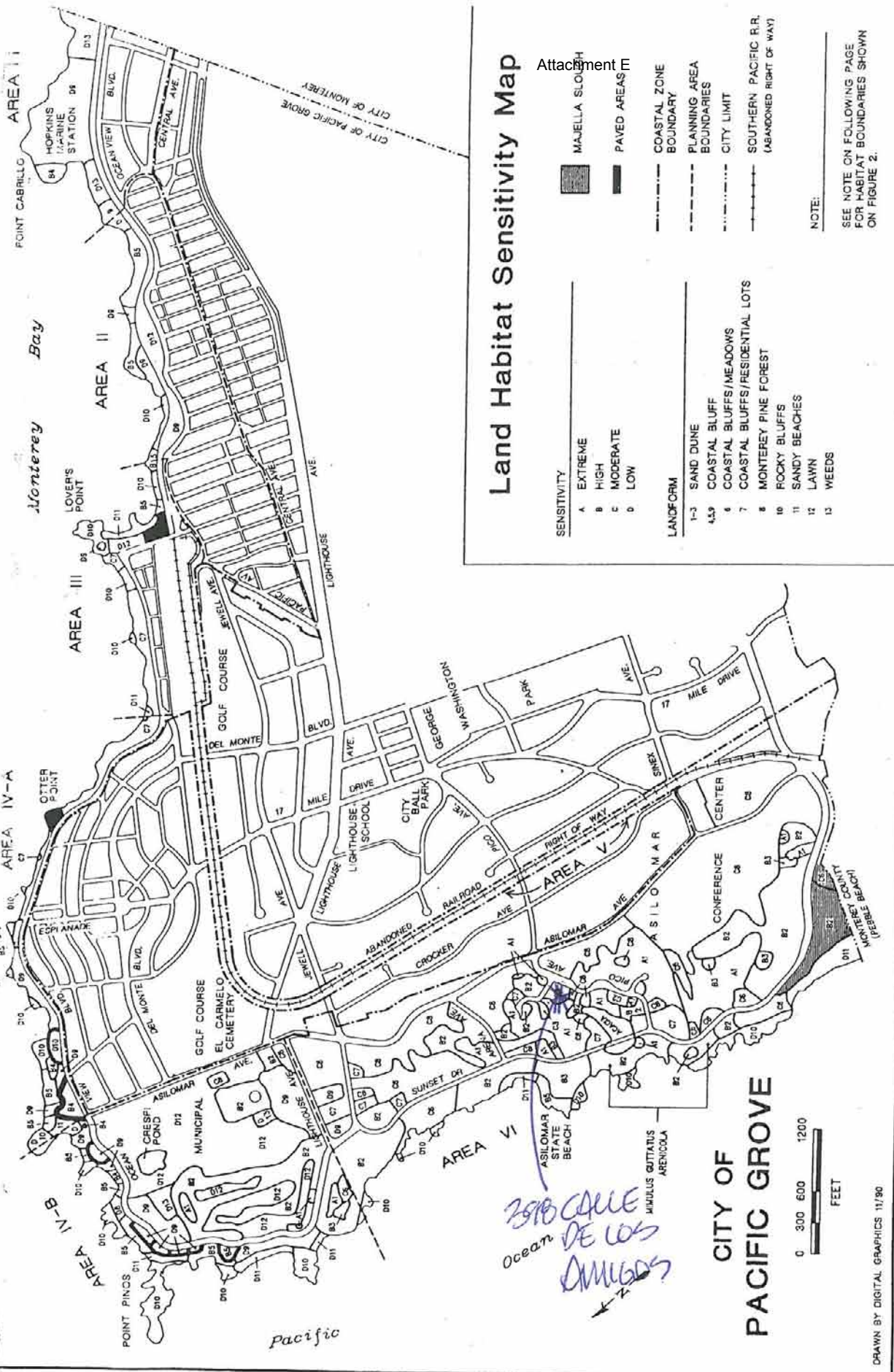
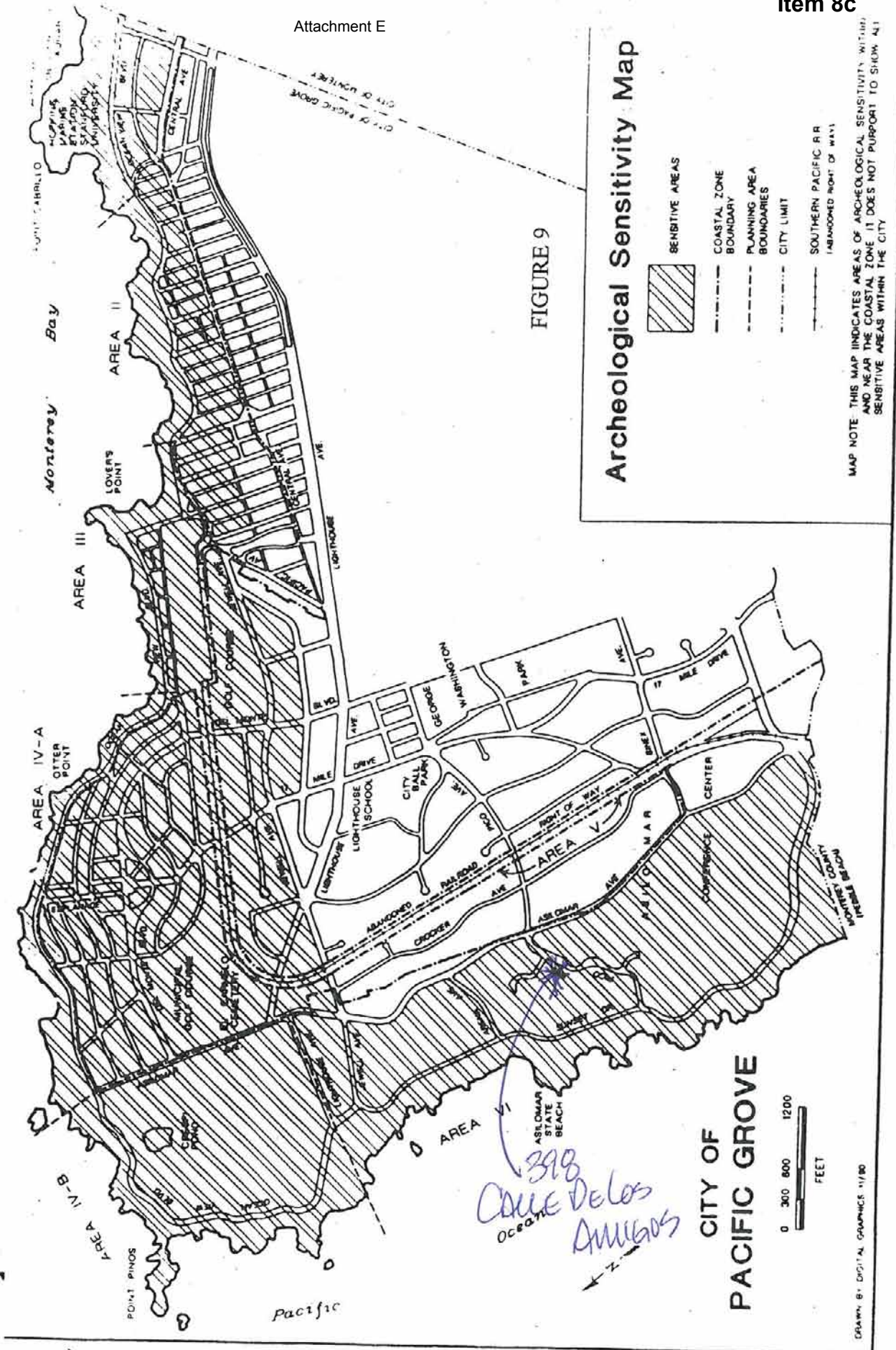


FIGURE 8





JON M. BIGGS
COMMUNITY DEVELOPMENT DIRECTOR

BUILDING INSPECTION
(831) 648-3183
HOUSING PROGRAMS
(831) 648-3190
PLANNING/ZONING
(831) 648-3190

CITY OF PACIFIC GROVE COMMUNITY DEVELOPMENT DEPARTMENT

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

INITIAL STUDY

The California Environmental Quality Act (CEQA), State EIR Guidelines and Municipal Code Chapter 23.77 require that an Initial Study be conducted to determine if a project ". . . may have significant effect on the environment." The following questions must be answered in order for the City to determine the potential environmental impact of the proposed project.

Please print or type in the answer to each of the questions on the attached Environmental Information form. Project review will be expedited if all requested information is provided completely and correctly. You will be notified within 30 days if additional information is required in order to evaluate your project.

When the City staff has completed the assessment of potential environmental impacts related to your project, you will be notified if a Negative Declaration has been filed or if an Environmental Impact Report (EIR) is required. Once environmental review is completed, your project may be scheduled for additional public hearings or department reviews as required.

Should you have any questions, please contact the Community Development Department at (831) 648-3190.

JON M. BIGGS
Community Development Director

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CITY OF PACIFIC GROVE
ENVIRONMENTAL INFORMATION
(To be completed by Applicant)

CDD Use only
FEE #1000
ACCOUNT NO. 01-417-00

Date: 10-10-03

Accepted for submittal by: _____
[CDD Staff person]

I. General Information

- 1. Name: Glenn E Warner Architect
- Owner Applicant
- Mailing Address: PO Box 22811
Carmel Ca 93922
- Applicant's Daytime Telephone: (831) 625-2862
- Owner's Phone (if applicant is not owner) (831) 333-9385
- 2. Project Address: 398 Calle De Los Amigos
- Assessor's Parcel Number 007 061 018
- 3. Permit Application Number _____
- Lot(s) _____ Block _____ Tract _____

II. Existing Site Information

- 1. Current Use: S.F.D.
- 2. Size of Site: 26505
- (a) Source of information: Survey
- 3. Total building square footage: ~~26505~~ 3543
- 4. Number of stories: 2
- 5. Number of off-street parking spaces provided
- (a) Covered 2; uncovered _____

ENVIRONMENTAL INFORMATION

Attachment E

- 6. Number of dwelling units: 1
 - (a) Number of bedrooms per unit: 3
 - (b) Density (units per square foot of land) 1/26505

- 7. Complete the following if commercial, industrial or institutional use:
 - (a) Gross square footage: _____
 - (b) Net square footage: _____
 - (c) Description of loading facilities (include hours and days of deliveries/pickups):

 - (d) Hours and days of operation: _____

 - (e) Number of employees per shift: _____

III. Proposed Project Information

- 1. Proposed use: SFD
- 2. Size of site (if different from existing): 26505
- 3. Proposed building square footage: 3083
- 4. Proposed number of stories: 2
- 5. Proposed number of off-street parking spaces provided
 - (a) Covered 2; uncovered _____

- 6. Proposed number of dwelling units: 1
 - (a) Number of bedrooms per unit: 3
 - (b) Density (units per square foot of land) 1/26505
 - (c) Range of sale prices or rents: _____

7. If proposed project is a commercial, industrial, or institutional use, please complete the following:

- (a) Gross square footage: _____
- (b) Net square footage: _____
- (c) Description of loading facilities (include hours and days of deliveries/pickups):

- (d) Hours and days of operation: _____

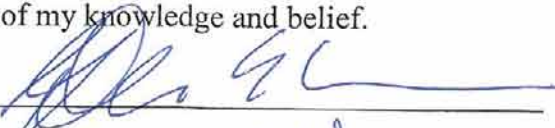
- (e) Number of employees per shift: _____

List and describe any required permits, reviews or approvals required for this project by city, regional, state and/or federal agencies: _____

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

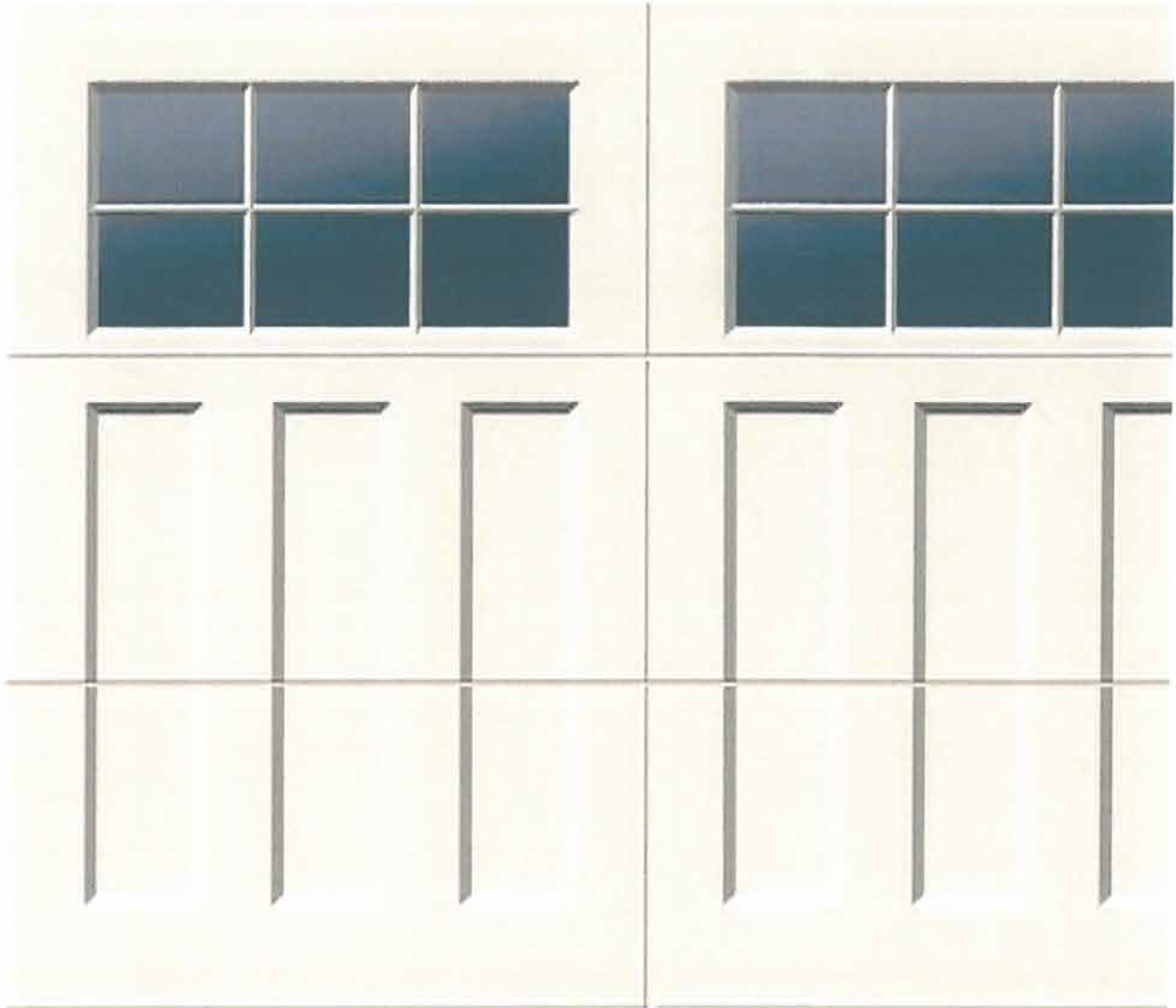
Dated: 10.10.03

(X) 
Glenn E Warner
Please Print Name

- Owner
- Authorized Agent for Owner

Attachment E

COMMUNITY DEV. DEPT.



THOMAS K. MOSS
Coastal Biologist

May 21, 2017

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

Project: John Evans remodel/addition – Botanical Survey Update
398 Calle de los Amigos, Pacific Grove, CA

Dear Wendy,

At the request of John Evans, I have conducted a botanical survey of his property at 398 Calle de los Amigos, to determine if his current proposal to construct a second-story addition over the garage will have any impacts to the surrounding environment. In addition, I inspected his restored landscape, to assess its condition and to identify any major deficiencies that need attention. No site coverage calculations were provided on the site plan, so I did not review the site plan's consistency with previous site plans and coverage requirements, as I typically do as part of assessing potential impacts of a new project. This brief report provides the results of the current botanical survey, a "status check" of the 2006 habitat restoration project, an assessment of environmental impacts from the proposed project, and a list of recommended habitat protection and mitigation measures. Photos of all subjects discussed in the report are attached following the text of the report.

Project Description

The project proposes to add a second story over the garage section of the existing house (Figure 1). No increase in the size of the building's footprint, driveway and other exterior surfaces is proposed.

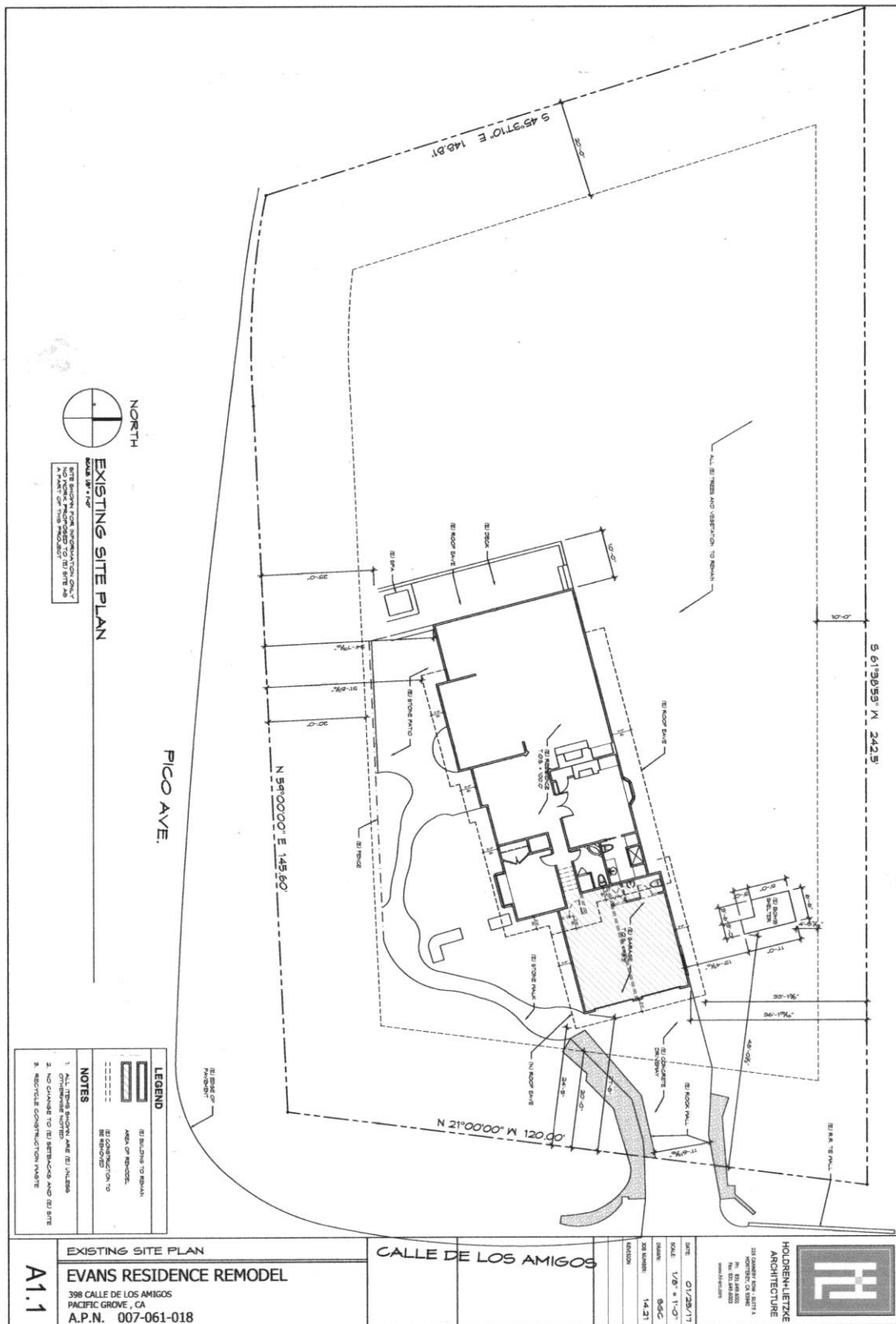
Botanical Surveys

Two earlier botanical surveys have been conducted and recorded for the property - in 1989, when the former owner added a second-story onto the original house (and painted the house pink!) and in 2003, when the current owner added a large deck and two small additions to the exterior of the house. Since 1989, the natural environment and vegetation surrounding the house has gone through significant changes, finally being restored and returned to native plants in 2006 by the current owner.

508 Crocker Avenue
Pacific Grove, CA 93950

setwave@msn.com
(831) 594-0948

Figure 1. Site Plan



I conducted another botanical survey of the property on May 5, 2017. The timing of the survey was appropriate for identifying if any of the state and federally listed plants (“special plants” or rare plants) that occur in the Asilomar Dunes were present on the property. Higher than normal amounts of rainfall this year has resulted in a banner year for rare plant populations in the Asilomar Dunes and elsewhere on the Monterey Peninsula, with surveys of other properties recording high numbers of the various rare plants. However, only 11 Tidestrom’s lupine plants were observed on the subject property, representing a continuing, declining trend in the population at this location.

Many of the “special plants” that occur in the Asilomar Dunes are annuals and are not evident or conspicuous from June to about February. Tidestrom’s lupine, a state and federally listed “Endangered Species,” is the only rare plant that has been observed on the property. It continues to be present here, but in much smaller numbers than was recorded in 1989.

Of greatest concern and disappointment, especially for this biologist who has been involved in projects on this property for nearly 30 years, is the continued demise and poor recovery of the Tidestrom’s lupine population on the property, from a high of 44 plants in 1989, to 4 plants in 2003, 15 plants in 2005, and 11 plants in 2017. The great discrepancy in the population size in the 1989 and 2003 surveys has been attributed to two factors: 1) the misguided maintenance activities by the former owner’s gardener (nearly all of the native vegetation was pulled out in the late-1990s) and 2) dry conditions that prevailed in winter 2003, which caused many of the rare plants to remain very small and return to a dormant stage early, prior to when the survey was done. Because of the dry conditions in 2003, the survey results were likely not accurate. Some 15 mature plants were observed on the south side of the house at the time that the site was restored in 2005 and 2006.

As part of the habitat restoration project, a number of the rare plants were protected from deer herbivory by placing small wire baskets over them. However, despite the success of the restoration project, the Tidestrom’s lupine population appears to have not benefited, with the population declining slightly since the project was completed. This occurred because the wire baskets were not replaced after they had corroded and broken apart, allowing the plants to be eaten or damaged by the deer. The wire baskets will need to be replaced and maintained over the long run, in order to facilitate recovery of the rare plant’s population to its former size of approximately 44 plants.

Habitat Restoration

In general, the native plant landscape is in very good condition, though there are areas where various weeds need to be more routinely controlled. Fourteen species of native dune plants (annuals and perennials) were identified. Both the relative composition and density of the various plants is very good. Also noted growing in the dunes were 10 species of exotic plants. Of highest concern is the presence of several very aggressive

weeds, including riggut grass, veldt grass and conicosia ice plant. These plants will continue to spread and displace the native plants in time, if they are not removed on a regular basis.

The dune area near southwest corner of the house and deck is particularly subject to erosion from the prevailing northwest wind. Because of the angle and position of the house on the top of a ridge, the wind deflects and accelerates off of the high house wall and focuses on the exposed dune surface near the southwest corner of the house. Old gravel from the original house construction project has become exposed here, as the lighter sand has been blown away. Fortunately, the gravel has helped maintain some stabilization of the surface, while allowing a few plants to grow, including several Tidestrom's lupines. Maintaining a short length (12-15 feet) of "snow fence" in this area would help to reduce the impact of the wind here and allow more plants to become established.

Impact Assessment

Adding a second story over the garage will increase the amount of shading to the dune area north of the garage. Most of the common dune plants that grow in this area will not be adversely impacted by the increase in shading. No rare plants occur in this area, so the increase in shading will not result in any significant impacts. However, the annual grasses and other weeds, as described earlier, will benefit from the extra shading (and increase in soil moisture content), as is already evident along the existing two-story section of the house. A routine weed abatement effort each year should be undertaken to mitigate the existing weed problem and potential increase in weeds resulting from the new addition.

Unnecessary and significant impacts to the dunes during any large or small project can occur from construction equipment, materials and personnel, if the boundaries of the construction area are not clearly defined in the field. In order to protect the dunes and vegetation near the construction area, the Project Biologist will install a temporary fence, which will remain in place for the duration of the project. All construction materials, activities and personnel will be prohibited from going into the dunes outside of the fence.

Mitigation Recommendations

Several habitat and rare plant protection and mitigation measures are described in this letter, and are summarized as follows:

1. An annual weed control program in the dunes needs to be implemented by the owner, where every weed is removed prior to new seeds being produced, just as is done in the ornamental landscaping area within the enclosed courtyard. Weeding should occur once or twice each month, between February and June. Care should be taken to avoid impacting other plants, particularly the rare plants, when gardeners are doing weed control maintenance.
2. Wire baskets should be placed over all remaining Tidestrom's lupine plants as soon

as possible. The baskets should be maintained and replaced as needed. New seedlings should be protected with wire baskets, as well, eventually protecting at least 20 plants on a continuous basis over the long term.

3. A short length (12-15 feet) of 4-foot high “snow fence” should be installed from near the southwest corner of the house, extending into the dunes perpendicular to the prevailing northwest wind. The fence will be maintained for at least five years and then the area should be evaluated again, to determine if it needs to remain.
4. A temporary habitat protection fence should be installed by the Project Biologist to delineate the construction area, including where building materials are staged and disposed of. The fence should remain in place until all construction is completed; final building inspections has been approved, and; the Project Biologist agrees to remove the fence.
5. The Project Biologist should inspect the site once each week for the duration of the construction project, to ensure that all environmental protection measures are being followed.
6. All construction waste materials, including all solids and fluids, will not be disposed on site. Any deviation from this will be reported to the General Contractor and the owner and will be cleaned up to the complete satisfaction of the Project Biologist.
7. A remnant piece of a concrete walkway next to the southwest corner of the house should be removed. Rare plants occur very close to it, so the Project Biologist should work closely with the General Contractor to ensure that it is removed without impacting any of the rare plants. Consideration should also be given to removing the informal flagstone walkway and “boneyard” of gardening materials on the west side of the house.

Sincerely,

Tom Moss

(Photo report attached)

Photo 1. 5/18/03. Prior to 2005 remodel, deck addition, habitat restoration. Most of the native plants had been removed a few years earlier by the previous owner's gardener.



Photo 2. 5/13/17. Following restoration, showing excellent coverage and species diversity.



Photo 3. 2/7/05. East side of house. Prior to start of construction and habitat restoration.



Photo 4. 5/5/17. Following restoration. Exotic myoporum and acacia shrubs removed and replaced with Monterey cypress trees, screening the house and stabilizing the slope.



Photo 5. 5/5/17. South of house. Restored with good coverage of plants. Rare plant area.



Photo 6. 5/5/17. West of house. High concentration of weeds competing with native plants.



Photo 7. Wind-blown and deer browsed Tidestrom's lupine, located near the southwest corner of the house. Central root stem (tap root) is exposed.



Photo 8. Heavily browsed Tidestrom's lupine, but it does have a flower and seed pods.



Photo 9. Remnant of concrete walkway on southwest corner of deck. Should be removed.



Photo 10. Informal flagstone walkway and gardener's boneyard on west side of house. Should be removed.



Photo 11. Entry area to front door and landscaped courtyard.



Photo 12. Example of temporary snow fence, used to control erosion caused by the wind.





Addendum to Mitigated Negative Declaration

Evans Residence Remodel at 398 Calle De Los Amigos, Pacific Grove, CA (APN 007-061-018)
April 11, 2017

Overview

The purpose of this Addendum is to demonstrate that the proposed project, as revised, would not result in any of the conditions under which a subsequent Negative Declaration or environmental impact report would be required pursuant to Public Resources Code Section 21166 or CEQA Guidelines Sections 15162 and 15164.

In 2004, the City of Pacific Grove's Architectural Review Board adopted the Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring Program (MMP) for the Evans Residence Project at 398 Calle De Los Amigos, Pacific Grove. The project analyzed in the MND was the remodel of an existing two-story, 3,543 square foot single-family residence and garage, and addition of 143 square feet, on a 26,505 square foot lot. The site is located in the Asilomar Dunes Environmentally Sensitive Habitat Area, the City's Archaeologically Sensitive Area, and the California Coastal Commission's Coastal Zone. In addition to the proposed remodel, the project was to remove 770 square feet of impervious materials from the site, restore 79% of the site to its natural condition, and construct new walkways and a deck. The project was constructed and received final approval from the City's building department in March 2006.

Purpose of an Addendum

CEQA and the CEQA Guidelines establish the type of environmental documentation that is required when changes to a project occur or new information arises after an EIR is certified or a Negative Declaration adopted for a project. CEQA Guidelines Section 15162 establishes criteria for determining whether more detailed information, such as the preparation of a Subsequent or Supplemental EIR, is needed, and Section 15164 defines the appropriate use of Addendums to previous EIRs and Negative Declarations.

CEQA Guidelines Section 15162(a) states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project, which will require major revisions in the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(2) Substantial changes occur with respect to the circumstances under which the project is to be undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(3) *New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:*

a. The project will have one or more significant effects not discussed in the EIR.

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure; or

d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more effects on the environment but the project proponents decline to adopt the mitigation measure.

CEQA Guidelines Section 15164(b) states: *“An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred”*

The following analysis demonstrates that the proposed revisions to the project do not raise any new environmental issues and require only minor technical changes or additions to the previous Negative Declaration to satisfy the requirements of CEQA.

Project Description

The modified project proposes a 472 square foot second-story addition directly above an existing single-story garage. The addition allows a bedroom, a full bath, a closet, and stairs.

To match the existing residence, the exterior siding would use cedar wood shingles, and the gabled roof would have asphalt shingles. The new windows would be wood material. The project also proposes a second-story balcony of 48 square feet on the northern side of the addition, which would have glass guardrails and metal posts.

The building coverage would remain the same at 2,817 square feet (10.62%), and the site coverage would remain the same at 4,641 square feet (14.14%). The gross floor area would be increased from 3,811 square feet to 4,283 square feet. The addition would total 21 feet in height, which would be lower than the existing residence of 26 feet height.

The landscape would be restored to the native habitat. Footings would be located inside the existing building to support the second-story addition, and the modified project does not anticipate ground disturbance on the perimeter of the building.

Environmental Analysis

The 2004 MND found that the project would result in impacts that were either less than significant or less than significant with mitigation. The Modified Project proposes changes to the size of the residence. Taking into account these changes, the Modified Project would have similar effects as the original project. The only topical areas where the Modified Project could result in new significant impacts or substantially more severe impacts than those analyzed in the 2004 MND are Aesthetics, Biological Resources, and Tribal Cultural Resources. Assembly Bill (AB) 52 of 2014 required an update to Appendix G (Initial Study Checklist) of the CEQA

Guidelines to include potential impacts to tribal cultural resources. Changes to Appendix G were approved by the Office of Administrative Law in 2016 and the Governor's Office of Planning and Research (OPR) subsequently updated Appendix G to reflect those changes.

The following discussion analyzes whether new significant impacts or a substantial increase in the severity of impacts could occur in these three topical areas.

I. Aesthetics

The 2004 MND found that the original project would have:

- less-than-significant effects on scenic vistas
- no impacts on scenic resources
- less-than-significant effects with mitigation incorporated on the existing visual character of the site and its surroundings
- less-than-significant effects on new sources of substantial light or glare

Changes to potential impacts that could result from the proposed modifications to the previous project are as follows.

1. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT ON AN IDENTIFIED SCENIC VISTA?

The Modified Project would add 472 square feet of floor area above the existing single-story garage, and that portion of the building would increase in height from 9 feet 3 inches to 21 feet. This addition would be within the structure's existing footprint and approximately 5 feet lower than the existing two-story, 26 feet high building. The exterior walls and roof of the addition would match the existing earth-tone colors with a tempered glass balcony guardrail.

The 2004 MND found that "the project will not interfere with public views to the ocean along Sunset Drive or from inland streets, nor is the site visible from Sunset Drive, and that no substantial effects to aesthetic resources are anticipated." (MND, p. 6) For the reasons described above, the placement, size and design of the proposed addition would not result in substantially more severe visual impacts than the previous project, and no additional mitigation measures are required.

2. WOULD THE PROJECT SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS WITHIN A STATE SCENIC HIGHWAY?

The 2004 MND found that "There are no historic buildings or rock outcroppings present on the site. Sunset Drive is a designated scenic drive, but the proposed project is located in a developed neighborhood inland from that roadway and is already committed to single-family residential use. The proposed project site is located in an established neighborhood and is within the line of sight of public views to the ocean from Calle De Los Amigos; however, the proposed additions are not easily visible from that street. The site is located above the Pico Avenue roadway and is not visible from Sunset Drive." (MND, p. 7)

For the reasons discussed in #1 above, the placement, size and design of the proposed addition would not result in impacts to scenic resources that would be substantially more severe than for the previous project. No additional mitigation measures are required.

3. WOULD THE PROJECT SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?

The 2004 MND found that the proposed project was required to comply with policies contained in the Coastal Land Use Plan that protect scenic resources, “that the proposed project site was already committed to residential development, and the scale of the project is such that no substantial degradation of the visual character and quality of the site or its surroundings will occur.” (MND, pp. 7-8) The following mitigation measure was adopted:

- 1.3.1 If the property owner chooses to repaint the exterior of the entire structure as part of the proposed project, earth tone color schemes or a natural finish shall be required to blend with the dune environment, subject to the approval of the Architectural Review Board.*

In addition, the City’s Architectural Review Guidelines for Single-Family Residences, Guideline #10, states, “Position outdoor lighting so that no direct light extends onto neighboring properties.” The permit’s condition of approval would require this guideline to be met.

For the reasons discussed in Item 1 and 3 above, the placement, size and design of the proposed addition would not result in impacts to the visual character or quality of the site and its surroundings that would be substantially more severe than for the previous project. Mitigation Measure 1.3.1 remains applicable to the project, and no additional mitigation measures are required.

4. WOULD THE PROJECT CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE THAT WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?

The 2004 MND found that unlike development of a vacant site, the proposed project site is already committed to residential development, and the single-family residential use of the site remains unchanged. The generation of glare or light emissions on the site is not likely to substantially increase from existing levels. (MND, p. 8) The size, placement and design of the proposed addition, as described in #1 above, would not result in impacts to light and glare that would be substantially more severe than for the previous project. No additional mitigation measures are required.

II. Biological Resources

The MND (pp. 10-16) found that the original project would have:

- less-than-significant effects with mitigation incorporated on species identified as a candidate, sensitive, or special status species
- no impacts on riparian habitat or other sensitive natural community
- less-than-significant impacts on wetlands
- no impacts on fish or migratory wildlife corridors
- no impacts on local policies or ordinances protecting biological resources
- no impacts on habitat conservation plans

Tidestrom’s lupine, a state and federally listed “Endangered Species” plant, is the only rare plant that has been recorded on the property since 1989. On May 5, 2017, Thomas K. Moss, coastal biologist, conducted an updated botanical survey (Appendix A). The survey found eleven (11) Tidestrom’s lupine plants at this property. This is a decline compared to 1989, and is attributed to several factors, including a misguided gardener from the previous owner, dry conditions that

prevailed in winter 2003, and broken wire baskets that allowed deer to eat or damage some plants.

The survey also determined that the Modified Project would increase the amount of shading to the dune habitat north of the garage. Most of the common dune plants that grow in this area would not be adversely impacted by the increase in shading. No rare plants occur in this area, so the increase in shading would not result in any significant effects. However, the annual grasses and weeds would benefit from the extra shading along with the increase in soil moisture content.

Mitigation measures were incorporated into the 2004 MND and adopted for the previous project. The 2017 Biological Report recommends the following mitigation measures for the proposed addition:

1. An annual weed control program in the dunes needs to be implemented by the owner, where every weed is removed prior to new seeds being produced, just as is done in the ornamental landscaping area within the enclosed courtyard. Weeding should occur once or twice each month, between February and June. Care should be taken to avoid impacting other plants, particularly the rare plants, when gardeners are doing weed control maintenance.
2. Wire baskets should be placed over all remaining Tidestrom's lupine plants as soon as possible. The baskets should be maintained and replaced as needed. New seedlings should be protected with wire baskets, as well, eventually protecting at least 20 plants on a continuous basis over the long term.
3. A short length (12-15 feet) of 4-foot high "snow fence" should be installed from near the southwest corner of the house, extending into the dunes perpendicular to the prevailing northwest wind. The fence will be maintained for at least five years and then the area should be evaluated again, to determine if it needs to remain.
4. A temporary habitat protection fence should be installed by the Project Biologist to delineate the construction area, including where building materials are staged and disposed of. The fence should remain in place until all construction is completed; final building inspections has been approved, and; the Project Biologist agrees to remove the fence.
5. The Project Biologist should inspect the site once each week for the duration of the construction project, to ensure that all environmental protection measures are being followed.
6. All construction waste materials, including all solids and fluids, will not be disposed on site. Any deviation from this will be reported to the General Contractor and the owner and will be cleaned up to the complete satisfaction of the Project Biologist.
7. A remnant piece of a concrete walkway next to the southwest corner of the house should be removed. Rare plants occur very close to it, so the Project Biologist should work closely with the General Contractor to ensure that it is removed without impacting any of the rare plants. Consideration should also be given to removing the informal flagstone walkway and "boneyard" of gardening materials on the west side of the house.

These recommended mitigation measures would ensure that the Modified Project's impacts on biological resources would remain less than significant, and supersede Mitigation Measures III.1.1 through III.1.20 contained in the 2004 MND.

III. Tribal Cultural Resources

The MND did not directly analyze the original project's potential impacts on tribal cultural resources, as this was not a CEQA standard in 2004. In response to AB 52 of 2014, CEQA Guidelines Appendix G (Initial Study Checklist) was revised in 2016 to add the following questions:

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

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

The 2004 MND included an analysis of cultural and historic resources and found that the original project would have:

- no impact on a historical resource, as defined by Section 15064.5
- less-than-significant effects with mitigation incorporated on archaeological resources, pursuant to Section 15064.5
- no impact on a unique paleontological resource or site or unique geological feature
- less-than-significant effects with mitigation incorporated on human remains

Construction for the Modified Project would require minor ground disturbance, if any, because new footings would only be required inside the existing building, and ground disturbance would not be anticipated outside the footprint of the existing building. A surface reconnaissance was conducted and records research was performed for the project site, the conclusions of which were presented in the 2003 Preliminary Cultural Resources Reconnaissance report prepared by Susan Morley, M.A., a professional archaeologist. No surface evidence of potentially significant historic archaeological resources was observed during the field survey of the site. Further, the report noted that excavation would occur in an area previously disturbed by development. The report concluded that the project should not be delayed due to archaeological resources. Mitigation measures, together with existing legal requirements, were found to reduce potential impacts below the level of significance.

As recommended in the 2004 MND, the following mitigation measures were adopted for the previous project:

IV.2.1 If intact archaeological artifacts or cultural features are encountered at any time during project implementation, earth-disturbing work shall be immediately halted within

10 meters (30') of the find and the Community Development Department Director shall be immediately notified before work on the site may proceed.

IV.2.2 Earth-disturbing work shall not recommence within the designated area until the find is evaluated by the Project Archaeologist and the Lead Agency (City of Pacific Grove) project planner. If the Lead Agency determines that development impacts to the resource can be reasonably avoided, or that the resource is not a significant unique archaeological or paleontological artifact, earth-disturbing work may be allowed to proceed.

IV.2.3 Should human remains or significant unique or intact archaeological resources be encountered during project-related earth-disturbing activities, work shall be immediately halted within 50 meters (150') of the find, the Community Development Department Director shall be immediately notified, and work shall not recommence until the find can be evaluated by a qualified professional archaeologist with local expertise, approved by the City. If the find is determined to be significant, appropriate mitigation measures (mitigation plan) shall be formulated.

IV.2.4 The mitigation plan shall be prepared at the applicant's expense, by an archaeologist with local expertise. The mitigation plan shall be submitted to and approved by the Director of the Community Development Department before work can proceed within the designated area.

IV.2.5 The mitigation plan shall emphasize preservation in place and include recommended preservation measures in accordance with the guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission, and an estimate of the costs of mitigation.

Pursuant to AB 52 and the amended CEQA Guidelines, City staff conducted tribal cultural consultation with the Ohlone Costanoan Esselen Nation (OCEN) tribe on June 21, 2017. In response, the OCEN tribe requested that a Native American monitor, approved by the OCEN tribe, be present during any construction activities involving ground disturbance. The following mitigation measure would address the concerns expressed by the OCEN tribe and reduce potential impacts to tribal cultural resources to a level that is less than significant.

1. Prior to issuance of any grading or building permit, the Building Official shall verify that the Applicant has retained a monitor acceptable to the Ohlone Costanoan Esselen Nation to be present during any grading or construction activities involving ground disturbance.

This mitigation measure, together with existing legal requirements and Mitigation Measures IV.2.1 through IV.2.5 adopted in connection with the 2004 MND, would reduce potential impacts to tribal cultural resources below the level of significance.

Other Environmental Topics

The proposed project as revised would have similar, less-than-significant impacts related to air quality, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation and traffic, and utilities and service systems. Therefore, these topics do not warrant further discussion.

Since the 2004 MND was adopted, the CEQA Guidelines have been revised to include the additional topics listed below. The proposed project as modified would not result in new significant impacts in these areas.

- Forestry Resources. In 2009 the CEQA Checklist was amended to revise the topic of Agricultural Resources to include Forestry Resources. The project is not located in a forest or timber production area and would have no effect on forest or timber resources.
- Greenhouse Gas Emissions. In 2009 the CEQA Checklist was amended to add the topic of greenhouse gas (GHG) emissions. While the previous Checklist did not explicitly include GHG, the topic of GHG and related concerns regarding climate change had been openly discussed in the scientific community for many years. While the project as modified would incrementally contribute to GHG emissions directly through the use of motor vehicles and indirectly through the use of energy and manufactured materials, these impacts would be substantially reduced through required compliance with existing regulations (e.g., Title 24 energy efficiency standards) and would be less than significant.

Conclusion

Pursuant to CEQA Guidelines §15164(b) an addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in §15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

Based on the proposed revisions to the project and the environmental analysis described above, the City has concluded that a supplemental or subsequent EIR or negative declaration is not required for the proposed revised project, and this addendum satisfies the requirements of CEQA for the proposed project as revised.

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Rick Steres
Chair of Architecture Review Board
City of Pacific Grove

Date of Determination

ADDENDUM TO MITIGATION MONITORING PROGRAM

for:

**EVANS SINGLE-FAMILY RESIDENCE REMODEL
398 CALLE DE LOS AMIGOS (APN 007-061-018)**

Project Proponent(s):

**JOHN AND WENDY EVANS
(Property Owners)
CRAIG HOLDREN
(Architect)**

Lead Agency:



**CITY OF PACIFIC GROVE
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT**

Evans Residence Remodel (2017)
Addendum to Mitigation Monitoring Program

INTRODUCTION

BACKGROUND

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

PURPOSE

The purpose of the mitigation monitoring program for the remodel and additions to the single-family dwelling at 398 Calle De Los Amigos is to ensure that all mitigation measures adopted as part of project approval are implemented and completed during and after construction. This program will be used by the City of Pacific Grove to verify that all required mitigation measures are incorporated into the project and will serve as a convenient tool for logging the progress of mitigation measure completion and for determining when required mitigation measures have been fulfilled.

MANAGEMENT

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

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

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

Evans Residence Remodel (2017)
Addendum to Mitigation Monitoring Program

BASELINE DATA

Any baseline data for the mitigation-monitoring program are contained in the Mitigated Negative Declaration adopted by the Pacific Grove **Architectural Review Board**.

DISPUTE RESOLUTION

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

ENFORCEMENT

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

PROGRAM

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

FUNDING

For the remodel and additions to the single-family dwelling at 398 Calle De Los Amigos, the project proponent(s) shall be responsible for the costs of implementing and monitoring the mitigation measures.

Evans Residence Remodel (2017)
Addendum to Mitigation Monitoring Program

Mitigation Measures for the Addendum to the Mitigated Negative Declaration for 398 Calle De Los Amigos:

MITIGATION	IMPLEMENTED BY:	WHEN IMPLEMENTED:	MONITORED BY:	VERIFICATION DATE:
<p>I.3.1 If the property owner chooses to repaint the exterior of the entire structure as part of the proposed project, earth tone color schemes or a natural finish shall be required to blend with the dune environment, subject to the approval of the Architectural Review Board.</p>	Applicant or Applicant's Representative	Prior to Final Inspection	Community & Economic Development Department	
<p>II.1 An annual weed control program in the dunes needs to be implemented by the owner, where every weed is removed prior to new seeds being produced, just as is done in the ornamental landscaping area within the enclosed courtyard. Weeding should occur once or twice each month, between February and June. Care should be taken to avoid impacting other plants, particularly the rare plants, when gardeners are doing weed control maintenance.</p>	Applicant or Applicant's Representative	Prior to project-related grading and prior to Final Inspection	Project Biologist, & Community & Economic Development Department	
<p>II.2 Wire baskets should be placed over all remaining Tidestrom's lupine plants as soon as possible. The baskets should be maintained and replaced as needed. New seedlings should be protected with wire baskets, as well, eventually protecting at least 20 plants on a continuous basis over the long term.</p>	Applicant or Applicant's Representative	Prior to project-related grading and prior to Final Inspection	Project Biologist, & Community & Economic Development Department	
<p>II.3 A short length (12-15 feet) of 4-foot high "snow fence" should be installed from near the southwest corner of the house, extending into the dunes perpendicular to the prevailing northwest wind. The fence will be maintained for at least five years and then the area should be evaluated again, to determine if it needs to remain.</p>	Applicant or Applicant's Representative	Prior to project-related grading and prior to Final Inspection	Project Biologist, & Community & Economic Development Department	

Evans Residence Remodel (2017)
Addendum to Mitigation Monitoring Program

MITIGATION	IMPLEMENTED BY:	WHEN IMPLEMENTED:	MONITORED BY:	VERIFICATION DATE:
<p>II.4 A temporary habitat protection fence should be installed by the Project Biologist to delineate the construction area, including where building materials are staged and disposed of. The fence should remain in place until all construction is completed; final building inspections has been approved, and; the Project Biologist agrees to remove the fence.</p>	Applicant or Applicant's Representative	Prior to project-related grading and prior to Final Inspection	Project Biologist, & Community & Economic Development Department	
<p>II.5 The Project Biologist should inspect the site once each week for the duration of the construction project, to ensure that all environmental protection measures are being followed.</p>	Applicant or Applicant's Representative	Weekly during construction	Project Biologist, & Community & Economic Development Department	
<p>II.6 All construction waste materials, including all solids and fluids, will not be disposed on site. Any deviation from this will be reported to the General Contractor and the owner and will be cleaned up to the complete satisfaction of the Project Biologist.</p>	Applicant or Applicant's Representative	Prior to Final Inspection	Project Biologist, & Community & Economic Development Department	
<p>II.7 A remnant piece of a concrete walkway next to the southwest corner of the house should be removed. Rare plants occur very close to it, so the Project Biologist should work closely with the General Contractor to ensure that it is removed without impacting any of the rare plants. Consideration should also be given to removing the informal flagstone walkway and "boneyard" of gardening materials on the west side of the house.</p>	Applicant or Applicant's Representative	Prior to Final Inspection	Project Biologist, & Community & Economic Development Department	

Evans Residence Remodel (2017)
Addendum to Mitigation Monitoring Program

MITIGATION	IMPLEMENTED BY:	WHEN IMPLEMENTED:	MONITORED BY:	VERIFICATION DATE:
<p>III.1 Prior to issuance of any grading or building permit, the Building Official shall verify that the Applicant has retained a monitor acceptable to the Ohlone Costanoan Esselen Nation (OCEN) tribe to be present during any grading or construction activities involving ground disturbance.</p>	Applicant or Applicant's Representative	Prior to issuance of building permit	Tribal Monitor & Community & Economic Development Department	
<p>III.2 If intact archaeological artifacts or cultural features are encountered at any time during project implementation, earth-disturbing work shall be immediately halted within 10 meters (30') of the find and the Community Development Department Director shall be immediately notified before work on the site may proceed.</p>	Applicant or Applicant's Representative	Ongoing during ground-disturbance activities for construction	Tribal Monitor, & Community & Economic Development Department	
<p>III.1.2 Earth-disturbing work shall not recommence within the designated area until the find is evaluated by the Project Archaeologist and the Lead Agency (City of Pacific Grove) project planner. If the Lead Agency determines that development impacts to the resource can be reasonably avoided, or that the resource is not a significant unique archaeological or paleontological artifact, earth-disturbing work may be allowed to proceed.</p>	Applicant or Applicant's Representative	Ongoing during ground-disturbance activities for construction	Tribal Monitor, & Community & Economic Development Department	
<p>III.1.3 Should human remains or significant unique or intact archaeological resources be encountered during project-related earth-disturbing activities, work shall be immediately halted within 50 meters (150') of the find, the Community Development Department Director shall be immediately notified, and work shall not recommence until the find can be evaluated by a qualified professional archaeologist with local expertise, approved by the City. If the find is determined to be significant, appropriate mitigation measures (mitigation plan) shall be formulated.</p>	Applicant or Applicant's Representative	Ongoing during ground-disturbance activities for construction	Tribal Monitor, & Community & Economic Development Department	

Evans Residence Remodel (2017)
Addendum to Mitigation Monitoring Program

MITIGATION	IMPLEMENTED BY:	WHEN IMPLEMENTED:	MONITORED BY:	VERIFICATION DATE:
<p>III.5 The mitigation plan shall emphasize preservation in place and include recommended preservation measures in accordance with the guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission, and an estimate of the costs of mitigation.</p>	Applicant or Applicant's Representative	Ongoing during ground-disturbance activities for construction	Community & Economic Development Department	

EVANS RESIDENCE

ABBREVIATIONS table with columns for abbreviations and full names, including terms like A.B., ALT., APPROX., ARCH., etc.

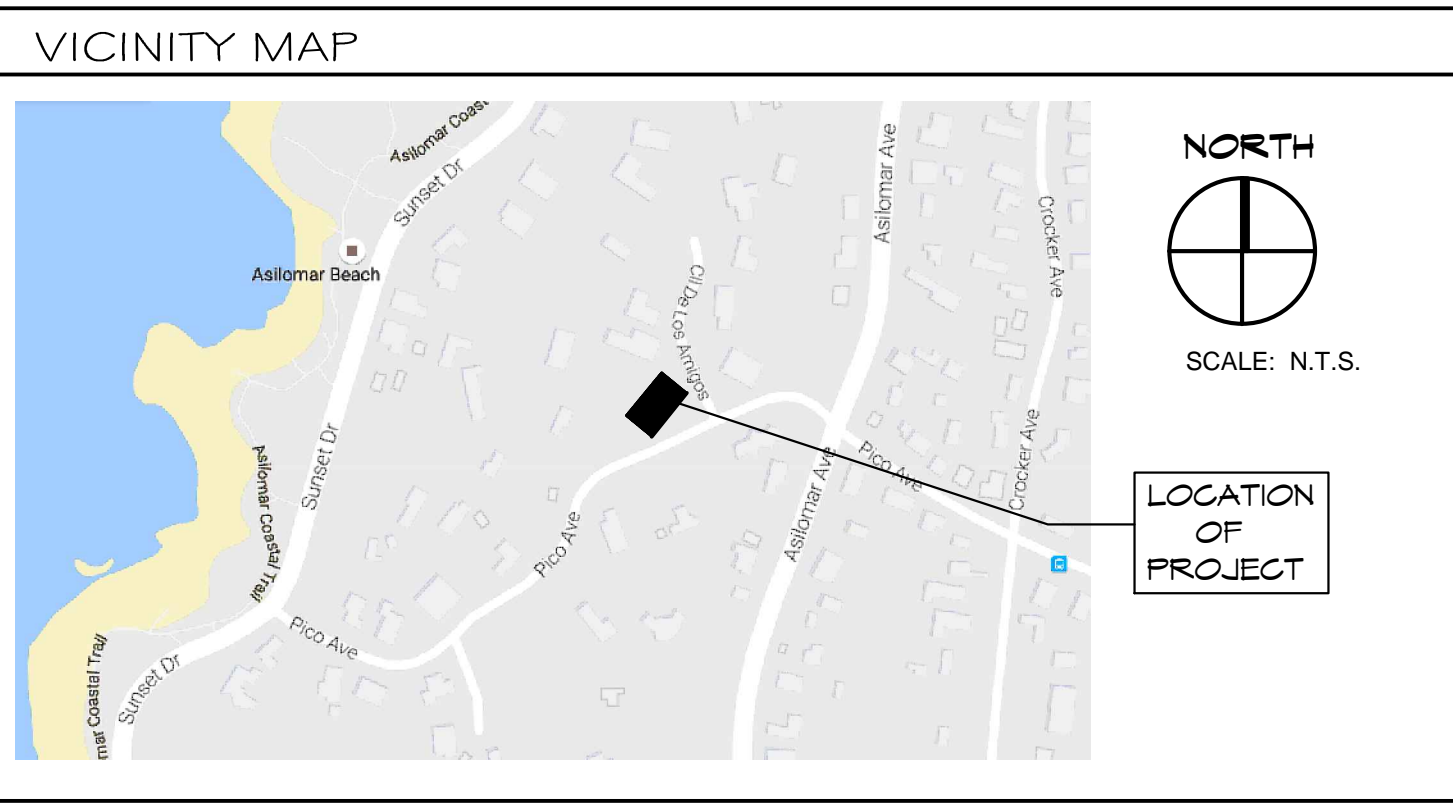
OWNERSHIP NOTES
OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:
1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN + LIETZKE ARCHITECTURE...

PLUMBING & ELECTRICAL NOTES
FOR ALL NEW PLUMBING AND ELECTRICAL ITEMS:
1. SEE ELECTRICAL AND PLUMBING NOTES FOR FLOW RATE AND FLUSH CAPACITY REQUIREMENTS OF PLUMBING FIXTURES.
2. HOMERUN ALL NEW CIRCUITS TO ELECTRICAL PANEL.

GENERAL NOTES
1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.

SPECIAL INSPECTIONS
SEE STRUCTURAL SHEETS FOR SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT.
CONTRACTOR SHALL COORDINATE FORMS AND PROCEDURES WITH THE BUILDING DEPARTMENT

Table with 4 columns: A.B., ALT., APPROX., ARCH., etc. and their corresponding full names.



- NOTES
1. BUILDING CODES: ALL CONSTRUCTION SHALL COMPLY WITH TITLE 24 AND THE 2013 EDITION OF THE CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALGREEN, 2014 NEC, NFPA FIRE CODE 4 ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.
2. PROTECT ALL TREES DURING CONSTRUCTION.
3. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 2,500 PSI.

- FIRE SAFETY REQUIREMENTS
1. DEFENSIBLE SPACE REQUIREMENTS - MANAGE COMBUSTIBLE VEGETATION WITHIN A MIN. OF 100 FEET OF STRUCTURES (OR THE PROPERTY LINE). LIMB TREES 6 FEET UP FROM GROUND, REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS.
2. SMOKE ALARMS - (SINGLE FAMILY DWELLINGS) - WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UBC THE ALARM PANEL SHALL BE REQUIRED TO BE FLAGGED AS PERMANENT BUILDING EQUIPMENT.
3. ROOF CONSTRUCTION - ICBO CLASS A' ROOF ASSEMBLY CONSTRUCTION.

SURVEY NOTE

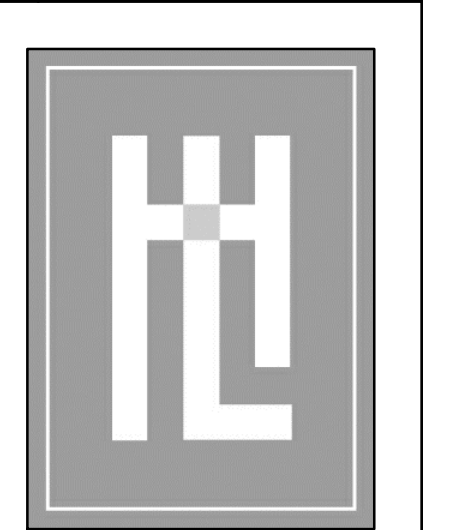
PROJECT DATA SHEET
Project Address: 398 CALLE DE LOS AMIGOS
Applicant(s): JOHN & WENDY EVANS
Permit Type(s) & No(s):
Table with columns: Zone District, Building Site Area, Density (multi-family projects only), Building Coverage, Site Coverage, Gross Floor Area, etc.

PROJECT DATA
SCOPE OF WORK: 472 S.F. OF SECOND FLOOR ADDITION OVER AN EXISTING SINGLE FLOOR GARAGE.
SITE DESCRIPTION: LOTS 2 IN / BLOCK 330
LOT SIZE: 26,505 S.F.
TREE INFORMATION: NO EXISTING TREES TO BE REMOVED
OCCUPANCY GROUP: RESIDENCE, R-1-B-4 GARAGE: U
TYPE OF CONSTRUCTION: V-B
HOUSE SETBACKS
REQUIRED FRONT SETBACK = 20'-0"
EXISTING FRONT SETBACK = 21'-8" (NO CHANGE)
REQUIRED STREET SIDE SETBACKS = 20'-0"
PROPOSED STREET SIDE SETBACKS = 23'-0" (NO CHANGE)
REQUIRED SIDE SETBACKS = 10'-0"
EXISTING SIDE SETBACKS = 36'-0" (NO CHANGE)
REQUIRED REAR SETBACK = 20'-0"
EXISTING REAR SETBACK = 81'-0" (NO CHANGE)

FLOOR AREA table with columns: FLOOR AREA, MAIN FLOOR, UPPER FLOOR, GARAGE, UPPER FLOOR OVER GARAGE, BOMB SHELTER, TOTAL FLOOR AREA. Rows show existing and proposed values.

PROJECT TEAM
OWNER: JOHN & WENDY EVANS
7312 HILLCREST DR.
MODESTO, CA 95356
SITE ADDRESS: 398 CALLE DE LOS AMIGOS
PACIFIC GROVE, CA 93950
ARCHITECT: HOLDREN LIETZKE ARCHITECTURE
225 CANNERY ROW, SUITE A
MONTEREY, CA 93940
PH: 831-649-6001

SHEET INDEX table with columns: SHEET INDEX, ARCHITECTURAL, A1.0 COVER SHEET, PROJECT DATA, A1.1 EXISTING SITE PLAN, A2.1 PROPOSED MAIN FLOOR PLAN, A2.2 PROPOSED UPPER FLOOR PLAN AND EXISTING & NEW ROOF PLAN, A3.0 EXISTING EXTERIOR ELEVATIONS, A3.1 PROPOSED EXTERIOR ELEVATIONS, A3.2 PROPOSED EXTERIOR ELEVATION & BUILDING SECTIONS



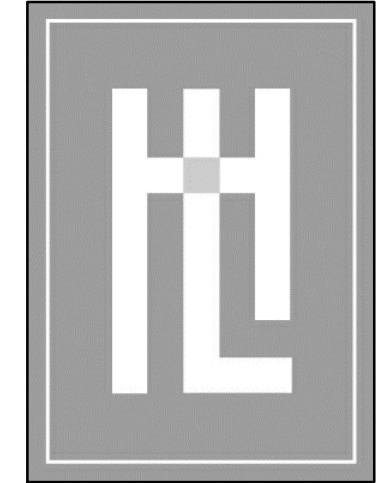
HOLDREN+LIETZKE ARCHITECTURE
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MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.h-arc.com

DATE: 05/31/17
SCALE:
DRAWN: SGC
JOB NUMBER: 14.21

REVISION

COVER SHEET, PROJECT DATA
EVANS RESIDENCE REMODEL
398 CALLE DE LOS AMIGOS
PACIFIC GROVE, CA
A.P.N. 007-061-018

A1.0



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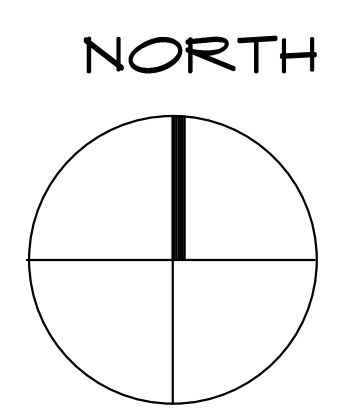
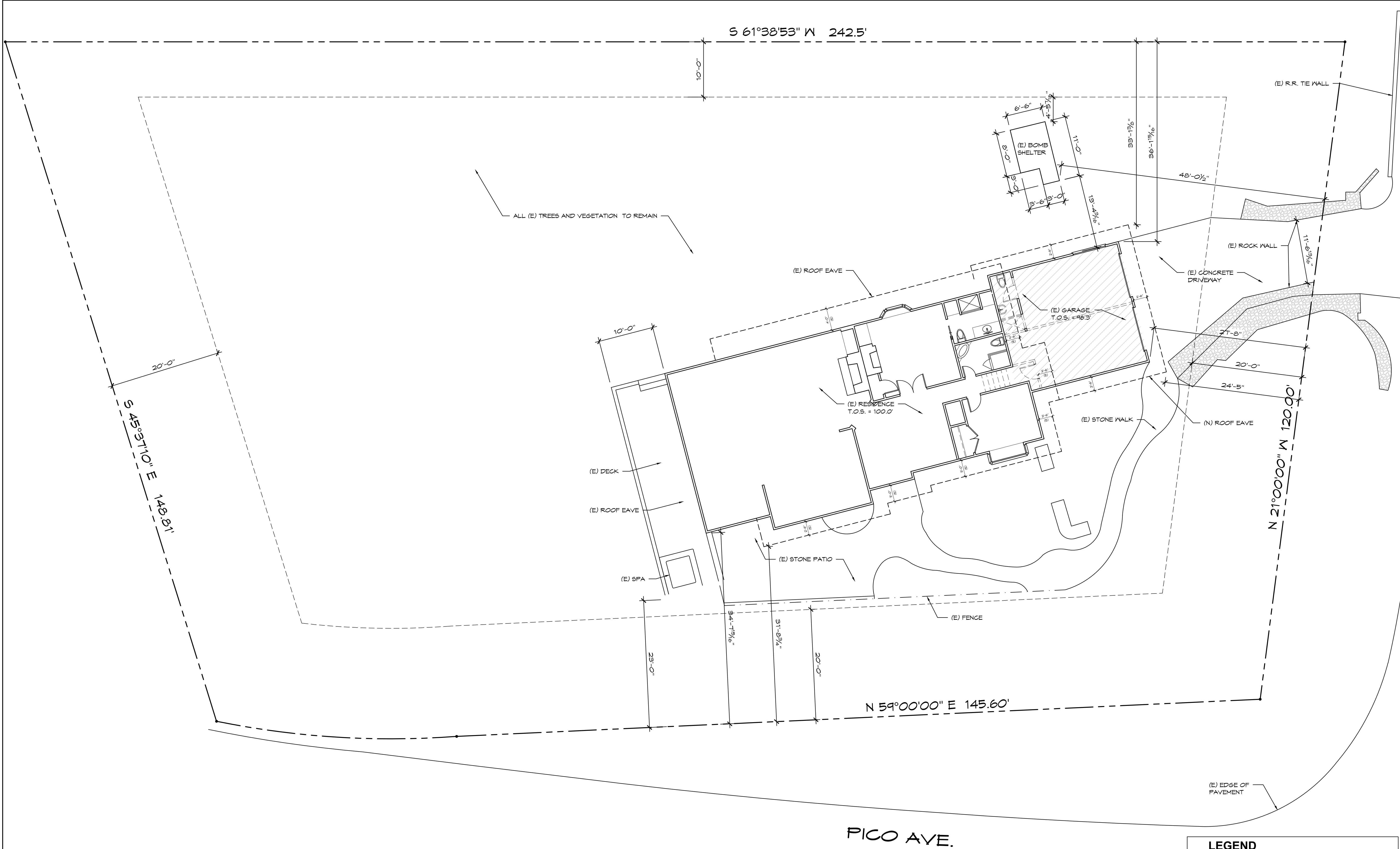
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DATE: 05/31/17
SCALE: 1/8" = 1'-0"
DRAWN: SGC
JOB NUMBER: 14.21
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CALLE DE LOS AMIGOS

EXISTING SITE PLAN
EVANS RESIDENCE REMODEL
398 CALLE DE LOS AMIGOS
PACIFIC GROVE, CA
A.P.N. 007-061-018

A1.1



EXISTING SITE PLAN

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

SITE SHOWN FOR INFORMATION ONLY
NO WORK PROPOSED TO (E) SITE AS
A PART OF THIS PROJECT

LEGEND	
	(E) BUILDING TO REMAIN
	AREA OF REMODEL
	(E) CONSTRUCTION TO BE REMOVED

NOTES	
1.	ALL ITEMS SHOWN ARE (E) UNLESS OTHERWISE NOTED.
2.	NO CHANGE TO (E) SETBACKS AND (E) SITE
3.	RECYCLE CONSTRUCTION WASTE

S 61°38'53" W 242.5'

10'-0"

(E) R.R. TIE WALL

(E) BOMB SHELTER
6'-6"
10'-0"
4'-5 7/8"
10'-11"
3'-6 3/4"
3'-6 3/4"
9 1/8" (E)

33'-1 1/2"

36'-1 17/16"

48'-0 1/2"

(E) ROCK WALL

9 1/2" (E)

(E) CONCRETE DRIVEWAY

27'-8"

20'-0"

24'-5"

(E) STONE WALK

(N) ROOF EAVE

N 21°00'00" W 120.00'

(E) DECK

(E) ROOF EAVE

(E) SPA

(E) STONE PATIO

(E) FENCE

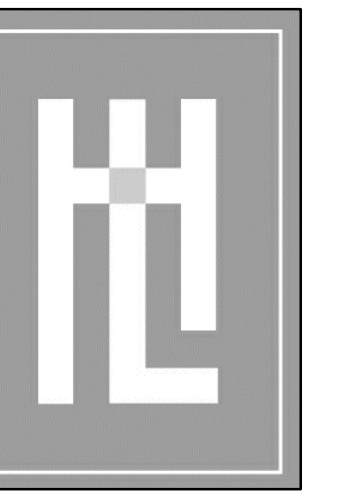
N 59°00'00" E 145.60'

(E) EDGE OF PAVEMENT

PICO AVE.

S 45°31'10" E 148.81'

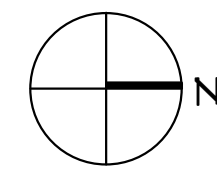
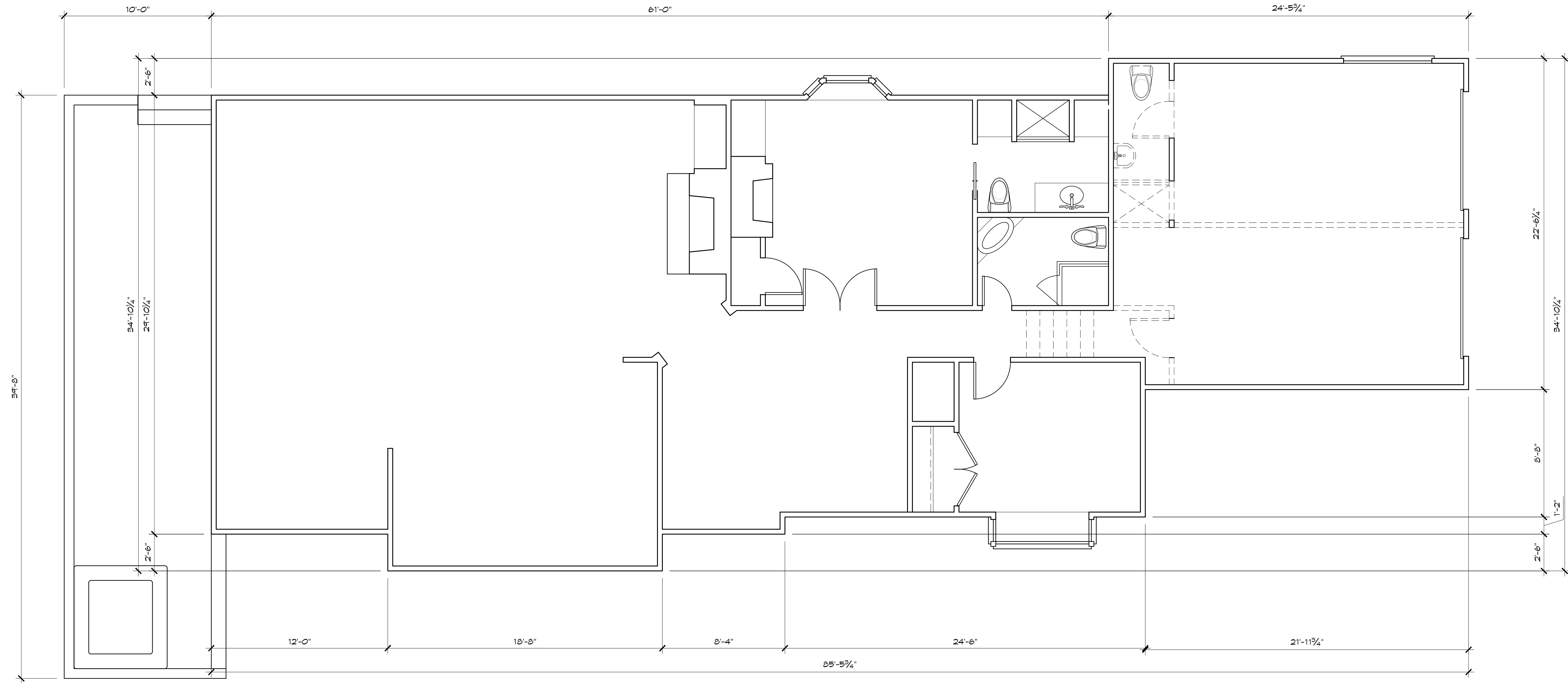
20'-0"



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ARCHITECTURE**

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



EXISTING MAIN FLOOR PLAN

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



LEGEND

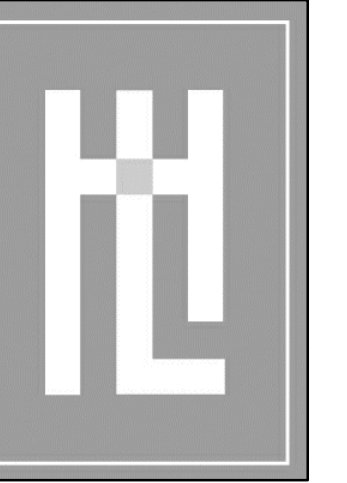
====	(E) WALL TO REMAIN
----	(E) CONSTRUCTION TO BE REMOVED

EXISTING MAIN FLOOR PLAN

EVANS RESIDENCE REMODEL

398 CALIE DE LOS AMIGOS
PACIFIC GROVE, CA
A.P.N. 007-061-018

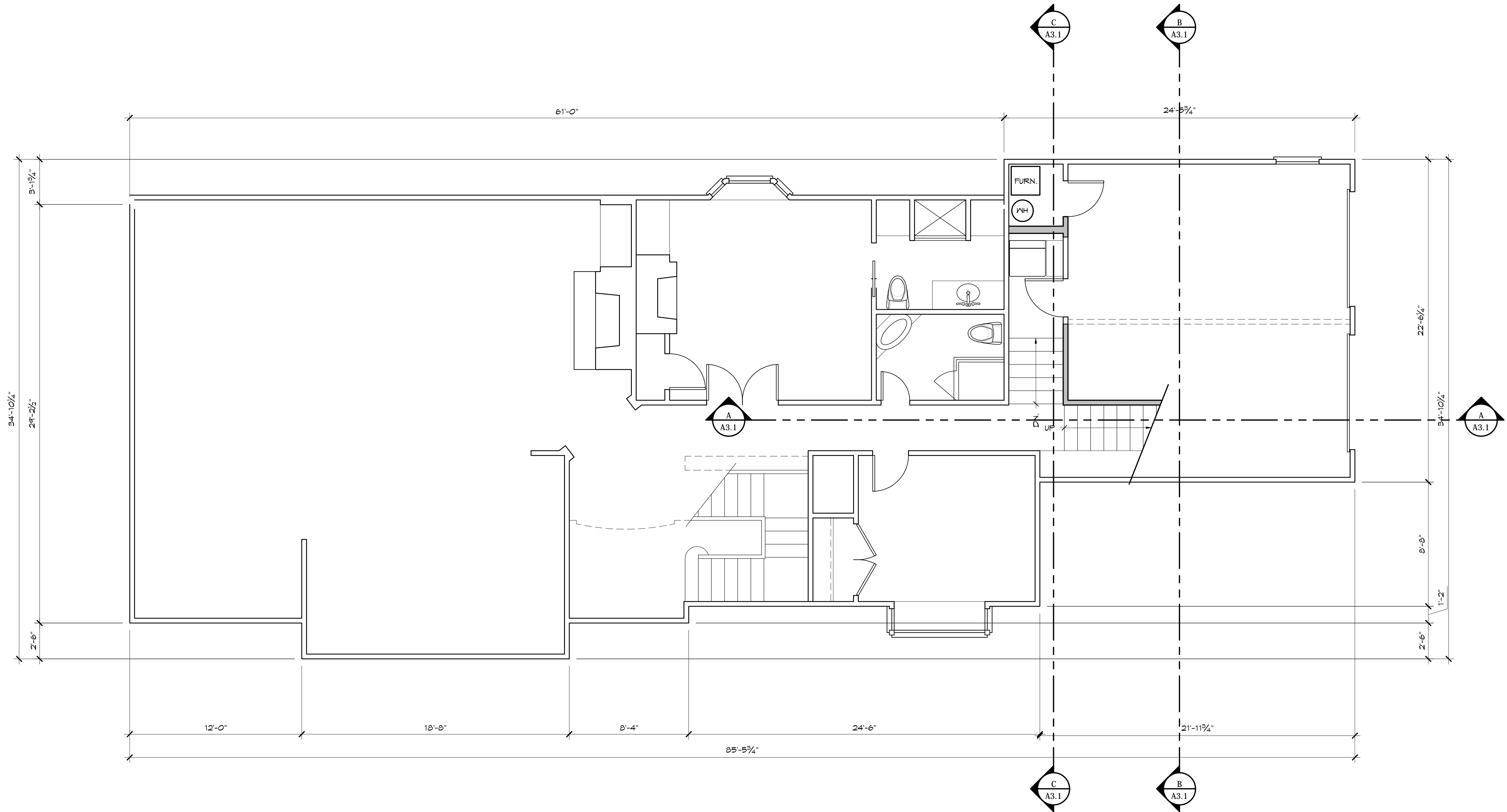
A2.0



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ARCHITECTURE**

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MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
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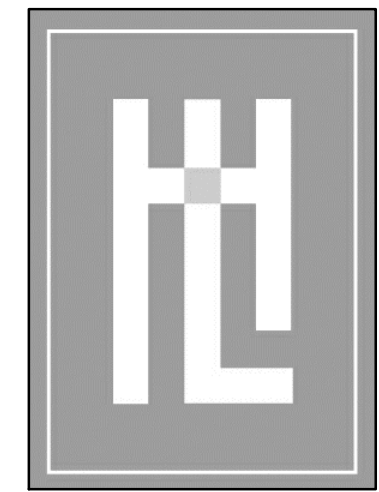


NEW MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 5 10

LEGEND	
	(E) WALL TO REMAIN
	(N) 2X STUDS @ 16" O.C. 1/2" MIN. G.A.B. - SEE STRUCT. - TAPE TEXTURE & PAINT TO MATCH (E)
	(E) CONSTRUCTION TO BE REMOVED

PROPOSED MAIN FLOOR PLAN
EVANS RESIDENCE REMODEL
398 CALLE DE LOS AMIGOS
PACIFIC GROVE, CA
A.P.N. 007-061-018

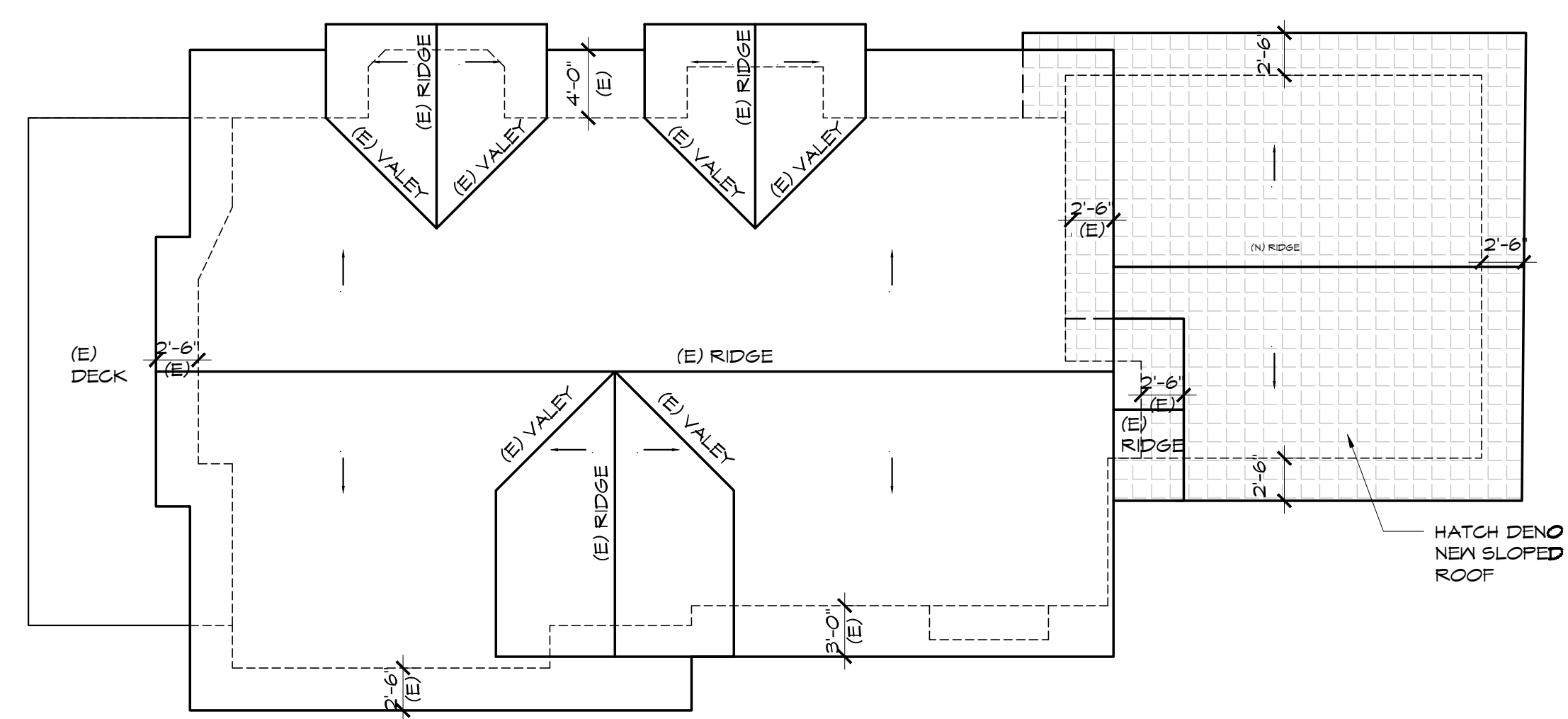
A2.1



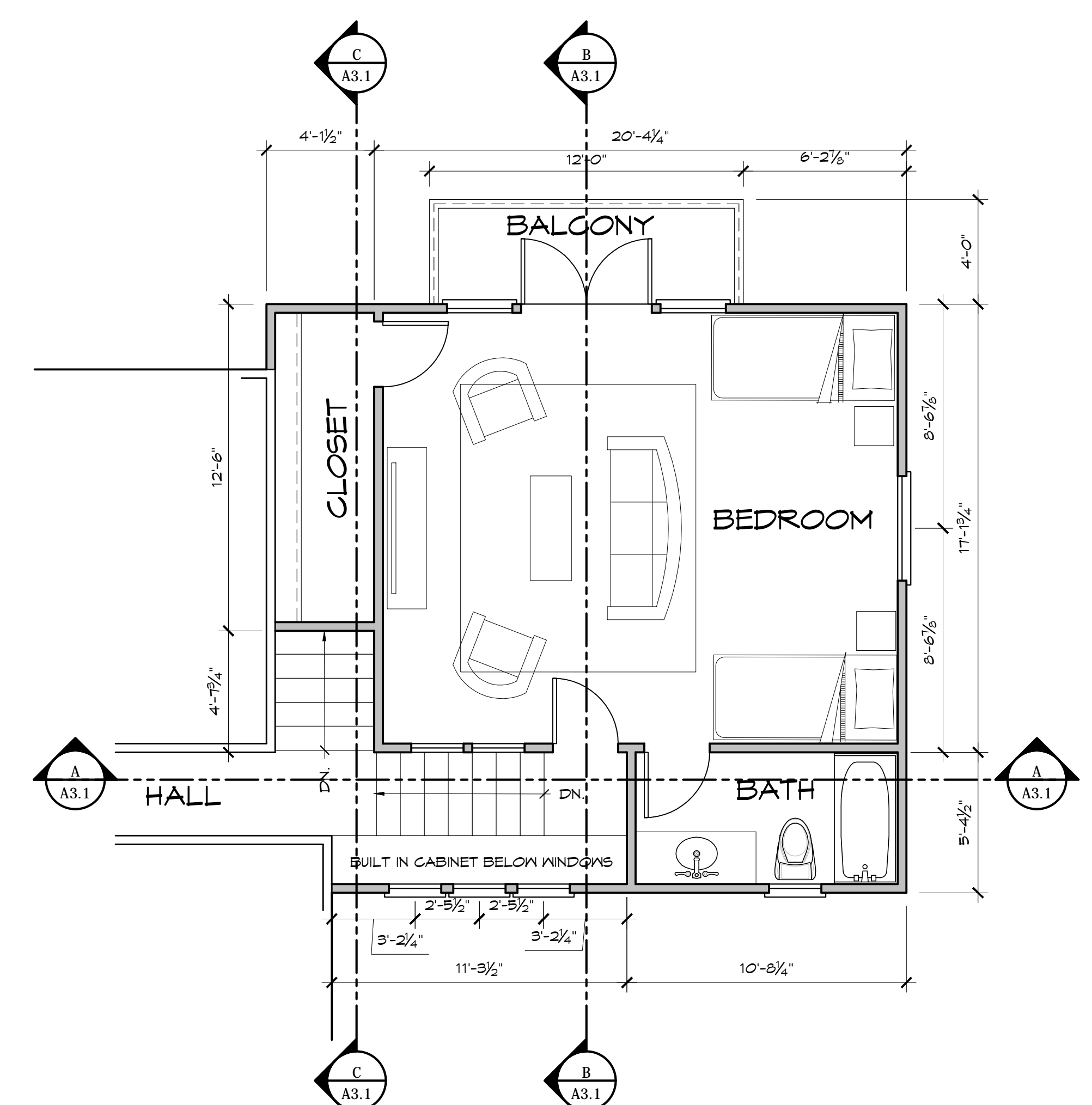
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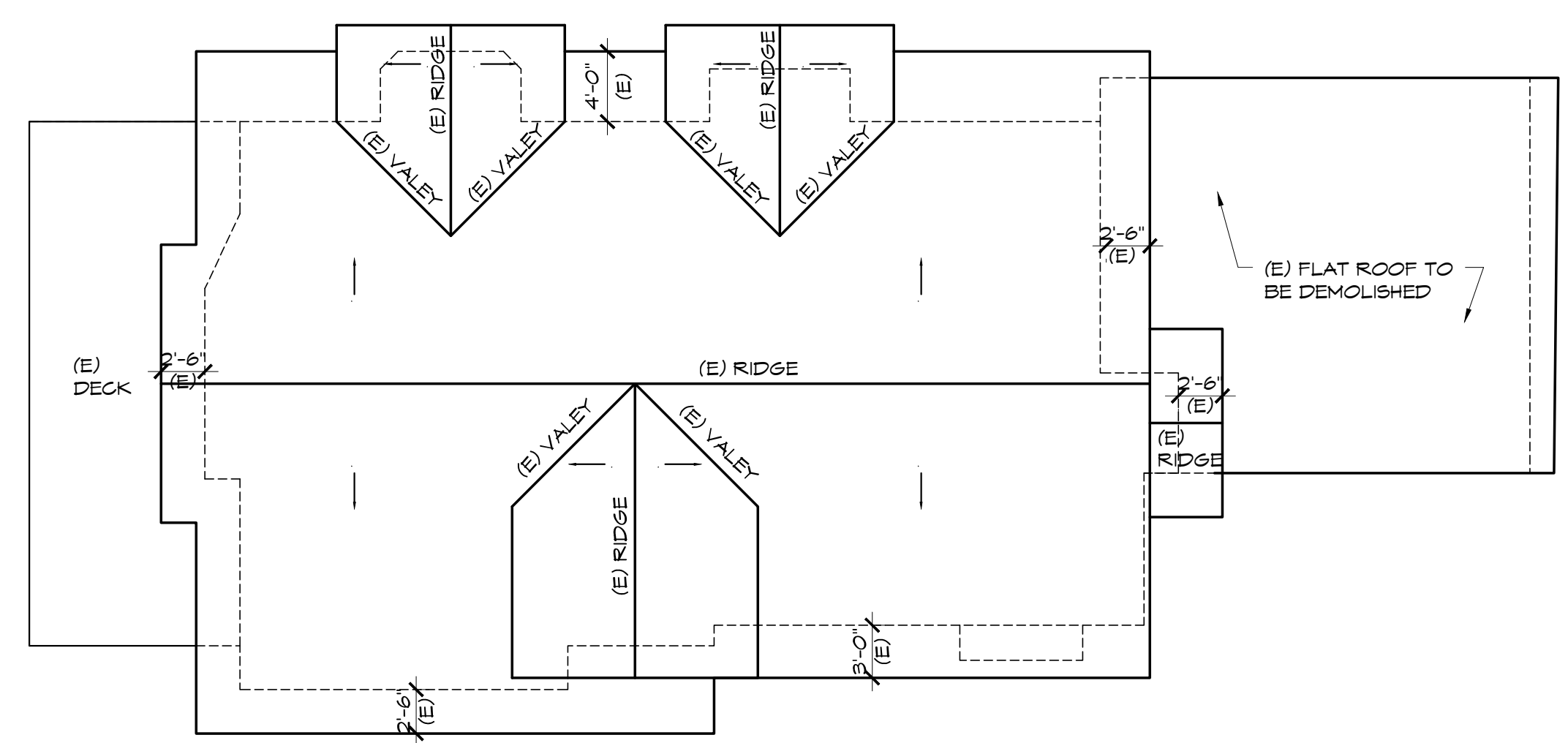
DATE: 05/31/17
SCALE: 1/4" = 1'-0"
DRAWN: SGC
JOB NUMBER: 14.21
REVISION



PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"
0 5 10



PROPOSED UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 5 10



EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"
0 5 10

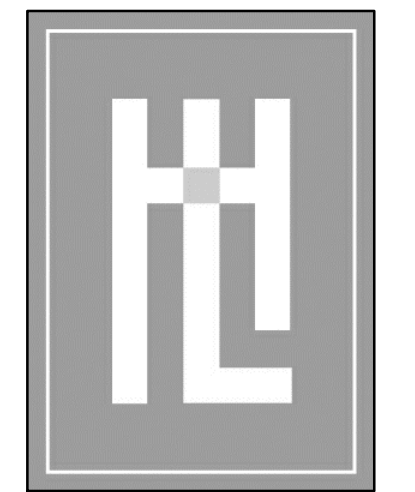
LEGEND	
	(E) WALL TO REMAIN
	(N) 2X STUDS @ 16" O.C. 1/2" MIN. G.A.B. - SEE STRUCT. - TAPE, TEXTURE & PAINT TO MATCH (E)
	(E) CONSTRUCTION TO BE REMOVED

PROPOSED UPPER FLR PLAN AND (E) & (N) RF. PLN.

EVANS RESIDENCE REMODEL

398 CALLE DE LOS AMIGOS
PACIFIC GROVE, CA
A.P.N. 007-061-018

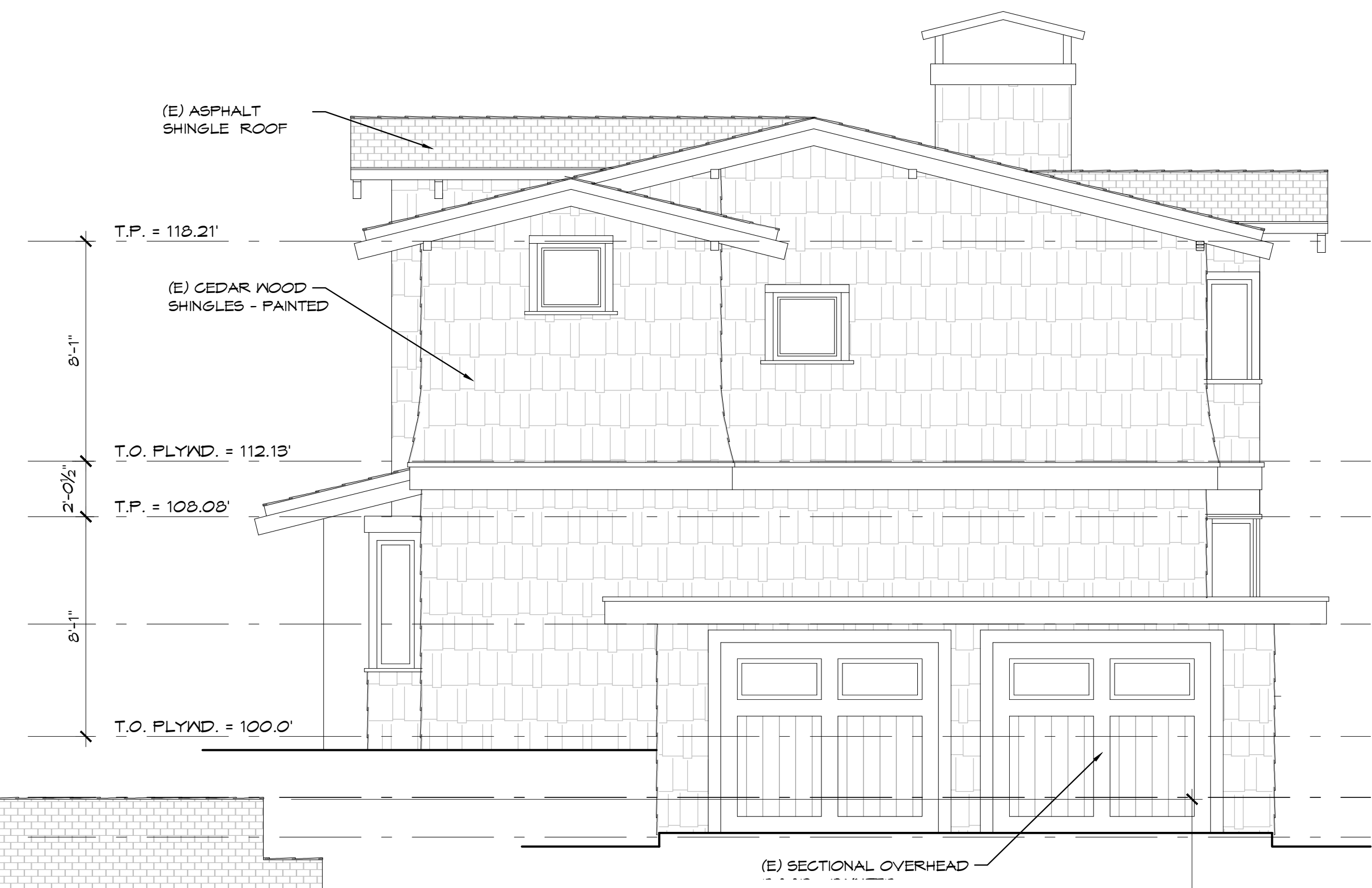
A2.2



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DATE:	05/31/17
SCALE:	1/4"=1'-0"
DRAWN:	SGC
JOB NUMBER:	14.21
REVISION:	



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



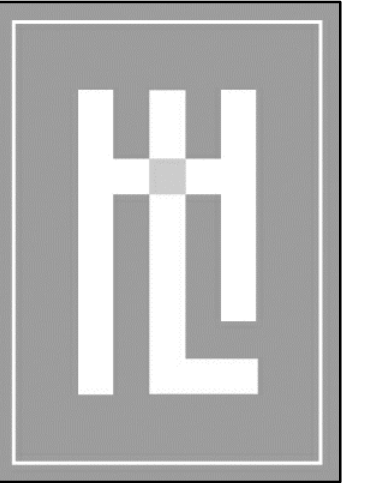
EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING ELEVATIONS

EVANS RESIDENCE REMODEL

398 CALLE DE LOS AMIGOS
PACIFIC GROVE, CA
A.P.N. 007-061-018

A3.0



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
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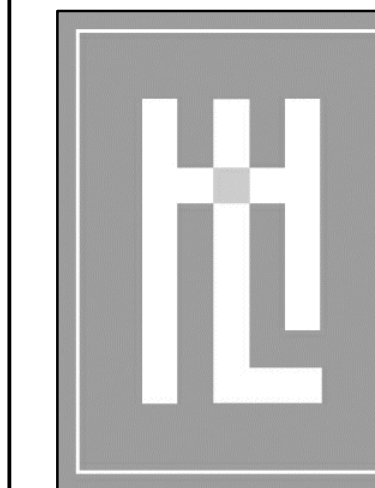


PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS
EVANS RESIDENCE REMODEL
398 CALLE DE LOS AMIGOS
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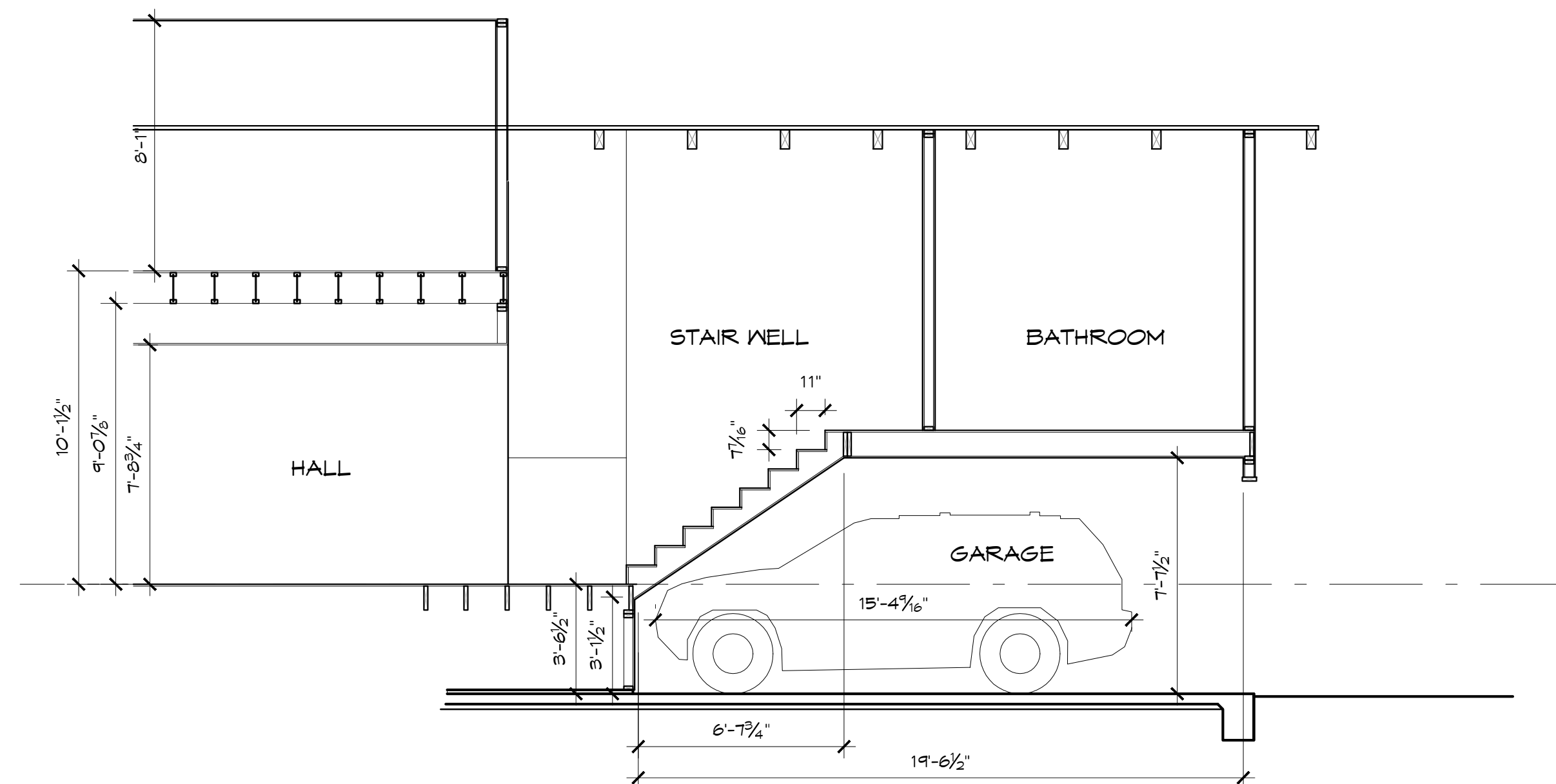
DATE:	05/31/17
SCALE:	1/4"=1'-0"
DRAWN:	SGC
JOB NUMBER:	14.21
REVISION	

PROPOSED ELEVATION & BUILDING SECTIONS

EVANS RESIDENCE REMODEL

398 CALLE DE LOS AMIGOS
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A3.2



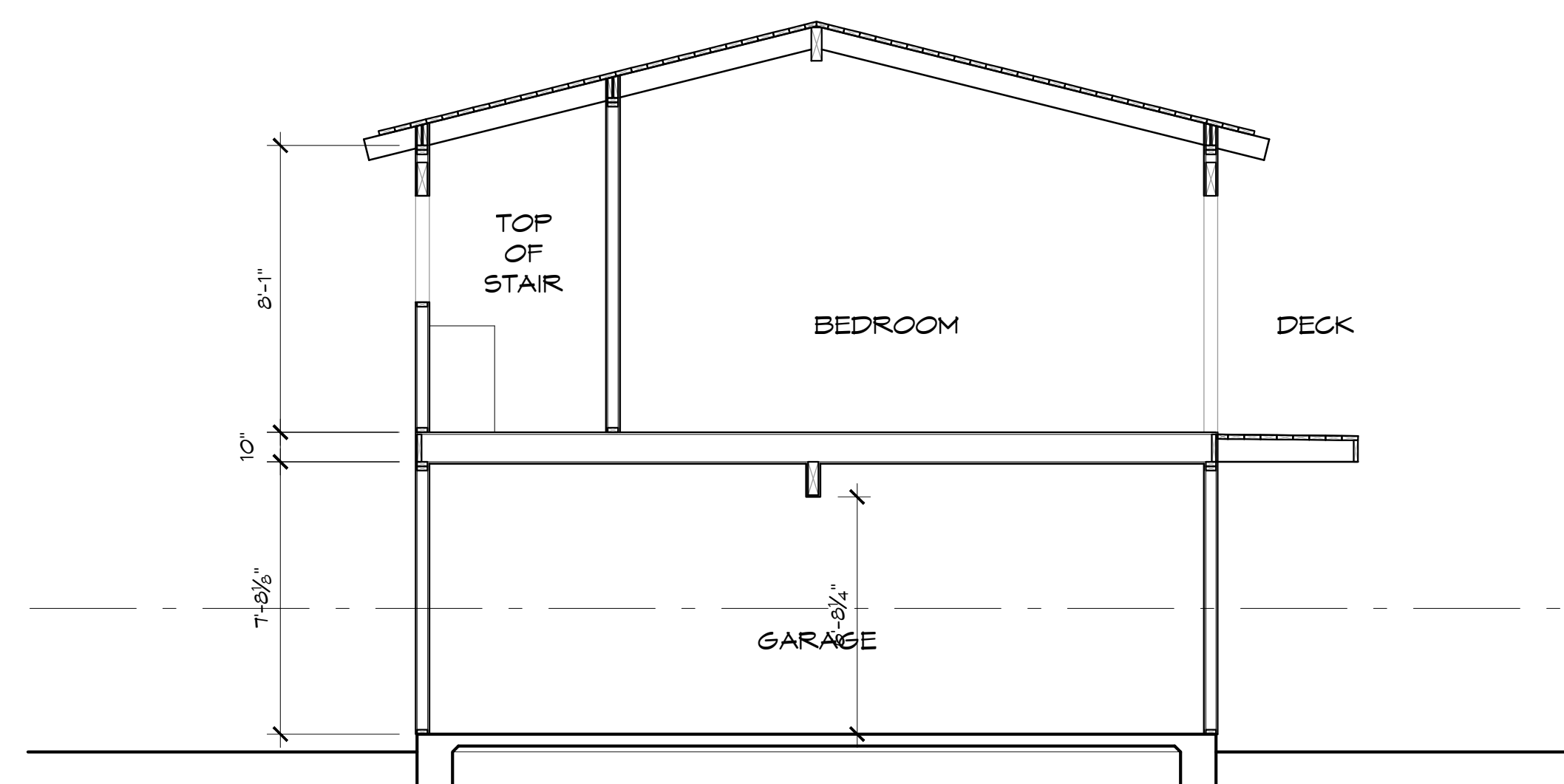
SECTION A-A

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



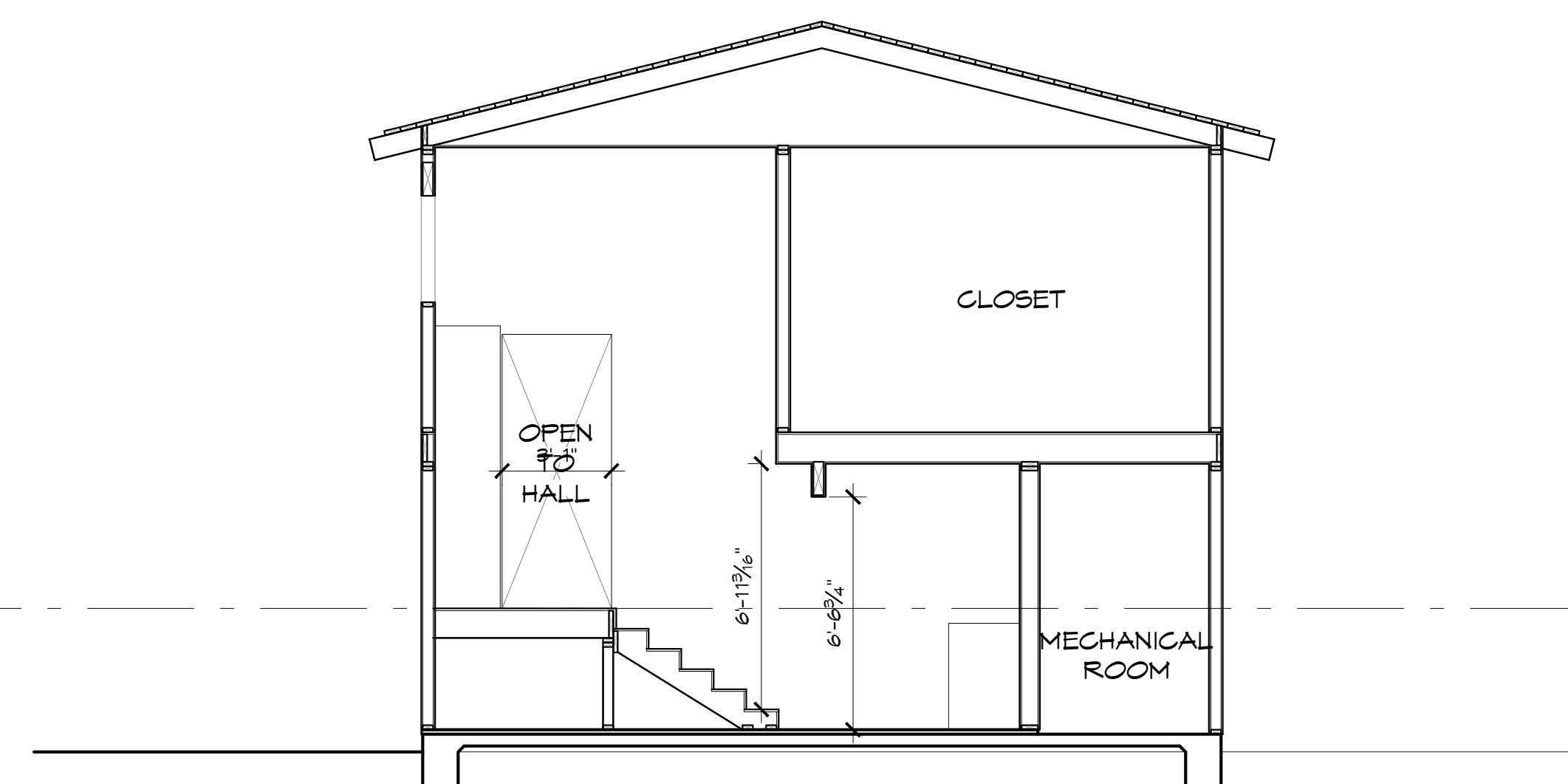
PROPOSED NORTH ELEVATION

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



SECTION B-B

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



SECTION C-C

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