

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: HPH Properties, LP Residence - 1661 SUnset Dr., Pacific Grove

Lead Agency: City of Pacific Grove

Contact Name: Alyson Hunter, AICP

Email: ahunter@cityofpacificgrove.org

Phone Number: 831-648-3127

Project Location: 1661 Sunset Dr., Pacific Grove
City

Monterey
County

Project Description (Proposed actions, location, and/or consequences).

The project consists of the following aspects: 1) The demolition of the existing non-historic home on APN 007-041-035 (-035) and recordation of an Open Space and Conservation Deed Restriction over 85% of the property leaving a 15% buildable area for future development. This will allow the transfer of the existing water meter on -035 to the proposed new development; and 2) Merger of APNs 007-041-033 and -034 to create one (1) approximately 2.13 acre parcel to be developed with a split-level, single-family residence of approximately 5,310 square feet (sf), a partially detached garage of 602 square feet (sf), and total Primary Coverage Area (PCA) of \pm 13,931 sf or 15% of the total area. The project also includes a 750 sf Outdoor Use Area (OUA). This calculation includes new impervious surface relating to building coverage, pavers, and general site coverage. The proposed residence would be 18 ' in height utilizing the natural slope of the land to create a split-level appearance on the proposed home ' s north and west elevations. As the property slopes gently upward from Sunset Dr. toward Asilomar Blvd, this height will be achieved through the removal of \pm 1,340 cubic yards of material.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Unless mitigated, the project could potentially result in a significant environmental effect on biological, cultural, and/or Tribal cultural resources. Mitigation measures include pre-construction surveys, sensitivity training for workers, habitat restoration activities, and monitoring.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The property is in the Coastal zone, ESHA and within an area of known and recorded cultural sensitivity.

Provide a list of the responsible or trustee agencies for the project.

None (although the Coastal Commission has appeal authority)