

# Summary Form for Electronic Document Submittal

**Form F**

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

SCH #: \_\_\_\_\_

Project Title: Schembri Residence

Lead Agency: City of Pacific Grove

Contact Name: Alex Othon, Associate Planner

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Project Location: 342 Asilomar Ave., Pacific Grove  
*City*

Monterey  
*County*

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

The project consists of the demolition of an existing 1,312 sq. ft., one-story, single-family residence with an attached garage, and the construction of a 2,590 sq. ft., two-story, single-family residence with an attached two car garage and 750 sq. ft. of outdoor use area. The proposed height is 24'10". No trees are proposed for removal. The proposed development will fully utilize the Local Coastal Plan's (LCP) allowed primary coverage area of 15%, as well as the allowed 750 sq. ft. outdoor use area. The site is located in the Coastal Zone, the Asilomar Dunes Residential Area (ARDA) which includes area identified in the City's certified Local Coastal Plan as Environmentally Sensitive Habitat Area (ESHA), and Archaeological Zone. As required by the LCP's Implementation Plan (IP), the application includes a Biological Assessment and Habitat Restoration Plan, a Phase I Archaeological Report, and a Phase I Historic Report which found the existing home to be ineligible for the Historic Resources Inventory. The conclusions and recommendations of these reports have been included as mitigation measures and conditions of approval as appropriate.

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

Without mitigation, the project could potentially result in a significant impact on biological, cultural, and/or Tribal cultural resources. Mitigation measures include pre-construction surveys, sensitivity training for workers, habitat restoration activities, and monitoring of the property during and post project completion.

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

The property is within the Coastal Zone and the Environmentally Sensitive Habitat Area. It is also within an area of known archaeological and cultural sensitivity.

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

None, though the Coastal Commission does retain appeal authority for this location.