CITY OF PACIFIC GROVE

FRANK & CAROL SCHEMBRI RESIDENCE – 342 ASILOMAR AVE.

DRAFT INITIAL STUDY & MITIGATED NEGATIVE DECLARATION & MITIGATION

Prepared by:
ALEX OTHON, ASSOCIATE PLANNER
300 FOREST AVE.
PACIFIC GROVE, CA 93950

MARCH 2022

ADOPTED BY CITY OF PACIFIC GROVE – PLANNING COMMISSION ON _____

TABLE OF CONTENTS

CITY OF PACIFIC GROVE

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

INITIAL STUDY / ENVIRONMENTAL CHECKLIST FORM

1. Project Title: Schembri Residence – 342 Asilomar Ave., Pacific Grove, CA 93950
Permit Type: Architectural Permit (AP) & Coastal Development Permit (CDP) No. 21-0045
2. Lead Agency Name and Address: City of Pacific Grove, 300 Forest Ave., Pacific Grove, CA 93950
3. Lead Agency Contact Person and Phone Number: Alex Othon, Associate Planner, T: 831-648-3185, E: aothon@cityofpacificgrove.org
4. Project Location: 342 Asilomar Ave., Pacific Grove, Monterey County, CA. Assessor's Parcel Number (APN): 007-061-006 *(See Figure 1)*
5. Project Applicant(s): Frank & Carol Schembri, 3912 Marshall Ave., San Mateo, CA 94403
6. General Plan (GP)/Land Use Plan (LUP) Designations: GP: Low Density Residential to 5.4 Dwelling Unit per Acre (DU/AC); LUP: Low Density Residential 1-2 (LDR 1-2) DU/AC
7. Zoning: R-1-B-4
8. Description of the Project: The proposed project entails demolition of an existing 1,312 sq. ft., one-story, single-family residence and the construction of a new 2,590 sq. ft., two-story, single-family dwelling with an attached two-car garage. The building will be constructed in the same general footprint of the existing home. The driveway will be slightly reconfigured from its current looped design and be more centrally located at project completion. A Habitat Restoration Plan was prepared in conjunction with the project and will be implemented during and post-construction. The plan calls for the removal of all non-native vegetation, the planting of varying types of native vegetation, and returning the rest of the property to a natural dune habitat.

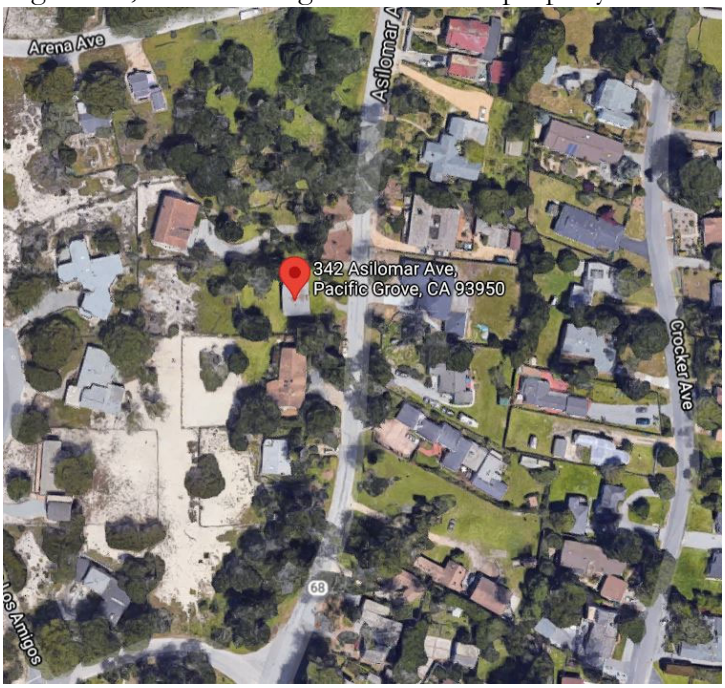


Figure 1 – Vicinity Map

9. Surrounding Land Uses and Setting: *(Briefly describe the project's surroundings)*
The project site is located within the City of Pacific Grove in the County of Monterey, California. The project site consists of a 21,780 sq. ft. (0.5 acre) parcel with a 1,312 sq. ft. one-story residence, located between Arena Avenue to the north and Pico Avenue to the south. The site (APN: 007-061-006) is located in the Asilomar Dunes Tract which is located in the R-1-B-4 zoning district.

The project site and its surrounding parcels are located in the Coastal Zone, the Environmentally Sensitive Habitat Area, and the Archaeological Zone. A range of one-story and two-story single-family residences surround the property.

The site is within an archaeologically sensitive area. An archeological survey was conducted on site and will be discussed further in the Cultural Resources Section.

The Asilomar Dunes is an area of coastal sand dune habitat that supports a number of rare and endangered species and indigenous Monterey pine forest. The site topography consists of a relatively flat dune swale area, below a dune ridge that rises towards the southwestern boundary of the property. The existing residence is approximately five feet below Asilomar Avenue.

10. Other public agencies whose approval is required: City of Pacific Grove Building Department.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun? Yes. Consultation with the Ohlone/Costanoan-Esselen Nation (OCEN) and the Esselen Tribe commenced on February 26, 2021 and was ongoing throughout the permit and environmental review process. The consultation period was concluded February 22, 2022.

Note: Conducting consultation early in the California Environmental Quality Act (CEQA) process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process (See Public Resources Code section 21083.3.2.). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

Review Period: March 2, 2022, through April 4, 2022

Environmental Factors Potentially Affected:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature Alex Othon Date March 1, 2022

Alex Othon, Associate Planner

CEQA Environmental Checklist

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

Evaluation of Environmental Impacts

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document, and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) The significance criteria or threshold, if any, used to evaluate each question; and

b) The mitigation measure identified, if any, to reduce the impact to less than significance

1. AESTHETICS

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

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

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

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

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

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

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

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

DISCUSSION

Item A: The City of Pacific Grove Local Coastal Program's Land Use Plan (LUP) contains Policy 2.5.4.1 which designates the following areas as scenic: "All areas seaward of Ocean View boulevard and Sunset Drive, Lighthouse Reservation lands, Asilomar Conference Ground dune lands visible from Sunset Drive, lands fronting on the east side of Sunset Drive; and the forest-front zone between Asilomar Avenue and the crest of the high dune (from the north side of the Pico Avenue intersection to Sinex Avenue)." The project site is in one of these locations. The project site is currently developed with a 1,312 sq. ft. one-story, 11' 5" tall single-family residence, which is proposed for demolition, and has a slope upwards towards Calle De Los Amigos to the rear. The proposed two-story residence would be 25 feet tall at its highest point and would be constructed on the lowest point of the swale, in the location of the current home, to minimize the obstruction of any views from the east towards the coastline, as the peak of the roof will be below the dune ridge at the west of the property.

The demolition of the existing home and the construction of the new home results in a **less than significant impact** on a scenic vista.

Item B: The project would not damage scenic resources within a state scenic highway because there are no state scenic highways within the City of Pacific Grove, pursuant to the California Scenic Highway Program. This results in **no impact.**

Item C: The project consists of replacing an existing residence in a neighborhood consisting of single-family residences. The size and scale of the proposed new residence would be consistent with surrounding single-family homes. Additionally, no trees or other substantial vegetation are proposed for removal. As such, the project would not substantially degrade the existing visual character or quality of the site and its surroundings. Impacts would be **less than significant.**

Item D: Existing nighttime lighting and daytime glare on the site is limited to exterior lighting associated with the existing single-family residence and glare from the existing windows. Exterior residential lighting has the potential to produce substantial amounts of light or glare unless the light source is shielded, or wattage is kept at levels to sufficiently limit light glare. Although the project would include new exterior light sources, the creation of substantial glare is not anticipated because the proposed light fixtures would be similar to the existing amount, as well as required to meet the City's Architectural Review Guidelines as follows:

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

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

Sources:

- Pacific Grove Local Coastal Program Land Use Plan (LUP) and Pacific Grove Municipal Code Chapter 23.73
- California Department of Transportation (Caltrans). California Scenic Highway Program. Accessed September 20, 2021. http://www.dot.ca.gov/design/lap/livability/scenic-highways/index.html
- City of Pacific Grove, Architectural Review Guidelines for Single Family Residences. Accessed August 13, 2021. http://pacificgrovelibrary.org/sites/default/files/general-documents/architectural-review-board/architectural-review-guidelines.pdf

2. AGRICULTURE AND FORESTRY RESOURCES

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

Would the project:

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

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

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

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

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

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

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

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

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

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

DISCUSSION

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

Sources:

- California Department of Conservation. Farmland Mapping and Monitoring Program. Accessed July 1 1, 2021. http://www.conservation.ca.gov/dlrp/fmmp

3. AIR QUALITY

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

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

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

B) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

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

C) Expose sensitive receptors to substantial pollutant concentrations?

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

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

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

DISCUSSION

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

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

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

According to the MBARD CEQA Guidelines, a project would have a significant short-term construction impact if the project would emit more than 82 pounds per day or more of PM_{10}.

Further, the MBARD CEQA Guidelines set a screening threshold of 2.2 acres of construction earthmoving per day, meaning that if a project results in less than 2.2 acres of earthmoving, the project is assumed to be below the 82 pounds per day threshold of significance. The Proposed project footprint is less than one acre and involves only minor construction activity and ground disturbance (±70 cy). As such, the proposed project would result in less than 2.2 acres of earthmoving per day, and a as result, is below the threshold and would have a less than significant impact to air quality from construction activities. The minor construction-related impacts would not violate any air quality standards or obstruct implementation of the move recent MBARD AQMP. Operational emissions would not be substantial as they would only involve vehicle trips and energy usage associated with one single-family residence. This would be considered a **less than significant impact.**

Construction equipment could result in the generation of diesel-PM emissions during construction. Exhaust emissions are typically highest during the initial site preparation, particularly when a project requires extensive site preparation (e.g., grading, excavation) involving large numbers of construction equipment. However, given the size and extent of the project, large numbers of construction equipment would not be required. Because short-term construction activities would be very limited and are considered minor, they would not contribute to regional nonattainment air quality conditions. During construction air pollutants such as dust and equipment exhaust may be generated; however, existing regulations (e.g., dust suppression and equipment emissions requirements) would substantially reduce such emissions. Required compliance with existing regulations, as well as the small scale of the proposed project, would reduce potential air quality impacts to a level that is **less than significant**.

The project includes the demolition of an existing residence which was built in the 1950s and may contain lead, asbestos, or other construction materials commonly used during or since that period that have since been discovered to be hazardous and potentially toxic if released into the air. A demolition permit is required from the City's Building Department which includes disclosures

regarding MBARD and OSHA compliance requirements. Compliance MBARD and OSHA requirements during demolition would ensure that emissions of any hazardous materials would not be significant.

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

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

Sources:

- Monterey Bay Air Resources District. 2012-2015 Air Quality Management Plan. Accessed August 25, 2021. https://www.mbard.org/files/6632732f5/2012-2015-AQMP_FINAL.pdf

4. BIOLOGICAL RESOURCES

Would the project:

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

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

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

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

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

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

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

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

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

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

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

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

DISCUSSION

All of the Asilomar Dunes Residential Area (ADRA) within which the property is located is classified as Environmentally Sensitive Habitat Area (ESHA) in the City's Local Coastal Program (LCP). The project biologist, Thomas Moss, has prepared a site-specific analysis which asserts that only the western portion of the property contained ESHA characteristics. According to the project biologist, *currently, the dune swale, the location of the proposed new house, is covered entirely by Kikuyu grass (Pennisetum clandestinum), which has excluded the growth of all other plants. The dune ridge supports a sparse, though uniform, cover of mostly native beach sagewort (Artemisia pycnocephala). Exotic annual grass dominates the lower slopes of the dune ridge.*

Additionally, the project biologist noted the following plant and animal species occurring on site:

Plant species:

Common Name	**Scientific Name**
Yellow Sand Verbena	Abornia latifolia
Dune dandelion	Agoseris apargioides
Beach sagewort	Artemisia pycnocephala
Ripgut Grass	Bromus diandrus
Coyote Bush	Baccharis pilularis pilularis
Beach Primrose	Camissonia cheiranthifolia
Hottentot fig ice plant	Carpobrotus edulis
Miner's Lettuce	Claytonia perfoliate
Coast cryptantha	Cryptantha leiocarpa
Monterey Cypress	Cupressus macrocarpa
Pride of Madeira	Echium fastuosum
Mock heather	Ericameria ericoides
Toad flax	Linaria candensis var. taxana
Bur-clover	Medicago polymorpha
Ngaio Tree	Myoporum laetum
Bermuda buttercup	Oxalis pes-carpae
Kikuyu grass	Pennisetum clandestinum
Monterey pine	Pinus radiate
Dune bluegrass	Poa douglasii
Bracken fern	Pteridium aquilinum
Black sage	Salvia mellifera
Common groundsel	Senecio vulgairs

Animal species:

Common Name	**Scientific Name**
Cooper's Hawk	Accipiter cooperii
California scrub jay	Aphelocoma californica
Tufted titmouse	Baeolopus bicolor
Red-shouldered hawk	Buteo lineatus
Anna's hummingbird	Calypte anna
Coyote	Canis latrans
Brown creeper	Certhia americana
Northern flicker	Colaptes auratus

American crow	Corvus brachyrhynchos
Steller's jay	Cyanocitta stelleri
Brewer's Blackbird	Euphagus cyanocephalus
Bobcat	Lynx rufus
Acorn woodpecker	Melanerpes formicivorus
California towhee	Melozone crissalis
Black-tail deer	Odocoileus hemionus
Downy woodpecker	Picoides pubescens
Raccoon	Procyon lotor
Ruby-crowned kinglet	Regulus calendula
Yellow-rumped warbler	Setophaga coronate
Townsend's warbler	Setophaga townsendi
European starling	Sturnus vulgaris
Botta's pocket gopher	Thomomys bottae
Golden-crowned sparrow	Zonotrichia atricapilla
White-crowned sparrow	Zonotrichia leucophrys

Item A: Per the Biological Survey Report (Moss, January 2022), the only protected status species identified on site was the Cooper's Hawk (*Accipter cooperii*). Cooper's Hawk is protected under the Migratory Birds Act, and ranked by the State of California as an S4 species. The S4 ranking denotes an apparently secure species, which is at fairly low risk of extirpation. In order to prevent any potential negative impacts, a mitigation measure (BIO-11) has been included, which requires the Project Biologist to conduct a nesting survey prior to the start of demolition-related activities. If active nests are found on site, appropriate buffer zones shall be established and all work is to be conducted outside said zones until the nesting period is over.

The black legless lizard (*Anniella pulchra nigra*) is a potentially occurring species in the Asilomar Dunes, however none were uncovered during a search by the project biologist. The report further states that if present, they are likely few in number due to scarce amounts of suitable habitat. The Black Legless Lizard is listed by the California Department of Fish and Wildlife (CDFW) as a California Species of Special Concern due to declining population levels, limed ranges, and/or continuing threats that have made them vulnerable to extinction. The goal of designating a species as a Species of Special Concern is to halt or reverse their decline by calling attention to their plight and address the issues of concern early enough to secure their long-term viability. To prevent or minimize the loss of any Black Legless Lizards, or other sensitive species, a mitigation measure (BIO-1) has been included that requires a Pre-Construction Meeting to go over potential species that may be discovered onsite with construction and development personnel. An additional mitigation measure (BIO-5) has been included which requires the project biologist to search the site for black legless lizards and relocate them to the nearest suitable habitat.

In addition to the potential impact to the Black Legless Lizard, construction activities and activities incidental to residential uses have the potential for significant negative impacts on native plant habitats. While the biological report details special statues plant species which have the potential to occur on site, no such species were observed by the biologist. The project will not have any impacts on special status plant species. With implementation of these measures, impacts would be **less than significant with mitigation incorporated**.

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

The Biological Survey Report (Moss, January 2022) identified no riparian habitat on the site. Although the property is in the ESHA, the site is predominantly filled with non-native plants. As a result, the project would not result in a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFW or the US Fish and Wildlife Service.

A Habitat Restoration Plan (HRP) was prepared for the project site on January 11, 2021 (See Appendix C). The HRP defines procedures and standards for restoration, maintenance and monitoring of the undeveloped portion of the property. The goal of the HRP is to provide procedures and standards for successfully reestablishing and maintaining the indigenous landscape of the undeveloped portion of the property. The HRP provides six steps to accomplish restoration: (1) Native Seed Collection, (2) Exotic Species Eradication, (3) Revegetation/Reforestation, (4) Landscape Protection, (5) Maintenance, (6) Monitoring. Compliance with the HRP is a required condition of approval on the permit and will result in a **less than significant impact**.

Item C: Per the National Wetlands Inventory, the subject site does not contain any wetlands. This results in **no impact.**

Item D: The project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because significant wildlife corridors were not identified in the Botanical Survey Report (Moss, January 2022). This would result in a **less than significant impact**.

Item E: The project does not propose the removal of any trees. This results in **no impact.**

Item F: The proposed project is in conformance with the existing Local Coastal Program's Land Use Plan (LUP) and Implementation Plan (IP), specifically the Biological Resources and ESHA policies in Chapter 2.4 of the LUP and the development standards in Section 23.90.180 of the IP. No other Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plans include the proposed project site. There would be **no impact.**

Mitigation Measures

MM BIO-1: Prior to the start of demolition, the Project Biologist shall conduct an educational meeting to explain the purpose of the monitoring, to show the construction personnel what is being monitored and to explain what will happen in the incidence of locating a species of special concern during construction activities. The Project Biologist shall explain the life history of the species of special concern, why they may be found on the property, and what construction staff must do if one is spotted on the project site. The construction personnel shall be shown a photo of the species of special concern and asked to be prepared to immediately stop demolition activity if a species of special concern is discovered and wait until the species is safely removed from the construction zone before restarting. The Project Biologist shall provide written verification to the project Planner that the meeting has taken place.

MM BIO-2: All new utility and sewer lines shall be shown on the project plans and be reviewed by the Project Biologist. Any new underground utilities shall be installed in a single corridor that is located in the driveway, rather than traversing the undeveloped portion of the property, if feasible. The Project Biologist shall provide written verification to the Planning Department that they are satisfied with the proposed location(s).

MM BIO-3: All drain lines from roof gutters, drain pits, or surface drains shall be shown on a plan and reviewed by the Project Biologist. Prior to permit issuance, the project biologist shall provide written or verbal confirmation to the Project Planner that they have reviewed the proposed locations.

MM BIO-4: Prior to the start of demolition related activities, a temporary fence shall be installed to delineate the construction zone and protect any trees within the construction zone. The temporary fence delineating the construction zone shall be maintained by the Project Biologist and kept in good condition. All activities associated with construction, trenching, storage of materials, and disposal of construction wastes, and excavated soil shall not impact areas outside of the temporary construction fence. The areas protected by the fence shall remain in a trash free condition and not used for material stockpiling, storage or disposal, or vehicle parking. It shall remain in place until all construction on the site is completed. Removal or changing the location of the fence shall require the concurrence of the Project Biologist prior to any alteration in its alignment or its removal. The Project Biologist shall provide written verification to the Planning Department that the temporary construction fence has been erected and the City will conduct a site visit to ensure compliance. At the conclusion of all construction and project-related work, and with the concurrence of the Project Biologist, the temporary fence shall be removed. This shall be verified at the final inspection.

MM BIO-5: Immediately prior to the start of construction, the project area, as delineated by temporary fencing, shall be thoroughly searched for black legless lizards. If any are

found, they shall be relocated to nearby suitable habitat. The Project Biologist shall provide written verification of the survey results to the Project Planner.

MM-BIO 6: No construction materials, including but not limited to wood, nails, glass, tile, rocks, gravel, paint, cement, joint compound, cleaning solvents or residues from other chemicals, etc., shall be disposed of on-site. Large tarps or other suitable methods shall be used to capture all rock fragments generated from cutting of rocks for building the siding on the house, so they are not allowed to mix into the ground. Sifting of the native soil to remove any rock fragments or other building material shall be required if the soil is not kept free of all foreign materials. The General Contractor shall be responsible for complying with this requirement and will clean up any spills or contaminated ground to the complete satisfaction of the Project Biologist. The Project Biologist shall provide written verification to the Planning Department that this mitigation measure was met prior to building final.

MM-BIO 7: The Project Biologist shall inspect the site daily during any excavation or other ground disturbing activities and no less than one time each week for the duration of project construction, to ensure compliance with all provisions for protecting the natural environment. Any activity or condition not in accord with the mitigation measures herein or the permits issued by the City of Pacific Grove shall be brought to the attention of the owner or their representative, the General Contractor, and, if necessary, the Pacific Grove Planning Department.

MM-BIO 8: A qualified biologist shall be retained by the property owner to implement the project's HRP, including overseeing and supervising each step of the restoration process, as described in the plan.

MM BIO 9: A qualified biologist shall be retained by the property owner to monitor the HRP. Project monitoring reports shall be submitted to the City of Pacific Grove Community Development Department annually for the first five (5) years. The first annual report will be submitted in July of the first year following submission of the letter of completion to the City. Annual reports after the first five (5) years will be required if the success criteria established in the HRP are not met in the first five (5) year period.

The native landscape shall be maintained in perpetuity, as specified in the HRP, including removing exotic plants and planting and caring for additional plants, if needed.

When implementation of the HRP has been satisfactorily completed, the Project Biologist shall submit a "letter of completion" to the Pacific Grove planning

department, at which time a five-year monitoring and maintenance program shall begin, as described in the HRP.

MM BIO-10: If the property should change ownership, future owners of the property will have the same obligation for preserving, maintaining and perpetuating the native landscape on the property and in the public right-of-way adjacent to Asilomar Avenue.

MM BIO-11: Surveys for nesting birds covered by the Migrating Birds Treaty Act (MBTA) shall be conducted by the project biologist no more than 14 days prior to the start of demolition-related activities. If active nests are located, the qualified biologist shall establish avoidance buffers based on the species, nest location and observed behavior. Buffer shall be a minimum of 25 feet for non-raptor bird species and a minimum of 100 feet for raptor species. All construction work shall be conducted outside any designated avoidance zones until the nesting period has ended.

Sources:

- Biological Survey Report for the Schembri Residence (APN 007-061-006). Prepared by Thomas K. Moss, Coastal Biologist. January 8, 2021.
- Habitat Restoration Plan for the Schembri Residence (APN 007-061-006). Prepared by Thomas K. Moss, Coastal Biologist. January 11, 2021.
- California Dept. of Fish and Game List of Special Status Plant Species https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109390&inline Accessed February 9, 2022.
- California Dept. of Fish and Game List of Special Status Animal Species https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109406&inline Accessed February 10, 2022
- National Wetlands Inventory https://www.fws.gov/wetlands/data/Mapper.html Accessed February 2, 2022.

5. CULTURAL RESOURCES

Would the project:

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

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

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

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

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

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

DISCUSSION

Item A: The site is currently developed with a single-family residence, which records indicate was constructed in 1953. A Phase I Historic Resource Assessment (Historic Resource Associates, November 2020) was prepared for the property which found that the existing residence is not eligible as a historic resource at the national, state, or local level. Because the existing residence has been determined to be ineligible, the proposed demolition of the residence will result in **no impact** to a historic resource.

Item B, C: There are two (2) precontact archaeological sites within 0.25 -mile of the project site, however there are no sites on the subject parcel. Given the site's location within a known archaeologically sensitive area and the requirements of the City's LCP, a Phase I Archaeological Survey Report was prepared by Historic Resource Associates, dated November 2020. The report concludes that, while there are no significant archaeological sites or artifacts identified on site, unanticipated discoveries during construction remain possible due to the sensitivity of the area and the proximity of known archaeological resources. As such, mitigation is required to reduce potential impacts to previously unidentified archaeological resources. Conditions of approval have been added to the permit which explain the requirements and procedures for inadvertent discovery.

Both the Ohlone Costanoan Esselen Nation (OCEN) and the Esselen Tribe of Monterey County (Esselen) have consulted with the City in accordance with AB 52. Both entities have contributed to the review of this Section, as well as Section 18 – Tribal Cultural Resources. Through AB 52 consultation, while there are no archeological resources currently identified on-site, mitigation measures have been included to reduce impacts to any potential resource found during the course of construction. In addition, mitigation measures such as the requirement of a tribal cultural resources

monitor and an archaeological monitor, during ground-disturbance construction activities, will protect and mitigate for impacts to archaeological resources that may be discovered. This impact would be **less than significant with mitigation incorporated.**

Mitigation Measures

MM CUL-1: Archaeological monitoring shall be conducted by a qualified archaeologist, who meets the Secretary of the Interior's Qualification Standards for prehistoric archaeology for all soil- disturbing construction- related activities, including but not limited to grading, trenching, and area excavations, during construction of the proposed project. If archaeological resources are exposed during soil -disturbing construction- related activities, all construction operations shall stop within 50 feet of the find. A qualified professional archaeologist shall further review the materials then make recommendations for treatment. If a find is determined to be potentially significant, the archaeologist shall recommend appropriate treatment measures such as preservation in place, if feasible, data recovery, or heritage recovery. Appropriate treatment shall be formulated and implemented based on an agreement between the Property Owner or their Agent, the Tribal monitor, and the Consulting Archaeologist. If sufficient quantities of cultural material are recovered during monitoring/data recovery, appropriate mitigation measures shall be determined by the Tribal entity tasked with project monitoring. This might include re-burying the cultural material, radiocarbon dating, faunal analysis, lithic analysis, etc.

Furthermore, full time monitoring is required for any ground disturbing activities during this Project, occurring between 0 to 4-feet below the ground surface.

MM CUL-2: Management and construction personnel shall be made aware of the possibility of the discovery of archaeological materials, and procedures to follow through a brief Cultural Resources Sensitivity Training that shall take place at the commencement of each phase of earth disturbing construction related activities. This training shall be conducted by the archeological monitor in conjunction with the Tribe monitoring responsibilities.

MM CUL-3: A report suitable for compliance documentation shall be prepared and provided to the Community Development Department. This report will document the field methodology and findings and make management recommendations, as necessary. This report shall be completed within six (6) months of completion of monitoring.

Sources:

- Phase I Historical Resource Assessment of 342 Asilomar Blvd. Historic Resource Associates, November 2020.
- Archaeological Survey Report of Assessors Parcel Number 007-061-006, 342 Asilomar Ave. Historic Resource Associates, November 2020.
- Consultation with Ohlone Costanoan Esselen Nation (OCEN) Tribal Chairperson and Esselen Nation Tribal Chairperson. Consulted on February 23, 2021 and March 18, 2021, respectively, by Alex Othon, City of Pacific Grove, Associate Planner.

6. ENERGY

Would the project:

A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

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

B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

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

Discussion

Item A, B: The project would require energy during construction to operate construction equipment and for construction worker vehicle trips to and from the site. The project entails the demolition of an existing one-story, single-family residence and the construction of a new two-story, single-family residence. Given the scale of the project, construction energy use would be nominal and short-term. As such, it would not be considered wasteful, inefficient, or unnecessary.

Operational energy demand would include electricity and natural gas, as well as gasoline consumption associated with operational vehicle trips. Monterey Bay Community Power would provide electricity to the site and Pacific Gas & Electric would provide natural gas. The project would be required to comply with all standards set in California Building Code (CBC) Title 24, which would minimize wasteful, inefficient, or unnecessary consumption of energy resources during operation. Because the project consists of the replacement of one single-family dwelling with a slightly larger single-family dwelling, any increase in energy consumption would be minor, as newer construction is more efficient than 1950's construction. Therefore, compliance with existing regulations would ensure the proposed project would not conflict with state or local plans for renewable energy or energy efficiency. Therefore, the project would not conflict with a plan for renewable energy or result in wasteful of inefficient energy use. There would be **no impact.**

7. GEOLOGY AND SOILS

Would the project:

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

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

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

(ii) Strong seismic ground shaking?

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

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

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

(iv) Landslides?

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

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

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

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

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

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

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

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

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

F) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

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

DISCUSSION

Item A(i): Monterey County is a seismically active area and the city is exposed to seismic hazards as are other communities in this portion of California. According to the State of California Department of Conservation Division of Mines and Geology Special Publication 42, Pacific Grove is not within an earthquake fault zone. Pacific Grove is situated on relatively stable granite bedrock which reduces the likelihood of damage resulting from seismic event. The project would be consistent with the City's building, zoning, and safety code and with the 2019 CBC seismic design force standards. This results in a **less than significant impact.**

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

and collapse), thereby minimizing risk to the public and property. This results in a **less than significant impact.**

Item A(iv): The potential for landslides exists primarily in hillside areas. Due to the shallow granite bedrock and the relatively level topography of the project site, landslides have not been identified as a concern for the proposed project. This results in **no impact.**

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

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

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

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

Item F: There is no record of the property containing a unique paleontological resource or site, or unique geologic feature that may be directly or indirectly destroyed as a result of the project. This results in **no impact.**

Sources:

- 2019 California Building Code - California Code of Regulations. Prepared by California Building Standards Commission.
- California Department of Conservation. Fault-Rupture Hazard Zones in California, Special Publication 42:
  https://www.conservation.ca.gov/cgs/Documents/Publications/SpecialPublications/SP_042.pdf
  Accessed October 20, 2021
- County of Monterey GIS Hazards Mapping:
  https://maps.co.monterey.ca.us/wab/parcelreportwebapp/
  Accessed October 18, 2021

8. GREENHOUSE GAS EMISSIONS

Would the project:

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

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

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

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

DISCUSSION

Items A and B: The California Governor's Office of Planning & Research (OPR) recommendations are broad in their scope and address a wide range of industries and greenhouse gas (GHG) emission sources. California is a substantial contributor of global greenhouse gases, emitting over 400 million tons of carbon dioxide (CO_2) a year. Climate studies indicate that California is likely to see an increase of 5–8 degrees Fahrenheit over the next century. Due to the nature of global climate change, it is not anticipated that any single development project for a single-family home would have a substantial effect on global climate change.

Project-related GHG emissions include emissions from construction and mobile sources. Temporary construction-related GHG emissions would result from usage of equipment and machinery. Operationally, the project would incrementally increase energy consumption at the project site, thus incrementally increasing GHG emissions. However, the increase would not be substantial given that the project involves demolition of one single-family residence and construction of a new single-family residence, it would not increase average daily vehicle trips.

Additionally, the project would not conflict with any applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Monterey County does not have a GHG reduction plan with numeric reduction targets applicable to the proposed project by which consistency or conflicts can be measured. However, the 2010 General Plan policies contain direction for the preparation of such a plan with guidance on what the goals or measures should be accomplished in development of a plan. The proposed project does not conflict with the policy direction contained in the 2010 General Plan nor the Monterey County Municipal Climate Action Plan or the Associate of Monterey Bay Area Government's 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy because it would involve demolition and re-construction of a single-family residence on a site zoned for residential use. Therefore, the proposed project would not result in significant increases in GHG emissions or conflict with an applicable plan, policy, or regulation.

For these reasons, the replacement of one single-family residence with another on legally created lots will result in a **less than significant impact** on the environment.

Sources:

- 2019 California Building Code - California Code of Regulations. Prepared by California Building Standards Commission.
- California's Fourth Climate Change Assessment: https://www.climateassessment.ca.gov/state/overview/ Accessed January 25, 2022.
- Section 15064.4 of the 2020 CEQA Guidelines: https://govt.westlaw.com/calregs/Document/ICB8C7733E574486087D77AEE0EB5836F?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default) Accessed July 19, 2021.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

A) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DISCUSSION

Items A-E: Project construction would require the use of heavy equipment typical of construction projects, the operation of which could result in a spill or accidental release of hazardous materials, including fuel, engine oil, and lubricant. However, the use and transport of any hazardous materials would be subject to existing federal, state, and local regulations, which would minimize the risk associated with the transport of hazardous materials. Operationally, the project would not involve the use or storage of hazardous materials, other than small quantities of those typically associated with residential uses, such as fuels used for the operation of motor vehicles, landscaping supplies and cleaning products. The project would not create stationary operations and therefore would not emit hazardous emissions within 0.25 mile of an existing or proposed school.

The site is located within the existing service area of the City of Pacific Grove. According to the 2019 Monterey County Airport Land Use Compatibility Plan (MCALUCP) mapping, the property is within the Airport Influence Area (AIA), as is all of the City of Pacific Grove, but not in an area or a use type that requires special study. There are no schools within 0.25 mile of the project site. The project would have a **less than significant impact** on the environment regarding hazards and hazardous materials.

Items F-H: The proposed project can be accommodated by existing levels of service with respect to City-wide emergency response and evacuation plans. There are no private airstrips nearby. Additionally, the proposed project is not located within or adjacent to a wild land fire hazard area per the latest adopted Fire Hazard severity Zone mapping. The project would have **no impact** on

the environment regarding private airstrip hazards, interfering with an emergency response plan or emergency evacuation plan, or exposing people or structures to wildland fire hazards.

Sources:

- California Legislative Information. Government Code Section 65962.5. http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=65962.5
  Accessed August 3, 2021
- Monterey County Airport Land Use Compatibility Plan (MCALUCP)
  https://www.co.monterey.ca.us/home/showpublisheddocument?id=75251
  Accessed August 3, 2021
- Cal Fire – Fire Hazard Severity Zone maps.
  https://osfm.fire.ca.gov/media/5871/pacific_grove.pdf
  Accessed August 3, 2021

10. HYDROLOGY AND WATER QUALITY

Would the project:

A) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

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

B) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

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

C) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would:

i) result in substantial erosion or siltation on- or off-site?

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

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

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

iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

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

iv) impede or redirect flows?

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

D) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

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

E) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

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

DISCUSSION

Item A: The proposed single-family residence will use an existing sanitary sewer system, owned and operated by Monterey One Water (M1W), which treats and disposes municipal sewage in compliance with relevant water quality standards. There are existing water quality regulations during grading and construction. The project would be required to comply with the 2019 CBC and the City's Municipal Code Chapter 18.04, which requires implementation of Best Management Practices (BMPs) to minimize polluted runoff and water quality impacts. This results in a **less than significant** impact related to water quality standards or waste discharge requirements.

Item B: The site is 21,780 sq. ft., of which 2,090 sq. ft. would be covered by the footprint of the main residence and 387 sq. ft. for the walkways and patios would have impervious surface, which impacts the potential for groundwater recharge. The proposed 790 sq. ft. driveway would be constructed out of permeable pavers, which would allow for groundwater recharge. The remaining 18,513 sq. ft. (85%) of the site would be natural landscape, which is permeable and allows for groundwater recharge. No potable drinking water or landscape irrigation wells are proposed as part of this project, and no direct additions or withdrawals of water in the underlying aquifer are proposed. The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the groundwater table level. This results in a **less than significant** impact.

Items C(i) – C(iv): The proposed design increases the amount of impervious surface by 1,095 sq. ft. when compared to the existing condition. Given the size of the lot (21,780sq. ft.), and flat nature of the portion of the lot proposed for development, there will be no substantial increase to on- or off-site erosion and siltation. There are no streams or rivers located near the project site. Although the dwelling increases the amount of impermeable surface on the site, it is not expected to

substantially alter the drainage patterns or result in substantial erosion or siltation. The scale of project would not substantially increase the rate of surface runoff that would result in on- or off-site flooding. The project would be required to comply with the latest CBC and the National Pollutant Discharge Elimination System (NPDES). Project design features such as permeable paving and habitat restoration efforts which would return approximately 85% of the proposed building site to its natural landscape, and conformance to the latest CBC, as well as compliance with existing stormwater regulations, result in **no impact**.

Item D: According to FIRM Map Panel 06053C0168H, the project site is not located within a flood plain nor is it within a 100-year flood hazard area. There are no levees or dams within two miles of the site. The project site is not located in an area that is prone to flooding.

Offshore faults along the Monterey Coast are probably strike-slip faults that are not likely to produce a large-scale tsunami; therefore, potential tidal wave hazard is low, per the County's Tsunami Hazard Area map, the subject property is not in a tsunami hazard area. Because of the topography and soil type in the project area, mudflow has not been identified as a potential project-related hazard. The project site is a minimum of 62 ft. elevation above sea level. Because such flooding hazards are limited, the project would not risk the release of pollutants due to project inundation. This results in **no impact.**

Item E: The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. As a Tier 1 project under Monterey Stormwater Management Program, it includes appropriate stormwater control plans and would result in a **less than significant impact.**

Sources:

- 2019 California Building Code - California Code of Regulations. Prepared by California Building Standards Commission.
- Monterey County Tsunami Hazard Area Maps, https://www.conservation.ca.gov/cgs/tsunami/maps/monterey Accessed July 21, 2021
- FEMA Flood Management Map Service Center: https://msc.fema.gov/portal/search?AddressQuery=342%20asilomar%20ave%2C%20pacific%20grove%2C%20CA%2093950#searchresultsanchor Accessed July 21, 2021

11. LAND USE AND PLANNING

Would the project:

A. Physically divide an established community?

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

B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

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

DISCUSSION

Item A: The proposed project is within an area zoned for the residential use and is surrounded by similar large lot residential development. The project would not divide an established community. This results in **no impact.**

Item B: The project site is located in the Residential Single-Family – 20,000 sq. ft. minimum parcel size (R-1-B-4) zone and is in compliance with applicable zoning restrictions. Where standards set forth in the LCP's IP and standards in the R-1-B-4 zoning district conflict with one another, the standards in the LCP shall prevail. Environmental impacts relating to Aesthetics, Biological, Cultural, and Tribal Resources have been mitigated to less than significant (see Sections 1, 4, 5, and 17, respectively for additional information). As mitigated, the project would not result in a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purposes of avoiding or mitigating an environmental impact. This impact would be **less than significant impact**.

Sources:

- City of Pacific Grove 2020 Local Coastal Program. https://www.cityofpacificgrove.org/our_city/departments/community_development/programs___projects/local_coastal_program.php#outer-270 Accessed July 13, 2021

12. MINERAL RESOURCES

Would the project:

A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

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

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

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

DISCUSSION

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

Sources:

- City of Pacific Grove General Plan. 1994. https://www.cityofpacificgrove.org/living/community-economic-development/planning/general-plan
  Accessed July 2, 2021

13. NOISE

Would the project result in:

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

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

B) Generation of excessive groundborne vibration or groundborne noise levels?

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

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

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

DISCUSSION

Items A, B: Construction of the proposed project would generate temporary noise in the vicinity of the site due to the use of equipment required for construction activities such as excavators, graders, large trucks, and machinery. The neatest noise-sensitive receptors to the project site are the existing single-family residences which are adjacent to the subject property. Construction activities would be required to comply with the Pacific Grove Unlawful Noises Ordinance as described in PGMC Section 11.96. The ordinance applies to "any loud, unnecessary or unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area" as determined therein. All noise-generating construction activities, as well as delivery and removal of material and equipment associated with those construction activities, are limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Saturday, and 10:00 a.m. to 5:00 p.m. on Sunday. Project construction would also generate a temporary increase in groundborne vibration levels during the demolition and grading phases of project construction. Pile-driving would not be required, and construction activities would not generate excessive vibration levels. Operationally, the project would not result in a substantial permanent increase in ambient noise given that the site is already developed with a single-family home on a property zoned for residential use.

For these reasons, any impacts associated with noise would be **less than significant.**

Item C: The project site is not located within the vicinity of a private airstrip. The project site is within Airport Influence Area (AIA) of the Monterey Regional Airport, as is all of the City of Pacific Grove, but not in an area or a use type which would require a special study. The project would not expose people residing at the project site to excessive noise levels related to air traffic. This results in **no impact.**

Sources:

- City of Pacific Grove, Chapter 11.96, Unlawful Noises.
  http://www.codepublishing.com/CA/PacificGrove/#!/PacificGrove11/PacificGrove1196.html#11.96
  Accessed July 19, 2021
- Monterey County Airport Land Use Compatibility Plan (MCALUCP)
  https://www.co.monterey.ca.us/home/showpublisheddocument?id=75251
  Accessed July 19, 2021

14. POPULATION AND HOUSING

Would the project:

A) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

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

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

DISCUSSION

Items A & B: The project entails the replacement of one single-family dwelling with another, which would not generate net population growth in the area. In addition, the project does not displace existing housing stock as the unit would be replaced, nor would it displace people necessitating the construction of replacement housing elsewhere. For these reasons, the project results in **no impact** on the environment in terms of housing and population.

Source:

- Project file.

15. PUBLIC SERVICES

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

A) Fire protection?

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

B) Police protection?

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

C) Schools?

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

D) Parks?

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

E) Other public facilities?

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

DISCUSSION

Items A-E: The proposed project is the replacement of one single-family residence with another. As such, it would not result in a net increase in population or a commensurate increase in demand for public services. The project can be accommodated within the existing levels of service as the neighborhood is already developed. The City's Fire Chief did not indicate any concerns with fire

safety at the February 2, 2021, Site Plan Review Committee (SPRC) meting. This results in **no impact** on the environment.

16. RECREATION

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

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

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

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

DISCUSSION

Item A, B: The project consists of the replacement of one single-family residence with another. As such, it would not result in a net increase in population or a commensurate increase in the use of existing parks. The scale of the proposed project is not expected to substantially increase the use of any existing parks or open space/recreational areas. This results in **no impact.**

17. TRANSPORTATION

Would the project:

A) Conflict with an applicable plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

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

B) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subsection (b)?

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

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

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

D) Result in inadequate emergency access?

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

DISCUSSION

Items A-D: The proposed project consists of the demolition of an existing single-family residence to be replaced by another. Asilomar Drive is a local roadway that does not experience heavy seasonal tourist traffic like nearby Sunset Drive. The replacement of one single-family residence with another would not result in additional traffic in the neighborhood. As a result, the project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. In addition, because the project site driveway would not be relocated or substantially altered, and because the project entails construction of a single-family residence in an existing residential neighborhood, the project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., fam equipment), or result in inadequate emergency access.

CEQA Guidelines Section 15064.3(b)(1) applies to land use projects and describes criteria for analyzing transportation impacts, stating, "Vehicle miles traveled (VMT) exceeding an applicable threshold of significance may indicate a significant impact." The Governor's Office of Planning and

Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (2018) has set a screening threshold of 110 trips per day to quickly identify when a project would have a less than significant impact due to VMT. The proposed project would not result in an increase in population and therefore would not result in an increase in VMT associated with the project site. Therefore, the project is below the OPR screening threshold. As a result, the proposed project can be screened out and would not have an impact due to VMT.

Given that none of the potential environmental impacts above apply to the proposed project, it would have **no impact** on transportation.

18. TRIBAL CULTURAL RESOURCES

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

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

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

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

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

DISCUSSION

Items A(1) – A(2): According to the Phase I Historical Resource Assessment (Historic Resource Associates, November 2020), the site is not eligible for the California Register of Historic Resources (CRHR). In addition, no known tribal cultural resources were identified on the project site as a result of AB 52 consultation with OCEN and the Esselen Tribe. However, both Tribes indicated that the project has the potential to lead to discovery of important cultural resources. Therefore, Tribal and archaeological monitoring are required for ground disturbing activities between 0 and 4 feet. With adherence to this mitigation, impacts to Tribal Cultural Resources potentially eligible for the CRHR or as identified in PRC 5020.1(k) would be reduced to a less than significant level. This impact would be **less than significant with mitigation incorporated**.

Mitigation Measures

MM TCR-1: The owners shall contract with the either the Ohlone Costanoan Esselen Nation or the Esselen Tribe of Monterey County for Tribal monitoring services during all ground-disturbing activities. If cultural material are recovered during monitoring/data recovery, appropriate mitigation measures shall be determined by the Tribal entity tasked with project monitoring. This might include re-burying the cultural material, radiocarbon dating, faunal analysis, lithic analysis, etc.

MM TCR-2: Construction personnel shall be made aware of the possibility of discovering these materials, and procedures to follow through a brief Cultural Tribal Resources Sensitivity Training that shall take place prior to the commencement of ground disturbing activities. The Tribal Monitor shall provide written or verbal verification to the project planner that the training was completed.

Sources:

- Consultation with Ohlone Costanoan Esselen Nation (OCEN) Tribal Chairperson and Esselen Nation Tribal Chairperson. Consulted on February 23, 2021 and March 18, 2021, respectively, by Alex Othon, Associate Planner, City of Pacific Grove.
- Archaeological Survey Report of Assessors Parcel Number 007-061-006, 342 Asilomar Ave. Historic Resource Associates, November 2020.
- Phase I Historical Resource Assessment of 342 Asilomar Blvd. Historic Resource Associates, November 2020.

19. UTILITIES AND SERVICE SYSTEMS

Would the project:

A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construct or relocation of which could cause significant environmental effects?

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

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

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

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

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

D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

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

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

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

DISCUSSION

Items A, C-E: The project site will be connected to the existing sewer system and the proposed project would not generate a substantial increase in wastewater that would require additional treatment. The scale of the project does not result in the need to construct new water or wastewater treatment facilities or a need to expand those facilities. The proposed project would not necessitate construction of a new storm drain system. The proposed project would connect to the existing

storm drain system. The scale of the project is not expected to result in wastewater service provider exceeding capacity for existing or committed demand. The limited scope of the proposed project is not expected to result in a substantial increase in solid waste, and would comply with all statues and regulations related to solid waste. The project would result in **no impact** to the water and wastewater utilities and service systems mentioned.

Item B: The City of Pacific Grove receives water services from the California America Water (Cal-Am) Company. Although the Monterey Peninsula area, including the City, is currently experiencing a water shortage, the City has potable water for sale. Given that the project is a replacement of one single-family residence with another, the minor amount of water needed for the replacement home is within the City's entitlement. Potable water is available in the City of Pacific Grove and can be obtained through a purchase agreement with the City. For these reasons, the project's potential impact on the environment in terms of water supplies would be **less than significant**.

20. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

A. Substantially impair an adopted emergency response plan or emergency evacuation plan?

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

B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?

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

C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

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

D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

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

DISCUSSION

Item(s) A-D: The project site is not located in a State Responsibility Area and is not classified as a Very High Fire Hazard Severity Zone. The nearest Very High Fire Hazard Severity Zone is a portion of the Rip Van Winkle Open Space along Congress Avenue, approximately 0.8 mile southeast of the site. Therefore, there would be **no impact** related to wildfire.

Source:

- CAL FIRE Fire Hazard Severity Zones in Local Responsibility Areas – Pacific Grove. https://osfm.fire.ca.gov/media/5871/pacific_grove.pdf
- Accessed July 26, 2021

21. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

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

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

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

DISCUSSION

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

Item B: As discussed in this Initial Study, the project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. With implementation of required mitigation, the project would not result in substantial long-term environmental impacts, and therefore, would not contribute to cumulative environmental changes that may occur due to planned and pending development. The potential cumulative impacts of the project will be **less than significant.**

Item C: Effects on human beings are generally associated with impacts related to issue areas such as air quality, geology and soils, noise, traffic safety, and hazards. As discussed in this Initial Study, the project would have no impact or a less than significant impact in each of these resource areas. Therefore, the project would not cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be **less than significant.**

SUMMARY OF PROPOSED MITIGATION MEASURES

MM BIO-1: Prior to the start of demolition, the Project Biologist shall conduct an educational meeting to explain the purpose of the monitoring, to show the construction personnel what is being monitored and to explain what will happen in the incidence of locating a species of special concern during construction activities. The Project Biologist shall explain the life history of the species of special concern, why they may be found on the property, and what construction staff must do if one is spotted on the project site. The construction personnel shall be shown a photo of the species of special concern and asked to be prepared to immediately stop demolition activity if a species of special concern is discovered and wait until the species is safely removed from the construction zone before restarting. The Project Biologist shall provide written verification to the project Planner that the meeting has taken place.

MM BIO-2: All new utility and sewer lines shall be shown on the project plans and be reviewed by the Project Biologist. Any new underground utilities shall be installed in a single corridor that is located in the driveway, rather than traversing the undeveloped portion of the property, if feasible. The Project Biologist shall provide written verification to the Planning Department that they are satisfied with the proposed location(s).

MM BIO-3: All drain lines from roof gutters, drain pits, or surface drains shall be shown on a plan and reviewed by the Project Biologist. Prior to permit issuance, the project biologist shall provide written or verbal confirmation to the Project Planner that they have reviewed the proposed locations.

MM BIO-4: Prior to the start of demolition related activities, a temporary fence shall be installed to delineate the construction zone and protect any trees within the construction zone. The temporary fence delineating the construction zone shall be maintained by the Project Biologist and kept in good condition. All activities associated with construction, trenching, storage of materials, and disposal of construction wastes, and excavated soil shall not impact areas outside of the temporary construction fence. The areas protected by the fence shall remain in a trash free condition and not used for material stockpiling, storage or disposal, or vehicle parking. It shall remain in place until all construction on the site is completed. Removal or changing the location of the fence shall require the concurrence of the Project Biologist prior to any alteration in its alignment or its removal. The Project Biologist shall provide written verification to the Planning Department that the temporary construction fence has been erected and the City will conduct a site visit to ensure compliance. At the conclusion of all construction and project-related work, and with the concurrence of the Project Biologist, the temporary fence shall be removed. This shall be verified at the final inspection.

MM BIO-5: Immediately prior to the start of construction, the project area, as delineated by temporary fencing, shall be thoroughly searched for black legless lizards. If any are

found, they shall be relocated to nearby suitable habitat. The Project Biologist shall provide written verification of the survey results to the Project Planner.

MM-BIO 6: No construction materials, including but not limited to wood, nails, glass, tile, rocks, gravel, paint, cement, joint compound, cleaning solvents or residues from other chemicals, etc., shall be disposed of on-site. Large tarps or other suitable methods shall be used to capture all rock fragments generated from cutting of rocks for building the siding on the house, so they are not allowed to mix into the ground. Sifting of the native soil to remove any rock fragments or other building material shall be required if the soil is not kept free of all foreign materials. The General Contractor shall be responsible for complying with this requirement and will clean up any spills or contaminated ground to the complete satisfaction of the Project Biologist. The Project Biologist shall provide written verification to the Planning Department that this mitigation measure was met prior to building final.

MM-BIO 7: The Project Biologist shall inspect the site daily during any excavation or other ground disturbing activities and no less than one time each week for the duration of project construction, to ensure compliance with all provisions for protecting the natural environment. Any activity or condition not in accord with the mitigation measures herein or the permits issued by the City of Pacific Grove shall be brought to the attention of the owner or their representative, the General Contractor, and, if necessary, the Pacific Grove Planning Department.

MM-BIO 8: A qualified biologist shall be retained by the property owner to implement the project's HRP, including overseeing and supervising each step of the restoration process, as described in the plan.

MM BIO 9: A qualified biologist shall be retained by the property owner to monitor the HRP. Project monitoring reports shall be submitted to the City of Pacific Grove Community Development Department annually for the first five (5) years and once every ten (10) years following completed implementation of the restoration project. The first annual report will be submitted in July of the first year following submission of the letter of completion to the City.

The native landscape shall be maintained in perpetuity, as specified in the HRP, including removing exotic plants and planting and caring for additional plants, if needed.

When implementation of the HRP has been satisfactorily completed, the Project Biologist shall submit a "letter of completion" to the Pacific Grove planning department, at which time a five-year monitoring and maintenance program shall begin, as described in the HRP.

MM BIO-10: If the property should change ownership, future owners of the property will have the same obligation for preserving, maintaining and perpetuating the native landscape on the property and in the public right-of-way adjacent to Asilomar Avenue.

MM BIO-11: Surveys for nesting birds covered by the Migrating Birds Treaty Act (MBTA) shall be conducted by the project biologist no more than 14 days prior to the start of demolition-related activities. If active nests are located, the qualified biologist shall establish avoidance buffers based on the species, nest location and observed behavior. Buffer shall be a minimum of 25 feet for non-raptor bird species and a minimum of 100 feet for raptor species. All construction work shall be conducted outside any designated avoidance zones until the nesting period has ended.

MM CUL-1: Archaeological and Tribal monitoring shall be conducted by a qualified archaeologist, who meets the Secretary of the Interior's Qualification Standards for prehistoric archaeology and by Tribal monitors assigned by the Tribal Leadership of the Esselen Tribe and OCEN, for all soil- disturbing construction- related activities, including but not limited to grading, trenching, and area excavations, during the proposed project. If archaeological resources are exposed during soil -disturbing construction- related activities, all construction operations shall stop within 50 feet of the find. A qualified professional archaeologist shall further review the materials then make recommendations for treatment. If a find is determined to be potentially significant, the archaeologist shall recommend appropriate treatment measures such as preservation in place, if feasible, data recovery, or heritage recovery. Appropriate treatment shall be formulated and implemented based on an agreement between the Property Owner or their Agent, the Tribal monitor, and the Consulting Archaeologist. If sufficient quantities of cultural material are recovered during monitoring/data recovery, appropriate mitigation measures shall be determined by the Tribal entity tasked with project monitoring. This might include re-burying the cultural material, radiocarbon dating, faunal analysis, lithic analysis, etc.

If sufficient quantities of cultural material are recovered during monitoring/data recovery, appropriate mitigation measures shall be determined by the Tribal entity tasked with project monitoring. This might include re-burying the cultural material, radiocarbon dating, faunal analysis, lithic analysis, etc.

Furthermore, full time monitoring is required for any ground disturbing activities during this Project, occurring between 0 to 4-feet below the ground surface.

MM CUL-2: Resource sensitivity training. Management and construction personnel shall be made aware of the possibility of the discovery of these materials, and procedures to follow through a brief Cultural Resources Sensitivity Training that shall take place at the commencement of each phase of earth disturbing construction related activities. This training shall be conducted by the Tribe given monitoring responsibilities.

MM CUL-3: At the discretion of the professional archaeologist, a report suitable for compliance documentation may be prepared and provided to the appropriate State agencies. This report will document the field methodology and findings and make management recommendations, as necessary. If required, this report shall be completed within six (6) months of completion of monitoring.

MM TCR-1: The owners shall contract with the either the Ohlone Costanoan Esselen Nation or the Esselen Tribe of Monterey County for Tribal monitoring services during all ground-disturbing activities. If cultural material are recovered during monitoring/data recovery, appropriate mitigation measures shall be determined by the Tribal entity tasked with project monitoring. This might include re-burying the cultural material, radiocarbon dating, faunal analysis, lithic analysis, etc.

MITIGATION MEASURES & MONITORING PROGRAM

for:

Frank & Carol Schembri
342 Asilomar Ave (APNs 007-061-006)
File No. CDP/AP 21-0045

Project Proponent(s):

Eric Miller Architects
(Architect)

Lead Agency:

CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT DEPARTMENT

REVIEWED FOR A RECOMMENDATION BY ARCHITECTURAL REVIEW BOARD ON April 12, 2022

ADOPTED BY THE PLANNING COMMISSION ON _____, 2022

State Clearinghouse # _____

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.

PURPOSE

The purpose of the mitigation monitoring program for the demolition and new single-family dwelling at 342 Asilomar Ave 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 Development Department (CDD) 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.

BASELINE DATA

Any baseline data for the mitigation-monitoring program are contained in the Mitigated Negative Declaration adopted by the Pacific Grove Planning Commission.

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 project at 342 Asilomar Avenue, the project proponent(s) shall be responsible for the costs of implementing and monitoring the mitigation measures.

Mitigation Measures for the Mitigated Negative Declaration adopted for 342 Asilomar:

MITIGATION	IMPLEMENTED BY:	WHEN IMPLEMENTED:	MONITORED BY:	VERIFICATION DATE:
MM BIO-1: Prior to the start of demolition, the Project Biologist shall conduct an educational meeting to explain the purpose of the monitoring, to show the construction personnel what is being monitored and to explain what will happen in the incidence of locating a species of special concern during construction activities. The Project Biologist shall explain the life history of the species of special concern, why they may be found on the property, and what construction staff must do if one is spotted on the project site. The construction personnel shall be shown a photo of the species of special concern and asked to be prepared to immediately stop demolition activity if a species of special concern is discovered and wait until the species is safely removed from the construction zone before restarting. The Project Biologist shall provide written verification to the project Planner that the meeting has taken place.	Applicant or Applicant's Representative	Prior to demolition.	Project Biologist, CDD	
MM BIO-2: All new utility and sewer lines shall be shown on the project plans and be reviewed by the Project Biologist. Any new underground utilities shall be installed in a single corridor that is located in the driveway, rather than traversing the undeveloped portion of the property, if feasible. The Project Biologist shall provide written verification to the Planning Department that they are satisfied with the proposed location(s).	Applicant or Applicant's Representative	Prior to building permit issuance.	CDD	
MM BIO-3: All drain lines from roof gutters, drain pits, or surface drains will be shown on a plan and reviewed by the Project Biologist. Prior to permit issuance, the project biologist will provide written or verbal confirmation to the Project Planner that they have reviewed the proposed locations.	Applicant or Applicant's Representative	Prior to building permit issuance.	CDD	
MM BIO-4: Prior to the start of demolition related activities, a temporary fence shall be installed to delineate the construction zone and protect any trees within the construction zone. The temporary fence delineating the	Applicant or Applicant's Representative	Throughout all project-related demolition and ground disturbing activities	CDD	

construction zone shall be maintained by the Project Biologist and kept in good condition. All activities associated with construction, trenching, storage of materials, and disposal of construction wastes, and excavated soil shall not impact areas outside of the temporary construction fence. The areas protected by the fence shall remain in a trash free condition and not used for material stockpiling, storage or disposal, or vehicle parking. It shall remain in place until all construction on the site is completed. Removal or changing the location of the fence shall require the concurrence of the Project Biologist prior to any alteration in its alignment or its removal. The Project Biologist shall provide written verification to the Planning Department that the temporary construction fence has been erected and the City will conduct a site visit to ensure compliance. At the conclusion of all construction and project-related work, and with the concurrence of the Project Biologist, the temporary fence shall be removed. This shall be verified at the final inspection.				
MM BIO-5: Immediately prior to the start of construction, the project area, as delineated by temporary fencing, shall be thoroughly searched for black legless lizards. If any are found, they shall be relocated to nearby suitable habitat. The Project Biologist shall provide written verification of the survey results to the Project Planner.	Applicant or Applicant's Representative	Prior to building permit issuance.	CDD	
MM BIO-6: No construction materials, including but not limited to wood, nails, glass, tile, rocks, gravel, paint, cement, joint compound, cleaning solvents or residues from other chemicals, etc., shall be disposed of on-site. Large tarps or other suitable methods shall be used to capture all rock fragments generated from cutting of rocks for building the siding on the house, so they are not allowed to mix into the ground. Sifting of the native soil to remove any rock fragments or other building material shall be required if the soil is not kept free of all foreign materials. The General Contractor shall be responsible for	Applicant or Applicant's Representative	Prior to final inspection.	CDD	

complying with this requirement and will clean up any spills or contaminated ground to the complete satisfaction of the Project Biologist. The Project Biologist shall provide written verification to the Planning Department that this mitigation measure was met prior to building final.				
MM BIO-7: The Project Biologist shall inspect the site daily during any excavation or other ground disturbing activities and no less than one time each week for the duration of project construction, to ensure compliance with all provisions for protecting the natural environment. Any activity or condition not in accord with the mitigation measures herein or the permits issued by the City of Pacific Grove shall be brought to the attention of the owner or their representative, the General Contractor, and, if necessary, the Pacific Grove Planning Department.	Applicant or Applicant's Representative	Prior to the start of construction.	Applicant, CDD	
MM BIO-8: A qualified biologist shall be retained by the property owner to implement the project's HRP, including overseeing and supervising each step of the restoration process, as described in the plan.	Applicant or Applicant's Representative	Prior to the start of construction	Project Biologist, CDD	
MM BIO-9: A qualified biologist shall be retained by the property owner to monitor the HRP. Project monitoring reports shall be submitted to the City of Pacific Grove Community Development Department annually for the first five (5) years. The first annual report will be submitted in July of the first year following submission of the letter of completion to the City. Annual reports after the first five (5) years will be required if the success criteria established in the HRP are not met in the first five (5) year period. The native landscape shall be maintained in perpetuity, as specified in the HRP, including removing exotic plants and planting and caring for additional plants, if needed. When implementation of the HRP has been satisfactorily completed, the Project Biologist shall submit a "letter of completion" to the Pacific Grove planning department, at which time a five-year monitoring and maintenance program shall begin, as described in the HRP.	Applicant or Applicant's Representative.	Prior to the start of construction.	Project Biologist, CDD	

MM BIO-10: If the property should change ownership, future owners of the property will have the same obligation for preserving, maintaining and perpetuating the native landscape on the property and in the public right-of-way adjacent to Asilomar Avenue.	Applicant or Applicant's Representative	Prior to the start of demolition.	Applicant, CDD	
MM-BIO 11: Surveys for nesting birds covered by the Migrating Birds Treaty Act (MBTA) shall be conducted by the project biologist no more than 14 days prior to the start of demolition-related activities. If active nests are located, the qualified biologist shall establish avoidance buffers based on the species, nest location and observed behavior. Buffer shall be a minimum of 25 feet for non-raptor bird species and a minimum of 100 feet for raptor species. All construction work shall be conducted outside any designated avoidance zones until the nesting period has ended.	Applicant or Applicant's Representative	Ongoing throughout construction.	Project Biologist, CDD	
MM CUL-1: Archaeological and Tribal monitoring shall be conducted by a qualified archaeologist, who meets the Secretary of the Interior's Qualification Standards for prehistoric archaeology and by Tribal monitors assigned by the Tribal Leadership of the Esselen Tribe and OCEN, for all soil- disturbing construction- related activities, including but not limited to grading, trenching, and area excavations, during the proposed project. If archaeological resources are exposed during soil - disturbing construction- related activities, all construction operations shall stop within 50 feet of the find. A qualified professional archaeologist shall further review the materials then make recommendations for treatment. If a find is determined to be potentially significant, the archaeologist shall recommend appropriate treatment measures such as preservation in place, if feasible, data recovery, or heritage recovery. Appropriate treatment shall be formulated and implemented based on an agreement between the Property Owner or their Agent, the Tribal monitor, and the	Applicant or Applicant's Representative	Prior to the start of ground-disturbing activities.	CDD	

Consulting Archaeologist. If sufficient quantities of cultural material are recovered during monitoring/data recovery, appropriate mitigation measures shall be determined by the Tribal entity tasked with project monitoring. This might include re-burying the cultural material, radiocarbon dating, faunal analysis, lithic analysis, etc. If sufficient quantities of cultural material are recovered during monitoring/data recovery, appropriate mitigation measures shall be determined by the Tribal entity tasked with project monitoring. This might include re-burying the cultural material, radiocarbon dating, faunal analysis, lithic analysis, etc. Furthermore, full time monitoring is required for any ground disturbing activities during this Project, occurring between 0 to 4-feet below the ground surface.				
MM CUL-2: Management and construction personnel shall be made aware of the possibility of the discovery of these materials, and procedures to follow through a brief Cultural Resources Sensitivity Training that shall take place at the commencement of each phase of earth disturbing construction related activities. This training shall be conducted by the Tribe given monitoring responsibilities.	Applicant or Applicant's Representative	Prior to the start of ground-disturbing activities, and throughout the course of ground-disturbing activities.	CDD.	
MM CUL-3: A report suitable for compliance documentation shall be prepared and provided to the Community Development Department. This report will document the field methodology and findings and make management recommendations, as necessary. This report shall be completed within six (6) months of completion of monitoring.	Applicant or Applicant's Representative	Within 6 months of project completion.	CDD.	
MM TRI-1: The owners shall contract with the either the Ohlone Costanoan Esselen Nation or the Esselen Tribe of Monterey County for Tribal monitoring services during all ground-disturbing activities. If sufficient quantities of cultural material are recovered during monitoring/data	Applicant or Applicant's Representative	Prior to the start of ground-disturbing activities.	CDD.	

recovery, appropriate mitigation measures shall be determined by the Tribal entity tasked with project monitoring. This might include re-burying the cultural material, radiocarbon dating, faunal analysis, lithic analysis, etc.				

THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION WAS PASSED AND ADOPTED AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE ON THE ____ DAY OF _____, 2022, BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTENTIONS:

ABSENCE:

APPROVED:

_____
Steven Lilley, 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.

Frank Schembri, Owner	Date
Carol Schembri, Owner	Date

THOMAS K. MOSS
Coastal Biologist

BIOLOGICAL SURVEY REPORT

Schembri Residence
342 Asilomar Avenue, Pacific Grove
(APN 007-061-006-000)

Owners:

Frank and Carol Schembri
3912 Marshall Avenue
San Mateo, CA 94408

January 28, 2022 - Revised

508 Crocker Avenue
Pacific Grove, CA 93950

setwave@msn.com
(831) 594-0948

TABLE OF CONTENTS

BIOLOGICAL SURVEY REPORT
Schembri Residence
342 Asilomar Avenue, Pacific Grove
(APN 007-061-006-000)

I. INTRODUCTION

This biological survey report has been prepared in conjunction with a proposal to demolish an existing single-family residence and build a new two-story single-family residence located at 342 Asilomar Avenue, Pacific Grove, California (Figures 1, 2 and 3). In addition, the project includes several hardscape additions and improvements, including two walkways, three small patios, and a new driveway. Along with developing a new residence on the property, the project proposes to restore and protect about 85 percent of the property as native dune and forest habitat.

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

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

II. ENVIRONMENTAL SETTING

A. General Area

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

The Asilomar Dunes is an area with a number of unique biological and geological resources, including at least ten known plants and one animal species of special concern and dune landforms that are comprised almost entirely of quartz sand. During the past one hundred years or so, much of the Asilomar Dunes was severely damaged, degraded, or lost as a result of sand mining, residential and golf course development, trampling by pedestrians, encroachment by introduced non-native (exotic) vegetation, and herbivory by a large population of deer.

FIGURE 1. PROJECT LOCATION

FIGURE 2. EXISTING SITE PLAN

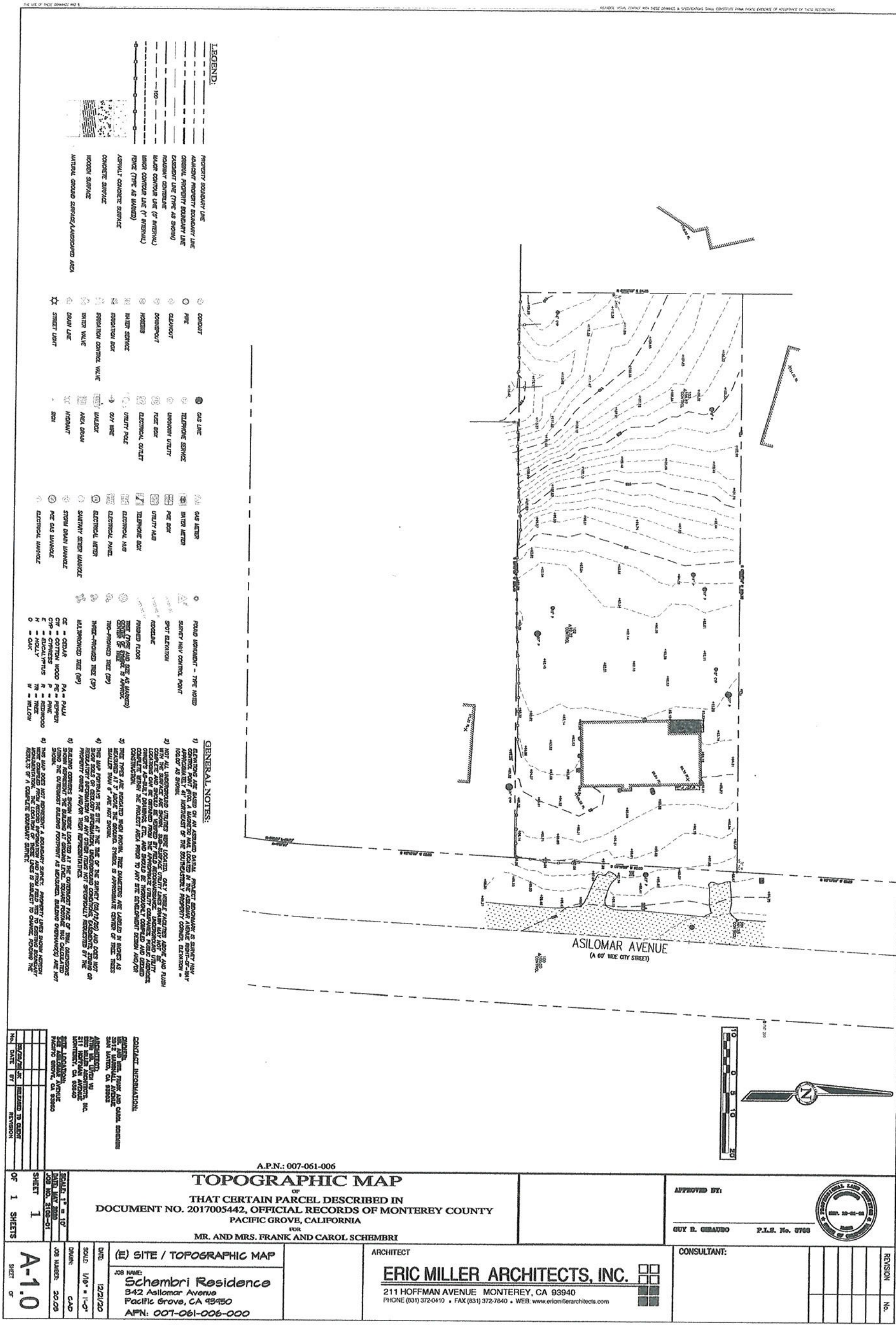
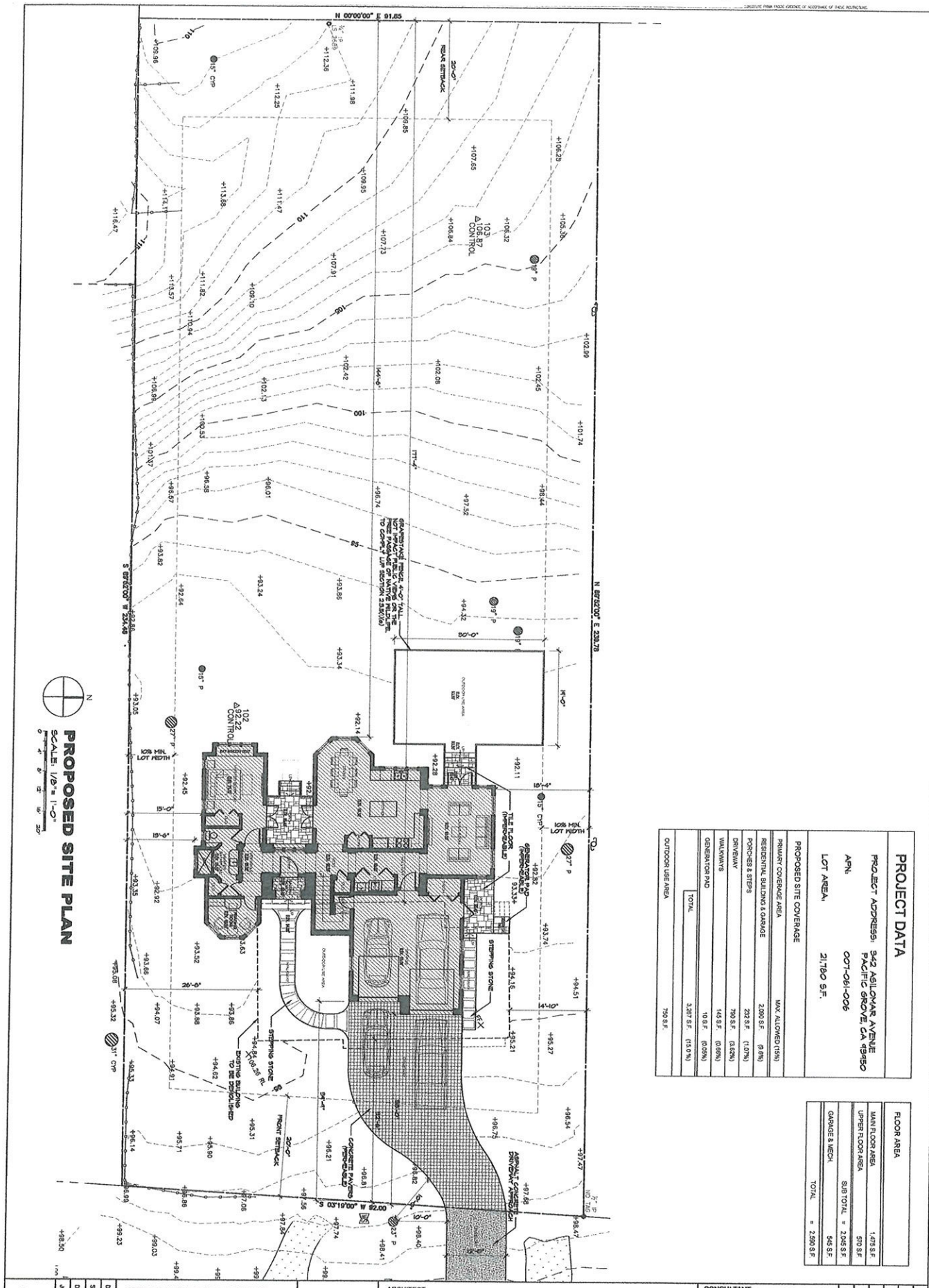


FIGURE 3. PROPOSED SITE PLAN (12/22/20)



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

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

B. Plant Communities

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

The Monterey Pine Forest Plant Community begins approximately 800 feet from the shoreline on the more stable interior dunes. On these dunes, between the leading edge of the pine forest and up to Asilomar Avenue, is an area that is described as the forest-front zone. The trees in this area are generally shorter, have large lateral branches, and are more widely spaced than trees of the interior forest inland of Asilomar Avenue. The trees in the forest-front zone are shaped by the ocean winds, with the shortest trees on the windward side of the forest-front. These trees form a

sloped canopy that acts like the roofline of building, deflecting the wind up and over the top of the interior forest. This function of the forest-front zone is valued for its role in minimizing environmental stresses to the trees of the interior forest and for reducing tree failures resulting from direct exposure to the wind. The trees that comprise the forest-front zone are also considered critical in maintaining the stability of the inland dunes, particularly its windward slopes and crest. For these reasons, the forest-front zone, like the dunes proper, is considered environmentally sensitive. Native plant species that are common in the forest-front zone include Monterey pine *(Pinus radiata)*, dune sedge, lizard tail, bracken fern *(Pteridium aquilinum)*, yarrow, Douglas iris *(Iris douglasiana)*, and poison oak (*Toxidendron diversilobum).*

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

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

C. Animals of the Asilomar Dunes

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

This report only looks at the animals that occur inland of the shoreline, given that the property and adjacent areas consist only of dune and forest habitat.

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

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

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

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

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

D. Species of Special Concern

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

Dune buckwheat is a common plant in the Asilomar Dunes, usually seen in groups of several plants, mostly on the coastal bluff, west of Sunset Drive. It is not a state or federally listed species but it is treated like a species of special concern because of its role as the host plant for the endangered Smith's blue butterfly *(Euphilotes enoptes*

smithii) during all stages of the butterfly's life cycle. The Smith's blue butterfly occurs along the coastline to the south and north of the Monterey Peninsula; it has not been recorded on the Monterey Peninsula since it became listed as an Endangered Species in 1976. As a result of numerous dune restoration projects on public and private property on the Monterey Peninsula during the past 35 years, the number of buckwheat plants has been significantly increased and suitable habitat now exists that could support Smith's blue butterfly. No species-specific surveys have been done for the butterfly in the Asilomar Dunes or Pebble Beach in recent years, to verify its presence or absence.

III. BIOLOGICAL SURVEY

A. Database Review

Prior to conducting on-site surveys of the flora and fauna, various resource reports and maps was reviewed for the purpose of developing a project-specific list of rare plant and animal species that have potential to occur on the project site. The CDFW's California Natural Diversity Database, the CNPS's Inventory of Rare and Endangered Plants, and the Calflora database were reviewed for information about species that have historically been observed in the Asilomar Dunes or vicinity.

Table 1 provides a list of known and possible occurrences of plant and animal species in the Asilomar Dunes and its comparable neighborhood (similar environmental and habitat conditions), based on the databases described above. Plant status refers to federal and state endangered and threatened species lists (FE, FT, CE, CT) and CNPS Rare Plant Ranks (CRPR 1B.1, 1B.2, 3, and 4). Animal status refers to federal and state endangered and threatened species lists (FES, FTS, CES, CTS), off-list special status animals as catalogued by the CDFW Special Animals List (November 2018), including Species of Special Concern (SSC).

The records in these databases though helpful are generally incomplete, outdated, and in some instances inaccurate. Many botanical surveys have been conducted in and near the Asilomar Dunes on public and private lands in the last 50 years but only a few of the observations have been recorded in the databases. Several of the described plants have not been observed in the Asilomar Dunes for more than 100 years, and sometimes only one plant was found. In another case, one of the plant species was not actually observed in or near the Asilomar Dunes but was listed in the database because it was being cultivated by the recorder at his home in Pacific Grove.

The most reliable method for determining the presence or absence of species of special concern on properties in the Asilomar Dunes is through site inspections/surveys during the appropriate time(s) of the year, which is January to March for the annual rare plants and January to June for the perennial and biannual rare plants. Surveys conducted at times outside of these periods will not yield credible results. Extremely dry years also can affect the results of the plant surveys, particularly for annuals, which may not germinate and appear during drier years, as

TABLE 1. SPECIES OF SPECIAL CONCERN – ASILOMAR DUNES

Plants – Potentially Occurring Special Taxa

1. Sandmat manzanita *(Arctostaphylos pumila)*; California Native Plant Rank 1B.2 – Rare, threatened or endangered; fairly threatened in California.

2. Coastal dunes milk-vetch *(Astragalus tener var. titi)*; Federal Endangered Species, California Endangered Species, and California Native Plant Rank 1B.1 – Rare, threatened or endangered in California and elsewhere; seriously threatened in California.

3. Monterey coast paintbrush *(Castilleja latifolia)*; California Native Plant Society List 4.3 - Plants of limited distribution; not very threatened in California.

4. Monterey spineflower *(Chorizanthe pungens var. pungens)*; Federal Threatened Species and California Native Plant Rank 1B.1 – Rare, threatened or endangered in California and elsewhere; seriously threatened in California.

5. Hutchinson's larkspur *(Delphinium hutchinsoniae)*; California Native Plant Rank 1B.2 – Rare, threatened or endangered; fairly threatened in California.

6. Menzies' wallflower *(Erysimum menziesii ssp. menziesii)*; Federal Endangered Species, California Endangered Species, and California Native Plant Rank 1B.1 – Rare, threatened or endangered in California and elsewhere; seriously threatened in California.

7. Monterey gilia *(Gilia tenuiflora ssp. arenaria)*; Federal Endangered Species, California Threatened Species, and California Native Plant Rank 1B.2 – Rare, threatened or endangered; fairly threatened in California.

8. Kellogg's horkelia *(Horkelia cuneata ssp. sericea)*; California Native Plant Rank 1B.1 – Rare, threatened or endangered in California and elsewhere; seriously threatened in California.

9. Beach layia *(Layia carnosa)*; Federal Endangered Species, California Endangered Species, and California Native Plant Rank 1B.1 – Rare, threatened or endangered in California and elsewhere; seriously threatened in California.

10. Sand-dune annual Monardella *(Monardella sinuate ssp. nigrescens)*; California Native Plant Rank 1B.2 – Rare, threatened or endangered; fairly threatened in California.

11. Tidestrom's lupine *(Lupinus tidestromii var. tidestromii)*; Federal Endangered Species, California Endangered Species, and California Native Plant Rank 1B.1 – Rare, threatened or endangered in California and elsewhere; seriously threatened in California.

12. Monterey pine *(Pinus radiata)*; California Native Plant Rank 1B.1 – Rare, threatened or endangered in California and elsewhere; seriously threatened in California.

13. Pacific Grove clover *(Trifolium polyodon)*; California Rare Species and California Native Plant Rank 1B.1 – Rare, threatened or endangered in California and elsewhere; seriously threatened in California.

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

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

occurred in 2021. Surveys in the fall and spring are essential for identifying most of the animals, particularly birds.

B. Methodology

Initially, weekly surveys for plants and animals were conducted on the property between November 18, 2020 and January 6, 2021. The entire property was visually inspected and all plants and animals present were identified and recorded.

As noted in the earlier January 8, 2021 Biological Report for the subject property, a follow-up April survey was recommended because the original surveys were conducted too early in the growing season to provide credible results. No rare plants were observed on the property in the early survey.

Possibly because of a very dry winter and spring in 2021, the April 2021 survey was also considered inconclusive; no rare plants were found on the property, but rare plants were also absent on other nearby properties where they have consistently been seen in past years.

Following a very wet fall period in late 2021, the property was surveyed again for rare plants on January 25, 2022. At the same time, large numbers of rare plants were observed on several other properties in the Asilomar Dunes, indicating that the plants were present this year and the timing was appropriate for conducting the survey. However, no rare plants were found on the subject property. After three surveys during the past two years, it can be concluded that no rare plants occur on the property.

A list of the plant and animal species encountered on the property is provided in Table 2. This list has been updated following the January 2022 survey.

A cursory search for black legless lizards was performed, digging by hand a few inches into the sand under several of the larger native shrubs on the property, which is where they typically occur. No lizards were found. However, much of the western half of the property represents potential habitat for the lizards. It should be assumed that they do occur here and appropriate care should be taken when any ground disturbance is done in this area, even when planting native plants during restoration of the area. No suitable black legless lizard habitat presently occurs in proximity to the proposed construction area.

C. Site Conditions and Description of Vegetation

The existing residence is located on the eastern quarter of the 0.5-acre property. The property has an elongated, rectangular shape, measuring about 240 feet on northern side and 92 feet on its eastern side along Asilomar Avenue.

The residence is situated about 5-feet below Asilomar Avenue in a relatively flat area (a dune swale) below a dune ridge that climbs steeply some 22-feet to its crest along

TABLE 2. PLANT AND ANIMAL SPECIES ENCOUNTERED ON-SITE

SCIENTIFIC NAME	COMMON NAME
Plants	
Abornia latifolia	Yellow sand verbena
Agoseris apargioides	Dune dandelion
Artemisia pycnocephala	Beach sagewort
*Bromus diandrus**	Ripgut grass
Baccharis pilularis pilularis	Coyote brush
Camissonia cheiranthifolia	Beach primrose
*Carpobrotus edulis**	Hottentot fig ice plant
Claytonia perfoliata	Miner's lettuce
Cryptantha leiocarpa	Coast cryptantha (Popcorn flower)
*Cupressus macrocarpa***	Monterey cypress
*Echium fastuosum**	Pride of Madeira
Ericameria ericoides	Mock heather
Linaria canadensis var. texana	Toad flax
*Medicago polymorpha**	Bur-clover
*Myoporum laetum**	Ngaio tree
*Oxalis pes-carpae**	Bermuda buttercup
*Pennisetum clandestinum**	Kikuyu grass
Pinus radiate	Monterey pine
Poa douglasii	Dune bluegrass
Pteridium aquilinum	Bracken fern
Salvia mellifera	Black sage
*Senecio vulgaris**	Common groundsel
Various near-house ornamentals (banana tree, tree aloe, etc.)	
Animals (Invertebrates, Birds, Reptiles, and Mammals)	
Accipiter cooperii	Cooper's hawk
Aphelocoma californica	California scrub jay
Baeolopus bicolor	Tufted titmous
Buteo lineatus	Red-shouldered hawk
Calypte anna	Anna's hummingbird
Canis latrans	Coyote
Certhia americana	Brown creeper
Colaptes auratus	Northern flicker
Corvus brachyrhynchos)	American crow
Cyanocitta stelleri	Steller's jay
Euphagus cyanocephalus)	Brewer's blackbird
Lynx rufus	Bobcat
Melanerpes formicivorus	Acorn woodpecker
Melozone crissalis	California towhee
Odocoileus hemionus	Black-tail deer
Picoides pubescens	Downy woodpecker
Procyon lotor	Raccoon
Regulus calendula	Ruby-crowned kinglet
Setophaga coronata	Yellow-rumped warbler
Setophaga townsendi	Townsend's warbler

*Sturnus vulgaris**	European starling
Thomomys bottae	Botta's pocket gopher
Zonotrichia atricapilla	Golden-crowned sparrow
Zonotrichia leucophrys	White-crowned sparrow

* Exotic species
** Non-local native species (introduced)

the southwestern boundaries of the property (Photos 1 and 2).

The property is equally divided between dune swale/forest and dune ridge habitat types, each of which supports a mostly different set of plant species (Figure 4).

Currently, the dune swale, the location of the proposed new house, is covered entirely by Kikuyu grass, which has excluded the growth of all other plants A few exotic, ornamental plants are growing next to the house on its east side.

The lowest point of the swale occurs just to the west of the existing house. This area is several feet below the adjacent properties to the north and south. It is likely that a backdune pond once formed in this depression during rainy years as the water table came to the surface. The formation of intermittent ponds was once common along Asilomar Avenue prior to the City of Pacific Grove installing an extensive drain system throughout the Asilomar neighborhood in the early 1980s. The largest of the ponds was behind the tall dunes that once stood just beyond the south end of Asilomar Avenue in what is today the Spanish Bay Resort, and was called Lake Majella.

Twenty years ago, a closed forest canopy of Monterey pines surrounded the existing residence and partially up the slope of the dune ridge on the west side of the house. Today, only five live Monterey pines remain on the property, along with one dead pine (fell in 2021).

The dune ridge on the western half of the property supports a sparse cover of native plants, mostly beach sagewort and a few mock heather shrubs (Photo 3). Ripgut grass, an aggressive and persistent annual weed forms a significant percentage of the plant cover on the dune ridge in the winter and spring months, potentially suppressing the growth of native plant seedlings. Large patches of ice plant appear to have been pulled out and removed in the last few years.

A rustic grape-stake fence stands along the southern, western and northern property lines (Photo 4). On the crest of the dune ridge, the property line fence has been of great benefit in preventing the destruction of the vegetation and erosion of the dune ridge from indiscriminate use of the subject property by the occupants of the neighboring properties, as can be observed beyond the south side of the fence where all of the plants appear to have been eliminated (Photo 5).

Replacing the exotic Kikuyu grass and other weeds with appropriate native dune plants; increasing the density and composition of native plant species on the dune ridge, and; restoring the forested area in the swale and lower slope of the dune ridge with Monterey pines/Monterey cypress trees would significantly enhance the property's habitat values for local wildlife.

Photo 1. Looking west from Asilomar Avenue into the property.

Photo 2. Looking east from the middle of the property, across the swale.

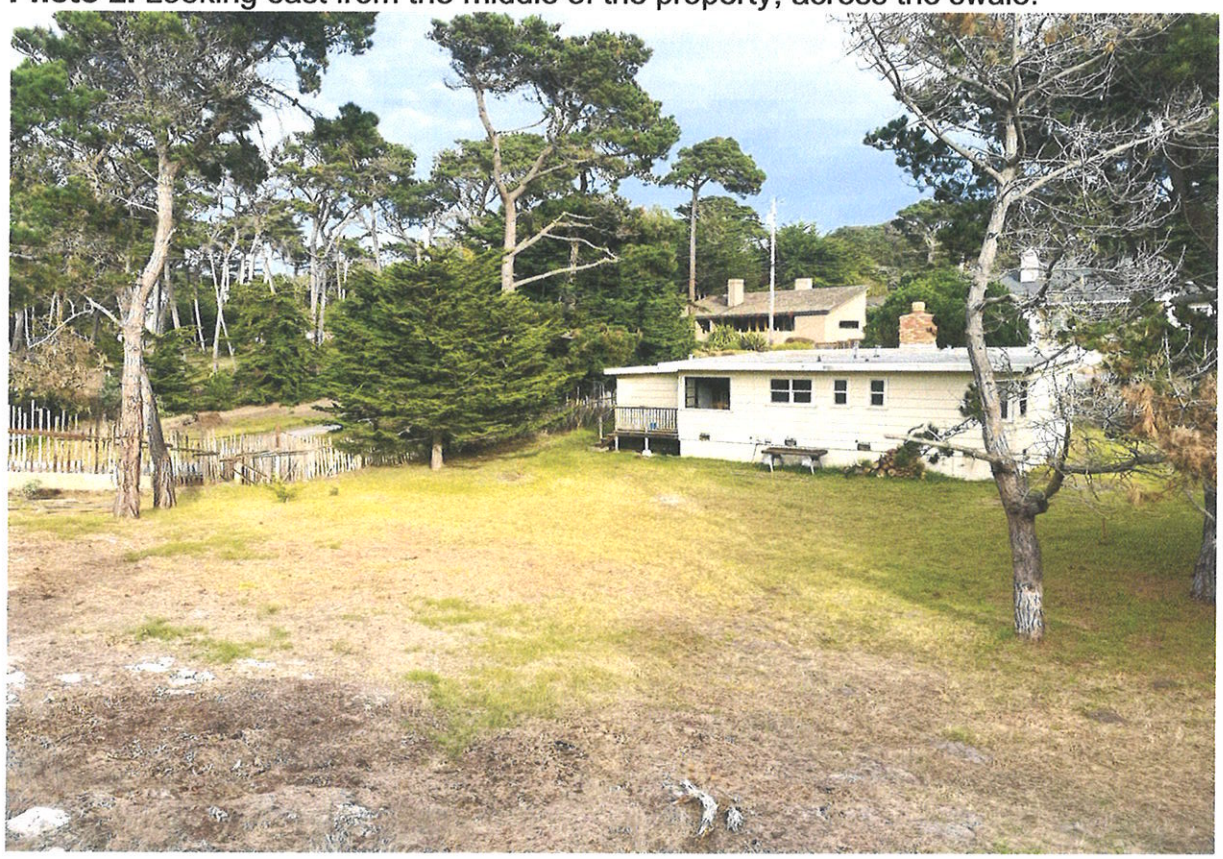
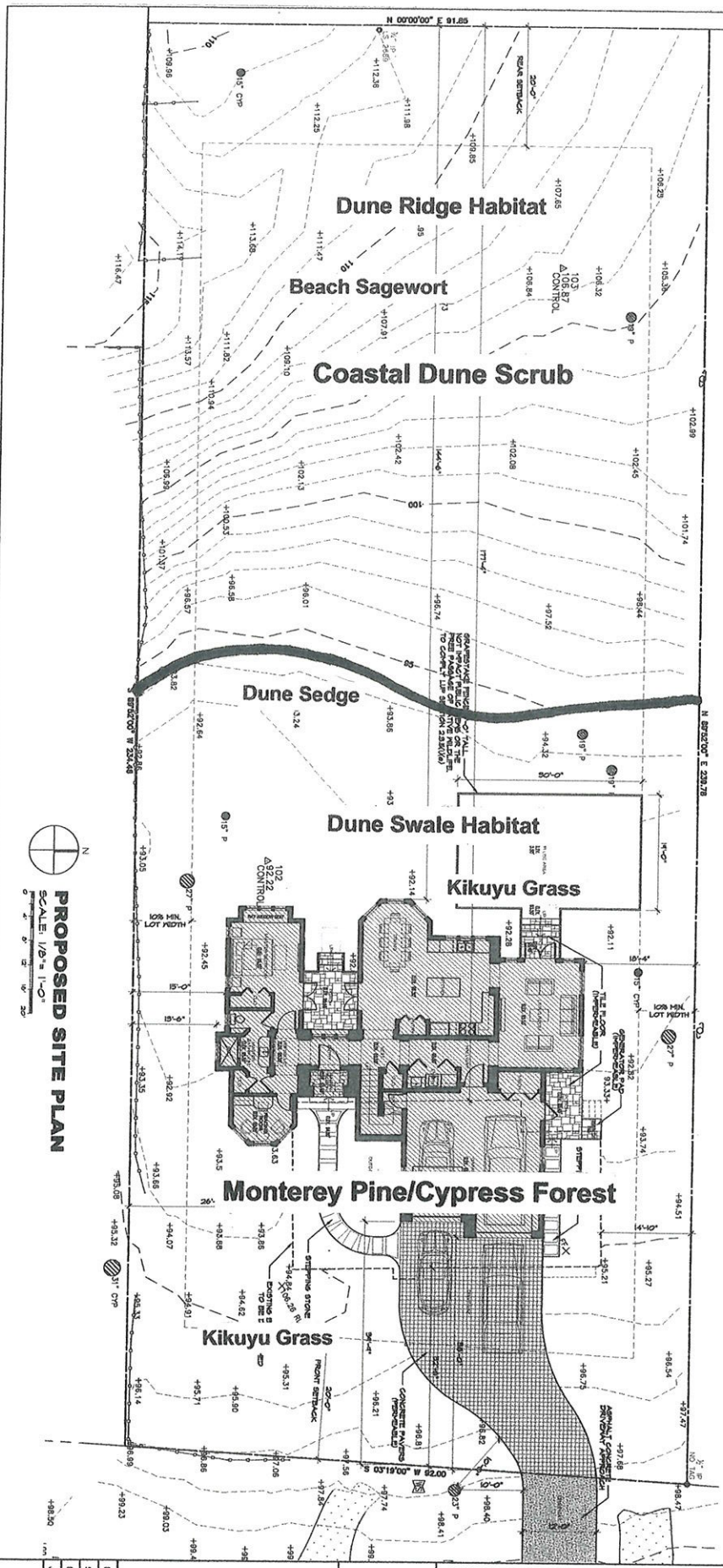


FIGURE 4. VEGETATION AND HABITAT TYPES



PROJECT DATA

PROJECT ADDRESS: 342 ASILOMAR AVENUE
PACIFIC GROVE, CA 93950

APN: 007-061-006

LOT AREA: 21,780 S.F.

PROPOSED SITE COVERAGE		
PRIMARY COVERAGE AREA	MAX. ALLOWED (15%)	
RESIDENTIAL BUILDING & GARAGE	2,080 S.F.	(9.6%)
PORCHES & STEPS	232 S.F.	(1.07%)
DRIVEWAY	790 S.F.	(3.62%)
WALKWAYS	145 S.F.	(0.66%)
GENERATOR PAD	10 S.F.	(0.05%)
TOTAL	3,267 S.F.	(15.0%)
OUTDOOR USE AREA	750 S.F.	

FLOOR AREA	
MAIN FLOOR AREA	1,475 S.F.
UPPER FLOOR AREA	570 S.F.
SUB TOTAL =	2,045 S.F.
GARAGE & MECH.	545 S.F.
TOTAL =	2,590 S.F.

A-1.1	SHEET OF
JOB NUMBER:	20-03
DRAWN:	DM
DATE:	12/21/20
SCALE:	1/4"=1'-0"

PROPOSED SITE PLAN

JOB NAME: Schembri Residence
342 Asilomar Avenue
Pacific Grove, CA 93950
APN: 007-061-006-000

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

CONSULTANT:

REVISION	No.

Photo 3. Looking east from the crest of the dune near the western property line.

Photo 4. Looking west along the southern property line fence.

Photo 5. On the crest of the dune ridge, looking south beyond the fence near the southern property line of the subject property.

D. Survey Results - Protected Species

Based on site-wide assessments of the biological resources by a qualified biologist in 2021 and 2022, no plant or animal species of special concern occur on the property.

The dune ridge that dominates the western half of the property represents potentially high-quality habitat for several rare plants, though none are found here presently. This area will benefit greatly from restoration.

The proposed building site and surrounding swale area is covered by a dense ground cover of non-native Kikuyu grass. As a result, no native plants are growing here. Eradication of the Kikuyu grass and restoration of a sedge meadow and forest plant community in this area will provide valuable habitat for local wildlife.

A cursory search was made for black legless lizards, the only protected animal species that potentially occurs on the property. The sand was gently finger-raked beneath two coyote brush plants, but no lizards were uncovered. They likely do occur on the property, though few in numbers, given that suitable habitat is scarce at this time.

IV. IMPACT ASSESSMENT AND MITIGATION MEASURES

A. Project Description

The project proposes to demolish an existing single-family residence and build a new two-story single-family residence, along with an attached garage, several small patios and walkways, and a driveway. The footprint of the proposed residence is more than twice the size of the existing residence.

B. Site Coverage

The lot encompasses 0.50 acres – 21,780 square feet (SF). According to the proposed site plan (Figure 3), dated 12/21/20, the project will increase total building coverage from 1312 SF (6.0%), not including the dirt driveway, to 3,267 SF (15.0%), including the new residence and garage, a new driveway, two walkways, three porches, and a generator pad. In addition, the project proposes to add 750 SF (3.44%) as Outdoor Use Area, comprising a fenced area off of the living room and small area between the entry walkway and the house. The proposed project appears to comply with and not exceed the required coverage limits. A breakdown of the coverage is shown on the Proposed Site Plan (Figure 3).

C. Potential Impacts and Mitigation Measures

The Asilomar Dunes/Asilomar Dunes Residential Area in its entirety is regarded as ESHA. Depending on site conditions, there are different grades of ESHA, ranging from areas of low environmental sensitivity (i.e., covered by ice plant, kikuyu grass, or bare sand) to high environmental sensitivity (i.e., wetland, forest front trees, existing rare plant areas). Therefore, regardless of site conditions, any new development in the Asilomar Dunes will result in a net reduction of ESHA.

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

- Development shall be located on the least environmentally sensitive portion of the property.
- A Residential Development Envelope will be defined for each project, comprised of the Primary Coverage Area and the Outdoor Use Area.
- The Primary Coverage Area shall be limited to 15 percent of the total lot area and shall include the residence, garage, driveway, patios, decks, walkways and any other surfaces/features that cover the natural habitat. Non-dune use areas, for example the spaces between stepping stone pathways, areas between pathways and the house, interior areas/courtyards, shall also be counted as coverage.

- An additional 750 SF of coverage will be allowed as an Outdoor Use Area. "The purpose of the Outdoor Use Area shall be to provide an area of dune within which typical outdoor residential activities can take place (e.g., BBQs, lounge chairs, etc.)." The Outdoor Use Area may include a fence, provided that it meets the stated design requirements described in the LCP/LUP. The Outdoor Use Area may be increased in size above the 750 SF maximum if the Primary Coverage Area is reduced an equivalent amount. Only appropriate native dune plants will be planted in the Outdoor Use Area.
- All areas outside of the Residential Development Envelope shall be restored/enhanced and maintained in a natural dune condition, as prescribed in a site-specific Habitat Restoration Plan that is prepared by a qualified biologist.
- The scenic native forest along Asilomar Avenue will be retained by minimizing removal and damage to trees when siting new development and during construction and mitigating any impacts to the forest (i.e., compaction, root cutting, loss of habitat) by implementing reforestation measures, as prescribed in the Habitat Restoration Plan.
- Development shall incorporate landscape screening through use of dune hummocks and depressions and native landscaping, so as to minimize impact of the development on the public viewshed.
- Fences are prohibited, except for a perimeter fence in the Outdoor Use Area, if it meets design guidelines described in the LCP/LUP, and a post and cable fence when proven to be necessary for protecting dune habitat.
- Restoration and maintenance of the undeveloped public right-of-way fronting properties is required, consistent with habitat restoration practices prescribed for the subject property.
- A deed restriction shall be recorded for the purpose of ensuring the long-term maintenance and protection of the property's open space (restored native habitat) outside of the Residential Development Envelope.
- All areas of new dune coverage associated with development will be mitigated on a 2:1 square foot basis by providing either off-site restoration/enhancement of degraded dune habitat in the Asilomar Dunes or a proportionate contribution to the City's Environmental Assessment Fund.
- Environmental monitoring and reporting are required by a qualified biologist during construction and restoration and maintenance of the native habitat.

D. Guidelines for Development

Below is a list of development guidelines, to meet the environmental protection and mitigation requirements of the Pacific Grove LCP/LUP. These guidelines and others have typically been applied to other projects in the Asilomar Dunes. The Pacific Grove Community Development Department will incorporate them into a Mitigation and Monitoring Program report, in conjunction with issuing a Mitigated Negative Declaration (CEQA) and approving a Coastal Development Permit for the project.

Adoption of the following guidelines, either partially or in their entirety, will be determined by the Pacific Grove planning department:

1. Planning and Pre-construction Period

a. A qualified biologist will be retained by the property owner to serve as the Project Biologist for the purposes of providing input on the development plans and for monitoring construction and restoration of the landscape.

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

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

d. If any part of the perimeter grapestake fence is located on the subject property, it should be reviewed by the City of Pacific Grove planning department for consistency with the new LCP/LUP policy on fences. Regardless of the location or ownership of the sections of fence on the top of the dune ridge, they should be retained for the purpose of protecting sensitive habitat on the subject property and preventing the sort of damage that is visible on the adjacent properties. Providing discreetly located openings in the southern and northern fences for wildlife passage should be considered.

e. All walkways, patios, decks and other exterior hardscape surfaces will be shown on the project site plan and building plan.

f. The addition of any walkway surfaces, decks, patios, fences, or driveway/parking expansion subsequent to issuance of a Coastal Development Permit will require the consent of the Pacific Grove Community Development Department.

g. A Habitat Restoration Plan will be prepared by a qualified biologist that defines procedures and standards for restoration, maintenance and monitoring of the undeveloped portion of the property and the public right-of-way adjacent to Asilomar Avenue.

h. Prior to the start of construction, a temporary fence will be installed to delineate the construction zone and protect any trees within the construction zone. Skirting of the trees with boards in the construction zone will not be necessary provided the temporary fence is located away from the tree a distance of three times or more the diameter of tree.

i. The old Monterey pine located 9 feet from the north side of the proposed house should be removed prior to the start of construction. A certified

arborist should review the condition of the tree and recommend an appropriate course of action.

j. If house demolition and construction is scheduled during the local bird nesting season (January 1 to July 30), the Project Biologist will conduct a preconstruction nesting survey of the project area to determine if nesting birds and their active nests could be jeopardized by construction activities. The survey should be done no more than 15 days before the start of work on the project. If any nesting is detected that may be threatened by proposed work activity, the Project Biologist will coordinate with the owner and the contractor to determine an alternative work schedule as needed to allow the birds to complete their nesting effort.

k. Immediately prior to the start of construction, the project area, as delineated by temporary fencing, will be thoroughly searched for black legless lizards. If any are found, they will be relocated to nearby suitable habitat.

l. All exotic plants on the project site will be hand-pulled or killed with an appropriate herbicide prior to the start of construction activity, according to specifications described in the approved Habitat Restoration Plan.

m. The Project Biologist will provide a letter to the Pacific Grove Community Development Department verifying that the temporary fence has been installed, all of the exotics have been eradicated, and the construction area has been searched for black legless lizards prior to the start of demolition or construction.

2. Construction Period

a. After a building permit is obtained, a pre-construction meeting will be held between the owner or their representative, the General Contractor, the city planner, and the Project Biologist to review the project permits and all environmental compliance requirements.

b. The temporary fence delineating the construction zone will be maintained by the Project Biologist and kept in good condition. It will remain in place until all construction on the site is completed. Removal or changing the location of the fence will require the concurrence of the Project Biologist prior to any alteration in its alignment or its removal.

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

d. No construction materials, including but not limited to wood, nails, glass, tile, rocks, gravel, paint, cement, joint compound, cleaning solvents or residues from other chemicals, etc., will be disposed of on-site. The General Contractor will be responsible for complying with this requirement and will clean up any spills or contaminated ground to the complete satisfaction of the Project Biologist.

e. Large tarps or other suitable methods will be used to capture all rock fragments generated from cutting of rocks for building the siding on the house, so they are not allowed to mix into the ground. Sifting of the native soil to remove any rock fragments or other building material will be required, if the soil is not kept free of all foreign materials.

f. All excavation spoils generated by the project will be disposed off-site. If the material consists of native material and is free of any building materials (i.e., gravel, decomposed granite), first priority will be to reuse the material at a suitable location in the Asilomar Dunes, as determined by the Project Biologist and with the consent of the Pacific Grove Community Development Department. Disposal of material offsite will be done in a way as to not negatively affect any existing native vegetation.

g. The edge of the driveway, including any associated ground work required for the driveway's construction, will be kept at least 10-feet from the Italian stone pine on its south and west sides, as shown on the project's site plan.

h. Roots 2 inches or greater in size from the adjacent trees will be retained (not cut) during any ground disturbance associated with construction of the residence and installation of underground utility lines. The house foundation will bridge over any roots 2 inches or greater in size.

i. The Project Biologist will inspect the site daily during any excavation or other ground disturbing activities and no less than one time each week for the duration of the project, to ensure compliance with all provisions for protecting the natural environment. Any activity or condition not in accord with the provisions of this report or the permits issued by the City of Pacific Grove will be brought to the attention of the owner or their representative, the General Contractor and, if necessary, the Pacific Grove Community Development Department.

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

3. Post-construction Period

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

b. Appropriate native dune plants will be installed in the area outside of the Primary Coverage Area under the direction of the Project Biologist, according to the specifications described in the Habitat Restoration Plan.

c. Implementation of the restoration plan, including eradication of all exotic plants, installation of all native plants, and initial maintenance, will be completed prior to receiving final building inspection approval. Depending on seasonal conditions and availability of plants, it might not be possible to complete installation of all the plants prior to gaining final building approval. In this case, the applicant should be allowed up to one year to complete installation of the plants following final building approval, provided they submit to the City 1) a signed contract from the individual or company responsible for project implementation and/or 2) funding equal to the total cost of project implementation, as determined by the Project Biologist, which the City will retain in a certificate of deposit or other form of surety.

d. No exotic plants or non-local native plants will be planted on the property or in the public right-of-way adjacent to Asilomar Avenue.

d. When implementation of the Habitat Restoration Plan has been satisfactorily completed, the Project Biologist will submit a "letter of completion" to the Pacific Grove Community Development Department, at which time a five-year monitoring and maintenance program will begin, as described in the Habitat Restoration Plan.

e. Planted trees, as specified in the Habitat Restoration Plan, will be allowed to develop a natural form and not topped or overtrimmed. Their lower limbs will be retained unless dead for the purpose of providing denning and refuge cover for deer and other animals in the area.

f. A qualified biologist will be retained by the property owner to monitor the habitat restoration project. Project monitoring reports will be submitted to the City of Pacific Grove Community Development Department annually for the first five years and once every 10 years following completed implementation of the restoration project. The first annual report will be submitted in July of the first year following submission of the letter of completion to the Pacific Grove Community Development Department.

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

h. If the property should change ownership, future owners of the property will have the same obligation for preserving, maintaining and perpetuating the native landscape on the property and in the public right-of-way adjacent to Asilomar Avenue.

V. REFERENCES

California Department of Fish and Game, Natural Diversity Data Base. Special Plants List. 2021 online edition. Quarterly publication, Mimeo.

California Native Plant Society, Inventory of Rare and Endangered Vascular Plants of California, 2021 online edition. CNPS Special Publication No. 1 (5th Edition).

Calflora Database, website, 2022.

City of Pacific Grove, 2020. Land Use Plan and Implementing Ordinances (LCP/LUP).

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

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

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

Prepared By: Thomas K. Moss Date: January 28, 2022

THOMAS K. MOSS
Coastal Biologist

HABITAT RESTORATION PLAN

Schembri Residence
342 Asilomar Avenue, Pacific Grove
(APN 007-061-006-000)

Owners:

Frank and Carol Schembri
3912 Marshall Avenue
San Mateo, CA 94408

January 11, 2021

508 Crocker Avenue
Pacific Grove, CA 93950

setwave@msn.com
(831) 594-0948

TABLE OF CONTENTS

HABITAT RESTORATION PLAN
Schembri Residence
342 Asilomar Avenue, Pacific Grove
(APN 007-061-006-000)

I. INTRODUCTION

This Habitat Restoration Plan has been prepared in conjunction with a proposal to demolish an existing single-family residence and build a new two-story single-family residence located at 342 Asilomar Avenue, Pacific Grove, California (Figure 1).

The City of Pacific Grove's Local Coastal Program/Land Use Plan requires the preparation of a habitat restoration plan as a condition of approval for new projects in the Asilomar Dunes. This plan describes the procedures and standards for restoring, monitoring and maintaining the property's native dune habitat.

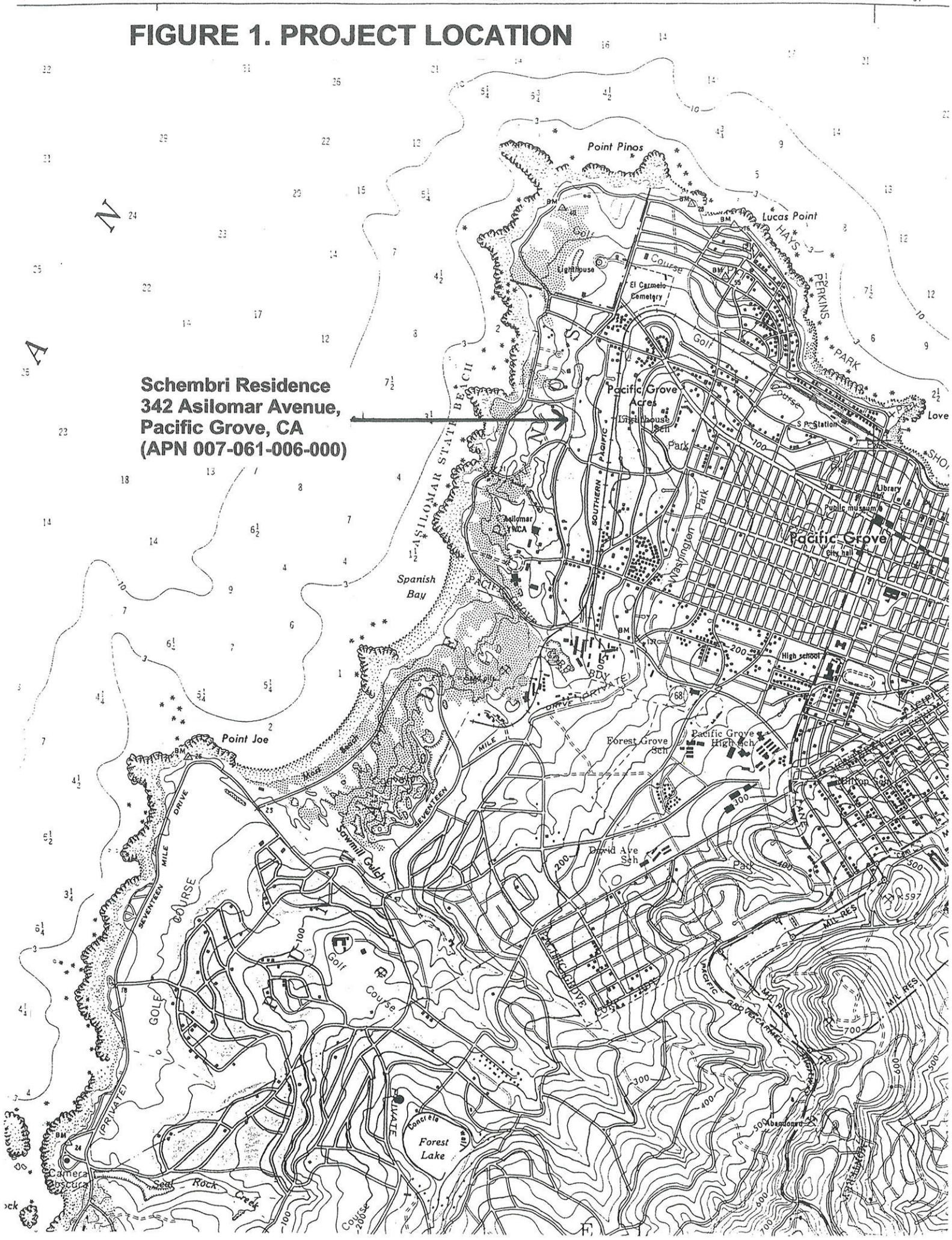
The existing residence is located on the eastern quarter of the 0.5-acre property. The property has an elongated, rectangular shape, measuring about 240 feet on northern side and 92 feet on its eastern side along Asilomar Avenue property. A narrow swath of undeveloped City property (the unimproved right-of-way of Asilomar Avenue) is contiguous with the eastern property line. The "Project Area," as described in this report, will include both the subject property and the adjacent unimproved City right-of-way.

The Project Area is equally divided between dune swale and dune ridge habitat types. The low, relatively flat eastern portion of the property comprises the dune swale habitat area. The western portion of the property consists of a steep slope rising to the crest of the dune, comprising the dune ridge habitat area. Each habitat type supports a mostly different set of plant species, as described in the project's Biological Survey Report (January 8, 2021). Currently, the dune swale, the location of the proposed new house, is covered entirely by exotic (non-native) Kikuyu grass, with Veldt grass becoming dominant on the eastern side of the existing house. Part of the dune ridge has a sparse, though uniform, cover of mostly native beach sagewort. Exotic annual grass dominates the lower slopes of the dune ridge.

The property once supported a closed-canopy Monterey Pine forest over much of its surface. Today, only five mature Monterey Pines remain from the original forest. Several small trees have been planted in the past as replacement trees as required by City-issued tree removal permits, including five Monterey Cypresses, one Italian Stone Pine, and one oak tree.

This restoration plan will aim to remove exotic plants and enhance the diversity of plants in the dune and swale portions of the property. In addition, additional trees will be planted to re-establish a closed-canopy forest over parts of the property.

FIGURE 1. PROJECT LOCATION



The new house is proposed to be constructed in the same location as the current house, though it will have a footprint that is more than twice the size of the existing house (Figure 2). Total coverage of the proposed project is 3,267 square feet (SF), or 15.0% of the property, including the new residence and garage, a new driveway, two walkways, three porches, and a generator pad. In addition, the project proposes to include 750 SF (3.44%) as Outdoor Use Area, comprising a fenced area off of the living room and small area between the entry walkway and the house.

A biological survey report was prepared for the project, dated January 8, 2021. It provides a description of the existing vegetation and a list of recommendations for restoring, maintaining and protecting the native landscape, both during and following construction of the proposed residence.

II. RESTORATION GOAL AND OBJECTIVES

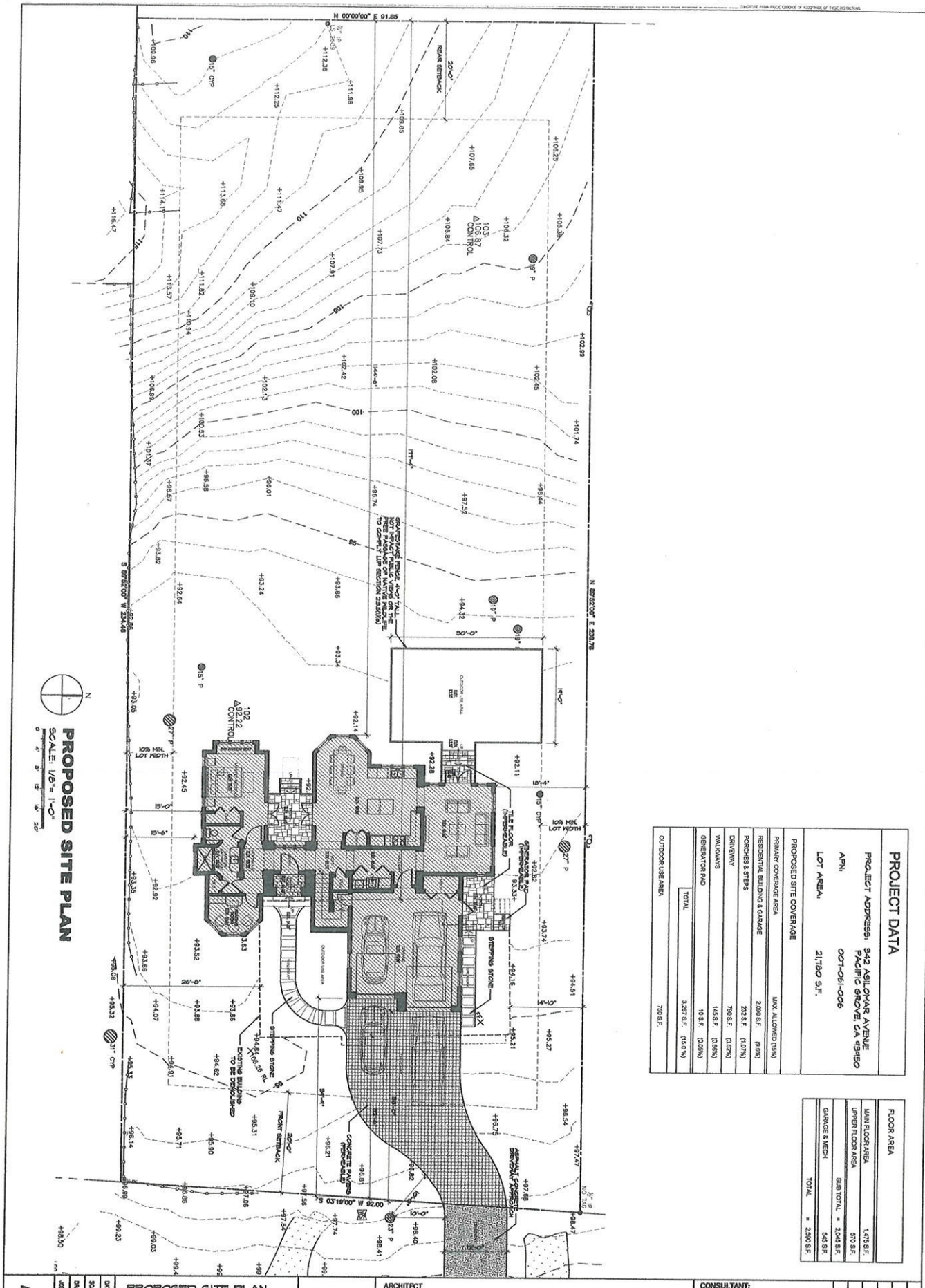
The goal of this Habitat Restoration Plan is to provide procedures and standards for successfully reestablishing and maintaining the indigenous landscape on the undeveloped portion of the property and the Asilomar Avenue right-of-way, the Project Area.

Relatively undisturbed or "natural" examples of the native plant community that once covered the project site occur on several nearby undeveloped properties along Asilomar Avenue and within Asilomar State Beach and Conference Grounds. These areas show a good representation and composition of the various sand dune and forest plant species that would do well on the subject property. These areas will serve as reference models for guiding restoration of the subject property.

Specific objectives for accomplishing the project goal are as follows:

- Revegetate with an array of native species, establishing a landscape that is self-sustaining and representative of this part of the Asilomar Dunes – a mixed association of plants from the Monterey pine/Monterey cypress forest and Coastal Dune Scrub plant communities – in terms of species composition, percent relative composition and total percent cover.
- Eradicate and control exotic vegetation.
- Protect and maintain populations of rare plants on the property, if they return to the property.
- Prohibit the use of any plants that are not indigenous to the Asilomar Dunes.
- Prevent damage to the native landscape resulting from human and pet activity.
- Restore and maintain the "forest-front" on the property by reforesting with Monterey cypress trees and maintaining existing replacement trees.
- Carryout a monitoring program based on quantitative and qualitative standards.
- Establish a long-term management program for maintaining and preserving the native dune landscape on the undeveloped portion of the property in a restored, natural state.

FIGURE 2. PROPOSED SITE PLAN (12/22/20)



PROJECT DATA

PROJECT ADDRESS: 342 ASILOMAR AVENUE
PACIFIC GROVE, CA 93950

APN: 007-061-006

LOT AREA: 21,780 S.F.

PROPOSED SITE COVERAGE		
PRIMARY COVERAGE AREA	MAX. ALLOWED (15%)	
RESIDENTIAL BUILDING & GARAGE	2,090 S.F.	(9.6%)
PORCHES & STEPS	232 S.F.	(1.07%)
DRIVEWAY	788 S.F.	(3.62%)
WALKWAYS	145 S.F.	(0.66%)
GENERATOR PAD	10 S.F.	(0.05%)
TOTAL	3,267 S.F.	(15.0%)
OUTDOOR USE AREA	750 S.F.	

FLOOR AREA	
MAIN FLOOR AREA	1,475 S.F.
UPPER FLOOR AREA	570 S.F.
SUB TOTAL =	2,045 S.F.
GARAGE & MECH.	545 S.F.
TOTAL =	2,590 S.F.

SHEET	A-1.1
OF	
JOB NUMBER:	20.09
DRAWN:	DM
SCALE:	1/4"=1'-0"
DATE:	12/22/20

PROPOSED SITE PLAN

JOB NAME:
Schembri Residence
342 Asilomar Avenue
Pacific Grove, CA 93950
APN: 007-061-006-000

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

CONSULTANT:

REVISION	No.

III. RESTORATION PROCEDURE

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

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

1. Native Seed Collection
2. Exotic Species Eradication
3. Revegetation
4. Landscape Protection
5. Maintenance
6. Monitoring

1. Native Seed Collection

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

In order to preserve the genetic integrity of the local flora, all seed for growing plants selected for use in this restoration project will be collected from areas as close as possible to the project site. The geographic limits of the seed collection area will be from Pt. Pinos to the north, Pt. Joe to the south, Asilomar Avenue to the east and the shoreline to the west. No seeds will be purchased from commercial seed suppliers. Permission to collect on private or public property will need to be obtained from the respective property owners. A total of approximately 5 pounds of seeds will be collected from 17-20 species, as listed in Table 1.

2. Exotic Species Eradication

Eradicating exotic plants and maintaining the landscape in a weed-free condition are primary objectives of this habitat restoration project. Former patches of ice plant have already been removed, though a few small seedlings are present. About half of the property is covered by a dense growth of Kikuyu grass. Annual grasses occur on the property and on the adjacent properties. All of the plants described above are very aggressive competitors with the native plants, and if not controlled could displace much of the native vegetation on the property. Failure to control these species and the other weeds will make efforts to restore the native plant community difficult, costly and unlikely to succeed in the long run.

.

TABLE 1. SELECTED PLANT SPECIES FOR REVEGETATION

BOTANICAL NAME	NURSERY STOCK (%)	NURSERY STOCK (#)	SPACING (ft.)
DUNE SWALE LANDSCAPE TREATMENT AREA			
Yarrow *(Achillea millefolium)*	3	34	3
Coyote brush *(Baccharis pilularis pilularis)*	16	46	6
California brome *(Bromus carinatus)*	1	51	2
Reed grass *(Calamagrostis nutkaensis)*	1	11	3
Dune sedge *(Carex pansa)*	60	1,538	2
Monterey cypress *(Cupressus macrocarpa)*	---	5	25-35
Blue wild rye *(Elymus glaucus)*	1	26	2
Seaside daisy *(Erigeron glaucus)*	3	34	3
Mock heather *(Ericameria ericoides)*	3	12	5
Toyon *(Heteromeles arbutifolia)**	<1	---	15
Douglas iris *(Iris douglasiana)*	5	57	3
Sticky monkey flower *(Mimulus aurantiacus)*	<1	---	4
Wax myrtle *(Myrica californica)**	<1	---	12
Coffeeberry *(Rhamnus californica)**	<1	---	15
Black sage *(Salvia mellifera)*	6	17	6
Wood mint *(Stachys bullata)**	<1	---	2
TOTALS	**100**	**1,831**	
DUNE RIDGE LANDSCAPE TREATMENT AREA			
Pink sand verbena *(Abronia umbellata)*	---	---	5 lbs. seeds
Beach bur *(Ambrosia chamissonis)*	---	---	5 lbs. seeds
Beach sagewort *(Artemisia pycnocephala)*	38	347	3
Coyote brush *(Baccharis pilularis pilularis)*	10	23	6
Sand mat *(Cardionema ramosissimum)*	---	---	1 lb. seeds
Monterey cypress *(Cupressus macrocarpa)*	---	3	25-35
Mock heather *(Ericameria ericoides)*	20	66	5
Seaside daisy *(Erigeron glaucus)*	2	18	3
Dune buckwheat *(Eriogonum parvifolium)***	2	18	3
Beach aster *(Lessingia filaginifolia californica)*	28	255	3
TOTALS	**100**	**730**	

* Optional plantings, recommended but experimental. Will require protection screening from deer herbivory.

** Requires protection from deer herbivory (wire gopher basket)

All ice plant, Kikuyu grass, Veldt grass, and any other observed exotic plants in the Project Area will be eradicated prior to the start of demolition and construction of the house. Several treatments with a suitable herbicide may be necessary to eradicate certain exotics, such as the Kikuyu grass and the Veldt grass, prior to replanting with native plants. Hand-removal of Kikuyu grass may be necessary where it is mixed with dune sedge, so as to minimize the risk of herbicide contacting the dune sedge.

Except for the exotic annual grasses, elimination of other exotic plants on the property will be possible. Unfortunately, there is no practical or feasible way to eliminate the exotic annual grasses. It is an impossible task to remove every exotic annual grass every year prior to it dropping seeds. As a result, it can be expected that they will return in the same numbers the following year. Despite years of effort and expense fighting the annual grasses on other large properties with soils similar to the subject property, the exotic annual grasses persist at levels equal to or greater than when the projects started. Therefore, weed control and planting strategies need to be adaptive, focusing mainly on removing the grasses where they are competing with individual native plants and by planting larger plants that are less likely to be smothered by the explosive growth of the exotic annual grasses each year following the start of the fall and winter rainy season. Long term control and management of the exotic annual grasses may entail mowing (mower or weed-eater), as well.

Several methods are available for eradicating the exotic plants identified in the Project Area. For this project, the Kikuyu grass, Veldt grass and exotic annual grasses, will be initially sprayed with a suitable herbicide and then controlled by hand pulling or spot spraying thereafter.

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

3. Revegetation

A. Revegetation General Guidelines

The undeveloped portion of the property and the adjacent unimproved City right-of-way, amounting to a total of 17,763 SF, will be restored using native plants that are indigenous to the Asilomar Dunes, according to the specifications and standards defined in this Habitat Restoration Plan. Table 1 provides specifications for the quantities and spacing for each of the selected plants.

The kind and number of plants selected for this project have been determined from observations of several nearby properties in the Asilomar Dunes.

Restoration of the native plant community on the property will be aimed at bringing the landscape back to its "original" condition, as it generally appeared prior to development of the property and other human-related disturbance. Therefore, species composition, percent relative cover and total percent cover will not be manipulated to

achieve a particular aesthetic quality or "unnatural" appearance to the landscape. In addition, non-local varieties of native dune plants that might have a more desirable plant form or flower color will not be introduced onto the project site. Native grasses that are not representative of the property's native plant community will not be introduced, as well.

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

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

The number of plants required and their spacing will vary, based on the existing plant cover in the Project Area. The ground is bare (no plants) in parts of the Project Area, particularly on the dune slope and parts of the crest. It is dominated by Kikuyu and Veldt grasses in the swale. And, it is covered by a few species of native plants on part of the dune ridge. Where native plants are absent, a full complement of the species will be installed on 3-foot centers. Where native plants are present but lacking in density, percent cover or species composition, additional plants will be installed as needed. Planting will aim to achieve a density of about one plant per 9-square feet, except in areas that will be planted at a higher density with dune sedge. A total of approximately 2,561 plants will be required, as shown in Table 1.

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

At least eight additional Monterey cypress trees will be planted. In combination with 13 existing trees within the Project Area, the habitat restoration project will aim to maintain a total of 24 trees on the property over the long term. Trees will not be planted closer than 25 feet apart. Planting locations for new trees on the subject property will also consider the distances from existing trees on the adjacent properties. Existing open areas of coastal scrub habitat will be retained and not planted with trees. Over time, it can be expected that some changes in the tree populations will

change, both in numbers and distribution, with trees possibly growing into the scrub areas or trees being replaced by scrub vegetation. However, for the foreseeable future an effort will be made to maintain the tree and scrub areas of the property as indicated in this Habitat Restoration Plan.

All planted trees will be protected from damage by deer (they rub their antlers on the trees' trunks, stripping the bark away and girdling the tree) until they are greater than four inches in diameter at a height of 3 feet above the ground. This protection will entail placing three "tree poles" around each tree with a single strand of heavy gauge wire (9 gauge) running through the poles and encircling each tree at 30 inches above the ground (Photo 1). If the trees start to show damage (salt burn) from the wind, wind screening will be added around the outside of the poles.

Photo 1. Protection of trees from deer damage.

The plants for this project will be grown by a local nursery that specializes in growing native species. Most of the plants will be grown in 7 cubic inch containers, specifically, Ray Leach "cone-tainers" (super "stubby" cells). Young trees will be planted from 5-gallon containers. Seeds and cuttings of selected species will be provided to the nursery no less than six months in advance of the scheduled planting.

Although planting can be done at any time of the year, ideally, it should be initiated in the fall following rainfall that is sufficient to wet the soil. When planting occurs at other times of the year, supplemental watering will be necessary to ensure successful plant establishment. If planting occurs between May and November, the

plants may need to be watered once per week for the first 4-6 weeks, depending on the weather and the condition of the plants.

Newly installed plants and trees will be watered immediately following planting using a hand-held hose with a spray nozzle attachment. Depending on weather conditions, periodic watering will be necessary during the first year, particularly for the trees and larger shrub species. Frequent watering (twice per month) of planted trees will be needed during the summer months for the first two years after planting, as well. For all of the smaller plants, watering will be discontinued after the first rainy season. At that time, the plants will be allowed to wither and die-back during the summer. Sustained application of supplemental water will create conditions that favor the establishment of various pests and diseases that can negatively affect the native vegetation. In particular, snails greatly benefit from excessive watering around residences, and can cause significant damage to native vegetation. Therefore, continued watering of any area on the property will be avoided. No irrigation system will be used for this project.

Implementation of this habitat restoration project will not start until the property owner has received an approved Coastal Development Permit from the City of Pacific Grove. However, the property owner should start eradicating the Kikuyu and Veldt grasses and any emerging exotic annual grasses in the fall and winter prior to the start of the demolition/construction project.

The City of Pacific Grove requires the completion of the initial implementation tasks of the habitat restoration project (eradication of all exotics and installation of all native plants) prior to final building inspection approval for the new house. Depending on timing and the availability of plants, it might not be possible to complete installation of all the plants prior to gaining final building approval. In this case, the applicant should be allowed up to one year to complete installation of the plants following final building approval, provided they submit to the City: 1) a signed contract from the individual or company responsible for project implementation and/or 2) funding equal to the total cost of implementation of the habitat restoration project, as determined by the Project Biologist, which the City will retain in a certificate of deposit or other form of surety. Any retained funds will be released back to the owner on an annual basis following the submittal of annual monitoring reports that show satisfactory progress in meeting the project's objectives.

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

B. Landscape Treatment Areas

To facilitate planting of the landscape, the Project Area will be divided into two distinct landscape treatment areas – Dune Swale and Dune Ridge Landscape Treatment Areas (Figure 3).

FIGURE 3. LANDSCAPE PLANTING PLAN

TABLE 1. SELECTED PLANT SPECIES FOR REVEGETATION

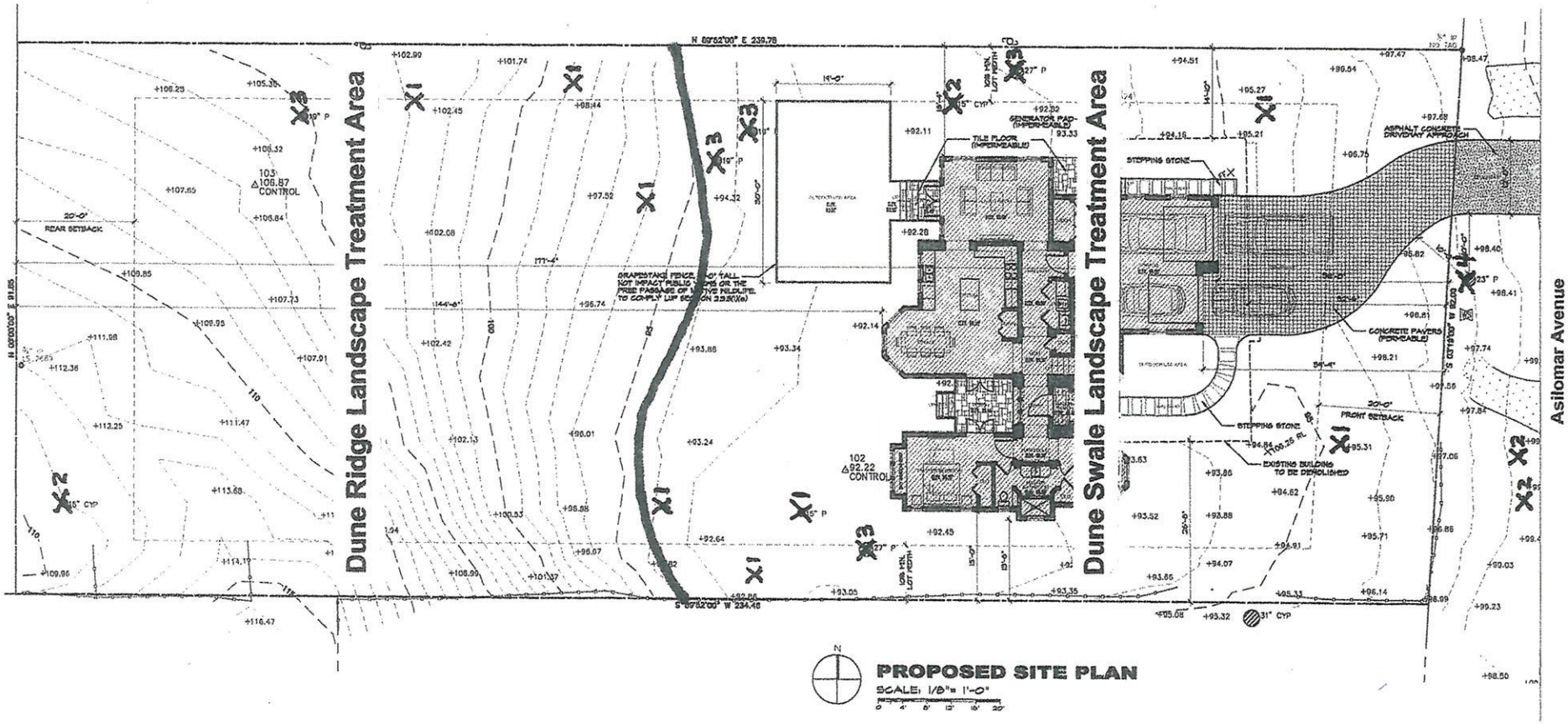
BOTANICAL NAME	NURSERY STOCK (%)	NURSERY STOCK (#)	SPACING (ft.)
DUNE SWALE LANDSCAPE TREATMENT AREA			
Yarrow *(Achillea millefolium)*	3	34	3
Coyote brush *(Baccharis pilularis pilularis)*	16	46	6
California brome *(Bromus carinatus)*	1	51	2
Reed grass *(Calamagrostis nutkaensis)*	1	11	3
Dune sedge *(Carex pansa)*	60	1,538	2
Monterey cypress *(Cupressus macrocarpa)*	---	5	25-35
Blue wild rye *(Elymus glaucus)*	1	26	2
Seaside daisy *(Erigeron glaucus)*	3	34	3
Mock heather *((Ericameria ericoides)*	3	12	5
Toyon *(Heteromeles arbutifolia)**	<1	---	15
Douglas iris *(Iris douglasiana)*	5	57	3
Sticky monkey flower *(Mimulus aurantiacus)*	<1	---	4
Wax myrtle *(Myrica californica)**	<1	---	12
Coffeeberry *(Rhamnus californica)**	<1	---	15
Black sage *(Salvia mellifera)*	6	17	6
Wood mint *(Stachys bullata)**	<1	---	2
TOTALS	**100**	**1,831**	
DUNE RIDGE LANDSCAPE TREATMENT AREA			
Pink sand verbena *(Abronia umbellata)*	---	---	5 lbs. seeds
Beach bur *(Ambrosia chamissonis)*	---	---	5 lbs. seeds
Beach sagewort *(Artemisia pycnocephala)*	38	347	3
Coyote brush *(Baccharis pilularis pilularis)*	10	23	6
Sand mat *(Cardionema ramosissimum)*	---	---	1 lb. seeds
Monterey cypress *(Cupressus macrocarpa)*	---	3	25-35
Mock heather *(Ericameria ericoides)*	20	66	5
Seaside daisy *(Erigeron glaucus)*	2	18	3
Dune buckwheat *(Eriogonum parvifolium)***	2	18	3
Beach aster *(Lessingia filaginifolia californica)*	28	255	3
TOTALS	**100**	**730**	

* Optional plantings, recommended but experimental. Will require protection screening from deer herbivory.

** Requires protection from deer herbivory (wire gopher basket)

KEY TO TREES

X 1 – Monterey Cypress (Proposed)
X 2 – Monterey Cypress (Existing)
X 3 – Monterey Pine (Existing)
X 4 – Stone Pine (Existing)



Dune Swale Landscape Treatment Area

This landscape treatment area covers approximately 50 percent of the Project Area, or 8,881.5 SF, including the immediate area surrounding the proposed house and extending from the edge of Asilomar Avenue to the toe of the dune ridge on the western half of the property. This area will require full restoration – eradication of the existing exotic ground cover and replanting with native plants, primarily dune sedge with a scattering of larger plants, including coyote brush and black sage, for a total of approximately 1,831 plants. Five Monterey cypresses will be planted in this area, as indicated in Figure 3.

Most of this treatment area will be impacted during construction of the proposed house. Eradication of the exotic plants should begin this winter and continue as needed up until the area is ready for planting, which will occur after construction is completed.

Dune Ridge Landscape Treatment Area

This landscape treatment area encompasses approximately 50 percent of the Project Area, or 8,881.5 SF, and comprises the western half of the property from the toe of the dune ridge to the western property line. Restoration of the area will entail planting of about 60 percent of the area with a full complement of dune species. The other 40 percent of the area supports a sparse covering of native plants and will require about 50 percent infilling, particularly with beach aster and mock heather. Approximately 730 plants will be planted in this treatment area, as indicated in Table 1.

Monitoring of the exotic annual grasses will be important in this area each winter, so as to determine their impact on installed plants and naturally occurring native plant seedlings. Removing them around native plants each year may be needed to prevent the grasses from overwhelming and displacing the native plants. Installing larger plants from one-gallon containers and adjusting the planting palette to favor longer living species, such as mock heather and coyote brush, may help to maintain the native plant cover in this area.

Three Monterey cypresses will be planted in this area, as indicated on Figure 3.

4. Landscape Protection

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

Specific measures for protecting the dunes during construction of the proposed project are required by the Pacific Grove Community Development Department as conditions of approval for the project. These protection measures include the installation of temporary fencing, pre-construction searching for black legless lizards,

proper storage and disposal of construction materials, and regular compliance inspections by a qualified project environmental monitor (Project Biologist). A full list of the protection measures required for this project is included in the project's Biological Survey Report. Temporary habitat protection fencing to delineate the construction zone and provide protection of existing trees, including orange plastic and/or guideline, will be installed by the Project Biologist prior to the start of construction and removed by the Project Biologist at the conclusion of all construction on the site.

Any new construction or landscape improvements in the future that are not shown on the approved site plan or this Habitat Restoration Plan – for example, additional walkways, patios, decks, stairs and fences; modification of the driveway and parking area; construction of retaining walls; the introduction of landscape boulders, and; exotic and non-local native plants – shall require the review and approval of the Project Biologist and the City of Pacific Grove.

5. Maintenance

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

Removal of exotic plants is essential for successful restoration of the native landscape. Of principal concern will are various fast growing annual weeds, including Kikuyu grass, Veldt grass, ice plant, ripgut brome, sow thistle, foxtail grass, cranesbill geranium, pigweed, and bur clover. If not controlled, these weeds can greatly retard the growth and coverage of the native seedlings and jeopardize the success of this habitat restoration project.

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

Pulled weeds should always be placed in plastic bags or directly into a trash can, not on the ground. Removal of weeds should be done by hand and before they start to produce seeds. Control of Kikuyu grass and Veldt grass may require a

sustained effort of spot spraying with herbicide any observed plants. Treatment of these particular plants needs to occur before they produce seeds.

The aim of this restoration project is to reestablish a wild, self-sustaining landscape on the entire undeveloped portion of the property. Trimming plants, removing dead plants and flower-heads, and watering and fertilizing plants when they appear to be dying, are maintenance practices that are inconsistent, contrary and averse to achieving the project's goals and objectives. Such maintenance practices shall not occur on the property unless specifically recommended by a qualified coastal biologist.

6. Monitoring

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

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

A brief, annual monitoring report will be prepared on a form (called the Habitat Monitoring Report) by the Project Biologist by June 30th of each year during the five-year monitoring period, documenting progress on achieving the project's goal and objectives, and every 10 years thereafter. Photographs of the project area will be taken each year from the same locations and assembled into a Photo Report, which will be attached to each year's annual report. The Project Biologist will notify the property owner in writing prior to inspecting the landscape and preparing the annual report. The report(s) will take 6-8 hours each year to complete. The completed report will be submitted to the property owner and the Pacific Grove Community Development Department. Any conditions which vary from the agreed upon plan will be identified in the report and corrected prior to preparation of the following year's report.

During inspections, the Project Biologist will assess such elements as: 1) plant

composition, density and percent cover; 2) the condition of the plants/trees, paying particular attention to plant mortality or any deficiency in the quality and quantity of the plants/trees; 3) signs of damage to the plants/trees from natural or human-related causes; 4) the status of exotic vegetation, and; 6) signs of erosion.

In the years following the 5-year monitoring program, the property's landscape shall be inspected again every 10 years, following the same procedures as described above.

IV. MONITORING STANDARDS

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

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

- **Density (Perennial native species only):** Average 1 plant per 9 square feet

- **Percent total cover (Perennial native species only)**
  Dune Swale Area:
  1 year: 25%
  2 years: 40%
  3 to 5 years: 75%

  Dunes Ridge Area:
  1 year: 15%
  2 years: 25%
  3 to 5 years: 35%

- **Percent relative cover**: All species are within normal range

- **Species composition**
  Dune Swale Area: 5 native perennial species present
  Dune Ridge Area: 5 native perennial species present

- **Health and vigor**: Plants are in good health, condition of landscape is normal, and damage from people, deer or pets is negligible.

- **Exotic species:** Non-indigenous plants do not exceed 5 percent of coverage in any 100 square feet (10x10-ft) of area on the property.
  Annual exotic grasses may be present but are not displacing native plant species or dominant in overall coverage.

- **Trees:** Maintain 24 healthy trees in locations as indicated in Figure 3, with the goal of forming a mostly closed-canopy condition over parts of the property and adjacent unimproved City right-of-way. Spacing approximately 25-40 feet apart.

- **Plant protection:** All plant/tree protection structures are maintained until they are no longer needed.

- **Erosion:** Not evident.

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

V. PROJECT IMPLEMENTATION AND MONITORING SCHEDULE

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

Implementation of this landscape restoration project, including exotic species eradication and landscape installation, shall be completed within one year following final building inspection approval. The Project Biologist will provide to the City of Pacific Grove a letter certifying that installation of the landscape has been satisfactorily completed, at which time the five-year maintenance and monitoring period will begin. Failure to submit the annual reports or to meet the performance standards defined in this plan could extend the annual reporting and monitoring period for additional years, as determined by the City of Pacific Grove.

Monitoring and maintenance of the landscape for the purpose of ensuring compliance with any conditions or requirements of the project permit(s) will be the responsibility of the property owner. If the property should change ownership, future owners of the property will have the same obligation for preserving, maintaining and perpetuating the native landscape on the site as specified in this Habitat Restoration Plan.

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

Modification of the provisions of this Habitat Restoration Plan will be allowed only with written approval from the City of Pacific Grove.

TABLE 2. IMPLEMENTATION SCHEDULE

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

Prepared By: Thomas K. Moss Date: January 11, 2021

HISTORIC RESOURCE ASSOCIATES
HISTORIC ARCHITECTURE • ARCHAEOLOGY • HISTORICAL & GENEALOGICAL RESEARCH
NATIONAL REGISTER NOMINATIONS • PRESERVATION PLANNING • HISTORIC INTERIORS

November 13, 2020

Frank and Carol Schembri
3212 Marshall Avenue
San Mateo, CA 94403

Re: Phase I Historical Resource Assessment of 342 Asilomar Boulevard, Pacific Grove, Monterey County, California

Dear Mr. and Mrs. Schembri:

As per your request, Historic Resource Associates (HRA) has conducted a Phase I Historical Resource Assessment of 342 Asilomar Boulevard, Pacific Grove, Monterey County, California. The purpose of this report was to apply the criteria of California Register of Historic Resources (CRHR), the National Register of Historic Places (NRHP), and the City of Pacific Grove's criteria for determining the significance of a historic property over 50 years of age.

A pedestrian survey was conducted over the course of one day to document the proposed demolition of the subject property, located at 342 Asilomar Boulevard, Pacific Grove, Monterey County, California. The property is situated on the west side of Asilomar Boulevard between Pico and Arena Avenue. The subject parcel has been developed with a single-family residence built in 1953-1954 (Figures 1 and 2).

The parcel, identified as Assessor's Parcel Number (APN) 001-061-06, is legally described as follows: Beginning at a point on the westerly line of Asilomar Avenue from which point Corner 7 of Block 330, bears N. 3° 19' E., 194.03 feet, as said Asilomar Avenue and said Corner 7 and Block 330, are shown on Sheet 2 of that certain map entitled, "Map of Pacific Grove Acres," filed June 2, 1919 in Volume 3, Maps of "Cities and Towns", at Page 13, Monterey County Records, said point of beginning being the southeasterly corner of that certain 0.250 acre tract of land described as Parcel No. 2 of that certain Deed to H. Janet Schultzberg, recorded May 19, 1944 in Volume 831, Page 107, Official Records of Monterey County; thence following the southerly line of said Parcel No. 2 of said Deed (Chicago Title Company 2017).

3142 Bird Rock Road
Pebble Beach, CA 93953
Office: 831-641-7474
Mobile: 916-296-4334
Fax: 831-641-7472
Email: historic.resource@comcast.net

Figure 1: Aerial view of 342 Asilomar Boulevard, looking north. The project area is outlined in red.

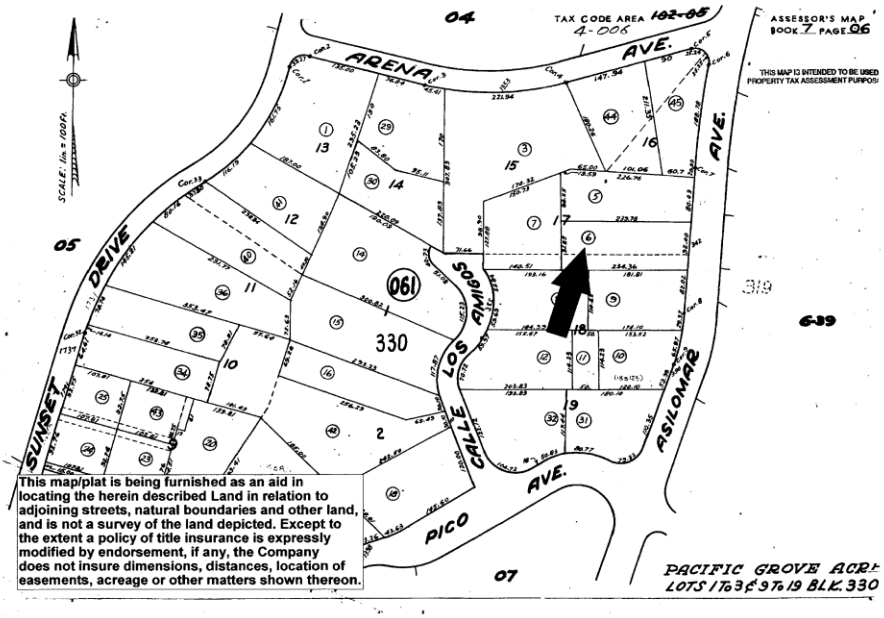


Figure 2: Assessor's Parcel Map

DESCRIPTION OF THE PROPERTY

The subject property consists of a single-story, wood or stick-frame residence sited on a rectangular 21,700 square foot parcel. The residence consists of 1,000 square feet, having two bedrooms and one bathroom. Character defining architectural features of the residence include its low, horizontal rectangular massing with an attached single-car garage, perimeter concrete foundation, low pitched shed roof, plain facia lacking gutters, brick fireplace extending from the front or east elevation along its exterior wall through the roof for approximately 4 feet, asymmetric fenestration, and horizontal lap or board exterior siding. A painted wood door provides access to the residence facing Asilomar Avenue, flanked by a narrow louver-style horizontal-shaped window on the right and fixed plate glass window to the left. To the left of the brick fireplace are two horizontal-shaped louver-style windows. The south elevation of the residence is distinguished by the home's gently sloping roofline and two replaced rectangular vinyl sash windows. The west or rear elevation of the residence is characterized by a replaced vinyl sash window on the right followed by two horizontal vinyl sash windows, a pair of replaced vinyl sash windows, and a picture window to the left. Further to the left or north along the rear is a contemporary wooden deck that leads to a lighted entry door with a slight inset on the wall line. The north elevation features a rectangular-shaped single louver style window in the center of the wall. The front yard and the rear yard are minimally landscaped with grasses and several shrubs. The house rests on the inner dunes facing the ocean with a large dune lying immediately to the west. Asilomar Avenue rises abruptly to the east.

Figure 3: View of 342 Asilomar Boulevard, looking southwest.

Figure 4: View of 342 Asilomar Boulevard, looking east.

Based upon city directories, aerial photographs, and tax assessor records, the home appears to have been built in 1953, and occupied in 1954. The residence appears to conform to its original massing or building footprint, however, it has undergone a number of alterations, particularly window replacement and a contemporary rear deck placed in the northwest corner of the house.

Pacific Grove was founded in 1875 by a group of Methodists who modeled the town after Ocean Grove, New Jersey. In time, the butterflies, fragrant pines and fresh sea air brought others to the Pacific Grove Retreat to rest and meditate. The initial meeting of the Pacific Coast branch of the Chautauqua Literary and Scientific Circle was held in Pacific Grove in June 1879. Modeled after the Methodist Sunday school teachers' training camp established in 1874 at Lake Chautauqua, New York, this location became part of a nationwide educational network. In November 1879, after the summer campers returned home, Robert Louis Stevenson wandered into the deserted campgrounds: "I have never been in any place so dreamlike. Indeed, it was not so much like a deserted town as like a scene upon the stage by daylight, and with no one on the boards." The Pacific Grove post office opened in 1886, closed later that year, and was re-opened in 1887. Pacific Grove incorporated in 1889 (McLane 1952).

Pacific Grove, like Carmel-by-the-Sea and Monterey, became an artists' haven in the 1890s and subsequent period. Artists of the plein air school in both Europe and the United States were seeking an outdoor venue which had natural beauty, so that Pacific Grove was a magnet for this movement. William Adam was an English painter who first moved to Monterey and then decided on Pacific Grove for his home in 1906. At about the same time Eugen Neuhaus, a German painter, arrived in

Pacific Grove with his new bride. Charles B. Judson was an artist of aristocratic lineage who painted in Pacific Grove over a long period of time beginning in 1907; Judson's murals decorate the halls of the California Academy of Sciences (McLane 1952).

For a number of years, John Steinbeck lived in a cottage in Pacific Grove owned by his father, Ernest, who was Monterey County Treasurer. The cottage still stands on a quiet side street, without any plaque or special sign, virtually overlooked by most Steinbeck fans. In Steinbeck's book Sweet Thursday, a chapter is dedicated to describing a likely fictional rivalry that arose among the town's residents over the game of roque. Local traditions include a Butterfly Parade, in which elementary schoolchildren dress in costumes and march through town, and the Feast of Lanterns, a Chinese-styled pageant in which a high school girl and her companions act out a melodrama (McLane 1952).

The mid-20th century Modern residence at 342 Asilomar Boulevard represents a modest “cottage” style residence built in 1953-1954 and first occupied by John and Elaine A. Hoganson. John Hoganson was an officer in the United States Navy, likely stationed in Monterey (R.L. Polk & Company. California City Directory, Monterey, CA 1954). By 1960, the residence was either rented or sold to Dale R. Wilson (R.L. Polk & Company. California City Directory, Monterey, CA 1960). Ten years later the residence is listed as vacant, but by 1981 the residence was owned or occupied by Pamela A. Weigle (R.L. Polk & Company. California City Directory, Monterey, CA 1981). For many years the residence was likely used as a second-home or as a rental, based upon city directories. In 2013, the property was owned by the Mangelsdorf family, who sold it to the current owners, Frank and Carol Schembri, in 2017.

In regards to the architectural design of the residence, its low horizontal lines, gently sloping shed style roof, and its large exterior brick chimney/fireplace clearly point to similar homes built during the 1950s and 1960s. What is now commonly referred to a Mid-Century or Mid-Twentieth Century architecture is rooted principally in the development of post-World War II residential housing in the greater Monterey Peninsula, including Monterey, Pacific Grove, Carmel, and Pebble Beach. During the post-World War II era, most areas of the Monterey Peninsula experienced a sustained building boom, reflecting pent-up demand and explosive population growth in California. Both Pacific Grove and nearby Pebble Beach area witnessed similar growth, in part due to the proximity of Fort Ord and the expanding South Bay Area region that would come to be known as Silicon Valley. As new houses were infilled on undeveloped parcels along Asilomar Avenue, the end result was a diverse mix of architectural styles.

One of the most prolific builders in the Monterey-Carmel area was Hugh Comstock, who began to experiment in the 1930s with a vernacular style of construction that he labeled "Post-Adobe." The name reflected not only the construction techniques employed in the style, but also a reference to modifications made to the "old" style of adobe construction as applied to many California missions, estancias, and residences from the 18th century through the mid-19th century. As described by Comstock, "the original conception of the Post-Adobe was inspired by a simple drive and ambition to improve and reduce the cost of, adobe construction" (Comstock 1948).

In 1948, Comstock published a vocational and technical manual for the construction of Post-Adobe style homes. Published in Carmel, the pamphlet book described techniques employed in the manufacture of Post-Adobe homes, and contained working drawings and photographs of existing Post-Adobe homes. By the 1950s, Comstock as well as others, helped establish the "Post-Adobe" as the quintessential California Ranch home throughout Carmel Valley and parts of Pebble Beach (Comstock 1948). While demand for Post-Adobe homes increased in the post-World War II Era, so did more traditional forms of architecture, particularly those espoused by other California architectures, such as Cliff May.

Both Comstock and May introduced Modern Architecture to the region, albeit with the use of much older materials. Cliff May introduced his architectural preferences in *Sunset Magazine* in 1946. In the early 1930s, Cliff May was designing homes principally in San Diego and Los Angeles for the mild Southern California climate. In an interview in 1936, May declared that "the early Californians had the right idea. They built for the seclusion and comfort of their families, for the enjoyment of relaxation in their homes." A descendant himself of an early California Spanish family, May was raised on a San Diego ranch. Considered by many to be the father of the California Ranch house, May is noted for combining the western ranch house and Hispanic hacienda styles with elements of Modernism (*Sunset Magazine* May 1946, reprinted 1999; May 1958, reprinted 1997; Gregory 2008).

What made Cliff May's articulation of home design so compelling was his drive to perpetuate ideas of livability rather than façade. May designs incorporated large expanses of glass and sliding glass doors. His approach called for houses to be built out instead of up, with the continual goal of bringing the outdoors in (*Sunset Magazine* May 1946, reprinted 1999; May 1958, reprinted 1997; Gregory 2008). The California Ranch style emerged as one of the most popular American styles in the 1950s and 1960s. The style took its cues from the spare and hardy practicality of western styles like Monterey Spanish Colonial, Prairie, and Craftsman homes. Residences were characterized by one-story, low pitched-roof construction, built-in garage, wood or brick exterior walls, picture windows, sliding glass doors, large rafters, and patios (Gregory 2008). Throughout Monterey County, thousands of California Ranch style homes were constructed.

During the same post-War period in which May and others introduced California Ranch style architecture to the region, Modernist architects were diligently at work as well adopting new technologies and designs that reflected the emerging markets in California. The modernist designs were punctuated with either one-story or split level, emphasizing modular or cubist shapes, and generally with flat roofs and exaggerated roof eaves. A few homes were designed by recognized Modernist architects of the period, such as Jon Konigshofer, as well as others representing the Bay Area regional style (Page & Turnbull, Inc. 2013: 113-114). By the 1960s, most of the Modernist style homes in Pacific Grove and nearby Pebble Beach featured asymmetric designs, wood and stucco exterior wall cladding, aluminum windows, tar and gravel roofs, large slumpstone or brick fireplaces, and varying roof heights.

The subject property, located in what was known as Pacific Grove Acres, a subdivision filed June 2, 1919 in Volume 3, Maps of "Cities and Towns," at Page 13, Monterey County Records, is depicted in Figures 1-2. The subject property reflects a very modest version of a Mid-20th Century Modern residence. While the home's overall visual presence is clearly modern, it lacks some of

the key character defining features embodied in the work of important architects of the period, such as large plate glass windows and varying roof heights, although the front or east facing façade of the home does have wide roof eaves. It is also apparent that the home's window fenestration and materials have been altered, many replaced with contemporary designs of vinyl.

REGULATORY FRAMEWORK

The City of Pacific Grove, under contract with a cultural resource consulting firm, developed a context study focusing on buildings constructed between 1927-1945. Called out as the "City of Homes" period, this episode of development focused on recreation and tourism, the Great Depression, and World War II. Property types associated with these significant themes include residential properties, commercial properties, auto camps and cottage courts, civic and public assembly properties, industrial properties, and cultural landscape elements (Page & Turnbull, Inc. 2011: 16). The subject property post-dates this period of development in Pacific Grove, and to date the post-1950s era has not seen the level of recognition as compared with the period from the 1870s through the early 1940s.

According to the context statement, residential architecture of the period encompasses a range of styles, with the most popular roughly following a chronology that included the Spanish Colonial Revival style (1920s - 1930s), which also includes the related Pueblo Revival style; Tudor Revival style (1920s – 1930s); the Minimal Traditional Style (1930s – 1940s); and the Ranch Style (1940s – 1970s). As was the case in previous eras, vernacular buildings are common, most frequently appearing as simplified versions of Craftsman style buildings or following English cottage precedents.

In contrast, the 1950s represent a transitional period of architecture in Pacific Grove. During World War II few homes were built in the city, however, building dramatically picked up in the early 1950s, particularly to the south and along the coastal dune area to the north of the Asilomar Conference Grounds. There still exists numerous early to late-1950s cottage style modern homes dotting the various streets in the vicinity of the conference grounds. Many were occupied by enlisted or retired military or were modest second-homes. The subject property clearly represents this class of residence in Pacific Grove.

The City of Pacific Grove Historic Preservation Ordinance Title 23 Chapter 23.76 governs how historic resources are evaluated, placed on, or removed from the Historic Resources Inventory, and how any changes to structures are considered. The Pacific Grove Community Development Department requires an applicant hire a qualified historic consultant to prepare a Phase One Assessment when a project has the potential to affect a building, site, object or structure that is 50 years of age or older. The assessment will determine if a resource is historic by using criteria from the National Register of Historic Places, the California Register of Historic Resources and Pacific Grove's Historic Preservation Ordinance (Municipal Code Chapter 23.76). If it is determined that a resource is eligible for listing under one or more of the above sources, then a Phase Two Assessment is triggered.

An applicant must submit (3) administrative draft copies of a Phase One Historic Assessment. Submission requirements vary based on the consultant's findings as follows:

1) Not Significant - submit a letter stating why the property is not historic, citing local, state and federal criteria to support the finding.
2) Significant without Integrity – submit a completed DPR 523a and DPR 523b (Primary Record and Building, Structure, Object Record) with a cover letter that addresses the 7 specific aspects of integrity and which of the seven have been lost and why.
3) Significant – submit a completed DPR 523a and DPR 523b (Primary Record and Building, Structure, Object Record) with a cover letter stating at what level (local, state or national) the resource is significant and the applicable criteria. On DPR 523b, section B10, address integrity and list the character defining features of the resource.

SIGNIFICANCE STATEMENT

In addition to City of Pacific Grove Historic Preservation Ordinance Title 23 Chapter 23.76, which governs how historic resources are evaluated, the subject property was assessed under the regulatory framework within the guidelines imposed for the California Environmental Quality Act (CEQA) and the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1, and the National Register of Historic Places (NRHP) criteria. A historical resource may be eligible for inclusion in the CRHR if it:

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

To guide the selection of properties included in the NRHP, the National Park Service has developed the NRHP Criteria for Evaluation. The quality of significance in American history, architecture, archaeology, and culture is possible in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and meet one of the following criteria:

- Criterion A: Are associated with events that have made a significant contribution to the broad patterns of our history; or

- Criterion B: Are associated with the lives of persons significant in our past; or

- Criterion C: Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components make lack individual distinction; or

- Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history (36 CFR Part 60).

The National Register of Historic Places (NRHP) defines a significant resource as one that meets one or above of the Criteria and retains integrity. It is the purpose of this evaluation to address the cultural resources identified in the project in concert with the aforementioned guidelines imposed through the CRHR and the NRHP. In applying the seven aspects of integrity to the residential property at 342 Asilomar Boulevard, the property retains integrity of setting, location, feeling, and association, but has diminished integrity related to its workmanship, design, and materials. Photographs 3-4 depict the residence as it appears today and illustrate the loss of integrity in regards to the home's original fenestration. In determining the significance of 342 Asilomar Boulevard, there a number of important factors that need to be considered. First, whether the house is associated with an events or events of significance in the history of Pacific Grove, or with a person or persons of significance in the history of Pacific Grove. Second, whether the house represents an important work of a local or regional architect, and whether the home's architectural design represents the work of a master designer or craftsman working in the mid-20th Century.

In regards to the CRHR Criteria 1 and NRHP Criteria A, no documentation has been found to suggest that the subject property represents or is associated with an event or events of significance in the history of Pacific Grove. Under CRHR Criteria 2 and NRHP Criteria B, no evidence has been found to suggest that the property is associated with a person or persons of significance in the history of Pacific Grove. Finally, under Criteria 3 and NRHP Criteria C, no evidence has been found to link the house to an architect of significance in the history of Pacific Grove, and, conversely, as an important example of mid-20th Century modern style architecture in the City of Pacific Grove. It should also be noted that this style or form of architecture is well represented in Pacific Grove, particularly to the south of the original Townsite.

REFERENCES

Chicago Title Company. Preliminary Title Report, 342 Asilomar Avenue, Pacific Grove, CA. January 23, 2017.

Flood, Theodore L. and Frank Chapin Bray. "History of the Pacific Branch C.L.S.C. *The Chautauquan*. Chautauqua Literary and Scientific Circle, Chautauqua Institution. Volume 40. 1905.

Heritage Society of Pacific Grove Website. www.pacificgroveheritage.org. Accessed November 2020.

McLane, Lucy Neely. *A Piney Paradise by Monterey Bay: Pacific Grove, The Documentary History of her first Twenty-five Years and a Glimpse of her Adulthood*. San Francisco: Lawton Kennedy. 1952.

Pacific Grove Museum of Natural History. Pacific Grove, 1912.

Page & Turnbull, Inc. City of Pacific Grove Historic Context Statement, Final. Prepared for the city of Pacific Grove, Monterey County, California. October 31, 2011.

Page & Turnbull, Inc. Pebble Beach Historic Context Statement. Prepared for Monterey County, California. 2013.

R.L. Polk & Company. California City Directories, Monterey, CA 1954, 1960, 1981.

Seavey, Kent and the Heritage Society of Pacific Grove. *Images of America: Pacific Grove*. San Francisco: Arcadia Publishing. 2005.

Sunset Magazine May 1946, reprinted 1999; May 1958, reprinted 1997.

United States Federal Census, Pacific Grove, California, 1940.

SUMMARY AND RECOMMENDATIONS

In summary, after carrying out a pedestrian survey of 342 Asilomar Boulevard, conducting archival research, and examining other residences in Pacific Grove built in the 1950s, it is my recommendation that the subject property is not eligible for listing on the CRHR, NRHP, nor the Pacific Grove Historic Resources Inventory.

If you have any questions regarding the details or recommendation provided in this historical assessment, please contact me.

Regards,

Dana E. Supernowicz, M.A., RPA
Principal

Attachments: DPR 523A – Primary Record
DPR 523B – Building, Structure, and Object Record

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #: _____
HRI # _____
Trinomial _____
NRHP Status Code: _____
Other Listings _____
Review Code ____ Reviewer _____ Date _____

 ***Resource Name or #:** 342 Asilomar Boulevard

P1. Other Identifier: Schembri Residence (001-061-06)
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted** ***a. County:** Monterey
***b. USGS 7.5' Quad:** Monterey, CA **Date:** 1977
c. Address: 342 Asilomar Boulevard **City:** Pacific Grove **Zip:** 93950
d. UTM: N/A
***e. Other Locational Data (APN #):** The property, located at 342 Asilomar Boulevard in Pacific Grove, is situated on the west side of Asilomar Avenue between Pico and Arena Avenue. The parcel, identified as Assessor's Parcel Number (APN) 001-061-06, is legally described as follows: Beginning at a point on the westerly line of Asilomar Avenue from which point Corner 7 of Block 330, bears N. 3° 19' E., 194.03 feet, as said Asilomar Avenue and said Corner 7 and Block 330, are shown on Sheet 2 of that certain map entitled, "Map of Pacific Grove Acres," filed June 2, 1919 in Volume 3, Maps of "Cities and Towns", at Page 13, Monterey County Records, said point of beginning being the southeasterly corner of that certain 0.250 acre tract of land described as Parcel No. 2 of that certain Deed to H. Janet Schultzberg, recorded May 19, 1944 in Volume 831, Page 107, Official Records of Monterey County; thence following the southerly line of said Parcel No. 2 of said Deed (Chicago Title Company 2017).

***P3a. Description:** The subject property consists of a single-story, wood or stick-frame residence sited on a rectangular 21,700 square foot parcel. The residence consists of 1,000 square feet, having two bedrooms and one bathroom. Character defining architectural features of the residence include its low, horizontal rectangular massing with an attached single-car garage, perimeter concrete foundation, low pitched shed roof, plain facia lacking gutters, brick fireplace extending from the front or east elevation along its exterior wall through the roof for approximately 4 feet, asymmetric fenestration, and horizontal lap or board exterior siding. A painted wood door provides access to the residence facing Asilomar Avenue, flanked by a narrow louver-style horizontal-shaped window on the right and fixed plate glass window to the left. To the left of the brick fireplace are two horizontal-shaped louver-style windows. The south elevation of the residence is distinguished by the home's gently sloping roofline and two replaced rectangular vinyl sash windows. The west or rear elevation of the residence is characterized by a replaced vinyl sash window on the right followed by two horizontal vinyl sash windows, a pair of replaced vinyl sash windows, and a picture window to the left. Further to the left or north along the rear is a contemporary wooden deck that leads to a lighted entry door with a slight inset on the wall line. The north elevation features a rectangular-shaped single louver style window in the center of the wall. The front yard and the rear yard are minimally landscaped with grasses and several shrubs. The house rests on the inner dunes facing the ocean with a large dune lying immediately to the west. Asilomar Avenue rises abruptly to the east.

***P3b. Resource Attributes:** HP2 - Single-family property
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

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

P5b. Description of Photo: View of the residence looking southwest from Asilomar Avenue.
***P6. Date Constructed/Age and Sources:** ■ Historic
1954. Historic city directories and aerial photographs.
***P7. Owner and Address:** Frank and Carol Schembri, 3912 Marshall Avenue, San Mateo, California 94403.

***P8. Recorded by:** Dana E. Supernowicz, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953.
***P9. Date Recorded:** November 7, 2020

***P10. Type of Survey:** ■ Architectural
Describe: Architectural Survey

***P11. Report Citation:** Phase I Historical Resource Assessment of 342 Asilomar Boulevard, Pacific Grove, Monterey County, California 93950. Prepared for Frank and Carol Schembri, 3912 Marshall Avenue, San Mateo, CA 94403. Prepared by Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953. November 2020.

***Attachments:** Building, Structure, and Object Record

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: Hoganson Residence
B2. Common Name: 342 Asilomar Boulevard
B3. Original Use: Residence **B4. Present Use:** Residence
***B5. Architectural Style:** Mid-20th Century Modern
***B6. Construction History:** Based upon city directories, aerial photographs, and tax assessor records, the home appears to have been built in 1953, and occupied in 1954. The residence appears to conform to its original massing or building footprint, however, it has undergone a number of alterations, particularly window replacement and a contemporary rear deck placed in the northwest corner of the house.
***B7. Moved?** ■ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:**
***B8. Related Features:** Single-family residential houses dating from the 1920s through the 2000s.
B9a. Architect: Undetermined **B9b. Builder:** Undetermined

***B10. Significance: Theme:** Mid-20th Century Modern **Area:** Pacific Grove
Period of Significance: 1953-1954 **Property Type:** Residence **Applicable Criteria:** A, B & C

Pacific Grove was founded in 1875 by a group of Methodists who modeled the town after Ocean Grove, New Jersey. In time, the butterflies, fragrant pines and fresh sea air brought others to the Pacific Grove Retreat to rest and meditate. The initial meeting of the Pacific Coast branch of the Chautauqua Literary and Scientific Circle was held in Pacific Grove in June 1879. Modeled after the Methodist Sunday school teachers' training camp established in 1874 at Lake Chautauqua, New York, this location became part of a nationwide educational network. In November 1879, after the summer campers returned home, Robert Louis Stevenson wandered into the deserted campgrounds: "I have never been in any place so dreamlike. Indeed, it was not so much like a deserted town as like a scene upon the stage by daylight, and with no one on the boards." The Pacific Grove post office opened in 1886, closed later that year, and was re-opened in 1887. Pacific Grove incorporated in 1889 (McLane 1952) (refer to BSO, Page 2 of 10).

B11. Additional Resource Attributes: N/A
B12. References: Chicago Title Company. Preliminary Title Report, 342 Asilomar Avenue, Pacific Grove, CA. January 23, 2017; Flood, Theodore L. and Frank Chapin Bray. "History of the Pacific Branch C.L.S.C." *The Chautauquan*. Chautauqua Literary and Scientific Circle, Chautauqua Institution. Volume 40. 1905; Heritage Society of Pacific Grove Website. www.pacificgroveheritage.org. Accessed November 2020; McLane, Lucy Neely. *A Piney Paradise by Monterey Bay: Pacific Grove, The Documentary History of her first Twenty-five Years and a Glimpse of her Adulthood*. San Francisco: Lawton Kennedy. 1952; *Pacific Grove Museum of Natural History*. Pacific Grove, 1912; Page & Turnbull, Inc. City of Pacific Grove Historic Context Statement, Final. Prepared for the city of Pacific Grove, Monterey County, California. October 31, 2011; Page & Turnbull, Inc. Pebble Beach Historic Context Statement. Prepared for Monterey County, California. 2013. R.L. Polk & Company. California City Directories, Monterey, CA 1954, 1960, 1981; Seavey, Kent and the Heritage Society of Pacific Grove. *Images of America: Pacific Grove*. San Francisco: Arcadia Publishing. 2005; *Sunset Magazine* May 1946, reprinted 1999; May 1958, reprinted 1997; United States Federal Census, Pacific Grove, California, 1940.
B13. Remarks: N/A
B14. Evaluator: Dana E. Supernowicz, Historic Resource Associates, 3142 Bird Rock Road, Pebble Beach, CA 93953
Date of Evaluation: November 2020

Aerial Photograph 2020

(This space reserved for official comments.)

***B10. Significance: (Continued):**

Pacific Grove, like Carmel-by-the-Sea and Monterey, became an artists' haven in the 1890s and subsequent period. Artists of the plein air school in both Europe and the United States were seeking an outdoor venue which had natural beauty, so that Pacific Grove was a magnet for this movement. William Adam was an English painter who first moved to Monterey and then decided on Pacific Grove for his home in 1906. At about the same time Eugen Neuhaus, a German painter, arrived in Pacific Grove with his new bride. Charles B. Judson was an artist of aristocratic lineage who painted in Pacific Grove over a long period of time beginning in 1907; Judson's murals decorate the halls of the California Academy of Sciences (McLane 1952).

For a number of years, John Steinbeck lived in a cottage in Pacific Grove owned by his father, Ernest, who was Monterey County Treasurer. The cottage still stands on a quiet side street, without any plaque or special sign, virtually overlooked by most Steinbeck fans. In Steinbeck's book Sweet Thursday, a chapter is dedicated to describing a likely fictional rivalry that arose among the town's residents over the game of roque. Local traditions include a Butterfly Parade, in which elementary schoolchildren dress in costumes and march through town, and the Feast of Lanterns, a Chinese-styled pageant in which a high school girl and her companions act out a melodrama (McLane 1952).

The mid-20th century Modern residence at 342 Asilomar Boulevard represents a modest “cottage” style residence built in 1953-1954 and first occupied by John and Elaine A. Hoganson. John Hoganson was an officer in the United States Navy, likely stationed in Monterey (R.L. Polk & Company. California City Directory, Monterey, CA 1954). By 1960, the residence was either rented or sold to Dale R. Wilson (R.L. Polk & Company. California City Directory, Monterey, CA 1960). Ten years later the residence is listed as vacant, but by 1981 the residence was owned or occupied by Pamela A. Weigle (R.L. Polk & Company. California City Directory, Monterey, CA 1981). For many years the residence was likely used as a second-home or as a rental, based upon city directories. In 2013, the property was owned by the Mangelsdorf family, who sold it to the current owners, Frank and Carol Schembri, in 2017.

In regards to the architectural design of the residence, its low horizontal lines, gently sloping shed style roof, and its large exterior brick chimney/fireplace clearly point to similar homes built during the 1950s and 1960s. What is now commonly referred to a Mid-Century or Mid-Twentieth Century architecture is rooted principally in the development of post-World War II residential housing in the greater Monterey Peninsula, including Monterey, Pacific Grove, Carmel, and Pebble Beach. During the post-World War II era, most areas of the Monterey Peninsula experienced a sustained building boom, reflecting pent-up demand and explosive population growth in California. Both Pacific Grove and nearby Pebble Beach area witnessed similar growth, in part due to the proximity of Fort Ord and the expanding South Bay Area region that would come to be known as Silicon Valley. As new houses were infilled on undeveloped parcels along Asilomar Avenue, the end result was a diverse mix of architectural styles.

One of the most prolific builders in the Monterey-Carmel area was Hugh Comstock, who began to experiment in the 1930s with a vernacular style of construction that he labeled "Post-Adobe." The name reflected not only the construction techniques employed in the style, but also a reference to modifications made to the "old" style of adobe construction as applied to many California missions, estancias, and residences from the 18th century through the mid-19th century. As described by Comstock, "the original conception of the Post-Adobe was inspired by a simple drive and ambition to improve and reduce the cost of, adobe construction" (Comstock 1948). In 1948, Comstock published a vocational and technical manual for the construction of Post-Adobe style homes. Published in Carmel, the pamphlet book described techniques employed in the manufacture of Post-Adobe homes, and contained working drawings and photographs of existing Post-Adobe homes. By the 1950s, Comstock as well as others, helped establish the "Post-Adobe" as the quintessential California Ranch home throughout Carmel Valley and parts of Pebble Beach (Comstock 1948). While demand for Post-Adobe homes increased in the post-World War II Era, so did more traditional forms of architecture, particularly those espoused by other California architectures, such as Cliff May.

Both Comstock and May introduced Modern Architecture to the region, albeit with the use of much older materials. Cliff May introduced his architectural preferences in *Sunset Magazine* in 1946. In the early 1930s, Cliff May was designing homes principally in San Diego and Los Angeles for the mild Southern California climate. In an interview in 1936, May declared that “the early Californians had the right idea. They built for the seclusion and comfort of their families, for the enjoyment of relaxation in their homes.” A descendant himself of an early California Spanish family, May was raised on a San Diego ranch. Considered by many to be the father of the California Ranch house, May is noted for combining the western ranch house and Hispanic hacienda styles with elements of Modernism (*Sunset Magazine* May 1946, reprinted 1999; May 1958, reprinted 1997; Gregory 2008).

***B10. Significance: (Continued):**

What made Cliff May's articulation of home design so compelling was his drive to perpetuate ideas of livability rather than façade. May designs incorporated large expanses of glass and sliding glass doors. His approach called for houses to be built out instead of up, with the continual goal of bringing the outdoors in (*Sunset Magazine* May 1946, reprinted 1999; May 1958, reprinted 1997; Gregory 2008). The California Ranch style emerged as one of the most popular American styles in the 1950s and 1960s. The style took its cues from the spare and hardy practicality of western styles like Monterey Spanish Colonial, Prairie, and Craftsman homes. Residences were characterized by one-story, low pitched-roof construction, built-in garage, wood or brick exterior walls, picture windows, sliding glass doors, large rafters, and patios (Gregory 2008). Throughout Monterey County, thousands of California Ranch style homes were constructed.

During the same post-War period in which May and others introduced California Ranch style architecture to the region, Modernist architects were diligently at work as well adopting new technologies and designs that reflected the emerging markets in California. The modernist designs were punctuated with either one-story or split level, emphasizing modular or cubist shapes, and generally with flat roofs and exaggerated roof eaves. A few homes were designed by recognized Modernist architects of the period, such as Jon Konigshofer, as well as others representing the Bay Area regional style (Page & Turnbull, Inc. 2013: 113-114). By the 1960s, most of the Modernist style homes in Pacific Grove and nearby Pebble Beach featured asymmetric designs, wood and stucco exterior wall cladding, aluminum windows, tar and gravel roofs, large slumpstone or brick fireplaces, and varying roof heights.

The subject property, located in what was known as Pacific Grove Acres, a subdivision filed June 2, 1919 in Volume 3, Maps of "Cities and Towns," at Page 13, Monterey County Records, is depicted in Figures 1-2. The subject property reflects a very modest version of a Mid-20th Century Modern residence. While the home's overall visual presence is clearly modern, it lacks some of the key character defining features embodied in the work of important architects of the period, such as large plate glass windows and varying roof heights, although the front or east facing façade of the home does have wide roof eaves. It is also apparent that the home's window fenestration and materials have been altered, many replaced with contemporary designs of vinyl.

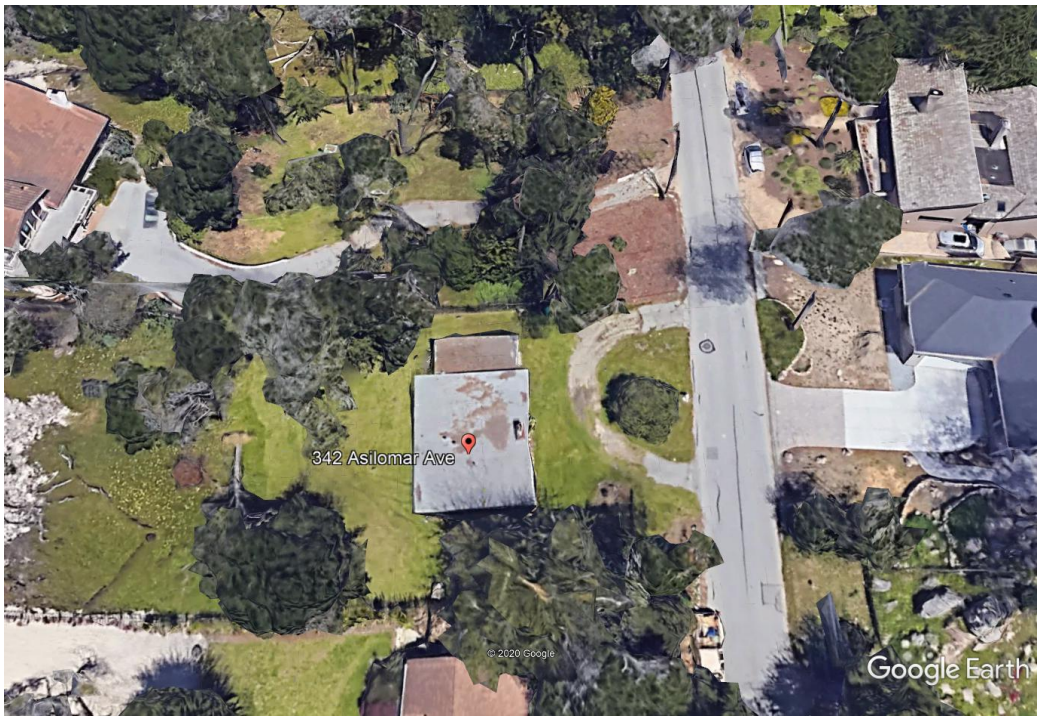


Figure 1: Aerial view of 342 Asilomar Boulevard, looking north. Note the different roof material as opposed to the roof of the main residence.

***B10. Significance: (Continued):**

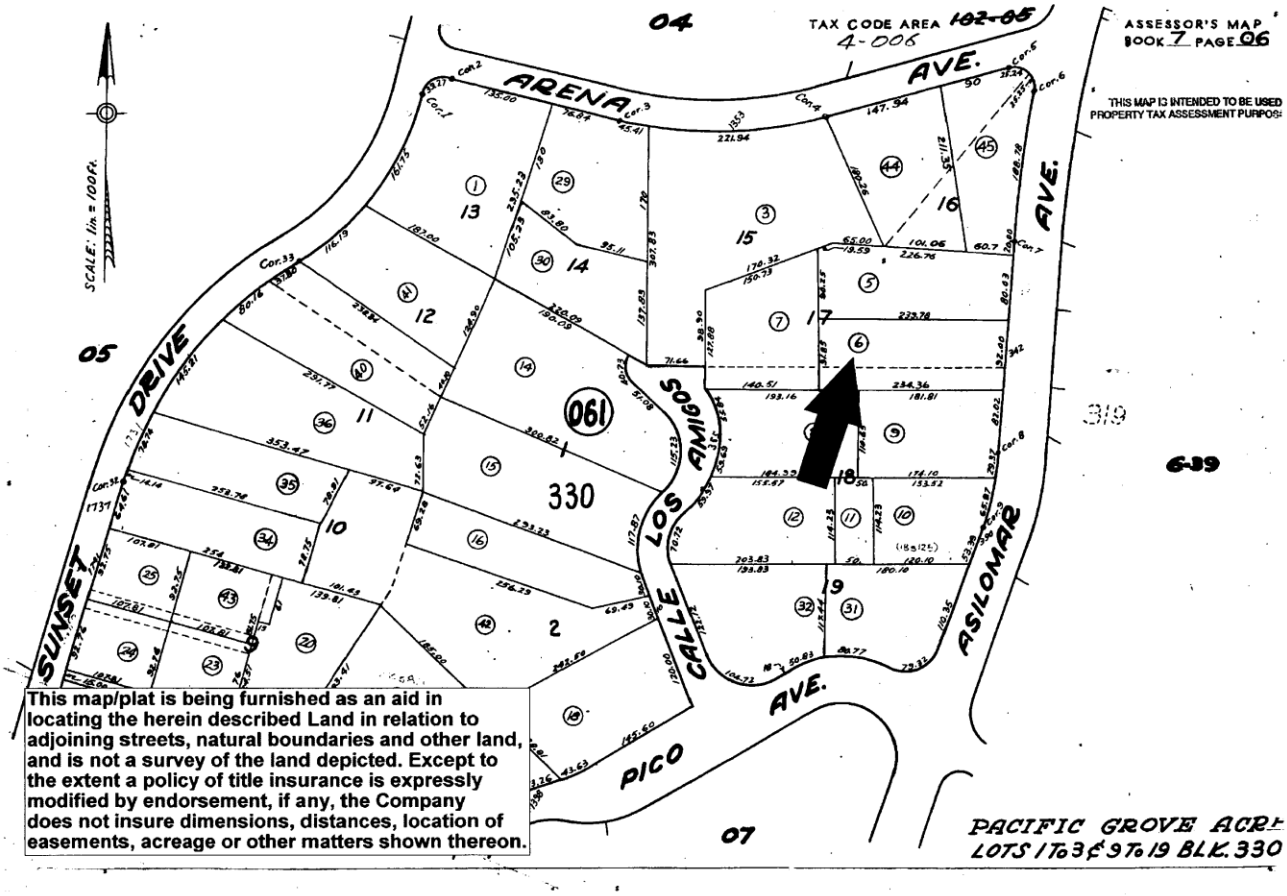


Figure 2: Assessor's Parcel Map.

REGULATORY FRAMEWORK

The City of Pacific Grove, under contract with a cultural resource consulting firm, developed a context study focusing on buildings constructed between 1927-1945. Called out as the "City of Homes" period, this episode of development focused on recreation and tourism, the Great Depression, and World War II. Property types associated with these significant themes include residential properties, commercial properties, auto camps and cottage courts, civic and public assembly properties, industrial properties, and cultural landscape elements (Page & Turnbull, Inc. 2011: 16). The subject property post-dates this period of development in Pacific Grove, and to date the post-1950s era has not seen the level of recognition as compared with the period from the 1870s through the early 1940s.

***B10. Significance: (Continued):**

According to the context statement, residential architecture of the period encompasses a range of styles, with the most popular roughly following a chronology that included the Spanish Colonial Revival style (1920s - 1930s), which also includes the related Pueblo Revival style; Tudor Revival style (1920s – 1930s); the Minimal Traditional Style (1930s – 1940s); and the Ranch Style (1940s – 1970s). As was the case in previous eras, vernacular buildings are common, most frequently appearing as simplified versions of Craftsman style buildings or following English cottage precedents.

In contrast, the 1950s represent a transitional period of architecture in Pacific Grove. During World War II few homes were built in the city, however, building dramatically picked up in the early 1950s, particularly to the south and along the coastal dune area to the north of the Asilomar Conference Grounds. There still exists numerous early to late-1950s cottage style modern homes dotting the various streets in the vicinity of the conference grounds. Many were occupied by enlisted or retired military or were modest second-homes. The subject property clearly represents this class of residence in Pacific Grove.

The City of Pacific Grove Historic Preservation Ordinance Title 23 Chapter 23.76 governs how historic resources are evaluated, placed on, or removed from the Historic Resources Inventory, and how any changes to structures are considered. The Pacific Grove Community Development Department requires an applicant hire a qualified historic consultant to prepare a Phase One Assessment when a project has the potential to affect a building, site, object or structure that is 50 years of age or older. The assessment will determine if a resource is historic by using criteria from the National Register of Historic Places, the California Register of Historic Resources and Pacific Grove's Historic Preservation Ordinance (Municipal Code Chapter 23.76). If it is determined that a resource is eligible for listing under one or more of the above sources, then a Phase Two Assessment is triggered. An applicant must submit (3) administrative draft copies of a Phase One Historic Assessment. Submission requirements vary based on the consultant's findings as follows:

- Not Significant - submit a letter stating why the property is not historic, citing local, state and federal criteria to support the finding.
- Significant without Integrity – submit a completed DPR 523a and DPR 523b (Primary Record and Building, Structure, Object Record) with a cover letter that addresses the 7 specific aspects of integrity and which of the seven have been lost and why.
- Significant – submit a completed DPR 523a and DPR 523b (Primary Record and Building, Structure, Object Record) with a cover letter stating at what level (local, state or national) the resource is significant and the applicable criteria. On DPR 523b, section B10, address integrity and list the character defining features of the resource.

SIGNIFICANCE STATEMENT

In addition to City of Pacific Grove Historic Preservation Ordinance Title 23 Chapter 23.76, which governs how historic resources are evaluated, the subject property was assessed under the regulatory framework within the guidelines imposed for the California Environmental Quality Act (CEQA) and the California Register of Historic Resources (CRHR) under Public Resources Code section 5024.1, and the National Register of Historic Places (NRHP) criteria. A historical resource may be eligible for inclusion in the CRHR if it:

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

***B10. Significance: (Continued):**

To guide the selection of properties included in the NRHP, the National Park Service has developed the NRHP Criteria for Evaluation. The quality of significance in American history, architecture, archaeology, and culture is possible in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and meet one of the following criteria:

- ☐ Criterion A: Are associated with events that have made a significant contribution to the broad patterns of our history; or
- ☐ Criterion B: Are associated with the lives of persons significant in our past; or
- ☐ Criterion C: Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components make lack individual distinction; or
- ☐ Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history (36 CFR Part 60).

The National Register of Historic Places (NRHP) defines a significant resource as one that meets one or above of the Criteria and retains integrity. It is the purpose of this evaluation to address the cultural resources identified in the project in concert with the aforementioned guidelines imposed through the CRHR and the NRHP. In applying the seven aspects of integrity to the residential property at 342 Asilomar Boulevard, the property retains integrity of setting, location, feeling, and association, but has diminished integrity related to its workmanship, design, and materials. Photographs 1-6 depict the residence as it appears today and illustrate the loss of integrity in regards to the home's original fenestration. In determining the significance of 342 Asilomar Boulevard, there a number of important factors that need to be considered. First, whether the house is associated with an events or events of significance in the history of Pacific Grove, or with a person or persons of significance in the history of Pacific Grove. Second, whether the house represents an important work of a local or regional architect, and whether the home's architectural design represents the work of a master designer or craftsman working in the mid-20th Century.

In regards to the CRHR Criteria 1 and NRHP Criteria A, no documentation has been found to suggest that the subject property represents or is associated with an event or events of significance in the history of Pacific Grove. Under CRHR Criteria 2 and NRHP Criteria B, no evidence has been found to suggest that the property is associated with a person or persons of significance in the history of Pacific Grove. Finally, under Criteria 3 and NRHP Criteria C, no evidence has been found to link the house to an architect of significance in the history of Pacific Grove, and, conversely, as an important example of mid-20th Century modern style architecture in the City of Pacific Grove. It should also be noted that this style or form of architecture is well represented in Pacific Grove, particularly to the south of the original Townsite.

***B10. Significance: (Continued):**

PHOTOGRAPH RECORD

Photograph 1: View looking west at the front entry door, flanked by a louvered window on the right and fixed window on the left.

Photograph 2: View looking west at the left front of the residence with two louvered windows.

***B10. Significance: (Continued):**

Photograph 3: View looking northwest at the southeast elevation of the residence with two replacement vinyl windows.

Photograph 4: View looking east at the southwest elevation of the residence. Note the replacement vinyl windows in the rear of the house.

***B10. Significance: (Continued):**

Photograph 5: View looking south at the northwest elevation of the residence with the newer deck and perhaps replacement or added entry door.

Photograph 6: View looking southeast at the north elevation of the residence.

***B10. Significance: (Continued):**

Photograph 7: View looking east from the top of the dune west of the residence towards the residence and Asilomar Boulevard in the background.

ARCHAEOLOGICAL SURVEY REPORT OF ASSESSORS PARCEL NUMBER 001-061-06, 342 ASILOMAR BOULEVARD, PACIFIC GROVE, MONTEREY COUNTY, CALIFORNIA 93950

NOVEMBER 2020

PREPARED FOR:

Frank and Carol Schembri
3912 Marshall Avenue,
San Mateo, California 94403

PREPARED BY:

Historic Resource Associates
3142 Bird Rock Road
Pebble Beach, CA 93953

SCHEMBRI RESIDENCE

342 ASILOMAR BLVD

Pacific Grove, California 93950

REVISION	No.

CONSULTANT:

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

TITLE SHEET

JOB NAME: Schembri Residence
342 Asilomar Avenue
Pacific Grove, CA 93450
APN: 007-061-006-000

DATE: 2/22/21
SCALE: N.T.S.
DRAWN: DM
JOB NUMBER: 20.03

A-0.1
SHEET OF

PROJECT DATA SHEET

PROJECT DATA SHEET

Project Address: 342 Asilomar Blvd **Submittal Date:** 2/22/2021

Applicant(s): Frank & Carol Schembri **Permit Type(s) & No(s):** Planning Application

	Required/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R1-B4	R1-B4	R1-B4	
Building Site Area		21,780 SF.	21,780 SF.	
Density (multi-family projects only)	N/A	N/A	N/A	
Building Coverage	3,267 SF.	1,312 SF.	3,267 SF.	15% RESIDENTIAL DEVELOPMENT ENVELOPE
Site Coverage	15% (3,267) + 750 SF.	94 SF.	3,267 SF. Primary coverage + 750 SF. Outdoor Use Area	COVERAGE FOR THE ENTIRE PROPERTY
Gross Floor Area	3,267 SF.	1,312 SF.	2,590 SF.	
Square Footage not counted towards Gross Floor Area		NONE	NONE	
Impervious Surface Area Created and/or Replaced		N/A	Bldg & Garage - 2,090 SF. Porches, Generator pad & Steps- 242 SF.	
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	158 FT.	158 ft/ 100 %	COMPLETE DEMOLITION
Exterior Lateral Wall Length to be built	_____	N/A	278 LT.	NEW CONSTRUCTION
Building Height	25'-0"	11'-5"	24'-10 1/2"	
Number of stories	2	1	2	
Front Setback	20'-0"	30'-6"	38'-0"	
NORTH **Side Setback** (specify side)	10% MIN. LOT WIDTH	14'-5"	18'-4"	
SOUTH **Side Setback** (specify side)	10% MIN. LOT WIDTH	26'-3"	13'-6"	
Rear Setback	20'-0"	177'-4"	144'-6"	
Garage Door Setback	20'-0"	32'-0"	38'-0"	
Covered Parking Spaces	2	1	2	
Uncovered Parking Spaces	2	NONE	2	
Parking Space Size (Interior measurement)	9' x 20'	9'x20'	10'-6" x 20'	
Number of Driveways	1	1	1	
Driveway Width(s)		8'-6"	12'-0"	
Back-up Distance		38'-0"	38'-0"	
Eave Projection (Into Setback)	3' maximum	2'-0".	2'-0"	
Distances Between Eaves & Property Lines	3' minimum	24'-3" south property line 34'-0" east property line 12'-10" north property line 175'-4" west property line	11'-6" south property line 36'-0" east property line 16'-4" north property line 142'-6" west property line	
Open Porch/Deck Projections		N/A	N/A	
Architectural Feature Projections		N/A	N/A	
Number & Category of Accessory Buildings		NONE	NONE	
Accessory Building Setbacks	N/A	N/A	N/A	
Distance between Buildings		N/A	N/A	
Accessory Building Heights	N/A	N/A	N/A	
Fence Heights	4'-0" - FRONT 6'-0" - SIDES & REAR	5'-0"	4'-0" (Outdoor Use Area only)	Not impact public views or the free passage of native wildlife. To comply LUP sect. 2.3.5(f)(e)

**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.*

[Rev. 01/14/14]

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED

2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.

3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.

4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

PROJECT DATA

ADDRESS: 342 ASILOMAR BLVD
PACIFIC GROVE, CA 93450

APN: 007-061-006-000

PROJECT DESCRIPTION:

DEMOLISHED EXISTING SINGLE FAMILY RESIDENCE AND BUILD NEW 2 STORY SINGLE FAMILY RESIDENCE WITH 3 BEDROOMS AND 2 CAR GARAGE.

ZONING: R1-B4
LOT SIZE ——— 21,780 S.F. = 0.50 ACS.
BUILDING HEIGHT: ——— MAXIMUM 25 FEET
ALLOWED GROSS FLOOR AREA ——— = 5,600 S.F.

BUILDING SETBACK

FRONT YARD ——— = 20 FEET
SIDE YARDS ——— = 10% MIN. LOT WIDTH
REAR YARD ——— = 20 FEET

RESIDENTIAL DEVELOPMENT ENVELOPE

PRIMARY COVERAGE AREA ——— = 15 % 3,267 S.F.
OUTDOOR USE AREA ——— 750 S.F.

EXISTING FLOOR AREA

EXISTING FLOOR AREA (TO BE DEMOLISHED) ——— 1,312 S.F.

PROPOSED FLOOR AREA

MAIN FLOOR AREA	1,475 S.F.
UPPER FLOOR AREA	570 S.F.
SUB TOTAL =	2,045 S.F.
GARAGE & MECH.	545 S.F.
TOTAL =	2,590 S.F.

PROPOSED SITE COVERAGE

RESIDENTIAL DEVELOPMENT ENVELOPE

PRIMARY COVERAGE

DESCRIPTION	AREA
BUILDING & GARAGE	2,090 S.F. (9.6 %)
PORCHES & STEPS	232 S.F. (1.07 %)
DRIVEWAY	790 S.F. (3.62 %)
STEPPING STONE / WALKWAY	145 S.F. (0.66 %)
GENERATOR PAD	10 S.F. (0.05 %)
TOTAL PRIMARY COVERAGE =	3,267 S.F. (15.0%)

OUTDOOR USE AREA	750 S.F.

PROJECT DATA

OWNER: FRANK and CAROL SCHEMBRI
3912 MARSHALL AVENUE
SAN MATEO, CA 94403

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PH: 831-372-0410

CIVIL: LANDSET ENGINEERING
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-6970
CONTACT: GUY GIRAUDO

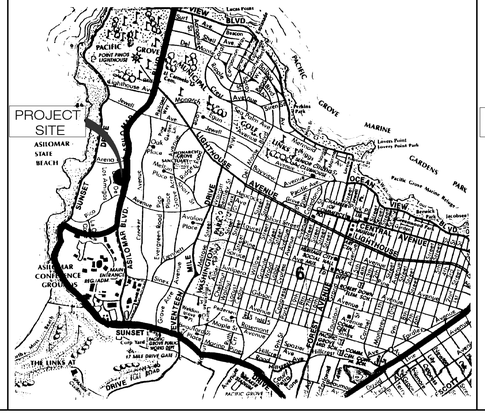
SURVEYOR: LANDSET ENGINEERING
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-6970
CONTACT: GUY GIRAUDO

BIOLOGIST: COASTAL BIOLOGIST
508 CROCKER AVENUE
PACIFIC GROVE, CA 93950
PH: 831-594-0948
CONTACT: TOM MOSS

ARCHAEOLOGIST: HISTORIC RESOURCE ASSOCIATES
3142 BIRD ROCK ROAD
PEBBLE BEACH, CA 93953
PH: 831-641-7474

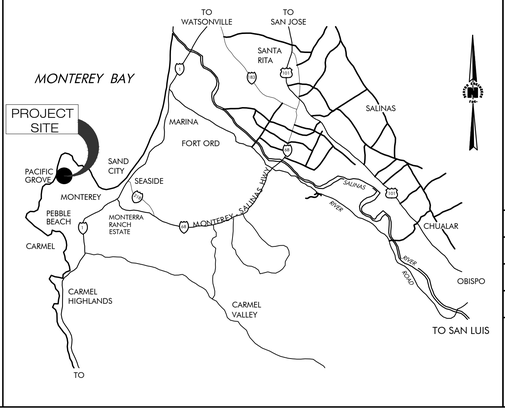
HISTORIAN: HISTORIC RESOURCE ASSOCIATES
3142 BIRD ROCK ROAD
PEBBLE BEACH, CA 93953
PH: 831-641-7474

LOCATION MAP



SHEET INDEX

VICINITY MAP



J:\20 Jobs\2003 Schembri_DD\03A0-1.dwg 2-22-21 01:23:37 PM

LEGEND:

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- ORIGINAL PROPERTY BOUNDARY LINE
- EASEMENT LINE (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE (TYPE AS MARKED)
- ASPHALT CONCRETE SURFACE
- CONCRETE SURFACE
- WOODEN SURFACE
- NATURAL GROUND SURFACE/LANDSCAPED AREA

- CONDUIT
- PIPE
- CLEANOUT
- DOWNSPOUT
- HOSEBIB
- WATER SERVICE
- IRRIGATION BOX
- IRRIGATION CONTROL VALVE
- WATER VALVE
- DRAIN LINE
- STREET LIGHT
- GAS LINE
- TELEPHONE SERVICE
- UNKNOWN UTILITY
- FUSE BOX
- ELECTRICAL OUTLET
- UTILITY POLE
- GUY WIRE
- MAILBOX
- AREA DRAIN
- HYDRANT
- SIGN
- GAS METER
- WATER METER
- PGE BOX
- UTILITY HUB
- TELEPHONE BOX
- ELECTRICAL HUB
- ELECTRICAL PANEL
- ELECTRICAL METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- PGE GAS MANHOLE
- ELECTRICAL MANHOLE
- FOUND MONUMENT – TYPE NOTED
- SURVEY H&V CONTROL POINT
- +100.00 SPOT ELEVATION
- +100.00 RL RIDGELINE
- +100.00 FF FINISHED FLOOR
- TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTIPRONGED TREE (MP)

CE = CEDAR PA = PALM
CW = COTTON WOOD PE = PEPPER
CYP = CYPRESS P = PINE
E = EUCALYPTUS R = REDWOOD
H = HOLLY TR = TREE
O = OAK W = WILLOW

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN THE ASILOMAR AVENUE RIGHT-OF-WAY APPROXIMATELY 41' NORTHEAST OF THE SOUTHEASTERLY PROPERTY CORNER, ELEVATION = 100.00' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (05/12/20) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:

OWNER:
MR. AND MRS. FRANK AND CAROL SCHEMBRI
3912 MARSHALL AVENUE
SAN MATEO, CA 93903

ARCHITECT:
ATTN: MR. LUYEN VU
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940

SITE LOCATION:
342 ASILOMAR AVENUE
PACIFIC GROVE, CA 93950

A.P.N.: 007-061-006

TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN
DOCUMENT NO. 2017005442, OFFICIAL RECORDS OF MONTEREY COUNTY
PACIFIC GROVE, CALIFORNIA
FOR
MR. AND MRS. FRANK AND CAROL SCHEMBRI

SCALE: 1" = 10'
DATE: MAY 2020
JOB NO. 2109-01

No.	DATE	BY	REVISION
	05/20/20	JK	RELEASED TO CLIENT

SHEET 1
OF 1 SHEETS

APPROVED BY:
GUY R. GIRAUDO P.L.S. No. 8703
EXP: 12-31-21

REVISION	No.

CONSULTANT:

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

(E) SITE / TOPOGRAPHIC MAP

JOB NAME: Schembri Residence
342 Asilomar Avenue
Pacific Grove, CA 93450
APN: 007-061-006-000

DATE: 2/22/21
SCALE: 1/16" = 1'-0"
DRAWN: CAD
JOB NUMBER: 20.03

A-1.0
SHEET OF

J:\20 Jobs\2003 Schembri_DD\003A1-0.dwg 2-22-21 01:24:31 PM

PROJECT DATA

PROJECT ADDRESS: 342 ASILOMAR AVENUE
PACIFIC GROVE, CA 93950

APN: 007-061-006

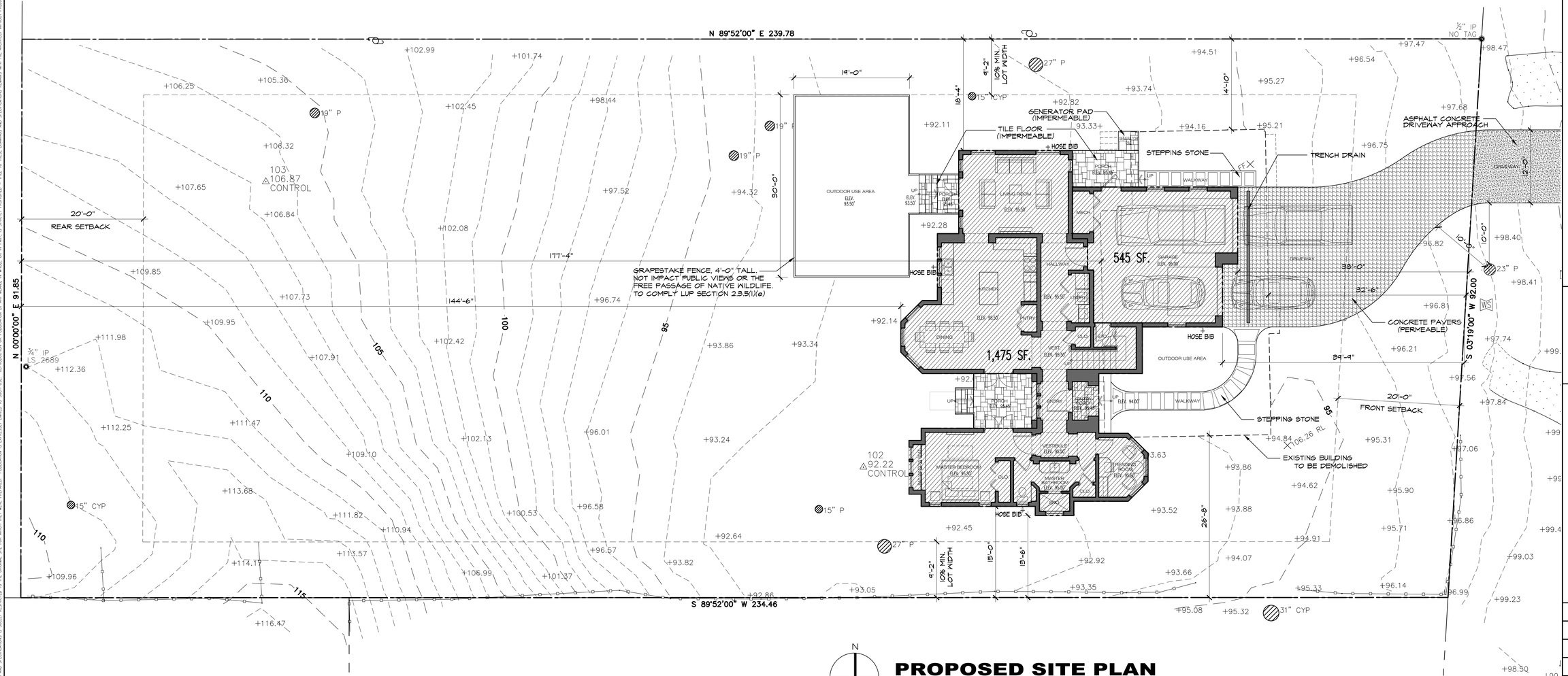
LOT AREA: 21,780 S.F.

PROPOSED SITE COVERAGE

PRIMARY COVERAGE AREA	MAX. ALLOWED (15%)
RESIDENTIAL BUILDING & GARAGE	2,090 S.F. (9.6%)
PORCHES & STEPS	232 S.F. (1.07%)
DRIVEWAY	790 S.F. (3.62%)
WALKWAYS	145 S.F. (0.66%)
GENERATOR PAD	10 S.F. (0.05%)
TOTAL	3,267 S.F. (15.0 %)
OUTDOOR USE AREA	750 S.F.

FLOOR AREA

MAIN FLOOR AREA	1,475 S.F.
UPPER FLOOR AREA	570 S.F.
SUB TOTAL =	2,045 S.F.
GARAGE & MECH.	545 S.F.
TOTAL =	2,590 S.F.



N

PROPOSED SITE PLAN

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

0 4' 8' 12' 16' 20'

J:\20 Jobs\2003 Schembri_DD\003A1-1.dwg 2-22-21 01:25:12 PM

REVISION	No.

CONSULTANT:

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

PROPOSED SITE PLAN

JOB NAME: Schembri Residence
342 Asilomar Avenue
Pacific Grove, CA 93950
APN: 007-061-006-000

DATE:	2/22/21
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	20.03

A-1.1

SHEET OF

LEGEND

PROPOSED SITE COVERAGE			
	BUILDING AREA	2,090 S.F.	
	PORCHES, STEPS, DRIVEWAY, WALKWAYS & GENERATOR PAD	1,177 S.F.	
	TOTAL	3,267 S.F.	(15.0 %)
	OUTDOOR USE AREA	750 S.F.	

PROJECT DATA

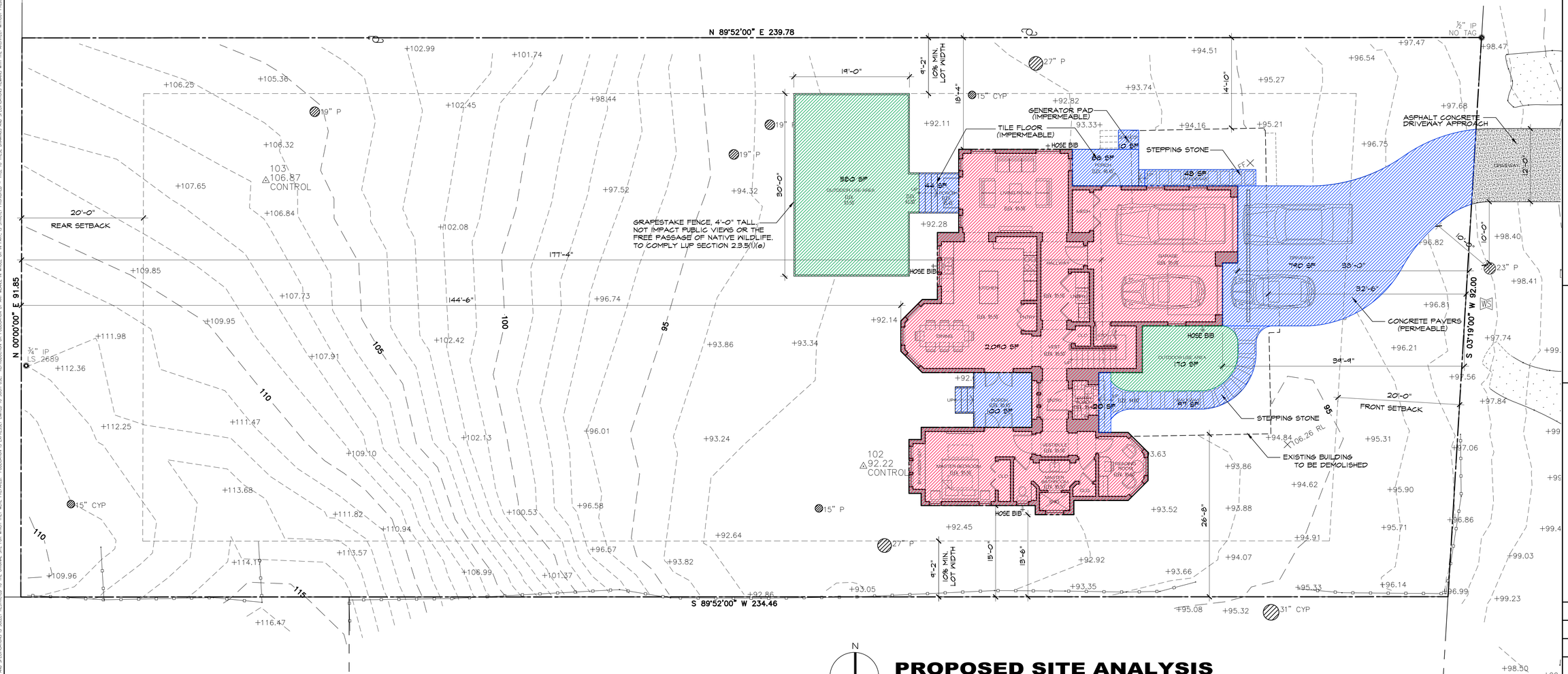
PROJECT ADDRESS: 342 ASILOMAR AVENUE
PACIFIC GROVE, CA 93950

APN: 007-061-006

LOT AREA: 21,780 S.F.

PROPOSED SITE COVERAGE

PRIMARY COVERAGE AREA		MAX. ALLOWED (15%)
RESIDENTIAL BUILDING & GARAGE	2,090 S.F.	(9.6%)
PORCHES & STEPS	232 S.F.	(1.07%)
DRIVEWAY	790 S.F.	(3.62%)
WALKWAYS	145 S.F.	(0.66%)
GENERATOR PAD	10 S.F.	(0.05%)
TOTAL	3,267 S.F.	(15.0 %)
OUTDOOR USE AREA	750 S.F.	



N

PROPOSED SITE ANALYSIS

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

0 4' 8' 12' 16' 20'

J:\20 Jobs\2003 Schembri_DD\003A1-2.dwg 2-22-21 01:26:33 PM

REVISION	No.

CONSULTANT:

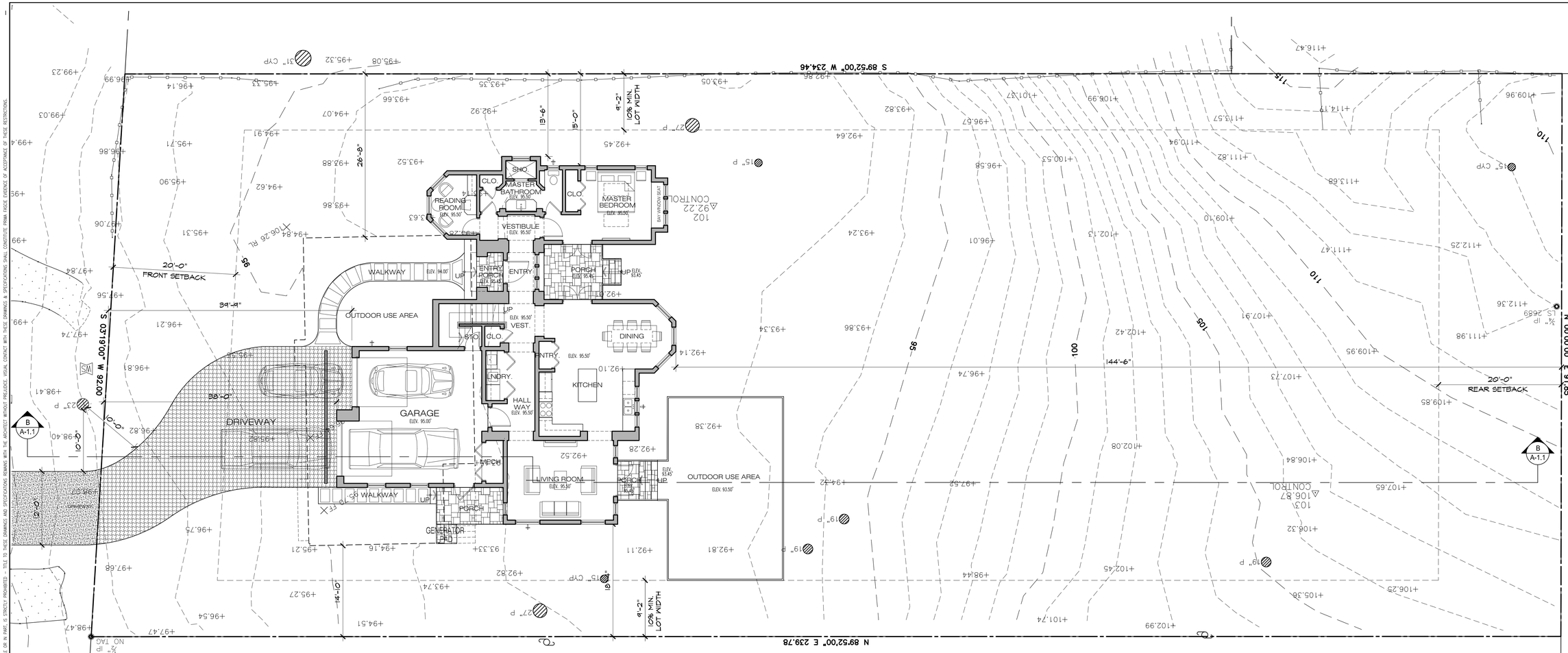
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

PROPOSED SITE ANALYSIS

JOB NAME: Schembri Residence
342 Asilomar Avenue
Pacific Grove, CA 93950
APN: 007-061-006-000

DATE:	2/22/21
SCALE:	1/8"=1'-0"
DRAWN:	DM
JOB NUMBER:	20.03

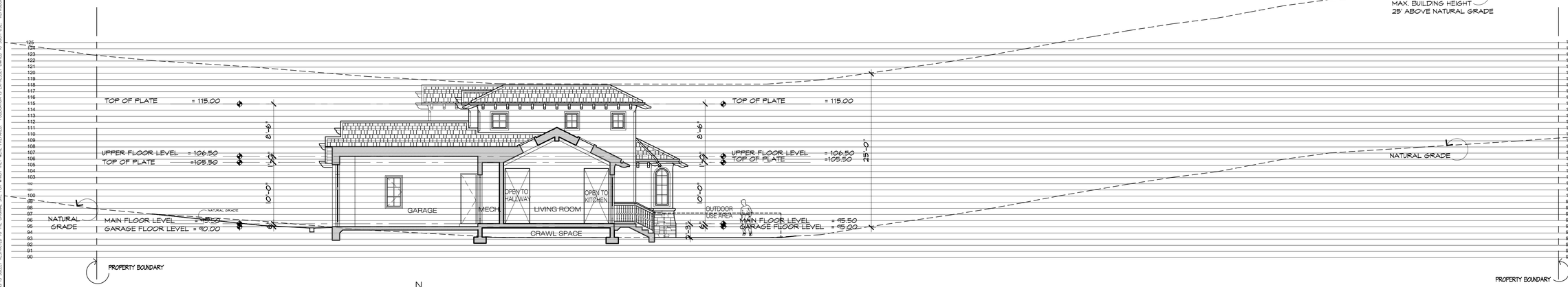
A-1.2
SHEET OF



PROPOSED SITE PLAN

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

0 4' 8' 12' 16' 20'



PROPOSED SITE SECTION 'B' - 'B'

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

0 4' 8' 12' 16' 20'

J:\20 Jobs\2003 Schembri_DD\003A1-3.dwg 2-22-21 01:27:19 PM

REVISION	No.

CONSULTANT:

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

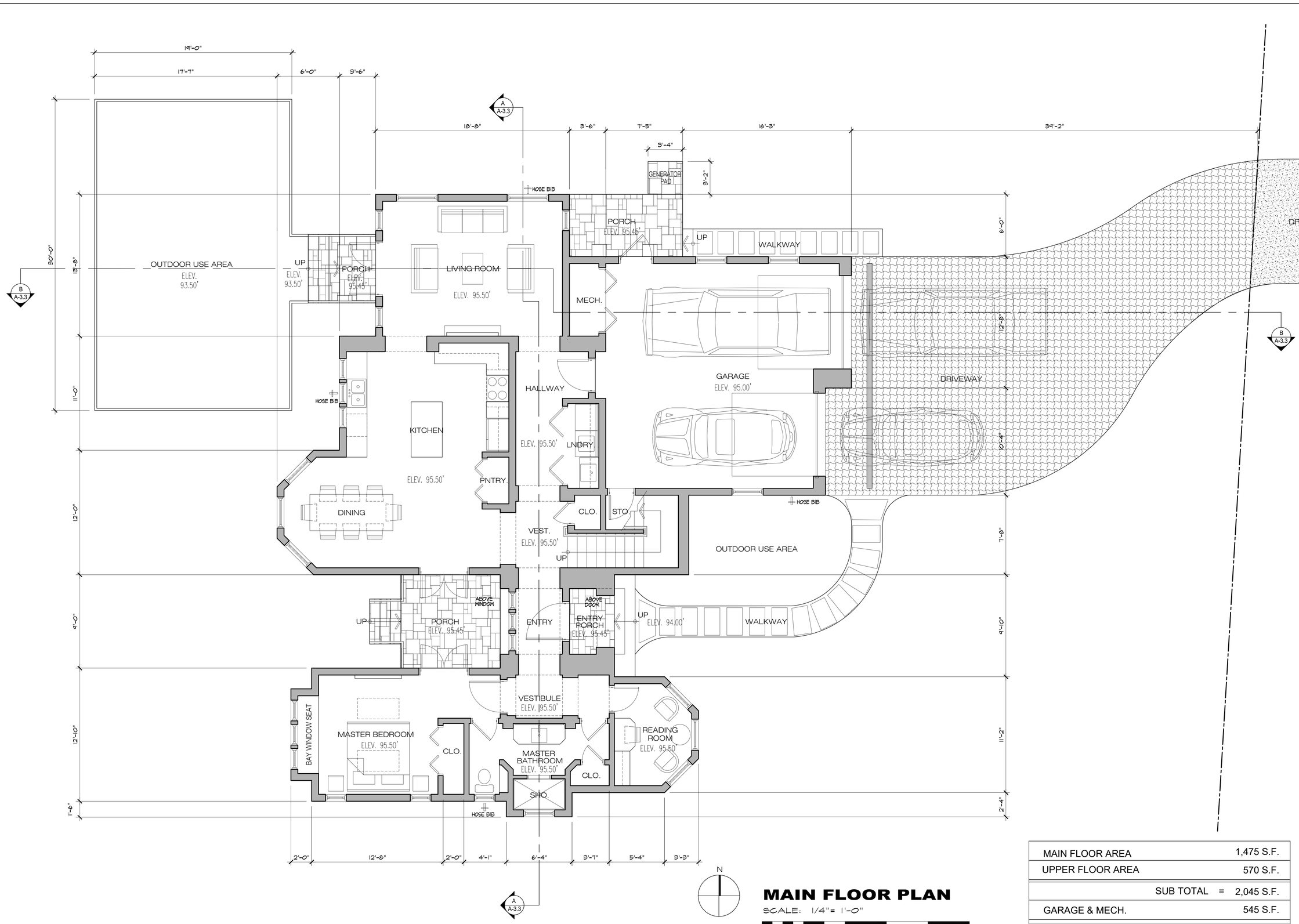
PROPOSED SITE SECTION

JOB NAME:
Schembri Residence
342 Aellomar Avenue
Pacific Grove, CA 93950
APN: 007-061-006-000

DATE:	2/22/21
SCALE:	1/8"=1'-0"
DRAWN:	DM
JOB NUMBER:	20.03

A-1.3

SHEET OF



MAIN FLOOR PLAN

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

MAIN FLOOR AREA		1,475 S.F.
UPPER FLOOR AREA		570 S.F.
	SUB TOTAL =	2,045 S.F.
GARAGE & MECH.		545 S.F.
	TOTAL =	2,590 S.F.

REVISION	No.

CONSULTANT:

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

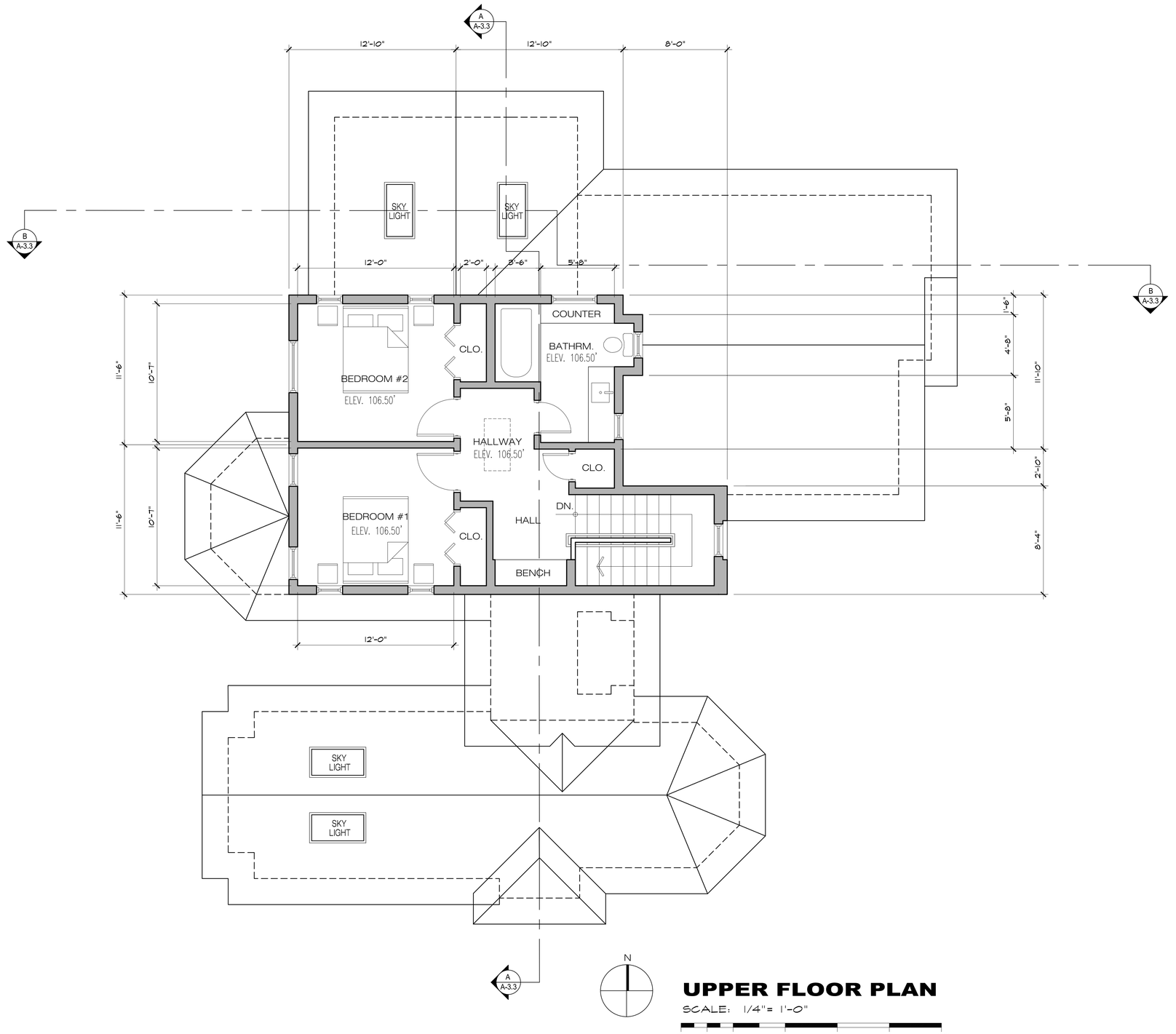
MAIN FLOOR PLAN

JOB NAME:
Schembri Residence
342 Asilomar Avenue
Pacific Grove, CA 93950
APN: 007-061-006-000

DATE:	2/22/21
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	20.03

A-2.1
SHEET OF

J:\20 Jobs\2003 Schembri_DD\003A2-1.dwg 2-22-21 01:28:03 PM



UPPER FLOOR PLAN

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

0 2' 4' 8' 12' 16' 20'

J:\20 Jobs\2003 Schembri_DD\03A2-2.dwg 2-22-21 01:28:58 PM

REVISION	No.

CONSULTANT:

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

UPPER FLOOR PLAN

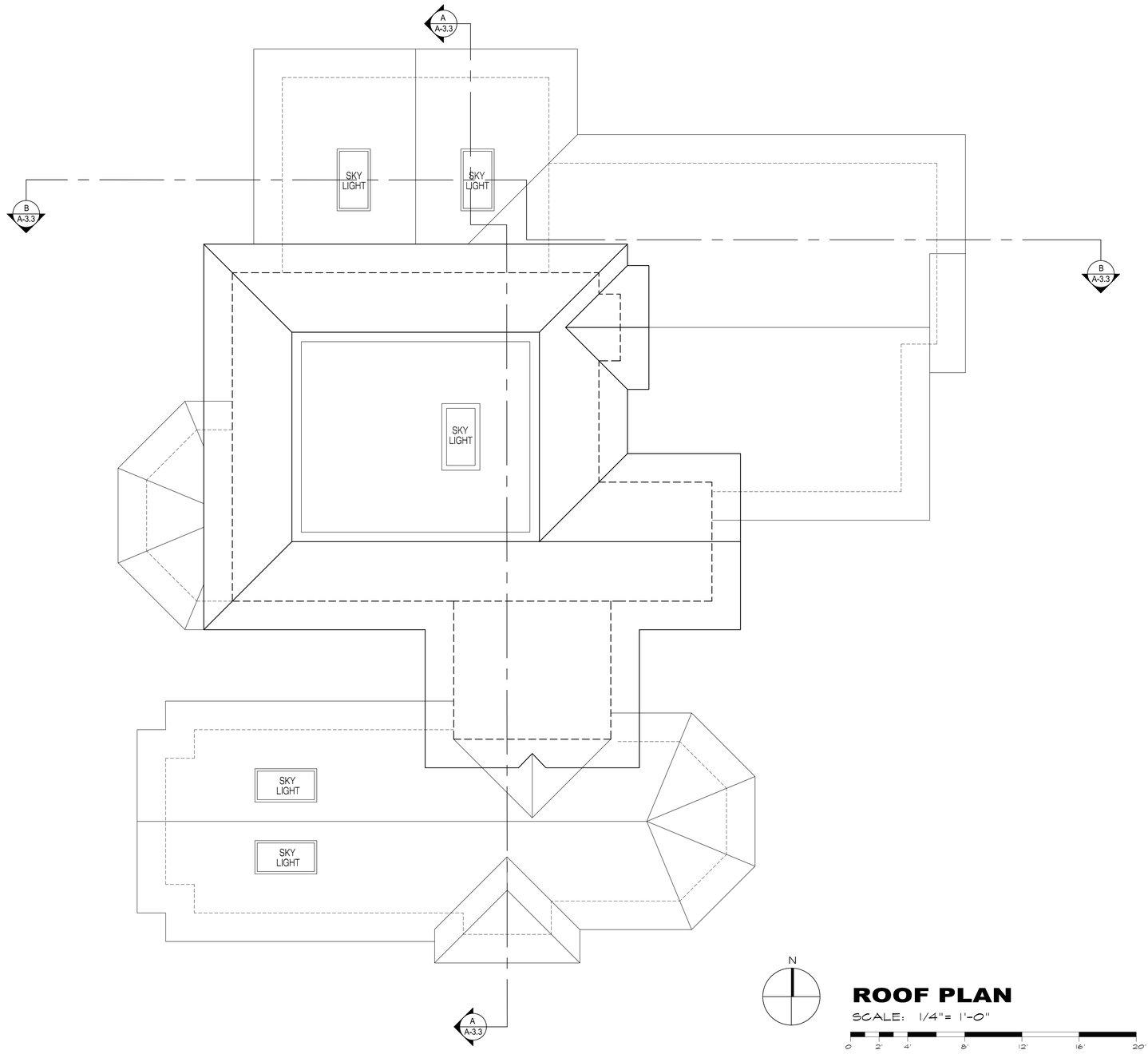
JOB NAME: Schembri Residence
342 Asilomar Avenue
Pacific Grove, CA 93950
APN: 007-061-006-000

DATE:	2/22/21
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	20.03

A-2.2

SHEET OF

J:\20 Jobs\2003 Schembri_DD\003A2-3.dwg 2-22-21 01:29:38 PM



ROOF PLAN

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.

CONSULTANT:

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

ROOF PLAN

JOB NAME:
Schembri Residence
342 Asilomar Avenue
Pacific Grove, CA 93450
APN: 007-061-006-000

DATE: 2/22/21

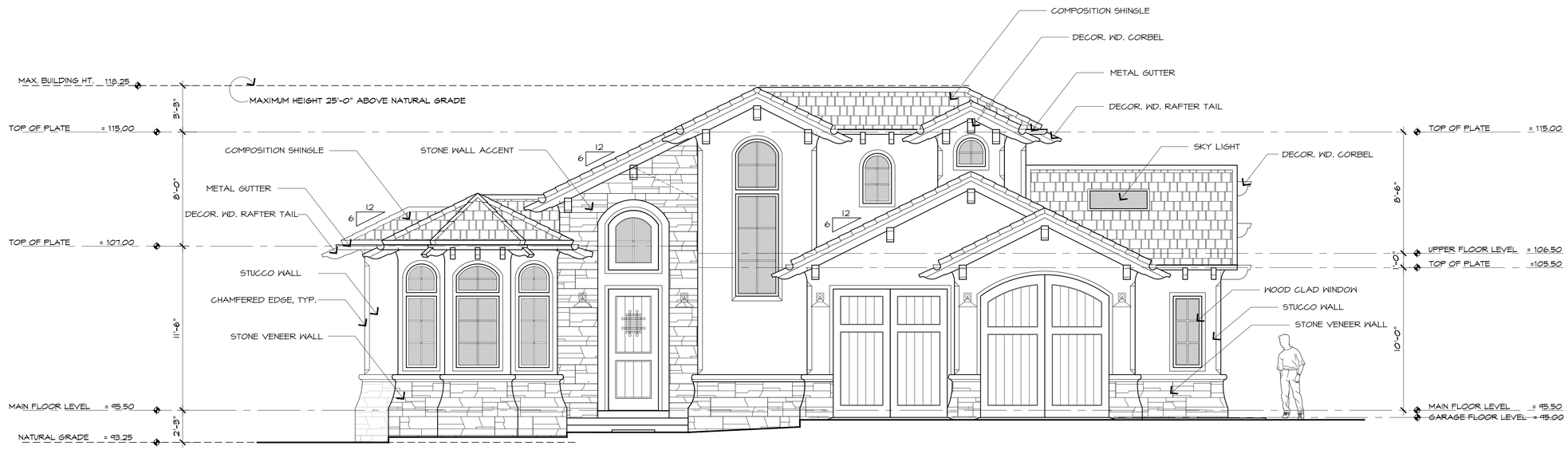
SCALE: 1/4"=1'-0"

DRAWN: DM

JOB NUMBER: 20.03

A-2.3

SHEET OF



FRONT - EAST ELEVATION

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

0 2' 4' 8' 12' 16'

SIDE - SOUTH ELEVATION

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

0 2' 4' 8' 12' 16'

REVISION	No.

CONSULTANT:

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

EXTERIOR ELEVATIONS

JOB NAME: Schembri Residence
342 Asilomar Avenue
Pacific Grove, CA 93450
APN: 007-061-006-000

DATE:	2/22/21
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	20.03

A-3.1

SHEET OF

J:\20 Jobs\2003 Schembri_DD\003A3-1.dwg 2-22-21 01:30:42 PM

REAR - WEST ELEVATION

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

0 2' 4' 8' 12' 16'

SIDE - NORTH ELEVATION

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

0 2' 4' 8' 12' 16'

REVISION	No.

CONSULTANT:

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

EXTERIOR ELEVATIONS

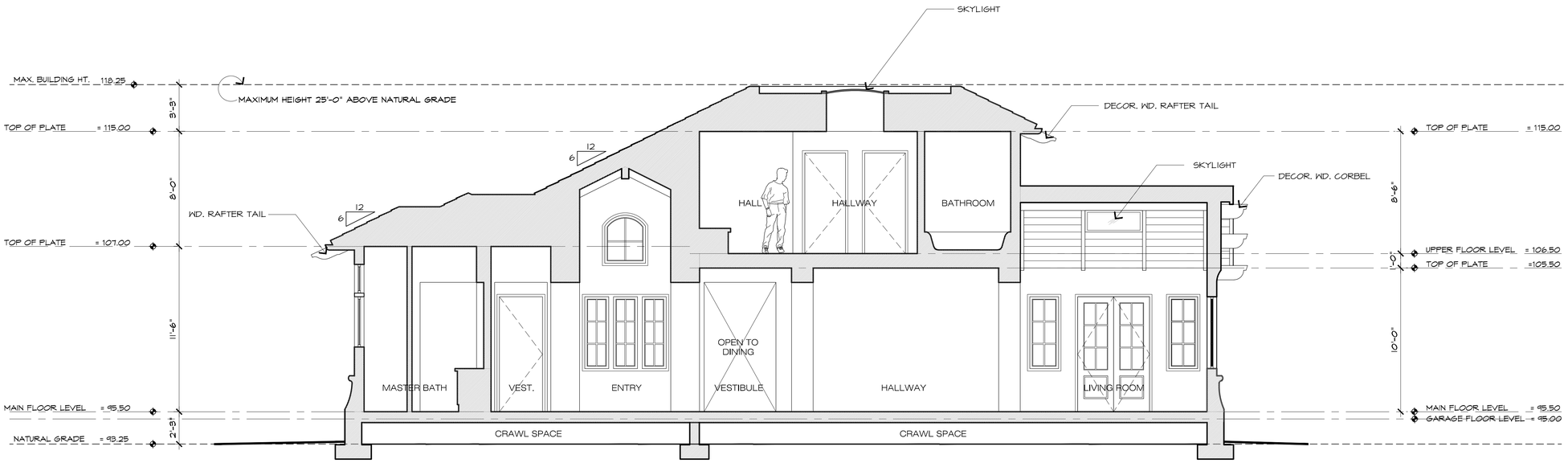
JOB NAME: Schembri Residence
342 Asilomar Avenue
Pacific Grove, CA 93450
APN: 007-061-006-000

DATE:	2/22/21
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	20.03

A-3.2

SHEET OF

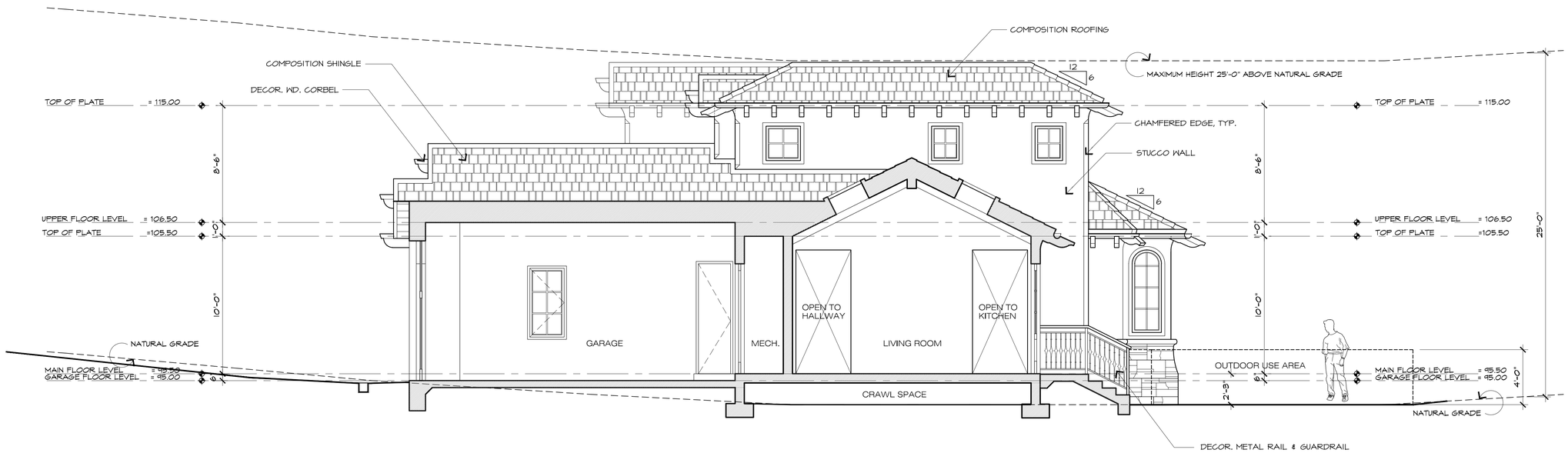
J:\20 Jobs\2003 Schembri_DD\003A3-2.dwg 2-22-21 01:31:26 PM



BUILDING SECTION 'A' - 'A'

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

0 2' 4' 8' 12' 16'



BUILDING SECTION 'B' - 'B'

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

0 2' 4' 8' 12' 16'

REVISION	No.

CONSULTANT:

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

BUILDING SECTIONS

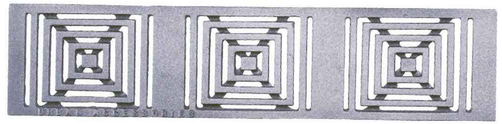
JOB NAME: Schembri Residence
342 Aslomar Avenue
Pacific Grove, CA 93450
APN: 007-061-006-000

DATE:	2/22/21
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	20.03

A-3.3

SHEET OF

J:\20 Jobs\2003 Schembri_DD\003A3-3.dwg 2-22-21 01:32:18 PM



URBAN ACCESSORIES
TRENCH GRATES

URBAN ACCESSORIES
DRAIN COVER

7 TRENCH GRATES & DRAIN COVER

BRAND: KOLBE & KOLBE
ALUMINUM CLAD WINDOW

4 ALUMINUM CLAD WINDOWS

ENTRY WOOD DOOR

DECOR. METAL
DOOR KNOCKER

BRAND: CERTAINTEED PRESIDENTIAL TL
COLOR: AGED BARK

1 COMPOSITION ROOFING

PRODUCT SPECIFICATION SHEET

SKU	**7310-1**
Category	Wall Light
	Outdoor
Finish Options	Antique Bronze, Antique Copper, Antique White, Antique Bronze w/Gold highlights, Antique Gold, Champagne, Dark Brown, Dark Silver, Matte Black, Old Iron, Rust, Verde Green

MEASUREMENT	
Total Height	10.5 inches
Total Width	6 inches
Cage Height	6.5 inches
Cage Width	6 inches diameter
Extension	9 inches
Back Plate Height	8 inches
Back Plate Width	5.5 inches
HCO	5 inches
Weight	5 LBS
LAMPING	
Total Bulbs	1
Bulb Type	Medium Base E26 - LED
Max Bulb Wattage	15W/100W equiavlent
Total Wattage	15W/100W equiavlent
Recommended Bulb	15W Vintage LED
Bulbs	Not included
Dimmable	Yes
LED	Yes
INSTALLATION SPECS	
Installation	Standard J-Box
Material	Wrought Iron
Finish process	Powder Coated Hot-Dip Galvanization (optional)
Safety Rating	Exterior – Wet Location
CA Title 24 – JA8	Available
Dark Sky	Yes
ADA	No
CSA Listed	Exterior Wet to UL Standard 1598+

8 EXTERIOR WALL LIGHT

4 FEET TALL 2-3" ROUGH CEDAR OR REDWOOD GRAPE
STAKES FENCE WITH 4" GAP BETWEEN GRAPE STAKES.

8 WOOD GRAPE FENCE

OVERHEAD GARAGE DOOR

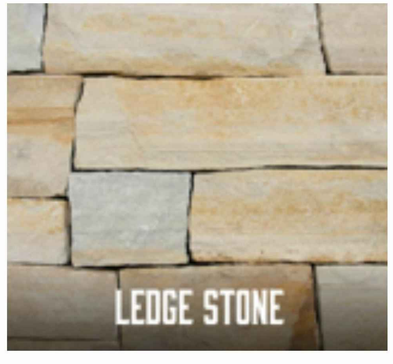
5 WOOD GARAGE DOOR

PERMEABLE PAVERS
MATERIAL SAMPLE ONLY

6 PAVERS SAMPLE

TEXTURE: SANTA BARBARA
COLOR: VAN ALEN GREEN

2 STUCCO WALL FINISH



STONE SHAPE

PENINSULA BUILDING MATERIALS
STONE SAMPLE

3 STONE VENEER WALL

REVISION	No.

CONSULTANT:

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

MATERIAL SAMPLES

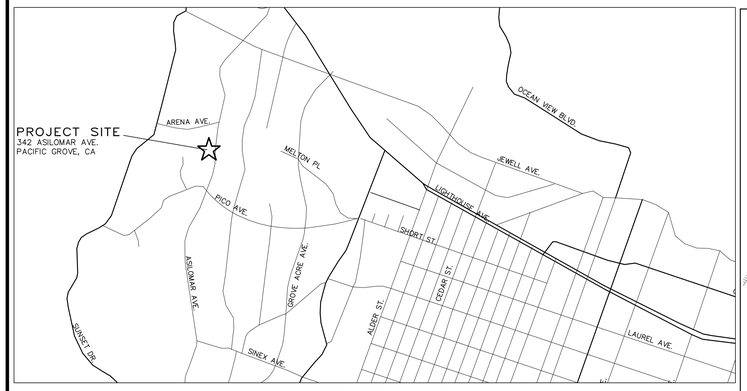
JOB NAME:
Schembri Residence
342 Aslomar Avenue
Pacific Grove, CA 93450
APN: 007-061-006-000

DATE:	2/22/21
SCALE:	N.T.S.
DRAWN:	NS
JOB NUMBER:	00.03

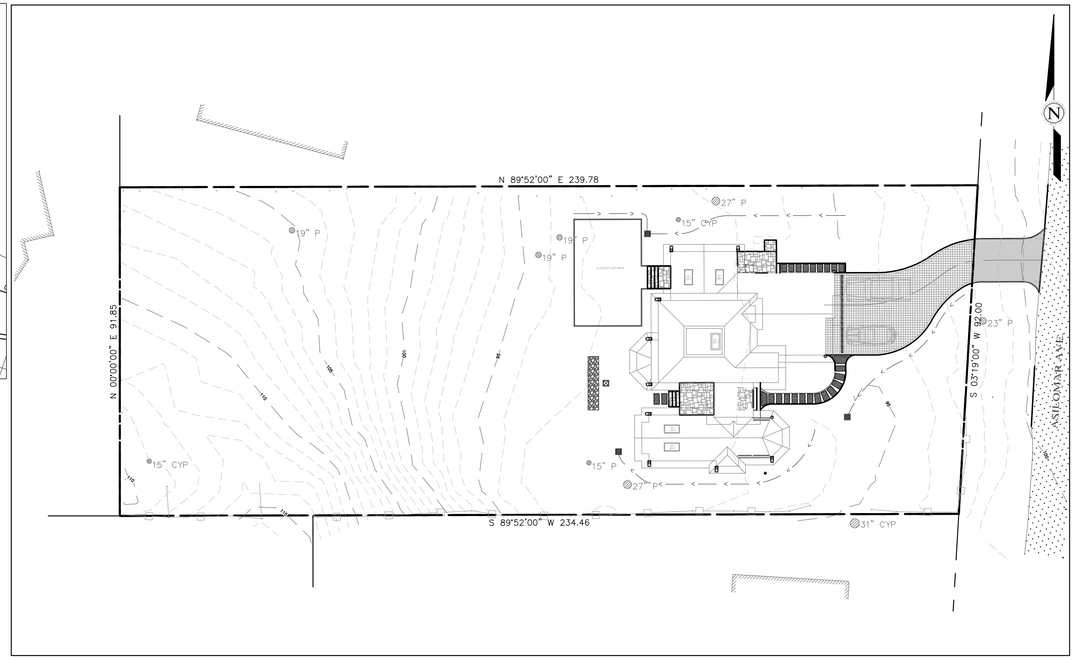
A-7.1
SHEET OF

J:\20 Jobs\2003 Schembri_DD\03A7-1.dwg 2-22-21 01:36:47 PM

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
SCHEMBRI RESIDENCE
APN: 007-061-006
PACIFIC GROVE, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1"=20'

LEGEND:

NEW:

- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- DRAINAGE SWALE FLOW LINE
- STORM DRAIN LINE
- RWL RWL RWL RWL RAIN-WATER LEADER
- SUB SUB SUB SUB DISPERSION TRENCH SUBDRAIN
- 95.67 SPOT ELEVATION
- ROOF DOWNSPOUT/SPLASH BLOCK
- ASPHALT CONCRETE SURFACE
- PORTLAND CEMENT CONCRETE SURFACE
- PERMEABLE CONCRETE PAVER SURFACE
- CONCRETE TITLE PATIO
- ROCK/DISPERSION TRENCH

TOTAL IMPERVIOUS AREA = 2,325 SQ.FT.
TOTAL AREA OF DISTURBANCE = 6,430 SQ.FT.

GENERAL NOTES:

1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE SCHEMBRI RESIDENCE A-1.1 PREPARED BY ERIC MILLER ARCHITECTS, INC. DATED 11/20/20, AND THE BASE T TOPOGRAPHIC INFORMATION PREPARED BY LANDSET ENGINEERS, INC. ON MAY 20, 2020.

2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (05/12/2020) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

1) ALL GRADING SHALL CONFORM TO THE CITY OF PACIFIC GROVE GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION PREPARED BY LANDSET ENGINEERS, INC. PROJECT No. 2109-03, DATED DEC. XX, 2020, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE 2019 CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.

2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.

4) THERE ARE APPROXIMATELY 65 C.Y. OF CUT AND 65 C.Y. OF FILL. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.

5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.

6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.

7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.

9) A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY OF PACIFIC GROVE PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.

10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.

11) ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS WITH SPLASH BLOCKS DRAINING INTO LANDSCAPE AREAS AND/OR CONNECTED INTO RAIN WATER LEADERS WHICH OUTLET INTO CATCH BASIN AND DISCHARGED TO AN EROSION CONTROL/DISPERSION TRENCH. RAIN WATER LEADERS SHALL BE 4" PVC-SDR 35 PIPE, HAVE A MINIMUM SLOPE OF 1% AND A MINIMUM COVER OF 12". THE RAIN WATER LEADER TRENCHES SHOULD HAVE THEIR BEARING SURFACES FOUNDED BELOW AN IMAGINARY 1:1 (HORIZONTAL TO VERTICAL) LANE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE BUILDING FOOTINGS.

12) STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY A COMBINATION OF CATCH BASINS AND DRAINAGE SWALES OUTLETTING INTO A EROSION CONTROL/DISPERSION TRENCH AS SHOWN ON THE SITE DRAINAGE PLAN.

13) SUBSURFACE DRAINAGE FOR RETAINING/STEM WALLS IF REQUIRED WILL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON-EROSIVE MANNER.

14) THE STORM DRAIN FACILITIES SHALL BE AS SHOWN ON THE PLANS. CATCH BASIN SHALL BE CHRISTY PRODUCTS V12 WITH CAST IRON GRATE OR APPROVED EQUAL. THE TRENCH DRAIN SHALL BE ADS PRODUCTS WITH CAST IRON GRATE OR APPROVED EQUAL. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.

15) ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.

16) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RELATIVE COMPACTION.

17) ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.

18) NO LAND DISTURBING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA - BUILDING SERVICES.

19) SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.

20) THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.

21) IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

STORM WATER CONTROL NOTES:

1) ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PACIFIC GROVE ADOPTED STORM WATER TECHNICAL GUIDE FOR LOW IMPACT DEVELOPMENT AND BE IN COMPLIANCE WITH STORM WATER POST-CONSTRUCTION REQUIREMENTS FOR THE MONTEREY REGIONAL STORM WATER MANAGEMENT PROGRAM (MRSWMP) AND THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CENTRAL COAST REGION RESOLUTION No. R3-2013-0032, ATTACHMENT 1.

2) THIS PROJECT WILL CREATE AND/OR REPLACE 2,325 SQ.FT. OF IMPERVIOUS SURFACES (COLLECTIVELY OVER THE ENTIRE PROJECT) AND IS OUT OF THE REGULATED PROJECTS (LESS THAN 2,500 SQ.FT.).

3) ALTHOUGH THE PROJECT IS NOT A REGULATED PROJECT, SOME DESIGN STRATEGIES ARE BEING IMPLEMENTED. MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS, LIMIT CLEARING AND GRADING OF NATIVE VEGETATION, MINIMIZE IMPERVIOUS SURFACES BY CREATING PERVIOUS SURFACES ON DRIVEWAY, PARKING AND WALKWAYS, AND MINIMIZING STORM WATER RUNOFF BY DIRECTING ROOF RUNOFF ONTO VEGETATED AREAS.

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

GEOTECHNICAL INSPECTION SCHEDULE

Inspection item:	Who will conduct the inspection:	When the Inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	LandSet Engineers, inc.	Beginning of Project		
Subexcavation, fill placement, and compaction	LandSet Engineers, inc.	Throughout grading operations		
Foundation Excavations	LandSet Engineers, inc.	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	LandSet Engineers, inc.	Prior to trench backfill		
Utility trench compaction	LandSet Engineers, inc.	During backfill operations		
Retaining wall backfill compaction	LandSet Engineers, inc.	During backfill operations		
Baserock subgrade compaction	LandSet Engineers, inc.	Prior to pavement installation		

INDEX TO SHEETS

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. FRANK & CAROL SCHEMBRI
3412 MARSHALL AVENUE
SAN MATEO, CA 94403

SECONDARY: ARCHITECT
ERIC MILLER ARCHITECS, INC.
ATTN: MR. DADO MARQUEZ
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH (831)372-0410

SITE LOCATION:
342 ASILOMAR AVENUE
PACIFIC GROVE, CA 93950

" COVER SHEET "

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO * No. 56569 * Exp. 06-30-21 * CIVIL * STATE OF CALIFORNIA

APPROVED BY: GUY R. GIRAUDO 12/28/20

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
SCHEMBRI RESIDENCE
A.P.N.: 007-061-006
PACIFIC GROVE, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. FRANK AND CAROL SCHEMBRI

SCALE: AS SHOWN
DATE: NOVEMBER 2020
JOB NO. 2109-02

No.	DATE	BY	REVISION
	12/28/20	AMS	SITE PLAN UPDATE
	12/11/20	AMS	RELEASED TO CLIENT

SHEET C1
OF 6 SHEETS

CSD\2109-SCHEMBRI\DWG\2109-GDECP-CMP.DWG/24x36C1

LEGEND:

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- ORIGINAL PROPERTY BOUNDARY LINE
- EASEMENT LINE (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- 100 — MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE (TYPE AS MARKED)
- ASPHALT CONCRETE SURFACE
- CONCRETE SURFACE
- WOODEN SURFACE
- NATURAL GROUND SURFACE/LANDSCAPED AREA

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN THE ASILOMAR AVENUE RIGHT-OF-WAY APPROXIMATELY 41' NORTHEAST OF THE SOUTHEASTERLY PROPERTY CORNER, ELEVATION = 100.00' AS SHOWN.

2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.

4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (05/12/20) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.

5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.

6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO * No. 56569 * Exp. 06-30-21 * CIVIL * STATE OF CALIFORNIA

APPROVED BY:

GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

SCHEMBRI RESIDENCE

A.P.N.: 007-061-006

PACIFIC GROVE, MONTEREY COUNTY, CALIFORNIA

FOR

MR. & MRS. FRANK AND CAROL SCHEMBRI

" TOPOGRAPHIC MAP/EXISTING CONDITIONS "

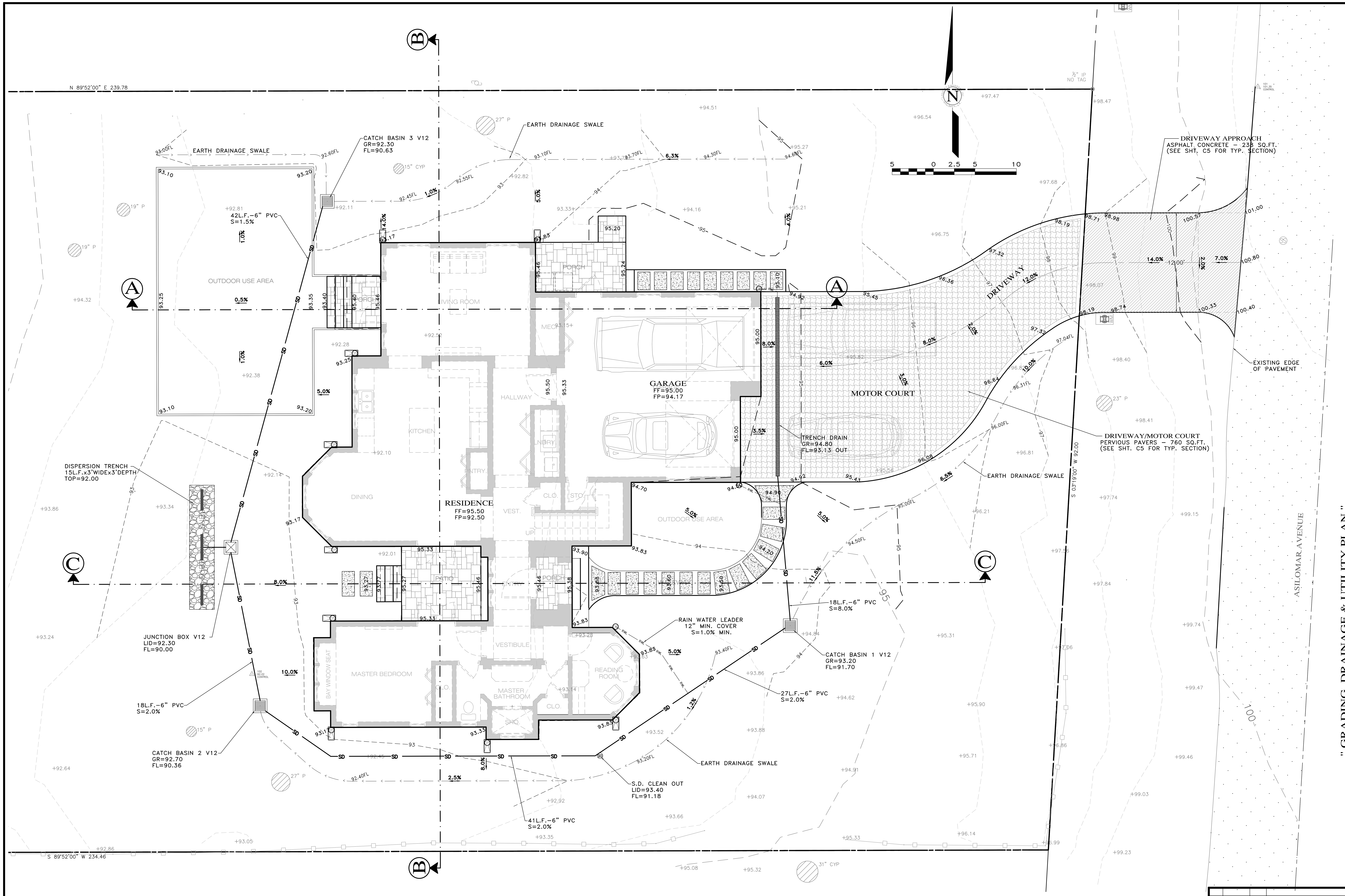
SCALE: 1"=10'
DATE: NOVEMBER 2020
JOB NO. 2109-02

No.	DATE	BY	REVISION
	12/28/20	AMS	SITE PLAN UPDATE
	12/11/20	AMS	RELEASED TO CLIENT

SHEET C2

OF 6 SHEETS

C3D\2109-SCHEMBRI\DWG\2109-GDECP-CMP.DWG/24x36 C2



N 89°52'00" E 239.78
S 89°52'00" W 234.46
S 03°19'00" W 92.00
EARTH DRAINAGE SWALE
CATCH BASIN 3 V12
GR=92.30
FL=90.63
42L.F.-6" PVC
S=1.5%
OUTDOOR USE AREA
DISPERSION TRENCH
15L.F.x3'WIDEx3'DEPTH
TOP=92.00
JUNCTION BOX V12
LID=92.30
FL=90.00
18L.F.-6" PVC
S=2.0%
CATCH BASIN 2 V12
GR=92.70
FL=90.36
RESIDENCE
FF=95.50
FP=92.50
GARAGE
FF=95.00
FP=94.17
MOTOR COURT
DRIVEWAY
TRENCH DRAIN
GR=94.80
FL=93.13 OUT
DRIVEWAY APPROACH
ASPHALT CONCRETE - 238 SQ.FT.
(SEE SHT. C5 FOR TYP. SECTION)
DRIVEWAY/MOTOR COURT
PERVIOUS PAVERS - 760 SQ.FT.
(SEE SHT. C5 FOR TYP. SECTION)
EXISTING EDGE
OF PAVEMENT
18L.F.-6" PVC
S=8.0%
RAIN WATER LEADER
12" MIN. COVER
S=1.0% MIN.
CATCH BASIN 1 V12
GR=93.20
FL=91.70
27L.F.-6" PVC
S=2.0%
S.D. CLEAN OUT
LID=93.40
FL=91.18
41L.F.-6" PVC
S=2.0%
ASILOMAR AVENUE
5 0 2.5 5 10

No.	DATE	BY	REVISION
	12/11/20	AMS	RELEASED TO CLIENT
	12/28/20	AMS	SITE PLAN UPDATE

C3D\2109-SCHEMBRI\DWG\2109-GDECP-CMP.DWG/24x36 C3

PROFESSIONAL ENGINEER ★ REGISTERED ★ STATE OF CALIFORNIA
Guy R. Giraudo
No. 56569
Exp. 06-30-21
CIVIL

APPROVED BY:
12/30/20
GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

" GRADING, DRAINAGE & UTILITY PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

SCHEMBRI RESIDENCE

A.P.N.: 007-061-006

PACIFIC GROVE, MONTEREY COUNTY, CALIFORNIA

FOR

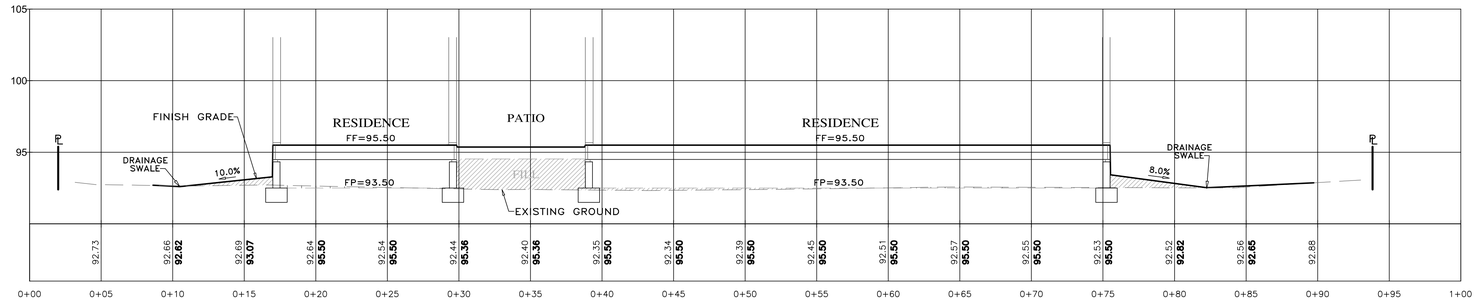
MR. & MRS. FRANK AND CAROL SCHEMBRI

SCALE: 1"=5'
DATE: NOVEMBER 2020
JOB NO. 2109-02

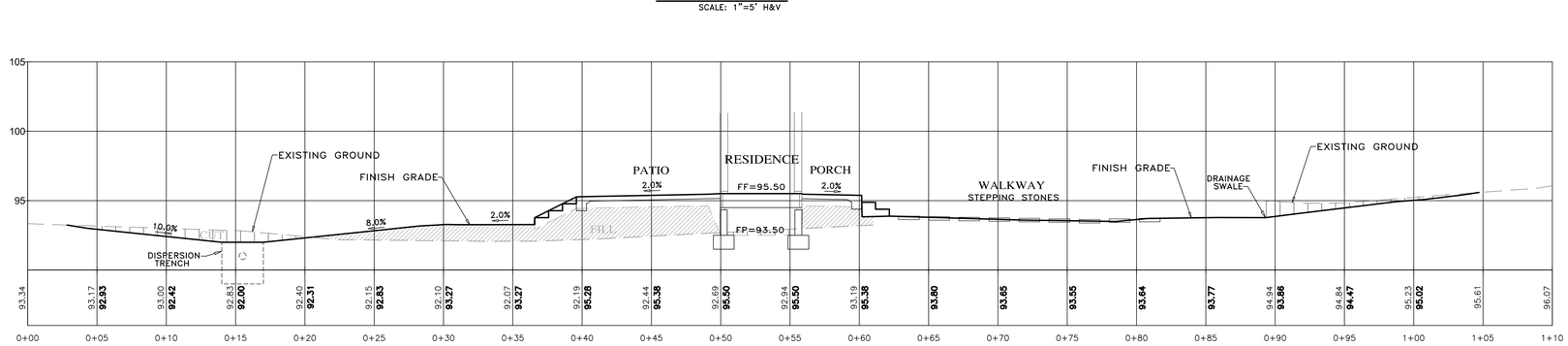
SHEET C3

OF 6 SHEETS

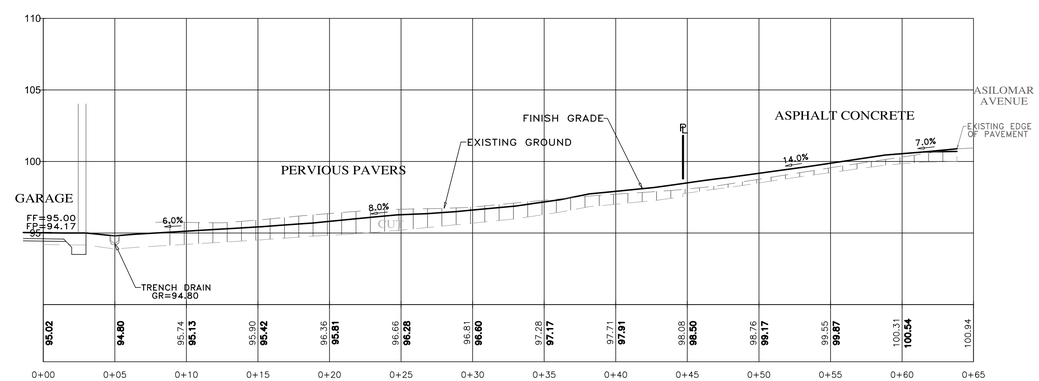
SECTION A-A
SCALE: 1"=5' H&V



SECTION B-B
SCALE: 1"=5' H&V



SECTION C-C
SCALE: 1"=5' H&V



DRIVEWAY PROFILE
SCALE: 1"=5' H&V

" CONCEPTUAL GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

SCHEMBRI RESIDENCE

A.P.N.: 007-061-006

PACIFIC GROVE, MONTEREY COUNTY, CALIFORNIA

FOR

MR. & MRS. FRANK AND CAROL SCHEMBRI

REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 58569
Exp. 06-30-21
CIVIL
STATE OF CALIFORNIA

APPROVED BY:

GUY R. GIRAUDO

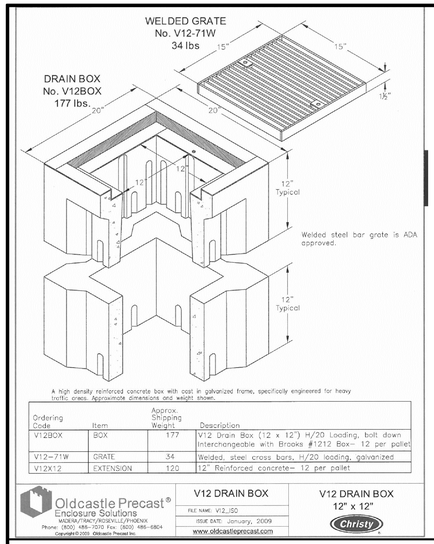
LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-0970 Fax (831) 443-3801
www.landseteng.com

SCALE: 1"=5' H&V
DATE: NOVEMBER 2020
JOB NO. 2109-02

No.	DATE	BY	REVISION
	12/28/20	AMS	SITE PLAN UPDATE
	12/11/20	AMS	RELEASED TO CLIENT

SHEET C4

OF 6 SHEETS



A high density reinforced concrete box with cast in galvanized frame, specifically engineered for heavy traffic areas. Approximate dimensions and weight shown.

Ordering Code	Item	Approx. Shipping Weight	Description
V12BOX	BOX	177	V12 Drain Box (12 x 12") H/20 Loading, bolt down interchangeable with Brooks #1212 Box- 12 per pallet
V12-71W	GRATE	34	Welded, steel cross bars, H/20 loading, galvanized
V12X12	EXTENSION	120	12" Reinforced concrete- 12 per pallet

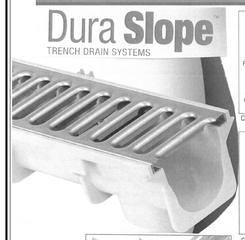
Oldcastle Precast® Enclosure Solutions
WORK/TENCY/ROSEVILLE/PHOENIX
Phone: (800) 486-7010 Fax: (800) 486-6804

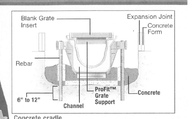
V12 DRAIN BOX
FILE NAME: V12_IGD
ISSUE DATE: January, 2009
www.oldcastleprecast.com

V12 DRAIN BOX
12" x 12"
Christy

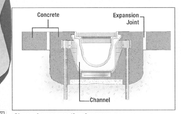
NDS

Dura Slope
Quick Start Guide

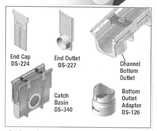




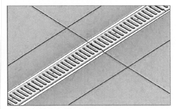
Concrete cradle



Channel cross-section for pour



Drain outlets



Finished installation

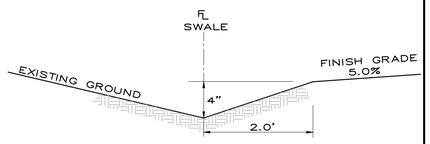
Load Class Chart

Rating	Traffic	Concrete Thickness Each side	Depth below
Class A	Pedestrian traffic	4"	4"
Class B	Light traffic	4"	4"
Class C	Heavy duty traffic	6"	6"
Class D	Heavy duty traffic	8"	8"

Need help?
Contact NDS Technical Services
888.825.4716
TechService@ndspro.com
www.ndspro.com

NDS
WE PUT WATER IN ITS PLACE
861 N. Harvard Ave. Lindsay, CA 93247

4 Rev 1007 Part No. 1930



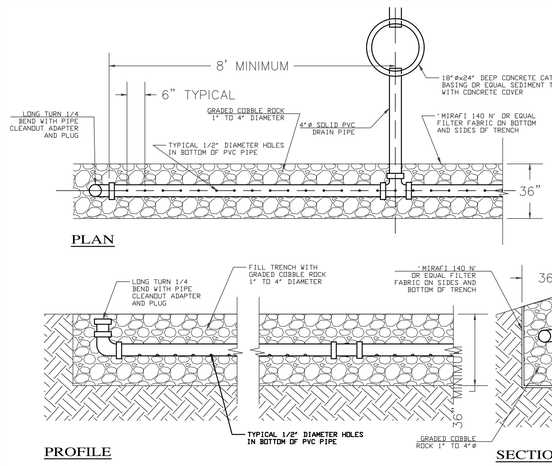
NOTES:

1) MINIMUM LONGITUDINAL SLOPE SHALL BE NOT LESS THAN 1.0%
2) THE SWALE SHALL BE REVEGETATED WITH A HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER UNTIL GROWTH IS ESTABLISHED.
3) IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REGULARY MAINTAIN THE SWALE AS NEEDED FROM EXCESSIVE GROWTH FROM EXCESSIVE GROWTH AND/OR SILTATION.

EARTH DRAINAGE SWALE
NOT TO SCALE

BLANK

BLANK



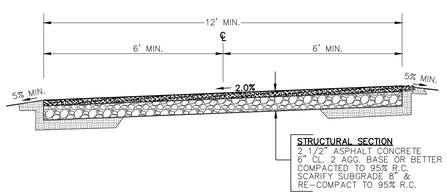
NOTES:

1) DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
2) 'MIRAFI 140 N' OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, AND BOTTOM OF TRENCH.
3) DISPERSION TRENCH SHALL BE AT LEAST 20 FEET FROM STRUCTURE.
4) DISPERSION TRENCH SHALL BE ON THE LEAST STEEP AVAILABLE SLOPE.

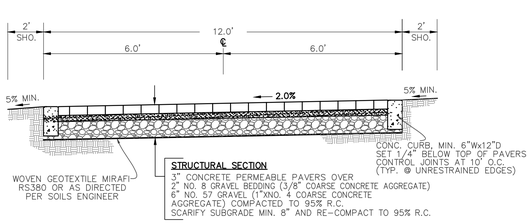
EROSION CONTROL/DISPERSION TRENCH
NOT TO SCALE

BLANK

BLANK



ASPHALT CONCRETE



PERMEABLE PAVERS

DRIVEWAY TYPICAL SECTIONS
NOT TO SCALE

BLANK

BLANK

BLANK

" STANDARD PLANS & CONSTRUCTION DETAILS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

SCHEMBRI RESIDENCE

A.P.N.: 007-061-006

PACIFIC GROVE, MONTEREY COUNTY, CALIFORNIA

FOR

MR. & MRS. FRANK AND CAROL SCHEMBRI

APPROVED BY:

GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO * No. 56569 * Exp. 06-30-21 * CIVIL * STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsteng.com

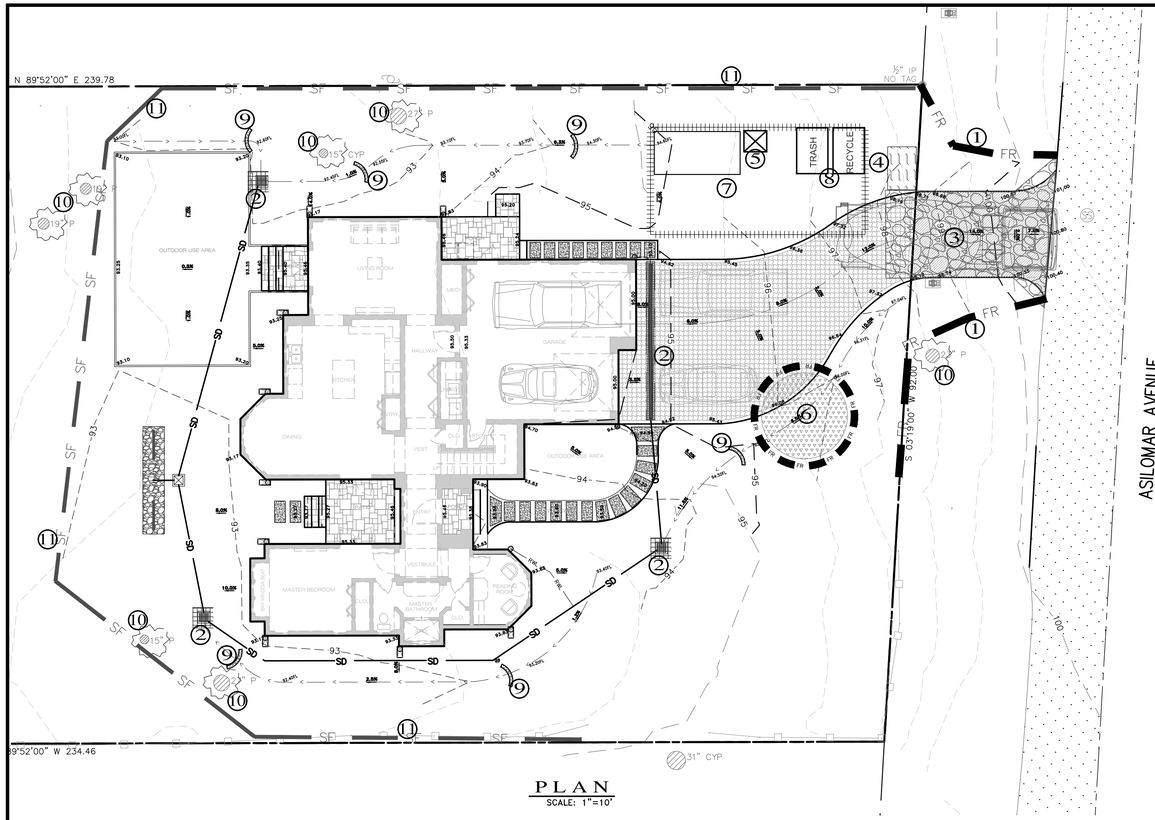
SCALE: AS SHOWN
DATE: NOVEMBER 2020
JOB NO. 2109-02

SHEET C5

OF 6 SHEETS

No.	DATE	BY	REVISION
	12/28/20	AMS	SITE PLAN UPDATE
	12/11/20	AMS	RELEASED TO CLIENT

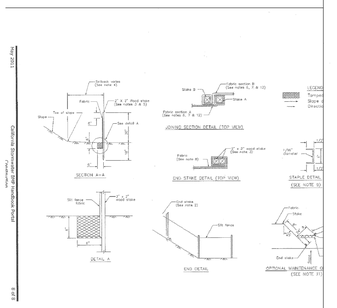
C3D\2109-SCHEMBRI\DWG\2109-GDECP-CMP.DWG/24x36 C5



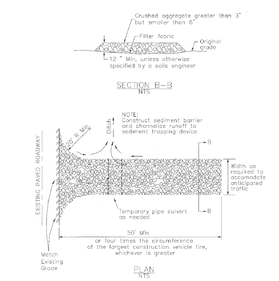
PLAN
SCALE: 1"=10'

EROSION AND SEDIMENT CONTROL NOTES:

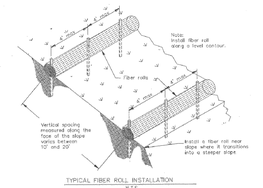
1) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED BY OCTOBER 1ST AND MAINTAINED THROUGH APRIL 15TH, OR AS DIRECTED BY THE CITY ENGINEER.
2) CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL AND SHALL REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR FINAL LAYOUT AND IMPLEMENTATION.
3) THIS EROSION AND CONTROL PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING OPERATIONS. INTERIM PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1ST OF EACH SUBSEQUENT YEAR, UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
4) A CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING & EXITING MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE.
5) CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE WAY (DRAIN ROCK AS A GRAVEL ROADWAY, 8" THICK MINIMUM 50 FEET LONG) AT THE ENTRANCE OF THE SITE. ANY MUD TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE CITY.
6) ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
7) ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
8) THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO THE ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THIS PLAN IN THE FIELD, SUBJECT TO APPROVAL OF THE CITY ENGINEER.
9) THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY.
10) ALL NEWLY EXPOSED AREAS ARE TO BE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SUPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE. REFER TO LANDSCAPE PLAN FOR AN APPROVED HYDROSEED MIX.
11) WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY OR MORE OFTEN AS NEEDED TO PREVENT DUST FROM BECOMING AIRBORNE AND LEAVING THE SITE.
12) COVER ALL TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
13) PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
14) SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES AND PRIOR TO ANY RAIN EVENT.
15) SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
16) HYDROSEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS (BUILDING PADS AND STREETS MAY BE EXCLUDED).
17) ENCLOSE, COVER, WATER TWICE DAILY OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.).
18) LIMIT TRAFFIC SPEEDS ON UNPAVED ROADS TO 15 MILES PER HOUR.
19) RE-VEGETATE IN DISTURBED AREAS AS QUICKLY AS POSSIBLE. REFER TO LANDSCAPE PLAN.
20) CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED SHOULD BE COVERED AND BERMED.
21) CONTRACTOR SHALL IMPLEMENT THE REQUIREMENTS OF THE SWPPP PREPARED BY THE ENGINEER, WDID # 327C377614 AND IS AVAILABLE ON REQUEST.
CONTRACTOR'S NAME:
PHONE:



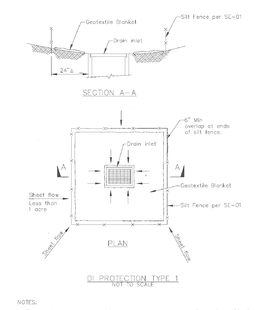
Stabilized Construction Entrance/Exit TC-1



Fiber Rolls SE-5



Storm Drain Inlet Protection SE-10



NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

LEGEND:

1. FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE
6. STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM..
7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
8. TRASH / RECYCLE — FND 200 — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
9. GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ½" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

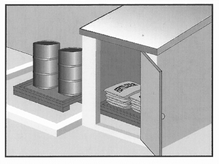
CONSTRUCTION INSPECTION REQUIREMENTS

A- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
B- DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
C- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

Material Delivery and Storage WM-1



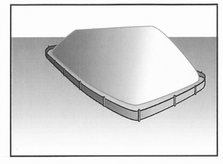
Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category ☒ Secondary Category

Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑
Potential Alternatives: None

Stockpile Management WM-3

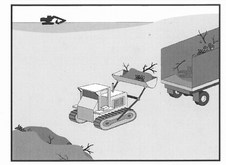


Categories: EC Erosion Control; SE Sediment Control ☒; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control ☒; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category ☒ Secondary Category

Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑
Potential Alternatives: None

Solid Waste Management WM-5

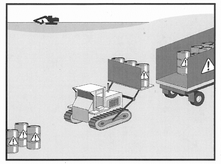


Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Objective ☒ Secondary Objective

Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑
Potential Alternatives: None

Hazardous Waste Management WM-6

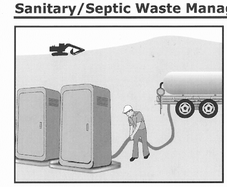


Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Objective ☒ Secondary Objective

Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Targeted Constituents: Sediment; Nutrients ☑; Trash ☑; Metals ☑; Bacteria ☑; Oil and Grease ☑; Organics ☑
Potential Alternatives: None

Sanitary/Septic Waste Management WM-9

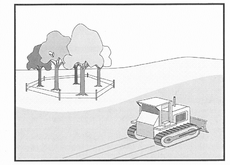


Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category ☒ Secondary Category

Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Targeted Constituents: Sediment; Nutrients ☑; Trash ☑; Metals; Bacteria ☑; Oil and Grease; Organics ☑
Potential Alternatives: None

Preservation Of Existing Vegetation EC-2



Categories: EC Erosion Control ☑; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control
Legend: ☑ Primary Objective ☒ Secondary Objective

Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Targeted Constituents: Sediment ☑; Nutrients; Trash; Metals; Bacteria; Oil and Grease; Organics

APPROVED BY:
GUY R. GIRAUDO
REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO * No. 56569 * Exp. 06-30-21 * CIVIL * STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-0970 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN
" EROSION & SEDIMENT CONTROL PLAN "

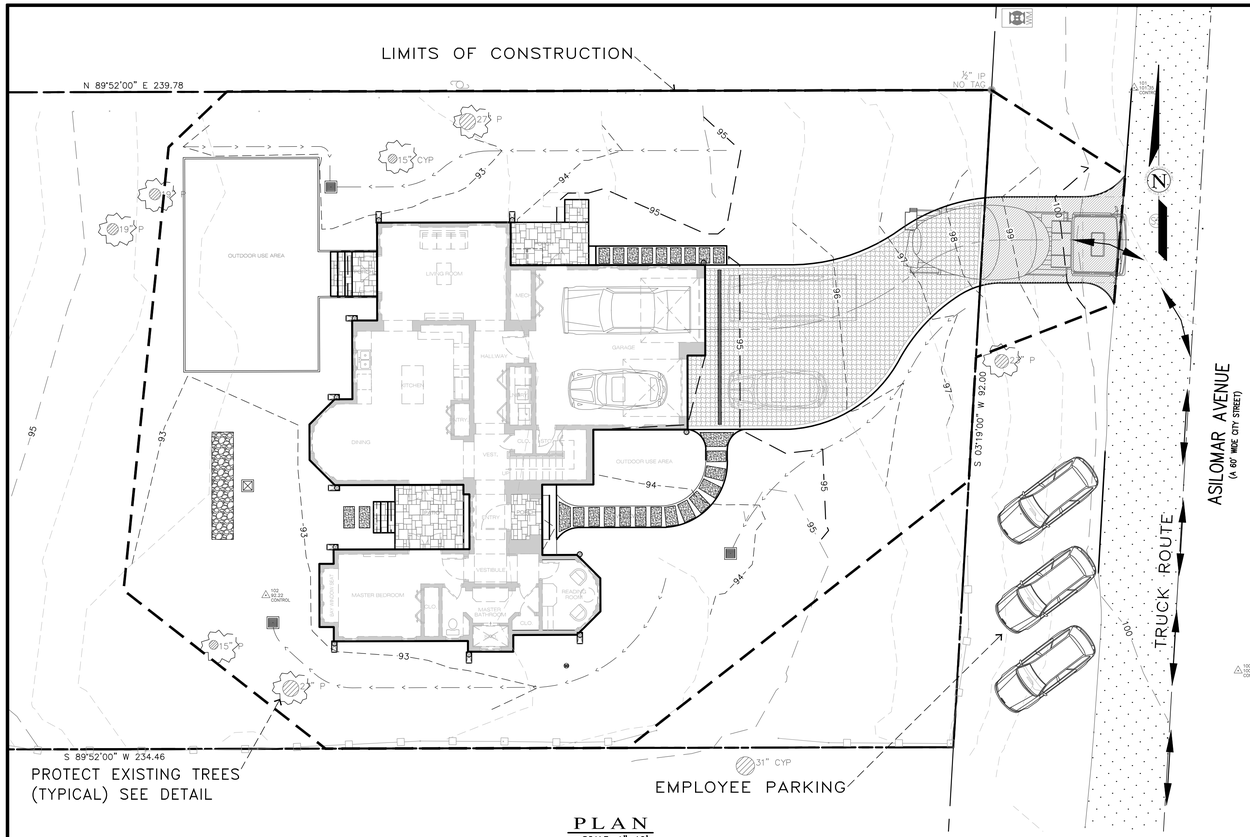
OF
SCHEMBRI RESIDENCE
A.P.N.: 007-061-006
PACIFIC GROVE, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. FRANK AND CAROL SCHEMBRI

SCALE: AS SHOWN
DATE: NOVEMBER 2020
JOB NO. 2109-02

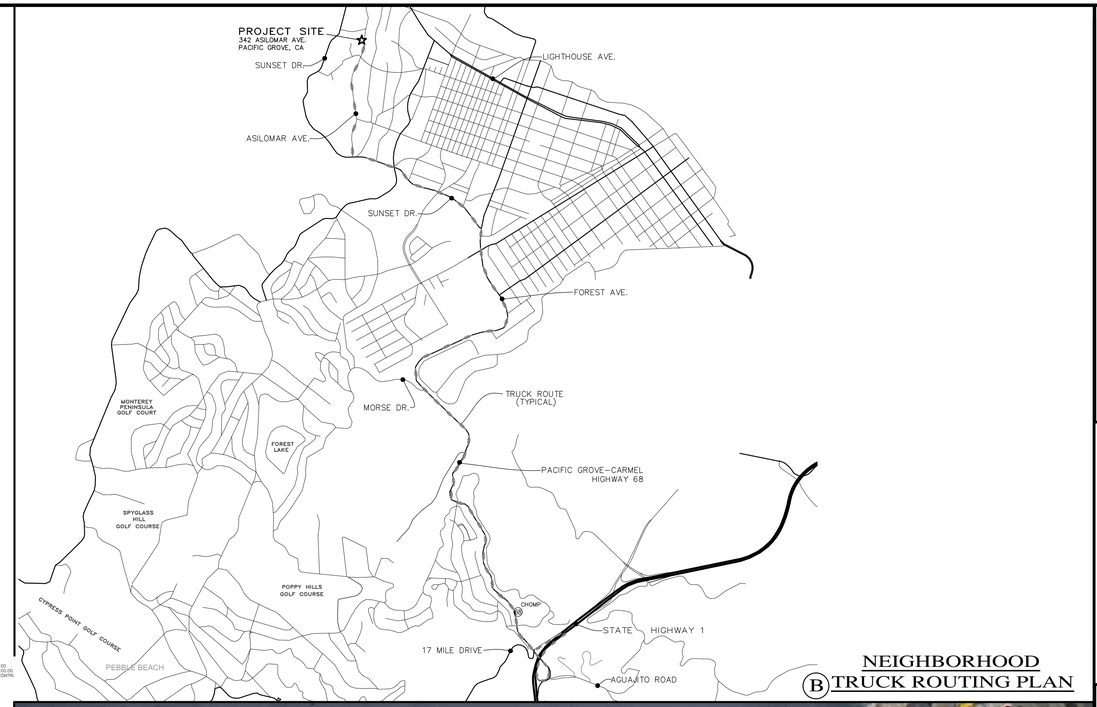
No.	DATE	BY	REVISION
	12/28/20	AMS	SITE PLAN UPDATE
	12/11/20	AMS	RELEASED TO CLIENT

SHEET C6
OF 6 SHEETS

C3D\2109-SCHEMBRI\DWG\2109-GDECP-CMP.DWG/24x36C6

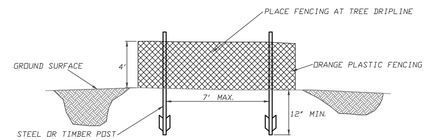


PLAN
SCALE: 1"=10'



NEIGHBORHOOD
(B) TRUCK ROUTING PLAN

OVERALL TRUCK
(C) ROUTING PLAN
NOT TO SCALE



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
65 CY CUT
65 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT NEW STRUCTURE, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW DECOMPOSED GRANITE PARKING, PERVIOUS PAVERS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON ASILOMAR AVENUE AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO HIGHWAY 68 TO FOREST AVENUE TO SUNSET DRIVE TO ASILOMAR AVENUE. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON ASILOMAR AVENUE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE, SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG ASILOMAR AVENUE, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	4	3
GRADING & SOIL REMOVAL (EXPORT)	0	0
ENGINEERING MATERIALS (IMPORT)	4	4
TOTALS	8	7

TRUCK TRIP GENERATION NOTES:

1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL (IF NECESSARY) WILL BE BASED UPON 8 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE IS NO SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 3 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 50 & 80 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 4-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 4 JANUARY 2021, 3 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

(A) CONSTRUCTION STAGING PLAN
SCALE: 1"=30'

REGISTERED PROFESSIONAL ENGINEER * CIVIL * STATE OF CALIFORNIA
GUY R. GIRAUDO
No. 58569
Exp. 06-30-21

APPROVED BY:
GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengineering.com

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. FRANK & CAROL SCHEMBRI
3412 MARSHALL AVENUE
SAN MATEO, CA 94403

SECONDARY: ARCHITECT
ERIC MILLER ARCHITECS, INC.
ATTN: MR. DADO MARQUEZ
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH (831)372-0410

SITE LOCATION:
342 ASILOMAR AVENUE
PACIFIC GROVE, CA 93950

CONSTRUCTION MANAGEMENT PLAN
OF
SCHEMBRI RESIDENCE
A.P.N.: 007-061-006
PACIFIC GROVE, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. FRANK AND CAROL SCHEMBRI

SCALE: AS SHOWN
DATE: NOVEMBER 2020
JOB NO. 2109-02

No.	DATE	BY	REVISION
	12/28/20	AMS	SITE PLAN UPDATE
	12/11/20	AMS	RELEASED TO CLIENT

SHEET CMP1
OF 1 SHEETS

C:\2109_SCHEMBRI\DWG\2109_CMPCP_CVR.DWG [24x36CVR]