

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 #: 2022060444

Project Title: 1661 Sunset Drive Residential Project

Lead Agency: City of Pacific Grove

Contact Name: Joe Sidor, Contract Senior Planner

Email: jsidor@cityofpacificgrove.org

Phone Number: 831-648-3192

Project Location: Pacific Grove

Monterey

City

County

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

The proposed project consists of the following aspects: 1) Merger of APNs 007-041-033 and -034 to create one (1) approximately 2.13 acre parcel to be developed with a split-level, single-family residence and attached garage; and 2) retention of the existing residence on APN 007-041-035 (-035) and transfer of the existing water meter to a proposed new residence. The project would also include an Outdoor Use Area. The site is located within the Coastal zone and within an environmentally sensitive habitat area. The project includes a restoration plan to return approximately 30,000 square feet of the development site (outside the 15 percent development area) to a more natural dune habitat as required by the City's Local Coastal Program.

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

Impact BIO-1. Project construction could result in substantial adverse effects to special status species and nesting birds. Mitigation: BIO-1(a) Bird Survey, for pre-construction nesting bird surveys. BIO-1(b) Pre-Construction Meeting, pre-construction meeting conducted by a biologist. BIO-1(c) Construction Fencing, construction shall avoid sensitive areas identified in the biological report with construction fencing. Impacts would be less than significant with mitigation. There are no other significant biological resource impacts and no significant and unavoidable impacts.

Impact CUL-2. Grading and excavation required for the proposed project would have the potential to unearth and adversely change or damage previously identified archaeological resources. Mitigation: CUL-2(a) Data Recovery Program, a Phase III Data Recovery Excavation Program shall be completed to comprehensively document the resources and exhaust the data potential of the resources prior to the issuance of project grading permits. CUL-2(b) Worker Environmental Awareness Program, construction personnel involved in ground disturbing activities shall be made aware of the possibility of encountering cultural resources. CUL-2(c) Conduct Archaeological and Native American Monitoring During Construction, during construction, a qualified archaeologist and Native American monitor shall be present for any ground disturbing activities occurring between 0 to 4-feet below the ground surface. Impacts would be less than significant. There are no other significant cultural resource impacts and no significant and unavoidable impacts.

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

Biological Resources: Specifically the potential for rare and endangered species habitat and mitigation.

Cultural Resources: Specifically the potential for historic resources on the project site and the potential for archaeological and tribal cultural resources on the project site.

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

California Coastal Commission (CCC)
California Department of Fish & Wildlife (CDFW)
Native American Heritage Commission (NAHC)
Office of Historic Preservation