



1661 Sunset Drive Residential Project

Focused Environmental Impact Report

prepared by

City of Pacific Grove

Planning Division, Department of Community Development

300 Forest Avenue, 2nd Floor

Pacific Grove, California 93950

Contact: Joe Sidor, Contract Senior Planner

prepared with the assistance of

Rincon Consultants, Inc.

2511 Garden Road, Suite C-250

Monterey, California 93940

February 2023



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Environmental Scientists | Planners | Engineers

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Executive Summary

This document is a Focused Environmental Impact Report (EIR) analyzing the environmental effects of the proposed 1661 Sunset Drive Residential Project (proposed project or project). This section summarizes the characteristics of the proposed project, alternatives to the proposed project, and the environmental impacts and mitigation measures associated with the proposed project.

Project Synopsis

Project Applicant

Eric Miller Architects
211 Hoffman Avenue
Monterey, California 93940

Lead Agency Contact Person

Joe Sidor, Contract Senior Planner
City of Pacific Grove
Community Development Department
300 Forest Avenue
Pacific Grove, California 93950
831-648-3192

Project Location

The project site is located at 1661 Sunset Drive, in the western portion of the City of Pacific Grove. The approximately 3.45-acre project site is relatively flat and consists of Assessor Parcel Numbers (APNs) 007-041-033, 007-041-034, and 007-041-035. The site is currently developed with a single-family residence located on APN 007-041-035; the remaining area of the project site consists of disturbed dune habitat that includes a variety of invasive plant species. The site is in a residential area of Pacific Grove and is surrounded by nearby roadways and single-family residences. The Pacific Ocean is located adjacent to the project site, on the western side of Sunset Drive.

Current Land Use and Zoning

The project site is currently developed with a single-family residence on APN 007-041-035; the remainder of the project site consists of dune habitat. The project site has a General Plan land use designation of Low Density Residential 1 (LDR 1) for APNs -034 and -033, and a designation of Low Density Residential 2 (LDR 2) for APN -035. The LDR 1 designation provides for single-family residences, allowing a maximum of one unit per net acre. The LDR 2 designation provides for single-family residences, up to two units per net acre.

The project site is zoned R-1-B-4 (Residential) and is located in the Coastal Zone. As defined by the City's Zoning Ordinance, uses permitted in the R-1 designation include single-family dwellings, accessory buildings and structures, and accessory uses normally incidental to single-family residences. The proposed project would not require amendments to the City's General Plan, Local Coastal Program, or the Pacific Grove Municipal Code.

Project Description

The following is a summary of the full project description, which can be found in Section 2.0, *Project Description*, of this FEIR.

Project Characteristics

The project site is comprised of three lots located between Sunset Drive and Asilomar Avenue. The proposed project would merge APNs 007-041-033 and 007-041-034, retain the existing single-family residence on APN 007-041-035, construct a new single-family residence on merged APNs 007-041-033 and -034, and transfer the water meter from the existing residence to the proposed new residence. The southwestern portion of the adobe structure would also be demolished. The existing residence would be retained on the project site, and would remain unoccupied/mothballed. The project would also include repavement of the driveway from Sunset Drive to the proposed new residence, demolition of 2,572 square feet of driveway from the end of the proposed new residence parcel to the existing residence, and planting of dune recovery areas around all sides of the proposed residence. Within these recovery areas, all native trees would remain, non-native vegetation would be removed, and native dune vegetation would be planted. The 5,912 square-foot residence would be accompanied by an attached garage of 602 square feet, and a 750 square-foot outdoor use area.

The proposed project would include 1,570 square feet of landscaping. Proposed landscaping would include 1,084 square feet of patios and pathways with lighting, 89 square feet of retaining walls, and 397 square feet of plantings adjacent to the proposed residential building. New plantings would primarily occur along the western boundary of the proposed residence.

Access to the project site would be provided by Sunset Drive. The proposed project would include repavement of 3,870 square feet of driveway from Sunset Drive to the proposed new residence. The proposed project would also demolish 2,572 square feet of driveway from the end of the proposed new residence parcel to the existing residence, and construct a 2,248 square-foot driveway from SR 68/Asilomar Avenue to the existing residence.

Proposed project construction is anticipated to occur over the duration of 12 months. Construction activities would include removal of approximately 1,340 cubic yards of soil to achieve the proposed residence's split-level appearance. Removed soil would be redistributed in the landscape of APNs 007-041-033 and 007-041-034 (i.e., balanced on site).

Additional details about the proposed project are included in Section 2, *Project Description*.

Project Objectives

The applicant has the following objectives for the project:

- Facilitate the future development of the project site with residential use, similar to existing surrounding residences.
- Preserve on-site open space, including dunes recovery areas, and restore coastal vegetation to the extent feasible.
- Provide new housing opportunities while maintaining Pacific Grove's coastal community character.

Alternatives

As required by the California Environmental Quality Act (CEQA), this FEIR examines alternatives to the proposed project. Studied alternatives include the following three alternatives. Based on the alternatives analysis, Alternative 3 was determined to be the environmentally superior alternative.

- Alternative 1: No Project
- Alternative 2: Demolition of Existing Structures
- Alternative 3: Demolition and Construction in Existing Footprint

Alternative 1 (No Project)

The No Project Alternative assumes that the proposed single-family residence on merged APNs 007-041-033 and -034 would not be constructed. Driveway demolition and replacement and planting of dune recovery areas and other site improvements also would not occur. This alternative would involve continued occupation of the existing single-family residence. The No Project Alternative would not fulfill the project objectives, as the existing single-family residence would not facilitate the future development of the project site or restore coastal vegetation.

Alternative 2 (Demolition of Existing Structures)

The Demolition of Existing Structures Alternative would involve construction of the single-family residence on merged APNs 007-041-033 and -034, as proposed, and demolition of the existing residence and adobe structure located on APN 007-041-035. Similar to the proposed project, this alternative would involve demolition of 2,572 square feet of driveway to the existing residence; construction of the proposed residence, the 725 square-foot private driveway, 602 square-foot garage, and 750 square-foot outdoor use area; relocating the water meter to the new residence; and planting of dune recovery areas. This alternative would involve the same building and architectural characteristics as the proposed project, as well as proposed landscaping. The only modification would be the demolition of existing structures on APN 007-041-035.

Because the Demolition of Existing Structures Alternative would involve demolition of the existing single-family residence and adobe structure, this alternative could result in impacts to other environmental issue areas discussed in the Initial Study (Appendix B). Demolition of the existing structures would likely result in greater impacts to air quality, hazards and hazardous materials, and noise than the proposed project, as demolition would generate dust and additional noise during construction, and demolition could result in the potential release of hazardous materials. Due to the age of the existing residence and adobe structure, it is possible that they contain lead-based paints and asbestos, which would be released during demolition. The Demolition of Existing Structures Alternative would accomplish all project objectives.

Alternative 3 (Demolition and Construction in Existing Footprint)

The Demolition and Construction in Existing Footprint Alternative would involve demolition of the existing residence and adobe structure located on APN 007-041-035 and construction of the proposed single-family residence primarily within the footprint of the existing residence, instead of on merged APNs 007-041-033 and -034. The proposed residence would exceed the existing building footprint by approximately 2,162 square feet under this alternative. The existing water meter would remain in the footprint of the existing residence, and the proposed 602 square-foot garage and 750 square-foot outdoor use area would be constructed near the footprint of the existing residence.

This alternative would not require demolition of 2,572 square feet of driveway, and would instead involve repavement of the existing driveway from Sunset Drive to the new residence within the footprint of the existing residence. Similar to the proposed project, this alternative would plant dune recovery areas, and within these areas all native trees would remain, non-native vegetation would be removed, and native dune vegetation would be planted. Under this alternative, all restoration would occur only on parcel 007-041-035, and no work would occur on parcels 007-041-033 and -034. This alternative would involve the same building and architectural characteristics as the proposed project, and landscaping similar to landscaping included in the proposed project.

The Demolition and Construction in Existing Footprint Alternative would involve demolition of the existing single-family residence and adobe structure, which could result in impacts to environmental issue areas other than biological and cultural resources. Demolition of the existing structures would likely result in greater impacts to air quality, hazards and hazardous materials, and noise than the proposed project, as demolition would generate dust, demolition equipment would generate additional noise, and demolition could result in the potential release of hazardous materials. The Demolition and Construction in Existing Footprint Alternative would achieve all project objectives.

Alternative 3 (Demolition and Construction in Existing Footprint) was determined to be the environmentally superior alternative. CEQA requires that, among the alternatives, an “environmentally superior” alternative be selected and that the reasons for such selection be disclosed. In general, the environmentally superior alternative is the alternative that would generate the fewest or least severe adverse impacts. According to CEQA Guidelines Section 15126.6(e)(2), if the environmentally superior alternative is the no project alternative, an environmentally superior alternative shall be identified among the remaining alternatives. As such, Alternative 3 would be the environmentally superior alternative. Refer to Section 6.0, *Alternatives*, for the complete alternatives analysis.

Areas of Known Controversy

The FEIR scoping process did not identify any areas of known controversy for the proposed project. Responses to the Notice of Preparation of a Draft EIR are summarized in Section 1.0, *Introduction*.

Issues to be Resolved

The proposed project would require a Coastal Development Permit, Building Permit, Grading Permit, Encroachment Permit, architectural permit, and parcel merger No. 19-0645 from the City of Pacific Grove.

Issues Not Studied in Detail in the EIR

Table 1-2 in Section 1.4 summarizes issues from the environmental checklist that were addressed in the Initial Study (Appendix B). As indicated in the Initial Study, there is no substantial evidence that significant impacts would occur to the following issue areas: Aesthetics, Agricultural Resources, Air Quality, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, Wildfire, and Mandatory Findings of Significance. Impacts to Biological Resources and Cultural Resources were found to be potentially significant and are addressed in this FEIR.

Summary of Impacts and Mitigation Measures

Table ES-1 summarizes the environmental impacts of the proposed project, proposed mitigation measures, and residual impacts (the impact after application of mitigation, if required). Impacts are categorized as follows:

- **Significant and Unavoidable.** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings under CEQA Guidelines Section 15091 and a Statement of Overriding Considerations to be issued if the project is approved pursuant to CEQA Guidelines Section 15093.
- **Less than Significant with Mitigation Incorporated.** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings under CEQA Guidelines Section 15091.
- **Less than Significant.** An impact that may be adverse but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- **No Impact:** The proposed project would have no effect on environmental conditions or would reduce existing environmental problems or hazards.

Table ES-1 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measure (s)	Residual Impact
Biological Resources		
<p>Impact BIO-1. Project construction could result in substantial adverse effects to special status species and nesting birds.</p>	<p>BIO-1(a) Bird Survey. If land clearing and construction starts during the local bird nesting season (January 1 to July 31), the applicant shall retain a qualified wildlife biologist or ornithologist to conduct a preconstruction nesting bird survey of the project site to ascertain whether nesting birds and their active nest could be jeopardized by the new activities. This survey shall take place no more than 15 days before the start of the potentially disruptive work (driveway demolition and ground disturbance). Should nesting birds be detected where there would be a threat to the nest/eggs/nestlings, the biologist shall establish an appropriate nest buffer, accounting for species sensitivity, location in relation to active construction (e.g., line of site), and construction activities required. The biologist may also coordinate with the owner and contractor to work out an alternative work schedule to provide time necessary for the birds to complete their nesting effort.</p> <p>BIO-1(b) Pre-Construction Meeting. Prior the start of construction, a qualified biologist shall conduct an educational meeting to explain what will happen in the incidence species of special concern are observed in the project site 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 shall 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 or construction activity if a species of special concern is discovered and wait until the species is safely removed from the construction zone before restarting.</p> <p>BIO-1(c) Construction Fencing. Construction and construction-related activities shall avoid the freshwater wetland and old backdune/sand dune scrub, as identified in the biological report, and the construction footprint shall be set-back a minimum of 50 feet from these areas to protect against effects of potential fugitive dust during construction, and incursion by nonnative plants. To prevent encroachment during construction, prior to on-site activities, strengthened orange mesh fencing shall be placed by the project contractor team along the construction boundary and no less than 50 feet from the edge of natural sand dune scrub; this fencing shall also be placed along both margins of the existing driveway where adjacent. Construction fencing shall remain in place until project completion.</p>	<p>Less than Significant with Mitigation</p>
<p>Impact BIO-2. The project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community.</p>	<p>No mitigation required.</p>	<p>Less than Significant</p>
<p>Impact BIO-3. Construction required for the proposed project would not occur within 100 feet of the freshwater wetland.</p>	<p>No mitigation required.</p>	<p>Less than Significant</p>

Impact	Mitigation Measure (s)	Residual Impact
<p>Impact BIO-4. The project site does not contain regional corridors for wildlife movement.</p>	<p>No mitigation required.</p>	<p>No Impact</p>
<p>Impact BIO-5. The project is located within the City of Pacific Grove’s Local Coastal Program. With implementation of the project restoration plan, no conflicts with local policies or ordinances would occur.</p>	<p>No mitigation required.</p>	<p>Less than Significant</p>
<p>Cultural Resources</p>		
<p>Impact CUL-1. The project would not cause a substantial adverse change in the significance of a historical resource.</p>	<p>No mitigation required.</p>	<p>No Impact</p>
<p>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</p>	<p>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. The Phase III Data Recovery Excavation Program shall be conducted by a qualified archaeologist who meets or exceeds the Secretary of Interior’s Professional Qualifications Standards for archaeology in accordance with the California Office of Historic Preservation’s 1990 Archaeological Resource Management Reports: Recommended Contents and Format; California Public Resources Code, Section 21084.1; and CEQA Guidelines, Section 15126.4(b). Prior to implementing the field component of the Phase III Data Recovery Excavation Program, a Phase III Data Recovery Plan shall be prepared by the qualified archaeologist selected to carry out the program. The plan shall include a regionally specific research design including a significance statement, research questions, methods, results, and an exhaustive analysis and thorough discussion of the constituents and artifacts identified. The plan shall be prepared in consultation with Native American groups who have participated in consultation for the proposed project, and shall be reviewed and approved by the City of Pacific Grove. This mitigation shall assure that the significant data the site contains shall be properly collected according to sound and established methods that would be appropriate for the region and type of data at the site, and that the data shall be collected and analyzed in a manner respectful to descendant communities.</p>	<p>Less than Significant with Mitigation</p>

Impact	Mitigation Measure (s)	Residual Impact
	<p>CUL-2(b) Worker Environmental Awareness Program. Prior to the commencement of construction activities, a Worker Environmental Awareness Program (WEAP) shall be implemented to inform construction personnel involved in ground disturbing activities of the possibility of encountering cultural resources, and the potential for impacts during project construction. The orientation meeting shall describe the potential of exposing archaeological resources, the types of cultural materials that may be encountered, and directions on the steps that shall be taken if such a find is encountered. Topics to be discussed shall include, but not be limited to, Ohlone material culture and a brief history of the property site. One WEAP training session to all construction personnel shall be performed at an on-site kickoff meeting. The presentation shall be provided by a cultural resources specialist under the supervision of an individual that meets or exceeds the U.S. Secretary of the Interior’s Professional Qualifications Standards for archaeology or history.</p> <p>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. Monitors shall observe soil disturbances, inspect exposed soils, and shall re-direct equipment in the event potential resources are encountered. If unanticipated archaeological materials are discovered during monitoring, work within 50 feet of the find shall halt and the archaeologist and Native American monitor shall consult with the City on proper treatment measures, which may include data recovery and documentation.</p>	
<p>Impact CUL-3. Grading and excavation required for the proposed project would have the potential to unearth and disturb previously unidentified or unknown human remains. Compliance with existing regulations pertaining to discovery of human remains would ensure impacts would be less than significant.</p>	<p>No mitigation required.</p>	<p>Less than Significant</p>

1 Introduction

This document is a Focused Environmental Impact Report (FEIR) for a proposed single-family residence located at 1661 Sunset Drive, Pacific Grove, California. The proposed 1661 Sunset Drive Residential Project (hereafter referred to as the “proposed project” or “project”) would merge two existing parcels and develop the newly merged parcel with a single-family residence, retain an existing residence on a separate parcel, and transfer the existing water meter to the proposed residence. This section discusses (1) the project and FEIR background; (2) the legal basis for preparing an FEIR; (3) the scope and content of the FEIR; (4) issue areas found not to be significant by the Initial Study; (5) the lead, responsible, and trustee agencies; and (6) the environmental review process required under the California Environmental Quality Act (CEQA). The proposed project is described in detail in Section 2, *Project Description*.

1.1 Environmental Impact Report Background

The City of Pacific Grove distributed a Notice of Preparation (NOP) of the FEIR for a 30-day agency and public review period starting on June 21, 2022 and ending on July 21, 2022. The City received letters from three agencies and one member of the public in response to the NOP during the public review period. The NOP is presented in Appendix B of this FEIR, along with the Initial Study that was prepared for the project and the NOP responses received. Table 1-1 on the following page summarizes the content of the letters and verbal comments and where the issues raised are addressed in the EIR.

1.2 Purpose and Legal Authority

The proposed project requires the discretionary approval of the City of Pacific Grove Community Development Department; therefore, the project is subject to the environmental review requirements of CEQA. In accordance with Section 15121 of the *CEQA Guidelines* (California Code of Regulations, Title 14), the purpose of this FEIR is to serve as an informational document that:

“...will inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.”

This FEIR has been prepared as a project EIR pursuant to Section 15161 of the *CEQA Guidelines*. A project EIR is appropriate for a specific development project. As stated in the *CEQA Guidelines*:

“This type of EIR should focus primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project, including planning, construction, and operation.”

This FEIR is to serve as an informational document for the public and City of Pacific Grove decision makers. The process will include public hearings before the Pacific Grove City Council to consider certification of a Final FEIR and approval of the proposed project.

Table 1-1 NOP Comments and FEIR Response

Commenter	Comment/Request	How and Where It Was Addressed
Agency Comments		
Cody Campagne, Native American Heritage Commission (NAHC)	The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed project, and provides a brief summary of AB 52 and SB 18 requirements for CEQA. The NAHC also provides recommendations for conducting Cultural Resources Assessments to adequately assess the existence and significance of tribal cultural resources.	AB 52 consultation for the proposed project was conducted. The cultural resources analysis is informed by a Historical Resources Evaluation (Appendix C), a Supplemental Cultural Resources Memorandum, and an Archaeological Evaluation. For further information, please see Section 4.2, <i>Cultural Resources</i> .
Bob Stafford, California Department of Fish and Wildlife (CDFW)	Given the documentation of special-status species in the project vicinity, CDFW recommends that biological studies include protocol-level surveys to determine if the proposed project would impact State-listed species. In the absence of surveys, the applicant should acquire an Incidental Take Permit from CDFW. CDFW also recommends that a cumulative impact analysis be conducted for all biological resources that will either be significantly or potentially significantly impacted by implementation of the proposed project.	The analysis provided in Section 4.1, <i>Biological Resources</i> , concluded that the proposed project would not have a significant impact on State-listed species, including the species of concern listed in the CDFW comment letter. Section 4.1 also contains a cumulative impact analysis that determined cumulative impacts would be significant yet mitigatable. Bird surveys would be conducted during the preconstruction nest season, as part of Mitigation Measure BIO-1.
Brian McAloon, California Department of Toxic Substances Control (DTSC)	The DTSC recommends acknowledging the potential for future activities on or near project site to result in hazardous waste releases, and recommends identifying mechanisms to initiate investigation or remediation, if needed. For building demolition, the DTSC recommends conducting surveys for presence of hazardous materials, such as asbestos, and for imported soil, proper sampling should be conducted to ensure imported soil is free of contamination.	The Hazards and Hazardous Materials chapter of the Initial Study (Appendix B) acknowledges the potential for future hazardous waste releases, including through demolition activities, and identifies known hazardous material sites within the project vicinity. The project would not import soil and thus would not need proper sampling to ensure imported soil is free of contamination.
Public Comments		
Janet Cohen	The commenter requests an evaluation of the Asilomar/Grove Acres area for historic properties. The commenter additionally notes that the small adobe on the project site was the studio of artist Charles Hittell.	A Historic Resources Evaluation of 1661 Sunset Drive was prepared in July 2022 (Appendix C). The Historical Resources Evaluation determined that the existing property on the project site is not considered a historical resource pursuant to Section 15064.5 of the <i>CEQA Guidelines</i> . For more information, please see Section 4.2, <i>Cultural Resources</i> .

1.3 Scope and Content

This FEIR addresses impacts identified by the Initial Study to be potentially significant. The following issues were found to include potentially significant impacts and have been studied in the FEIR:

- Biological Resources
- Cultural Resources

In preparing the FEIR, use was made of pertinent City policies and guidelines and other background documents. A full reference list is contained in Section 7, *References and Preparers*.

The alternatives section of the FEIR (Section 6) was prepared in accordance with Section 15126.6 of the *CEQA Guidelines* and focuses on alternatives that can eliminate or reduce significant adverse effects associated with the project while feasibly attaining most of the basic project objectives. In addition, the alternatives section identifies the “environmentally superior” alternative among the alternatives assessed. The alternatives evaluated include the CEQA-required “No Project” alternative and another alternative development scenario designed to reduce biological and cultural resource impacts.

The level of detail contained throughout this FEIR is consistent with the requirements of CEQA and applicable court decisions. Section 15151 of the *CEQA Guidelines* provides the standard of adequacy on which this document is based. The *Guidelines* state:

“An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure.”

1.4 Issues Not Studied in Detail in the EIR

Table 1-2 summarizes issues from the environmental checklist that were addressed in the Initial Study (Appendix B). As indicated in the Initial Study, there is no substantial evidence that significant impacts would occur in any of these issue areas.

Table 1-2 Issues Not Studied in the EIR

Issue Area	Initial Study Findings
Aesthetics	The proposed project would not obstruct a public vantage point and would not change access to the beach, where the public enjoys scenic vistas of the Pacific Ocean. Impacts to scenic vistas would be less than significant.
	The project site is not located on a State Scenic Highway and would have no impact to scenic resources visible from a State Scenic Highway.
	The proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings, nor would it create significant impacts with respect to increased lighting. Impacts to these resources would be less than significant.

City of Pacific Grove
1661 Sunset Drive Residential Project

Issue Area	Initial Study Findings
Agricultural Resources	The project site is within a residential area of Pacific Grove that lacks agricultural lands or forests. No impact to these resources would occur.
Air Quality	<p>The emissions generated by the proposed project would not exceed the Monterey Bay Air Resources District’s operational screening thresholds. Impacts would be less than significant.</p> <p>The proposed project would not generate significant air quality impacts during project construction or operation and would have a less than significant impact.</p> <p>The proposed project would not expose nearby sensitive receptors to substantial pollutant concentrations and would have a less than significant impact.</p> <p>The proposed project would have a less than significant impact regarding the creation of objectionable odors.</p>
Energy	<p>The proposed project would comply with existing local and state regulations designed for reducing energy consumption and would have a less than significant impact regarding inefficient, wasteful, or unnecessary use of energy.</p> <p>The proposed project would have no impact regarding conflict with state or local energy efficiency plans.</p>
Geology and Soils	<p>The project site is not located within an earthquake fault zone and is situated on relatively stable granite bedrock. Compliance with California Building Code (CBC) regulations would result in less than significant impacts involving seismic hazards, ground shaking, or ground failure.</p> <p>The project site is not located in a landslide hazard area, and there would be no impact involving landslides.</p> <p>Project site conditions (permeable, sandy soil) and compliance with the CBC would result in a less than significant impact regarding erosion and topsoil loss.</p> <p>The project site is not located in an area subject to soil instability. Impacts involving unstable soils would be less than significant.</p> <p>The project site is not located in an area subject to expansive soils. Impacts involving expansive soils would be less than significant.</p> <p>The proposed project would be served by the City’s contracted public sewer system, thus there would be no impact involving septic tanks.</p> <p>The project site has not been identified to contain unique paleontological or geologic features and would have no impact regarding unique paleontological resources.</p>
Greenhouse Gas Emissions	<p>The proposed project would result in similar average daily vehicle trips as the existing use and would result in less than significant impacts with respect to greenhouse gas (GHG) emissions.</p> <p>The proposed project would not conflict with the GHG policy direction contained in the 2010 General Plan, the Monterey County Municipal Climate Action Plan, or the Association of Monterey Bay Area Government’s 2045 Metropolitan Transportation Plan/Sustainable Communities Strategy. There would be no impact regarding conflict with an applicable GHG plan, policy, or regulation.</p>
Hazards and Hazardous Materials	<p>Local, state, and federal regulations and standards are in place to regulate the transportation, use, and disposal of hazardous materials, and several local departments and agencies would respond to foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant.</p> <p>The project would not emit hazardous emissions or handle hazardous materials within one-quarter mile of a school, thus there would be no impact involving hazardous material emissions and schools.</p> <p>There are no Cortese List sites located on the project site, nor any listings under the State Water Resources Control Board’s GeoTracker and the DTSC EnviroStor Database. Impacts involving pre-existing hazardous waste sites would be less than significant.</p>

Issue Area	Initial Study Findings
	<p>The project site is located within the Airport Influence Area of the Monterey Regional Airport, but not in an area that requires special study. The project would have a less than significant impact regarding airports and safety hazards. Additionally, the project site is not located within the vicinity of a private airstrip. There would be no impact involving private airstrip hazards.</p> <p>The proposed project would be accessed from Sunset Drive and would not result in any road closures or obstructions that might physically interfere with an adopted emergency response or evacuation plan. Impacts to emergency response plans or emergency evacuation plans would not occur.</p> <p>The project site is not located within or adjacent to a Very High Fire Hazard Severity Zone or a State Responsibility Area. Thus, there would be no impact regarding the exposure of people or structures to significant risk of loss, injury, or death involving wildland fires.</p>
Hydrology and Water Quality	<p>Conformance with federal, state, and local regulations would ensure the proposed project would not violate water quality standards or waste discharge requirements, substantially decrease groundwater, or interfere with groundwater recharge. Impacts would be less than significant.</p> <p>Following conformance with applicable regulations pertaining to erosion control and drainage within the California Building Code and Pacific Grove Municipal Code, the proposed project would not substantially alter drainage patterns or result in erosion or siltation, would not impede or redirect flows, would not change the rate of runoff so that flooding may occur, and would not degrade existing water quality with polluted runoff. Impacts would be less than significant.</p> <p>The proposed project would not risk the release of pollutants due to project inundation from flooding, tsunami, or seiche, and impacts would be less than significant.</p> <p>Compliance with the existing City of Pacific Grove General Plan and Pacific Grove Municipal Code regulations would ensure the project would not interfere with water quality objectives. The proposed project would have a less than significant impact regarding conflict with a water quality control plan.</p>
Land Use and Planning	<p>The project site is zoned for the residential use and surrounded by similar large lot residential development; therefore, the proposed project would not separate an established community. No impact would occur.</p> <p>The project site is in the Residential Single-Family - 20,000 square feet minimum parcel size (R-1-B-4) zone and complies with applicable zoning restrictions. The project would be consistent with applicable policies from the Pacific Grove General Plan. The proposed project would have a less than significant impact regarding conflict with any land use plan, policy, or regulation.</p>
Mineral Resources	<p>No mineral resources of value to the region or the rest of the State have been identified within the project area and the project area is not suited for resource extraction given the suburban location. No impact would occur.</p>
Noise	<p>Construction of the proposed project would exceed ambient noise levels and would be audible on adjacent properties. Mitigation Measure N-1 would ensure that construction noise occurs within the hours specified by the City and would reduce construction equipment related noise at nearby sensitive receptors. Thus, project impacts involving construction noise would be less than significant with mitigation incorporated.</p> <p>Construction activity would be temporary, and the use of vibration-generating heavy equipment would be primarily limited to bulldozers or periodic loaded trucks. Impacts would be less than significant.</p> <p>The project site is not located within the vicinity of a private airstrip. The project site is within the Airport Influence Area of the Monterey Regional Airport, but not in an area or a use type that requires special study. No impact involving exposure to excessive noise levels related to air traffic would occur.</p>

City of Pacific Grove
1661 Sunset Drive Residential Project

Issue Area	Initial Study Findings
Population and Housing	<p>Construction of a single-family residence would not generate net population growth in the area, due to the small-scale nature of the development. The proposed project would not result in the addition of population to the City of Pacific Grove, as the existing residence would be vacant, and one new residence would be constructed. Impacts involving substantial unplanned population growth would be less than significant.</p> <p>The proposed project would not displace existing people and would not necessitate the construction of replacement housing elsewhere. Impacts would be less than significant.</p>
Public Services	<p>The proposed project would not result in a net increase in population or a commensurate increase in demand for public services. There would be no impact on the environment regarding public service provision.</p>
Recreation	<p>The use of existing parks and recreational facilities would be unchanged with the construction of the proposed residence. There would be no impact on the environment regarding recreation and park provision.</p>
Transportation	<p>The proposed project would not involve roadway changes or new access points. There would be no impact involving conflict with a program, plan, ordinance, or policy addressing the circulation system.</p> <p>The proposed project would not include design features that would increase hazards and would not involve incompatible uses (such as agricultural equipment) for the existing roadways. There would be no impact regarding increased transportation hazards.</p> <p>The proposed project would not involve road closures or roadway obstructions and would not result in inadequate emergency access. There would be no impact regarding inadequate emergency access.</p> <p>The proposed project would not result in an increase in population, and therefore would not result in an increase in vehicle miles traveled associated with the project site that would exceed the Governor’s Office of Planning and Research screening threshold. Therefore, the proposed project may be screened out and would have no impact related to vehicle miles traveled.</p>
Tribal Cultural Resources	<p>The project site does not possess the potential to yield significant scientific or historical information or data beyond what has been previously documented during investigations of similar resources. The project would have a less than significant impact on tribal cultural resources.</p> <p>AB 52 consultation with the two local Tribes, the Ohlone Costanoan Esselen Nation and the Esselen Tribe, commenced in October 2019 and indicated that the project has the potential to lead to discovery of important local cultural resources. Inclusion of Mitigation Measures CUL-1 and CUL-2, as discussed in Section 4.2, <i>Cultural Resources</i>, would reduce potential impacts to less than significant.</p>
Utilities and Service Systems	<p>The proposed project would not result in a net increase in population or a commensurate increase in demand for utility services. Therefore, there would be no impact from the relocation or construction of water, wastewater, stormwater drainage, solid waste, electric power, or telecommunications utilities.</p> <p>Considering the small scale of the proposed project, the project would require a minor amount of water that is well within the City’s entitlement from the California American Water Company (Cal-Am). Cal-Am verified it would allow the relocation of the existing water meter. The project’s impact regarding sufficient water supplies would be less than significant.</p> <p>The scale of the proposed project would not result in the wastewater service provider exceeding capacity for existing or committed demand, thus the project would not result in the need to construct new or expanded water or wastewater treatment facilities. Impacts involving wastewater would be less than significant.</p> <p>Given the small scale of the project and compliance with federal, state, and local solid waste regulations, the project would not result in a substantial increase in solid waste. Impacts involving solid waste would be less than significant.</p>

1.5 Lead, Responsible, and Trustee Agencies

The *CEQA Guidelines* define lead, responsible and trustee agencies. The City of Pacific Grove is the lead agency for the project because it holds principal responsibility for approving the project.

A responsible agency refers to a public agency other than the lead agency that has discretionary approval over the project. The Monterey Peninsula Water Management District is a responsible agency, and would approve the Water Permit required for relocation of the water meter from the existing residence to the proposed residence.

A trustee agency refers to a state agency having jurisdiction by law over natural resources affected by a project. The California Department of Fish and Wildlife is a trustee agency for the proposed project.

1.6 Environmental Review Process

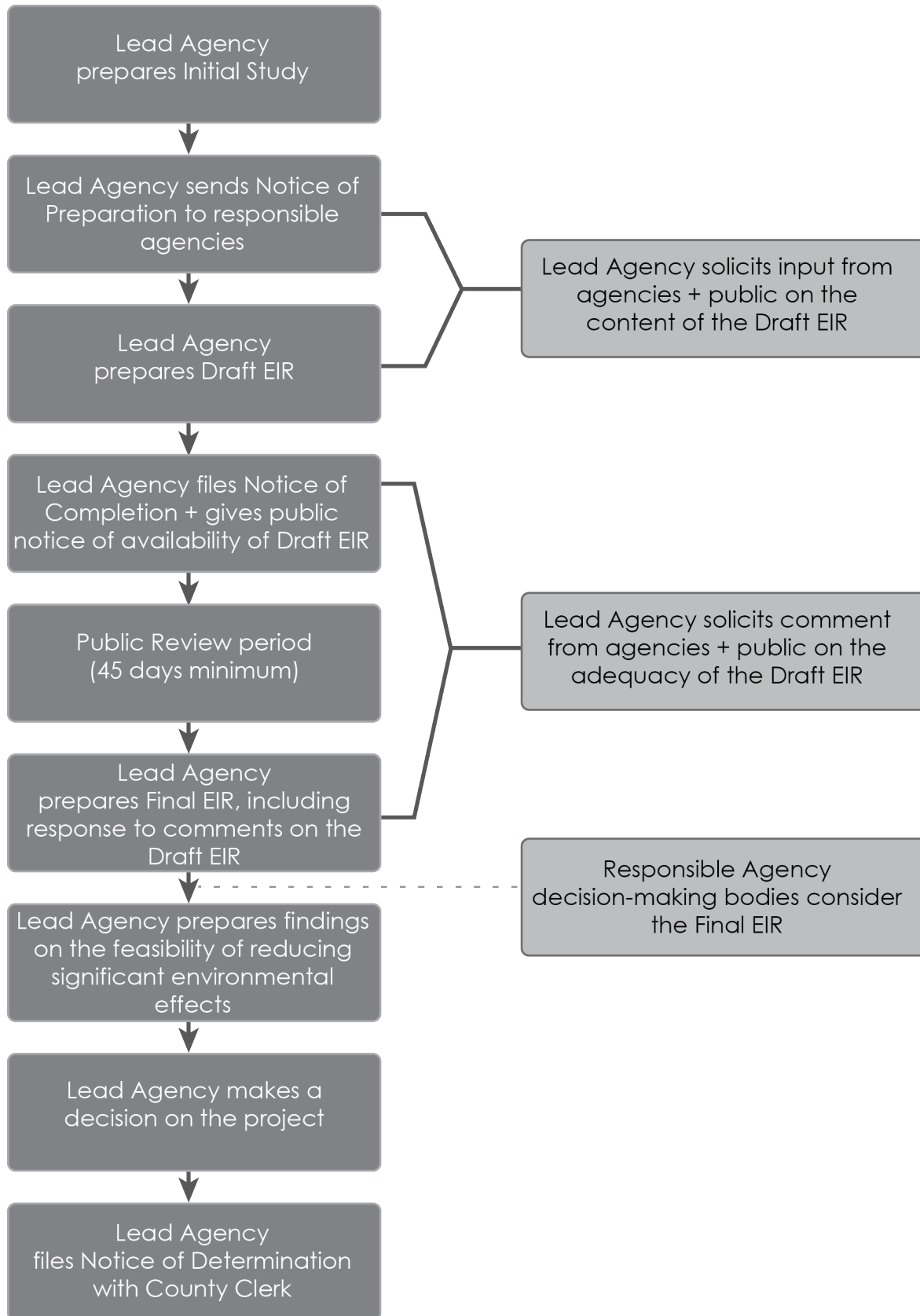
The environmental impact review process, as required under CEQA, is summarized below and illustrated in Figure 1-1. The steps are presented in sequential order.

1. **Notice of Preparation (NOP).** After deciding that an EIR is required, the lead agency (City of Pacific Grove) must file a NOP soliciting input on the EIR scope to the State Clearinghouse, other concerned agencies, and parties previously requesting notice in writing (*CEQA Guidelines* Section 15082; Public Resources Code Section 21092.2). The NOP must be posted in the County Clerk's office for 30 days. The NOP may be accompanied by an Initial Study that identifies the issue areas for which the project could create significant environmental impacts. The NOP was circulated for review on June 21, 2022, for a 30-day review period. An Initial Study was prepared and is attached to this EIR as Appendix B.
2. **Draft EIR Prepared.** The Draft EIR must contain: a) table of contents or index; b) summary; c) project description; d) environmental setting; e) discussion of significant impacts (direct, indirect, cumulative, growth-inducing and unavoidable impacts); f) a discussion of alternatives; g) mitigation measures; and h) discussion of irreversible changes.
3. **Notice of Completion (NOC) and Notice of Availability (NOA).** The lead agency must file a NOC with the State Clearinghouse when it completes a Draft EIR and prepare a Public NOA of a Draft EIR. The lead agency must file the NOC in the County Clerk's office for 30 days (Public Resources Code Section 21092) and send a copy of the NOC to anyone requesting it (*CEQA Guidelines* Section 15087). Additionally, public notice of Draft EIR availability must be given through at least one of the following procedures: a) publication in a newspaper of general circulation; b) posting on and off the project site; and c) direct mailing to owners and occupants of contiguous properties. The lead agency must solicit input from other agencies and the public and respond in writing to all comments received (Public Resources Code Sections 21104 and 21253). The minimum public review period for a Draft EIR is 30 days. When a Draft EIR is sent to the State Clearinghouse for review, the public review period must be 45 days unless the State Clearinghouse approves a shorter period (Public Resources Code 21091).
4. **Final EIR.** A Final EIR must include: a) the Draft EIR; b) copies of comments received during public review; c) list of persons and entities commenting; and d) responses to comments.

1661 Sunset Drive Residential Project

5. **Certification of Final EIR.** Prior to making a decision on a proposed project, the lead agency must certify that: a) the Final EIR has been completed in compliance with CEQA; b) the Final EIR was presented to the decision-making body of the lead agency and the decision-making body reviewed and considered the information in the Final EIR prior to approving a project; and c) the Final EIR reflects the lead agency's independent judgment and analysis (*CEQA Guidelines* Section 15090). Additionally, at least 10 days prior to certifying an EIR, the lead agency shall provide a written proposed response, either in a printed copy or in an electronic format, to a public agency on comments made by that public agency (*CEQA Guidelines* Section 15088(b)).
6. **Lead Agency Project Decision.** The lead agency may a) disapprove the project because of its significant environmental effects; b) require changes to the project to reduce or avoid significant environmental effects; or c) approve the project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted (*CEQA Guidelines* Sections 15042 and 15043).
7. **Findings/Statement of Overriding Considerations.** For each significant impact of the project identified in the EIR, the lead agency must find, based on substantial evidence, that either: a) the project has been changed to avoid or substantially reduce the magnitude of the impact; b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible (*CEQA Guidelines* Section 15091). If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that sets forth the specific social, economic, or other reasons supporting the agency's decision.
8. **Mitigation Monitoring Reporting Program.** When the lead agency makes findings on significant effects identified in the EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects.
9. **Notice of Determination (NOD).** The lead agency must file a NOD after deciding to approve a project for which an EIR is prepared (*CEQA Guidelines* Section 15094). A local agency must file the NOD with the County Clerk. The NOD must be posted for 30 days and sent to anyone previously requesting notice. Posting of the NOD within five days of the determination starts a 30-day statute of limitations on CEQA legal challenges (Public Resources Code Section 21167(c)).

Figure 1-1 Environmental Review Process



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2 Project Description

This section describes the proposed project, including the project applicant, the project site and surrounding land uses, major project characteristics, project objectives, and discretionary actions needed for approval.

2.1 Project Applicant

Eric Miller Architects
211 Hoffman Avenue
Monterey, California 93940

2.2 Lead Agency Contact Person

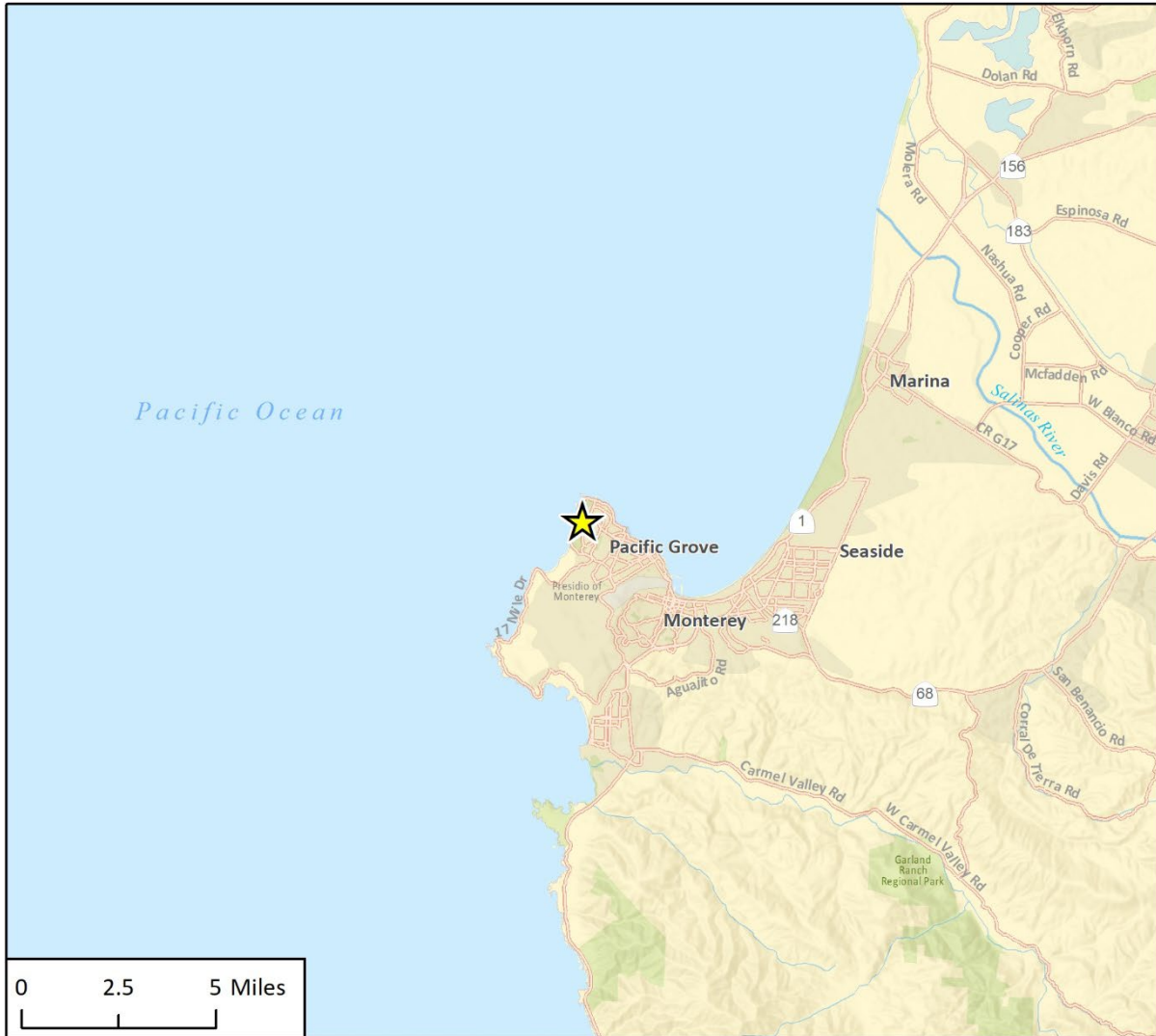
Joe Sidor, Contract Senior Planner
City of Pacific Grove
Community Development Department
300 Forest Avenue
Pacific Grove, California 93950
831-648-3192

2.3 Project Location

The project site is located at 1661 Sunset Drive, in the western portion of the City of Pacific Grove. The approximately 3.45-acre project site is relatively flat and consists of Assessor Parcel Numbers (APNs) 007-041-033, 007-041-034, and 007-041-035. The site is currently developed with a single-family residence located on APN 007-041-035; the remaining area of the project site consists of disturbed dune habitat that includes a variety of invasive plant species. The site is in a residential area of Pacific Grove and is surrounded by nearby roadways and single-family residences. The Pacific Ocean is located adjacent to the project site, on the western side of Sunset Drive.

Sunset Drive would provide access to the project site. The site is regionally accessible from State Route 1, and locally accessible from Lighthouse Avenue and Sunset Drive. Figure 2-1 shows the regional location of the project site and Figure 2-2 shows the location of the site in its neighborhood context. Existing conditions on the project site are shown in Figure 2-3. Project site plans are depicted in Figure 2-4 through Figure 2-6.

Figure 2-1 Regional Location



Basemap provided by Esri and its licensors © 2022.

★ Project Location N



Fig. 1 Regional Location

Figure 2-2 Project Site Location



Figure 2-3 Project Site Existing Conditions



Project site, facing east toward Asilomar Avenue and existing residence



Project site, facing west toward Sunset Drive

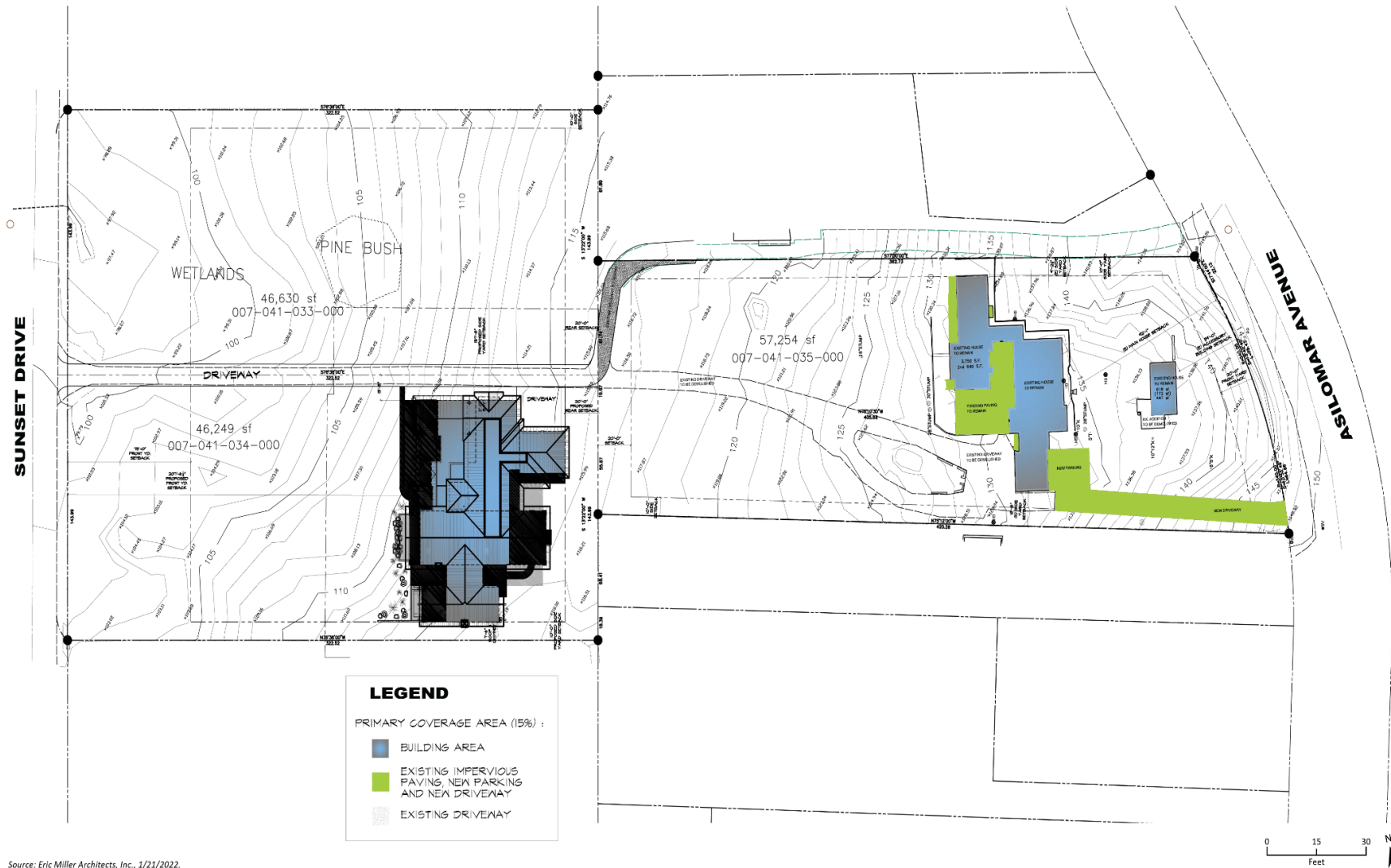


Project site, facing southwest



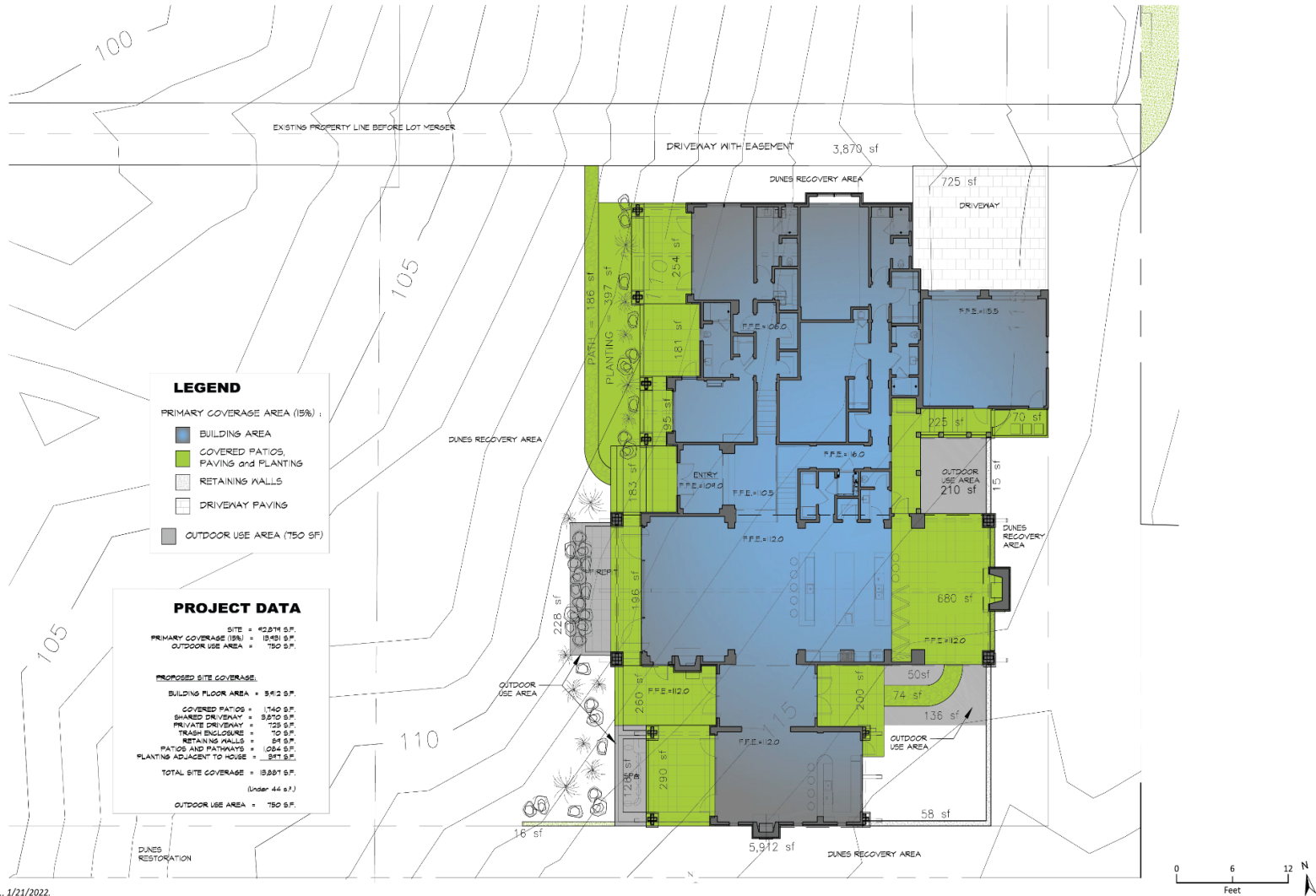
Project site, featuring existing residential structure

Figure 2-4 Project Site Plan: Overview of all Parcels



Source: Eric Miller Architects, Inc., 1/21/2022.

Figure 2-5 Project Site Plans: Proposed Residence Site Plan



Source: Eric Miller Architects, Inc., 1/21/2022.

Figure 2-6 Project Site Plans: Existing Residence Site Plan



Source: Eric Miller Architects, Inc., 1/21/2022.

2.4 Existing Site Characteristics

2.4.1 Current Land Use Designation and Zoning

The project site is currently developed with a single-family residence on APN 007-041-035; the remainder of the project site consists of dune habitat. The project site has a General Plan land use designation of Low Density Residential 1 (LDR 1) for APNs -034 and -033, and a designation of Low Density Residential 2 (LDR 2) for APN -035. The LDR 1 designation provides for single-family residences, allowing a maximum of one unit per net acre. The LDR 2 designation provides for single-family residences, up to two units per net acre.

The project site is zoned R-1-B-4 (Residential) and is located in the Coastal Zone. As defined by the City's Zoning Ordinance, uses permitted in the R-1 designation include single-family dwellings, accessory buildings and structures, and accessory uses normally incidental to single-family residences. The proposed project would not require amendments to the City's General Plan, Local Coastal Program, or the Pacific Grove Municipal Code.

2.4.2 Surrounding Land Uses

The project site is bordered by single-family residences and Asilomar Avenue to the east, single-family residences to the north and south, and Sunset Drive and Pacific Ocean to the west.

2.5 Project Characteristics

The project site is comprised of three lots located between Sunset Drive and Asilomar Avenue. The proposed project would merge APNs 007-041-033 and 007-041-034, retain the existing single-family residence on APN 007-041-035, construct a new single-family residence on merged APNs 007-041-033 and -034, and transfer the water meter from the existing residence to the proposed new residence. The southwestern portion of the adobe structure would also be demolished. The existing residence would be retained on the project site, and would remain unoccupied/mothballed. The project would also include repavement of the driveway from Sunset Drive to the proposed new residence, demolition of 2,572 square feet of driveway from the end of the proposed new residence parcel to the existing residence, and planting of dune recovery areas around all sides of the proposed residence. Within these recovery areas, all native trees would remain, non-native vegetation would be removed, and native dune vegetation would be planted. The 5,912 square-foot residence would be accompanied by an attached garage of 602 square feet, and a 750 square-foot outdoor use area. Table 2-1 shows the characteristics of the proposed residence.

Table 2-1 Project Characteristics

Address	1661 Sunset Drive
APN(s)	007-041-033, 007-041-034, 007-041-035
Height/Stories	18 feet/2 stories
Lot Area	151,589 sf
Proposed Residence	
Building Floor Area	5,912 sf
Shared Driveway	3,870 sf
Private Driveway	725 sf
Trash Enclosure	70 sf
Site Coverage	13,887
Outdoor Use Area	750 sf
Site Area ¹	92,879 sf
Existing Residence	
Building Floor Area	3,750 sf
Accessory Main Structure Floor Area	447 sf
Existing Paved Areas to Remain	1,376 sf
Existing Neighbor's Driveway	764 sf
New Driveway and Parking	2,248 sf
Site Coverage	8,585 sf
Outdoor Use Area	0 sf
Site Area ¹	57,238

sf = square feet

¹ "Site Area" refers to the total square footage of Parcel I and II for the proposed residence, and Parcel III for the existing residence.

Source: Eric Miller Architects 2022

Architecturally, the proposed residence would be characterized by muted, natural colors that complement the surrounding dunes environment. Materials used for construction of the proposed residence would include King City stone for walls, mahogany stained wood beams and columns, and asphalt roofing tiles. The proposed residence would be 18 feet in height, and would utilize the natural slope of the project site to create a split-level appearance on the residence's north and west elevations. To achieve this appearance, project construction would remove approximately 1,340 cubic yards of soil to allow for the staggered floor levels. The proposed residence would be approximately 530 feet from the coast of the Pacific Ocean and approximately 490 feet from the western property line that abuts Sunset Drive. Perspective views of the proposed project are depicted in Figure 2-7.

Figure 2-7 Perspective Views of the Proposed Project



Northwest Perspective



Southwest Perspective



North Perspective



South Perspective

Landscaping

The proposed project would include 1,570 square feet of landscaping. Proposed landscaping would include 1,084 square feet of patios and pathways with lighting, 89 square feet of retaining walls, and 397 square feet of plantings adjacent to the proposed residential building. New plantings would primarily occur along the western boundary of the proposed residence. To meet Local Coastal Program mitigation requirements, the proposed project would include a Native Botanical and Habitat Restoration Plan, monitored by a qualified biologist, which would restore approximately 30,000 square feet of the project site to pre-project dune conditions. Restoration activities would include debris remediation, ice plant remediation, installation of native plants, and a five-year maintenance and monitoring program.

Parking and Site Access

Access to the project site would be provided by Sunset Drive. The proposed project would include repavement of 3,870 square feet of driveway from Sunset Drive to the proposed new residence. The proposed project would also demolish 2,572 square feet of driveway from the end of the proposed new residence parcel to the existing residence, and construct a 2,248 square-foot driveway from SR 68/Asilomar Avenue to the existing residence.

Residents would be able to park in the attached garage of the proposed new residence. Additionally, the proposed project would construct a new parking area for the existing residence that would be retained (see site plans in Figure 2-5 and Figure 2-6).

Utilities

The project site would receive electric power from Central Coast Community Energy, natural gas from Pacific Gas & Electric; water services from the California-American Water Company (Monterey Main Service Area), and solid waste services from GreenWaste Recovery, Inc.

The project site would connect to the existing sewer and storm drain system. Telecommunication services are provided by AT&T, Verizon Wireless, Sprint, or T-Mobile and are currently available on the project site.

The existing water meter on APN -035 would be transferred to the merged APNs -034 and -033. The California-American Water Company provided verification in a letter dated October 13, 2020, that it would allow the relocation of the water meter from the existing residence to the proposed residence.

Construction and Grading

Proposed project construction is anticipated to occur over the duration of 12 months. Construction activities would include removal of approximately 1,340 cubic yards of soil to achieve the proposed residence's split-level appearance. Removed soil would be redistributed in the landscape of APNs 007-041-033 and 007-041-034 (i.e., balanced on site).

Green Building Features

The proposed project would incorporate several features intended to restore the surrounding dune habitat. The proposed project would incorporate California native plants into landscaping, utilize low-flow fixtures to decrease water consumption, and use energy-efficient lighting.

2.6 Project Objectives

The objectives of the project include:

- Facilitate the future development of the project site with residential use, similar to existing surrounding residences.
- Preserve on-site open space, including dunes recovery areas, and restore coastal vegetation to the extent feasible.
- Provide new housing opportunities while maintaining Pacific Grove's coastal community character.

2.7 Required Approvals

The following approvals and permits from the City of Pacific Grove would be required for the proposed project:

- Architectural permit for new construction, major alteration, or demolition/reconstruction
- Parcel Merger (PM) No. 19-0645
- Coastal Development Permit
- Building Permit
- Grading Permit
- Encroachment Permit

The project would also require a Water Permit from the Monterey Peninsula Water Management District for relocation of the water meter.

3 Environmental Setting

This section provides a general overview of the environmental setting for the proposed project. More detailed descriptions of the environmental setting for each environmental issue area can be found in Section 4, *Environmental Impact Analysis*.

3.1 Regional Setting

The project site is located in the City of Pacific Grove within Monterey County. The project site is located in between Sunset Avenue and Asilomar Avenue and would be accessible via Sunset Avenue. The approximately 3.45-acre site consists of the Assessor Parcel Numbers 007-041-033, 007-041-0334, and 007-041-035. Figure 1 in Section 2, *Project Description*, shows the location of the project site in the regional vicinity. Figure 2 in Section 2, *Project Description*, shows the location of the project site in relationship to the surrounding neighborhood.

A grid system of east-west and north-south roadways, including arterials, collectors, and local streets, provide vehicular access throughout the city. Major roadways include Forest Avenue, Sunset Drive, and Lighthouse Avenue. The closest highway is State Route 68 (SR 68), which traverses the City (from east to west) as Forest Avenue, Sunset Drive, and a portion of Asilomar Avenue. The City of Pacific Grove is located on the Monterey Peninsula adjacent to the Pacific Ocean, and is bounded by the ocean on its western, northern, and eastern edges.

The Mediterranean climate of the region and the coastal influence produce moderate temperatures year round, with rainfall concentrated in the winter months. The City of Pacific Grove is in the Monterey Bay region of the North Central Coast Air Basin (NCCAB). The NCCAB is classified as a nonattainment area for the state ozone and PM₁₀ standards.

3.2 Project Site Setting

As shown in Figure 2 in Section 2, *Project Description*, the project site is bordered by one and two-story residences to the north and south, by Asilomar Avenue and single-family residences to the east, and by Sunset Drive and the Pacific Ocean to the west. Parcel 007-041-035 contains an existing residence, and the other parcels are currently vacant. The project site primarily consists of disturbed dune habitat. The project site is located in the Coastal Zone and in an Environmentally Sensitive Habitat Area, defined by Coastal Act Section 30107.5 as:

“...any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.”

The Environmentally Sensitive Habitat Area within the project site consists of coastal sand dunes and sand dune areas, which are a scarce resource and provide habitat for rare and endangered biological resources. Additionally, the City's General Plan identifies the entire Coastal Zone of the city, including the project site, to be an archaeologically sensitive area, based on nearly continuous archaeological evidence along the Pacific Grove waterfront indicating Native American use of the area.

The project site has a General Plan land use designation of Low Density Residential 1 (LDR 1) for APNs -034 and -033, and a designation of Low Density Residential 2 (LDR 2) for APN -035. The LDR 1 designation provides for single-family residences, allowing a maximum of one unit per net acre. The LDR 2 designation provides for single-family residences, up to two units per net acre.

The project site is zoned R-1-B-4 (Residential). As defined by the City’s Zoning Ordinance, uses permitted in the R-1 designation include single-family dwellings, accessory buildings and structures, and accessory uses normally incidental to single-family residences.

3.3 Cumulative Development

In addition to the specific impacts of individual projects, CEQA requires EIRs to consider potential cumulative impacts of the proposed project. CEQA defines “cumulative impacts” as two or more individual impacts that, when considered together, are substantial or will compound other environmental impacts. Cumulative impacts are the combined changes in the environment that result from the incremental impact of development of the proposed project and other nearby projects. For example, traffic impacts of two nearby projects may be less than significant when analyzed separately, but could have a significant impact when analyzed together. Cumulative impact analysis allows the EIR to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

CEQA requires cumulative impact analysis in EIRs to consider either a list of planned and pending projects that may contribute to cumulative effects or a forecast of future development potential. The cumulative impact analysis in this EIR uses the list approach. Currently planned and pending projects in Pacific Grove and surrounding areas, including the City of Monterey, are listed in Table 3-1. These projects are considered in the cumulative analyses in Section 4, *Environmental Impact Analysis*.

Table 3-1 Cumulative Projects List

Project No.	Project Location	Land Use	Status	Description
City of Pacific Grove¹				
1	1663 Sunset Drive	Residential	IS-MND currently in preparation	Permit for a deck expansion and gas line extension on an existing single-family residence.
2	125 Ocean View Boulevard	Hotel/ Commercial	Coastal Development Permit appealed to Coastal Commission	Replace 165,000 square feet of factory outlet with new hotel and commercial uses, as well as 20,000 square feet of street retail uses
3	342 Asilomar Avenue	Residential	Draft IS-MND prepared	Demolish existing single-family residence and construct a new single-family residence with an attached garage.
City of Monterey²				
4	449 Alvarado Street	Mixed-Use	EIR preparation in process; has not received Planning permits	Demolish existing structure; construct a four-story mixed-use building with 34 new apartment units and 2,376 square feet of retail space

Project No.	Project Location	Land Use	Status	Description
5	300 Cannery Row	Mixed-Use	Planning permit approved; currently in review with Coastal Commission	Convert existing building to create eight new residential condominium units and 8,500 square feet of retail & Coastal Commercial with parking offsite
6	480 Cannery Row	Mixed-Use	Has not received Planning permits; coastal permit for small-scale desalination denied	Construct a combination of buildings to include 51 residential units, 87,362 square feet of commercial use 30,000 square feet of restaurant space, and 8,408 square feet of coastal/community use
7	857 Cass Street	Mixed-Use	Planning permit underway	Convert existing commercial space to two apartment units. The result would be a mixed-use building.
8	1015 Cass Street	Residential	Planning permits underway; has not received Building Permits	Convert existing commercial office space to seven apartment units
9	1000 Eighth Street	Mixed-Use	Planning permit approved; Building permit in review	Convert existing commercial space to two apartment units. The result would be a mixed-use building.
10	704 Foam Street	Residential	Planning permits in review; Environmental review pending	Demolish existing structure; construct four new stand-alone residential units with detached garages
11	2000 Garden Road	Residential	ARC preliminary review approved; ARC final review pending	Convert existing commercial building to multi-family building with 34 apartment units
12	2300 Garden Road	Residential	ARC preliminary review approved; ARC final review pending	Convert existing office building into 64 apartment units
13	2560 Garden Road	Residential	Planning permit incomplete	Proposed remodel of an existing industrial-zoned office building; remodel to include 25 apartment units
14	2600 Garden Road	Residential	ARC preliminary review approved; ARC final review pending	Demolish existing structure; construct five three-story multi-family buildings with 57 apartment units
15	200 Glenwood Circle	Residential	Construction underway	Construct a new building to provide 40 independent living apartment units
16	600 Irving Avenue	Residential	Planning permits approved; water allocation pending	Construct an addition to existing structure to create five new residential units
17	601 Lighthouse Avenue	Mixed-Use	Building permit pending	Convert existing building to create four new apartment units, 3,345 square feet of retail space and one 914 office space

City of Pacific Grove
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Project No.	Project Location	Land Use	Status	Description
18	6 Lower Ragsdale	Medical	Construction underway	Construct a 60,000 square-foot building to include 16 residential psychiatric health facility beds, a partial hospitalization program, an intensive outpatient program, and an outpatient clinic
19	2101 North Fremont	Hotel	EIR underway	Demolish existing structures; construct a three-story, 42 room hotel
20	2200 North Fremont	Mixed-Use	Building permit in review	Construct a three-story mixed-use building with 40 apartment units and 6,000 square feet of commercial space
21	476 Tyler Street	Mixed-Use	Planning permits approved; has not applied for Building permits	Convert existing ground floor commercial space within an existing mixed-use building into three studio apartments
22	419 Wave Street	Retail	Building permit incomplete	Convert warehouse to retail: coffee shop and tasting room
23	457 Wave Street	Residential	Construction underway	Construct two new three-story buildings, totaling four residential condominium units
County of Monterey³				
24	3224 17 Mile Drive	Residential	Appealed	Construct a detached 1,070 square foot four-car garage
25	1125 Spyglass Woods Drive	Residential	Appealed	Construct a 3,951 square foot single family dwelling and 677 square foot attached garage
26	3364 17 Mile Drive	Residential	Applied	Demolish an existing 4,140 square foot dwelling & 560 square foot garage and construct a 5,550 square foot dwelling & 1,400 square foot garage
27	1427 Lisbon Lane	Residential	Applied	Partially demolish 208 square feet and construct a 1,264 square foot addition to an existing single-family dwelling
28	3167 Stevenson Drive	Residential	Applied	Construct a 6,094 square foot two-story single family dwelling inclusive of an attached 1,095 square foot four-car garage
29	1545 Venadero Road	Residential	Applied	Demolish an existing carport and 224 square foot accessory structure, construct a 1,050 square foot second story addition to a main residence and a detached 865 square foot garage
30	3347 17 Mile Drive	Residential	Applied	Construct a 6,037 square foot three-story single-family dwelling with a 1,738 square foot attached garage

Project No.	Project Location	Land Use	Status	Description
31	3200 17 Mile Drive	Residential	Incomplete	Demolish an existing 10,328 square foot four story single-family dwelling with an attached caretaker unit & a detached garage; construct a 34,920 square foot four story main single family dwelling & associated site improvement
32	1535 Palmero Way	Residential	Incomplete	Partially demolish an existing 7,833 square foot two-story single-family dwelling with attached four-car garage and rebuild of a 6,764 square foot two-story single family dwelling
33	3307 17 Mile Drive	Residential	Pending Approval	Construct a 1,248 square floor second story addition to an existing 5,784 square foot two-story single-family dwelling
34	1066 Spyglass Woods Drive	Residential	Pending Approval	Construct a 6,000 square foot two-story single family dwelling inclusive of an attached 789 square foot garage; and construction of a 765 square foot detached accessory dwelling unit.
35	3363 17 Mile Drive	Residential	Pending Approval	Construct an 1,866 square foot addition, a 62 square foot balcony, 28 square foot access stairs, 600 square foot interior remodel, new doors & windows to an existing 2,160 square foot two-story single-family dwelling
36	3074 Lopez Road	Residential	Pending Approval	Construct a 1,966 square foot two-story single family dwelling inclusive of a 541 square foot attached garage and a 236 square foot detached office and gym
37	1418 Riata Road	Residential	Pending Approval	Construct a new 952 square foot pool house with attached 1,023 square foot two-car garage attached to the existing 3,845 square foot single family dwelling by a 162 square foot cedar wood pergola
38	1539 Viscaino Road	Residential	Pending Approved	Convert an existing 566 square foot attached garage into livable space; addition of 654 square feet to an existing single-family residence
39	1306 Chamisal Way	Residential	Pending Approval	Construct a 1,060 square foot addition to an existing single-family dwelling
40	22 Poppy Lane	Residential	Pending Approval	Construct a detached 1,159 square foot accessory dwelling unit with an attached 365 square foot garage

City of Pacific Grove
1661 Sunset Drive Residential Project

Project No.	Project Location	Land Use	Status	Description
41	3256 17 Mile Drive	Residential	Set for Hearing	Demolish an existing 17,992 square foot single family home and construct a 7,767 square foot single-family home with an attached two-car garage
42	1634 Sonado Road	Residential	Set for Hearing	Construct a 4,758 square foot two-story single-family dwelling
43	1458 Riata Road	Residential	Set for Hearing	Construct a 3,350 square foot single family dwelling with an attached 485 square foot garage & associated site improvements

Notes: "Pending Approved" means the project is approved and serves as the period when an aggrieved party can appeal the decision (County of Monterey 2022).

¹ Source: City of Pacific Grove 2022

² Source: City of Monterey 2022

³ Source: County of Monterey 2022

4 Environmental Impact Analysis

This section discusses the possible environmental effects of the 1661 Sunset Drive Residential Project for the specific issue areas that were identified through the scoping process as having the potential to experience significant effects. A “significant effect” as defined by the *CEQA Guidelines* Section 15382:

means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.

The assessment of each issue area begins with a discussion of the environmental setting related to the issue, which is followed by the impact analysis. In the impact analysis, the first subsection identifies the methodologies used and the “significance thresholds,” which are those criteria adopted by the City and other agencies, universally recognized, or developed specifically for this analysis to determine whether potential effects are significant. The next subsection describes each impact of the proposed project, mitigation measures for significant impacts, and the level of significance after mitigation. Each effect under consideration for an issue area is separately listed in bold text with the discussion of the effect and its significance. Each bolded impact statement also contains a statement of the significance determination for the environmental impact as follows:

- **Significant and Unavoidable.** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per Section 15093 of the *CEQA Guidelines*.
- **Less than Significant with Mitigation Incorporated.** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings under Section 15091 of the *CEQA Guidelines*.
- **Less than Significant.** An impact that may be adverse but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- **No Impact.** The proposed project would have no effect on environmental conditions or would reduce existing environmental problems or hazards.

Following each environmental impact discussion is a list of mitigation measures (if required) and the residual effects or level of significance remaining after implementation of the measure(s). In cases where the mitigation measure for an impact could have a significant environmental impact in another issue area, this impact is discussed and evaluated as a secondary impact. The impact analysis concludes with a discussion of cumulative effects, which evaluates the impacts associated with the proposed project in conjunction with other planned and pending developments in the area listed in Section 3, *Environmental Setting*.

The Executive Summary of this FEIR summarizes all impacts and mitigation measures that apply to the proposed project.

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4.1 Biological Resources

This section evaluates the potential for significant impacts to biological resources that would result from project development. A Biological Evaluation Report (biological report) was prepared for the project in 2020, which included biological and botanical surveys (Froke 2020, Appendix C). The biological report documented existing biological conditions within the project site and assessed the presence of Environmentally Sensitive Habitat Area (ESHA) under the City of Pacific Grove's Local Coastal Program (LCP). A Restoration Plan has also been prepared for the project to improve habitat quality within ESHA by removing non-native invasive plant species along the eastern edge of ESHA to prevent encroachment (Appendix C).

Rincon conducted an updated literature review in support of this evaluation of project impacts to biological resources. A summary of the biological report results and literature review are presented in this section, and the impacts analysis presented in this section is based on their findings.

4.1.1 Setting

The project site is located within the coastal zone on the western face of the Monterey peninsula between Asilomar Boulevard and Sunset Drive, in the City of Pacific Grove, Monterey County. Elevations within the project site range from approximately 98 to 147 feet (29.8 to 44.8 meters) above mean sea level (amsl). The site is currently developed with a single-family residence located on APN 007-041-035, and the remaining area of the project site consists of disturbed dune habitat. The project site includes the proposed development envelope on the east side (along Asilomar Avenue), and a 50-foot setback. The topography of the project site includes relatively low-lying coastal dunes composed from stabilized sand. The project site is within the Central California Coast Ecoregion.

Existing conditions in the project site were assessed based on a review of background literature, aerial imagery, and the results of the biological report. Based on the biological report's descriptions of vegetation communities present within the project site, Rincon conducted a desktop habitat assessment for special status species and made determinations regarding the potential for special status species to occur within the project site.

Vegetation Communities and Land Cover Types

The biological report identified four terrestrial vegetation communities and two land cover types within the project site (Appendix C). See Appendix C for a complete summary of the methods, and Figures 1 and 2 of Appendix C for mapping of the vegetation communities and land cover types, and representative photographs. Land cover types mapped on the project site include existing development and freshwater wetland. The following vegetation communities were mapped within the project site:

Old Backdune/Sand Dune Scrub

This community was mapped on the west side of the project site outside the proposed building envelope or 50-foot setback, along Sunset Drive. The biological report describes this community as "mostly natural" and comprised of mixed woody and herbaceous scrub. Old backdune/sand dune scrub contains the only remnant dune habitat in the project site with native species, including coyote brush (*Baccharis pilularis*), California blackberry (*Rubus ursinus*), poison oak (*Toxicodendron*

diversilobum), yarrow (*Achillea millefolium*), dune sedge (*Carex pansa*), and some non-native hottentot fig (*Carpobrotus edulis*) (Appendix C).

Freshwater Wetland

A freshwater wetland with emergent vegetation consisting primarily of slough sedge (*Carex obnupta*) and dune sedge, with coast rush (*Juncus hesperius*), toad rush (*Juncus bufonius*), and common velvetgrass (*Holcus lanatus*) was also mapped along the western side of the project site outside the building envelope or 50-foot setback (Appendix C). This wetland occurs in a low-lying area of the northwest corner of the project site and receives surface flow from upland areas of the project site and surrounding parcels. The wetland drains through a culvert under Sunset Drive and directly into the Pacific Ocean.

Pampas Grass

A stand of Pampas grass (*Cortaderia selloana*) was also mapped in the northwest corner of the project site outside the building envelope or 50-foot setback (Appendix C).

Ruderal Scrub and Dune Waste Area

The ruderal scrub and dune waste community occurs in the central-eastern portion of the project site within the building envelope and 50-foot setback, including the existing front and back yard, where prior residential land use has resulted in soil compaction and increased organic material. This community is comprised primarily of non-native invasive species, such as hottentot fig, slender oat (*Avena barbata*), and rigput brome (*Bromus diandrus*) (Appendix C).

Monterey Pine Shrub Stand

A stand of shrubby Monterey pine with many small trunks was mapped on the north side of the project site and is likely one stunted individual. This stand is also outside the building envelope or 50-foot setback (Appendix C).

Developed

Developed areas of the project site include existing development from the residence, adobe structure, and driveways.

Sensitive Natural Communities and Critical Habitat

Sensitive Natural Communities

Plant communities are considered sensitive biological resources if they have limited distributions, have high wildlife value, include sensitive species, or are particularly susceptible to disturbance. CDFW ranks sensitive communities as “threatened” or “very threatened” and keeps records of their occurrences in CNDDDB. Sensitive natural communities included in the CNDDDB follow the original methodology according to Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1986). The methodology for determining sensitivity continues to be revised and is now based on A Manual of California Vegetation, Second Edition (Sawyer et al. 2009). Communities considered sensitive by CDFW are published in the California Sensitive Natural Communities List (CDFW 2021). Vegetation alliances are ranked 1 through 5 based on NatureServe’s (2010) methodology, with those alliances ranked globally (G) or statewide (S) as 1 through 3 considered sensitive. Some alliances with the rank of 4 and 5 have also been included in the 2018

sensitive natural communities list under CDFW's revised ranking methodology (CDFW 2021). According to the CDFW vegetation program, natural communities with State ranks of S1-S3 and certain other specified associations are considered imperiled, and thus, potentially of special concern. Natural Communities with these ranks are generally addressed during CEQA environmental review with compensatory mitigation prescribed for impacts as applicable. Riparian areas are also considered sensitive natural communities by CDFW.

One sensitive natural community is mapped within the project site, Central Dune Scrub, Global Rank 2, State Rank 2.2 (consistent with the old backdune/sand dune scrub described in the biological report). This community occurs on foredunes, and in this occurrence is dominated by California goldenbush (*ericameria ericoides*), beach sagewort (*artemisia pycnocephala*), and lupines (*lupinus* sp.) (CDFW 2022a). Given the prevalence of native dune species observed in the old backdune/sand dune scrub communities on the west side of the project site, these communities are likely to be considered sensitive by CDFW. Additionally, dune sedge and slough sedge communities, such as those observed in the freshwater wetland, are also likely to be considered sensitive (CDFW 2021).

Monterey pine are native species considered sensitive when occurring in natural stands or woodlands; however, there are few naturally occurring stands of this species in Pacific Grove. The individual present within the project site has either been planted or recruited from ornamental plantings in the project vicinity, and does not function as part of a natural woodland.

Critical Habitat

Critical habitat is defined in the federal Endangered Species Act as a specific geographic area (or areas) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery. Special protections and/or restrictions are possible in these areas when federal funding, permits, licenses, authorizations, or actions occur or are required. The project site borders designated critical habitat for one federally listed species, Monterey spineflower (USFWS 2022b). This critical habitat unit occurs along Asilomar beach west of Sunset Drive, immediately west of the project site.

The biological report identified two types of ESHA within the project site. These include freshwater wetland and old backdune/sand dune scrub; however, sand dune habitats have been heavily impacted by human activities and invasive non-native plants. Currently, the limits of ESHA are restricted to the freshwater wetland and old backdune/sand dune scrub communities mapped in the biological report (Appendix C).

4.1.2 Regulatory Setting

Federal and State

The California Department of Fish and Wildlife (CDFW) is a trustee agency for biological resources throughout the state under CEQA and has direct jurisdiction under the California Fish and Game Code (CFGF). Under the California Endangered Species Act and the federal Endangered Species Act, CDFW and the U.S. Fish and Wildlife Service (USFWS), respectively, have direct regulatory authority over species formally listed as threatened or endangered (and listed as rare for CDFW). Native and/or migratory bird species are protected under the CFGF Sections 3503, 3503.5, and 3511. Under the Coastal Zone Management Act of 1972 and California Coastal Act of 1976, the California Coastal Commission is entrusted to review proposed development in the Coastal Zone.

Statutes in the Clean Water Act (CWA), CFGC, and CCR protect wetlands and riparian habitat. The U.S. Army Corps of Engineers has regulatory authority over wetlands and waters of the U.S. under Section 404 of the CWA. The State Water Resources Control Board and the nine Regional Water Quality Control Boards (RWQCBs) ensure water quality protection in California pursuant to Section 401 of the CWA and Section 13263 of the Porter-Cologne Water Quality Control Act. The CDFW regulates waters of the State under the CFGC Section 1600 et seq.

Special-status species are those plants and animals: 1) listed, proposed for listing, or candidates for listing as Threatened or Endangered by the USFWS and the National Marine Fisheries Service (NMFS) under the federal Endangered Species Act; 2) listed, proposed, or candidates for listing as Rare, Threatened, or Endangered by the CDFW under the California Endangered Species Act; 3) recognized as California Species of Special Concern by the CDFW; 4) afforded protection under the Migratory Bird Treaty Act (MBTA) or CFGC; and 5) occurring on Lists 1 and 2 of the California Rare Plant Rank (CRPR) system.

Local

The City's LCP requires a biological assessment of ESHA and potential for project related impacts in conformance with the City's Implementation Plan [23.90.170(b)(2)]. The biological assessment is required to document the biological conditions, potential for special-status species, wildlife habitats, and presence/absence of ESHA. The assessment must also include a discussion of potential adverse impacts to biological resources, recommended mitigation measures, and any applicable permitting requirements. If the assessment determines there is potential to adversely impact biological resources, a Construction Mitigation and Monitoring Plan is required [23.90.170(b)(3)]. Within the Asilomar Dunes Residential Area, a Dune Restoration Plan is also required, to provide for dune and related habitat enhancement [23.90.170(c)(2)]. Additionally, 23.90.150 Water quality and marine resources, requires development conform with the LCP's water quality and marine resources policies; which include; erosion control and water quality best management practices (silt fences, straw wattles, etc.) to be implemented during construction, and a Post-Development Runoff Plan [23.90.150(2)]. The LCP is included in the City's general plan as an element of the Natural Resources, Goals, Policies, and Programs, and is summarized in Chapter 6.6 of the General Plan.

Pacific Grove Municipal Code Section 12.20.020(a)(1) states that all native trees, including Monterey cypress and Monterey pine trees that are six inches or greater in trunk diameter when measured at 54 inches above native grade, are protected trees.

4.1.3 Impact Analysis

Significance Thresholds

The significance thresholds used in this analysis are based on Appendix G of the *CEQA Guidelines*. For the purposes of this EIR, a significant impact would occur if implementation of the proposed project would result in any of the following conditions:

1. 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

2. 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
3. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means
4. Interfere substantially (i.e., direct/indirect reduction) 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
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan

Methodology

The impact analysis is based on the existing biological resources documented by the biological report and a literature review, described below.

Literature Review and Desktop Biological Evaluation

Qualified Rincon Consultants biologists reviewed agency databases, the biological report, aerial photos, and site photos for baseline information on special status species and other sensitive biological resources occurring or potentially occurring at the project site and in the immediate surrounding area. The following sources were reviewed for background information:

- CDFW California Natural Diversity Data Base (CNDDDB) (CDFW 2022a)
- CDFW Biogeographic Information and Observation System (BIOS) (CDFW 2022b)
- CNPS Online Inventory of Rare and Endangered Plants of California (CNPS 2022)
- USFWS Information for Planning and Consultation (IPaC; USFWS 2022a)
- USFWS Critical Habitat Portal (USFWS 2022b)
- USFWS National Wetlands Inventory (NWI; USFWS 2022c)
- U.S. Geological Survey (USGS National Hydrography Dataset (NHD, USGS 2021)

Rincon biologists conducted a review of the CNDDDB and CNPS (CDFW 2022a, CNPS 2022) for recorded occurrences of special status plant and wildlife taxa in the region. For this review, the search included all occurrences within the *Monterey, California* USGS 7.5-minute topographic quadrangle and the surrounding three quadrangles (*Marina, Seaside, and Mt. Carmel*). Strictly marine and estuarine species were excluded from further analysis given the upland terrestrial nature of the project site. Plant species with specific habitat requirements that are not present at the site, such as vernal pools, alkali or serpentine soils, or higher elevation ranges, were also excluded from this analysis.

Rincon compiled the results of the background literature review into a list of regionally occurring special status plants and animals and evaluated each species for potential to occur based on habitat conditions and proximity to known occurrences. Rincon also reviewed the NWI (USFWS 2022c) and the National Hydrography Datasets (USGS 2021) for potential aquatic resources, including potentially jurisdictional waters of the U.S. or waters of the State.

Additionally, the biological report documented seven field surveys of the project site on June 15, 29, and 30, 2019; and January 27, February 04, and April 15 and 17, 2020.

Threshold 1: Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Impact BIO-1 PROJECT CONSTRUCTION COULD RESULT IN SUBSTANTIAL ADVERSE EFFECTS TO SPECIAL STATUS SPECIES AND NESTING BIRDS. IMPACTS WOULD BE LESS THAN SIGNIFICANT WITH MITIGATION.

Special Status Plant Species

Forty-eight special status plant species were identified within the three USGS quadrangles containing and surrounding the project site (CDFW 2022a; CNPS 2022; USFWS 2022a). Based on the results of the literature review and biological report, nine special status plant species have at least a moderate potential to occur in suitable habitat within the old backdune/sand dune scrub habitat on the west side of the site, including:

- sandmat manzanita (*Arctostaphylos pumila*) CRPR 1B.2
- Menzie’s wallflower (*Erysimum menziesii*) CRPR 1B.1, state endangered (SE), federally endangered (FE)
- Monterey spineflower (*Chorizanthe pungens* var. *pungens*) CRPR 1B.1, federally threatened (FT)
- Monterey gilia (*Gilia tenuiflora* ssp. *arenaria*) CRPR 1B.2, state threatened (ST), FE
- beach laya (*Layia carnosa*), CRPR 1B.1, SE, FE
- northern curly-leaved monardella (*Monardella sinuata* ssp. *Nigrescens*) CRPR 1B.2,
- Hutchinson’s larkspur (*Delphinium hutchinsoniae*) CRPR 1B.2
- Kellogg’s horkelia (*Horkelia cuneata* ssp. *sericea*) CRPR 1B.1
- Tidestrom’s lupine (*Lupinus tidestromii*) CRPR 1B.1, SE, FE, (Appendix C)

Other than the individual Monterey pine, the biological report did not identify special status plants onsite within the proposed building envelope or 50-foot setback during the seasonally timed surveys conducted in 2019 and 2020, and no construction activities would be proposed outside of the development envelope.

The individual Monterey pine does not constitute a remnant stand of Monterey pine forest (Appendix C). However, Pacific Grove Municipal Code Section 12.20.020(a)(1) states that all native trees, including Monterey cypress and Monterey pine trees that are six inches or greater in trunk diameter when measured at 54 inches above native grade, are protected trees. The tree is outside of the 50-foot setback for the project. The project would not require removal of the Monterey pine and there would be no impact to this individual tree. Therefore, impacts to special status plants would not be expected to occur as a result of project implementation.

Animal Species

Twenty-eight special status plant species were identified within the three USGS quadrangles containing and surrounding the project site (CDFW 2022a; CNPS 2022; USFWS 2022a). Based on the results of the literature review and biological report, the project site provides habitat for four animal

species of special concern with at least a moderate potential to occur in the old backdune/sand dune scrub habitat on the west side of the site, including:

- northern California legless lizard (*Anniella pulchra*), species of special concern (SSC)
- coast horned lizard (*Phrynosoma blainvillii*) SSC
- Monterey dusky-footed woodrat (*Neotoma macrotis luciana*) SSC
- coast range newt (*Taricha torosa*) SSC (Appendix C)

The biological report did not identify special status animals onsite during the surveys conducted in 2019 and 2020, and no construction activities would be proposed outside of the development envelope. Coast range newt could occur in the freshwater wetland if enough surface water is present. Coast horned lizard may occur in the old backdune/sand dune scrub. Due to the lack of woodlands, Monterey dusky footed woodrat could occur while moving through the site from adjacent habitats. Coast horned lizard, Monterey dusky-footed woodrat, and coast range newt are not expected to occur in the ruderal scrub and dune waste area, however. California black legless lizards are likely present in the ruderal scrub and dune waste area and may be impacted by direct mortality or injury during construction activities. These impacts to California black legless lizard would be potentially significant. Impacts to other species would be less than significant.

The site, including existing buildings and ornamental vegetation, and vegetation such as trees and shrubs in the immediate vicinity, could also be used by migratory birds protected under CFGC Section 3503 and the MBTA. Construction activities could result in direct impacts to active nests during vegetation removal or disturbance-related nest abandonment. Impacts to most non-listed bird species through nest destruction or abandonment would not be considered significant under CEQA; however, this would be a violation of CFGC code and the MBTA. Impacts to non-listed special status species would be significant if those impacts would jeopardize the viability of a local or regional population. Impacts to migratory birds would be potentially significant, and mitigation is required.

Mitigation Measures

BIO-1(a) Bird Survey

If land clearing and construction starts during the local bird nesting season (January 1 to July 31), the applicant shall retain a qualified wildlife biologist or ornithologist to conduct a preconstruction nesting bird survey of the project site to ascertain whether nesting birds and their active nest could be jeopardized by the new activities. This survey shall take place no more than 15 days before the start of the potentially disruptive work (driveway demolition and ground disturbance). Should nesting birds be detected where there would be a threat to the nest/eggs/nestlings, the biologist shall establish an appropriate nest buffer, accounting for species sensitivity, location in relation to active construction (e.g., line of site), and construction activities required. The biologist may also coordinate with the owner and contractor to work out an alternative work schedule to provide time necessary for the birds to complete their nesting effort.

BIO-1(b) Pre-Construction Meeting

Prior the start of construction, a qualified biologist shall conduct an educational meeting to explain what will happen in the incidence species of special concern are observed in the project site 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 shall 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 or construction activity if a species of special concern is discovered and wait until the species is safely removed from the construction zone before restarting.

BIO-1(c) Construction Fencing

Construction and construction-related activities shall avoid the freshwater wetland and old backdune/sand dune scrub, as identified in the biological report, and the construction footprint shall be set-back a minimum of 50 feet from these areas to protect against effects of potential fugitive dust during construction, and incursion by nonnative plants. To prevent encroachment during construction, prior to on-site activities, strengthened orange mesh fencing shall be placed by the project contractor team along the construction boundary and no less than 50 feet from the edge of natural sand dune scrub; this fencing shall also be placed along both margins of the existing driveway where adjacent. Construction fencing shall remain in place until project completion.

Significance After Mitigation

Implementation of Mitigation Measures BIO-1(c), BIO-1(b), and BIO-1(c) would ensure protection of nesting birds and special status species that may be on the project site during construction activities. These measures would reduce the impacts to special-status species to a less than significant level.

Threshold 2: Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Impact BIO-2 THE PROJECT WOULD NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

The Restoration Plan included in the biological report recommends improving the quality of habitat within ESHA by removing non-native hottentot fig and non-native annual grasses within the 50-foot setback (in the ruderal scrub and dune waste area (Appendix C). Under the LCP, the only permitted activity outside the development envelop would include habitat restoration activities performed by a qualified restoration ecologist, and requires a “deed restriction or other similar legal restriction adhering to the property (i.e., a conservation easement, etc.) designed to limit allowed development, use, and activities in perpetuity.” The development envelope and 50-foot setback would be located outside the wetland and old backdune/coastal dune scrub identified and mapped in the biological report. In addition, in compliance with the LCP water quality and marine resources policies, no off-site impacts to critical habitat west of Sunset Drive would be anticipated. Therefore, there would be a less than significant impact on sensitive natural community or critical habitat.

Mitigation Measures

No mitigation required.

Significance After Mitigation

Less than significant without mitigation.

Threshold 3: Would the project have a substantial adverse effect on state or federally protected wetlands (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Impact BIO-3 CONSTRUCTION REQUIRED FOR THE PROPOSED PROJECT WOULD NOT OCCUR WITHIN 100 FEET OF THE FRESHWATER WETLAND. IMPACTS WOULD BE LESS THAN SIGNIFICANT WITHOUT MITIGATION.

The freshwater wetland documented in the biological report east of Sunset Drive is not mapped in the NWI (USFWS 2022c) or NHD (USGS 2021) and is likely the result of poor drainage under Sunset Drive. However, this feature is likely USACE, Regional Water Quality Control Board, and CDFW jurisdictional due to connectivity to the Pacific Ocean (navigable waters) and presence of hydrologic indicators, including wetland vegetation (sedge), saturated soils, and presence of surface water. The project would be required to comply with the LCP water quality and marine resources policies, including erosion control and spill prevention. No project impacts are proposed in this feature and the development envelope is over 100 feet away; therefore, the project would have a less than significant impact on state or federally protected wetlands.

Mitigation Measures

No mitigation required.

Significance After Mitigation

Less than significant without mitigation.

Threshold 4: Would the project 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 BIO-4 THE PROJECT SITE DOES NOT CONTAIN REGIONAL CORRIDORS FOR WILDLIFE MOVEMENT. THERE WOULD BE NO IMPACT.

The project site does not contain regional corridors for wildlife movement (CDFW 2022b), and no significant corridors for local wildlife movement or nursery sites were identified in the biological report. Due to the open nature of the site and vicinity, common urban wildlife such as northern raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), and black-tail deer (*Odocoileus hemionus*) may move through the site. However, the site does not constitute a corridor for wildlife movement and the project entails development of one single-family residence, with no fencing proposed that would hinder continued movement through the site. Therefore, no impact would occur.

Mitigation Measures

No mitigation required.

Significance After Mitigation

No impact.

Threshold 5: Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Threshold 6: Would the project 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 BIO-5 THE PROJECT IS LOCATED WITHIN THE CITY OF PACIFIC GROVE'S LOCAL COASTAL PROGRAM. WITH IMPLEMENTATION OF THE PROJECT RESTORATION PLAN, NO CONFLICTS WITH LOCAL POLICIES OR ORDINANCES WOULD OCCUR. IMPACTS WOULD BE LESS THAN SIGNIFICANT.

No native trees protected by the City or LCP are proposed for removal. The project applicant prepared a biological report in accordance with the LCP [Section 23.90.170 (2)] to document existing conditions, biological resources, and ESHA within the project site, and to discuss project impacts. The biological report includes mitigation measures to avoid and minimize impacts to biological resources during construction through the recommended 50-foot setback and fugitive dust control, as required by the LCP [23.90.170 (b)(3)]. In compliance with the LCP [Section 23.90.170(C)(2)], for development in the Asilomar Dunes Residential Area, a restoration plan has also been prepared to improve degraded areas of the site, and to mitigate for potential impacts to biological resources as identified in the biological report (Appendix C). With implementation of the restoration plan to remove non-native plants (hottentot fig and annual grasses) and a paved driveway, restoration plantings utilizing a native dune planting pallet, and a five-year monitoring program, the project would result in less than significant impacts to ESHA or protected trees. With implementation of the project restoration plan, no conflicts with local policies or ordinances would occur.

The proposed project would comply with the City's LCP requirements for biological resources and/or environmentally sensitive habitat areas, specifically, the requirements for a Biological Assessment [23.90.170(b)(2)], Construction Mitigation and Monitoring Plan [23.90.170 (b)(3)], and a Dune Restoration Plan [23.90.170 (c)(2)], as discussed above. The project site is not located within another local or regional habitat conservation area. To approve a development permit, the project must be consistent with the LCP, including protecting and enhancing natural habitats and coastal resources. A biological report and dune restoration plan have been prepared to identify ESHA, evaluate potential impacts, identify avoidance measures, provide restoration recommendations and standards. As such, no conflicts with local conservation plan would occur.

Mitigation Measures

No mitigation required.

Significance After Mitigation

Less than significant without mitigation.

4.1.4 Cumulative Impacts

The cumulative setting for biological resources includes planned or pending development in the cities of Pacific Grove and Monterey, and an unincorporated area of Monterey as discussed in Table 3-1 in Section 3, *Environmental Setting*. These projects primarily include residential and mixed-use projects, as well as commercial, medical, and educational projects. This cumulative extent is appropriate because it encompasses the mosaic of representative habitat types (and associated biological resources) affected by the proposed project, including dune habitat.

Cumulative development projects would likely result in increased:

- Trampling, and degradation of sensitive habitats
- Disruption of habitat values associated with edge habitat
- Degradation of wetlands, creeks, drainages, riparian habitat, water quality, associated habitat values and functions, and ecosystems services; including channelization of storm runoff that may increase stream flow, erosion, and sedimentation
- Disruption of wildlife utilization of biological resources for foraging; hydration; cover, shelter, aestivation/hybernacula; nesting and breeding; movement, dispersal, and migration; including for sensitive and native nesting birds, black legless lizard, coast horned lizard, and Monterey dusky-footed woodrat
- Loss of sensitive natural communities and listed plant species including native dune species

Taken cumulatively, these impacts would result in degradation of the suite of habitat types and associated biological resources that occur within the cumulative setting in the Pacific Grove/Monterey area, and could result in overall diminished regional ecological functions and values. However, given the level of existing development in the City, most cumulative projects consist of redevelopment of existing structures, or expansion of an existing structure in developed areas. Additionally, cumulative projects would be required to comply with the City's LCP and development standards, as applicable. Impacts to biological resources would be considered and mitigated on a project-by-project basis. Permanent losses of sensitive habitats, including sensitive natural communities and listed species, associated with cumulative development would be mitigated to a less than significant level. As such, cumulative impacts would be significant but mitigable.

Mitigation measures for biological resources identified in this EIR would reduce project-level impacts to a less than significant level. Implementation of the project-specific restoration plan would ensure that impacts to sensitive natural communities and other sensitive biological resources known to occur within the project vicinity would not be significant. The restoration plan would protect and enhance the functions and values of habitats adjacent to the development area. As such, the project's contribution to cumulative biological resource impacts would not be cumulatively considerable.

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4.2 Cultural Resources

This section addresses potential impacts to cultural resources, including historical and archaeological resources. Historic built-environment resources may include engineered structures, buildings, objects, and monuments. Archaeological sites include evidence of past human occupation of the landscape, including village sites, shell middens, tool and food processing sites, privies, and refuse deposits. If a project would result in the alteration or destruction of these resources, significant impacts to cultural resource may result. This analysis is based on a Historical Resources Evaluation (HRE) of 1661 Sunset Drive prepared by Rincon Consultants, Inc. in July 2022 (Appendix D). A Supplemental Cultural Resources Memorandum and Archaeological Evaluation was also prepared by Rincon Consultants, Inc. in July 2022. The study contains sensitive information regarding archaeological resources and is therefore not included as an appendix to this EIR.

4.2.1 Setting

Indigenous History

The project is in the Monterey Bay area, a cultural-historical geographic region that spans the central California coastline from Big Sur northward to just south of the San Francisco Bay. This region generally corresponds to southern Costanoan language groups.

The prehistory of the Monterey Bay area is categorized by two temporal “periods” that refer to the general social, economic, and environmental adaptations of Native California populations during a given time in prehistory. David A. Fredrickson’s Paleo-Archaic-Emergent cultural sequence is commonly used to interpret the prehistoric occupation of central California and is broken into three broad periods: the Paleoindian Period (10,000-6000 BCE); the three-staged Archaic Period, consisting of the Lower Archaic (6000-3000 BCE), Middle Archaic (3000-500 BCE), and Upper Archaic (500 BCE-CE 1000); and the Emergent Period (CE 1000-1800) (Frederickson 1974). The period sequence was updated in the 1990s to integrate data from the central California coast, and consists of the Paleoindian (9000-6500 BCE), Millingstone (6500-3500 BCE), Early (3500-1000 BCE), Early/Middle Transition (1000-600 BCE), Middle (600 BCE-CE 1000), Middle/Late Transition (CE 1000-1200), Late (CE 1200-1500), Protohistoric (CE 1500-1769), and Historic (post-CE 1769) periods (Jones 1993; Jones and Waugh 1995).

Archaeological sites dating to the Paleoindian and Millingstone periods (3500 BCE or earlier) in the Monterey Bay area are rare and the components are poorly defined. Sites from these periods have been identified north of Santa Cruz in Scotts Valley and at Elkhorn Slough, and include crescent-shaped flaked tools, long-stemmed projectile points, cobble/core tools, and milling slabs and handstones. Archaeological evidence of the Late and Protohistoric periods (CE 1200-1769) is poorly represented in the Monterey Bay area, although sites dating to this period have been identified in the Santa Cruz Mountains and inside Santa Cruz city limits. Sites dating to these periods include schist, clamshell, and abalone disc beads; small side-notched projectile points; hopper and bedrock mortars; milling slabs; pestles; and handstones.

For over a quarter century, Native American settlement and subsistence patterns in the Monterey Bay area have been understood in terms of a forager-collector model, which suggests that small mobile foraging groups characterized Monterey Bay area settlement before 2,000 years ago. These foraging groups established temporary residential bases near seasonally available resource patches and gathered food daily, with no storage of food. Foragers were eventually displaced by

“collectors,” who occupied year-round or semi-permanent residential sites and did not relocate residential sites to seasonal resource areas. More recently, however, the validity of the forager-collector model for understanding the subsistence and settlement practices from the Monterey Bay area has been questioned, and Native American settlement-subsistence patterns in the region are a research issue that future archaeological research may help to clarify (Jones et al. 2007).

Ethnographic Setting

The project site lies in an area traditionally occupied by the Ohlone (or Costanoan) people. Ohlone territory extends along the California coast from the point where the San Joaquin and Sacramento rivers merge into the San Francisco Bay to Point Sur. Their inland boundary was limited to the interior Coast Ranges (Kroeber 1925: 462). The Ohlone language belongs to the Penutian family, with several distinct dialects throughout the region (Kroeber 1925: 462). It is divided into eight regional dialects: Karkin, Chochenyo, Ramaytush, Awaswas, Taymen, Mutsun, Rumsen, and Chalon (Jones 2015). The regional dialect spoken in the vicinity of the project site was Rumsen.

The pre-contact Ohlone were semi-sedentary, with a settlement system characterized by base camps and seasonal reserve camps composed of tule reed houses with thatched roofs made of matted grass (Schick 1994, Skowronek 1998). Just outside base camps, large sweat houses were built into the ground near stream banks used for spiritual ceremonies and possibly hygiene (Schick 1994, Jones 2015). Villages were divided into small polities, each of which was governed by a chief responsible for settling disputes, acting as a war leader during times of conflict, and supervising economic and ceremonial activities (Skowronek 1998, Kroeber 1925: 468). Social organization appeared flexible to ethnographers and any sort of social hierarchy was not apparent to mission priests (Skowronek 1998).

Archaeological investigations inform Ohlone mortuary rituals. Cemeteries were set away from villages and visited during the annual Mourning Anniversary (Leventhal and DiGiuseppe 2009). Ceremonial human grave offerings might include *Olivella* beads, as well as tools like drills, mortars, pestles, hammerstones, bone awls, and utilized flakes (Leventhal and DiGiuseppe 2009). Ohlone mythology included animal characterization and animism, which was the basis for several creation narratives. Ritually burying animals, such as a wolf, squirrel, deer, mountain lion, gray fox, elk, badger, grizzly bear, blue goose, and bat ray, was commonly practiced. Similar to human burials, ceremonial offerings were added to ritual animal graves like shell beads, ornaments, and exotic goods (Kroeber 1925, Field and Leventhal 2003, Jones 2010).

Ohlone subsistence strategies were based on hunting, gathering, and fishing (Kroeber 1925: 467, Skowronek 1998). Larger animals, like bears, might be avoided, but smaller game was hunted and snared on a regular basis (Schick 1944: 17). Like the rest of California, the acorn was an important staple and was prepared by leaching acorn meal in openwork baskets and in holes dug into the sand (Kroeber 1925: 467). The Ohlone also practiced controlled burning to facilitate plant growth (Kroeber 1925: 467, Skowronek 1998). During specific seasons or in times of drought, the reserve camps would be utilized for gathering seasonal food and accessing food storage (Schick 1994). Using nets and gorge hooks, the Ohlone fished from tule reed canoes (Schick 1994: 16–17). Mussels were a particularly important food resource. Sea mammals such as sea lions and seals were hunted, and beached whales were exploited (Kroeber 1925: 467).

Seven Franciscan missions were built in Ohlone territory in the late 1700s, and all members of the Ohlone group were eventually brought into the mission system (Kroeber 1925: 462, Skowronek 1998). After the establishment of the missions, Ohlone population dwindled from roughly 10,000 people in 1770 to 1,300 by 1814 (Skowronek 1998). In 1973, the population of people with Ohlone

descent was estimated at fewer than 300. The descendants of the Ohlone united in 1971 and have since arranged political and cultural organizations to revitalize aspects of their culture (Skowronek 1998).

Post-Contact Setting

Post-Contact history for the state of California is generally divided into three periods: the Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican-American War, signals the beginning of the American Period when California became a territory of the United States.

Spanish Period (1769-1822)

Spanish explorers made sailing expeditions along the coast of California between the mid-1500s and mid-1700s. Juan Rodriguez Cabrillo in 1542 led the first European expedition to observe what was known by the Spanish as Alta (upper) California. For more than 200 years, Cabrillo and other Spanish, Portuguese, British, and Russian explorers sailed the Alta California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968). The Spanish crown laid claim to Alta California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

By the 18th century, Spain developed a three-pronged approach to secure its hold on the territory and counter against other foreign explorers. The Spanish established military forts known as presidios, as well as missions and pueblos (towns) throughout Alta California. The presidio at Monterey and Mission San Carlos Borromeo were established in 1770, although the mission was moved a year later to present-day Carmel (California Missions Foundation 2017). Monterey served as the capital of Baja and Alta California from 1776 until 1803. The pueblo of Monterey grew as residents expanded outside the royal presidio with Spanish soldiers marrying, raising families or retiring (Crane 1991; City of Monterey Museums n.d.).

Construction of missions and associated presidios was a major emphasis during the Spanish Period in California to integrate the Native American population into Christianity and communal enterprise. Incentives were also provided to bring settlers to pueblos or towns; just three pueblos were established during the Spanish Period, only two of which were successful and remain as California cities (San José and Los Angeles).

Spain began making land grants in 1784, typically to retiring soldiers, although the grantees were only permitted to inhabit and work the land. The land titles technically remained property of the Spanish king (Livingston 1914).

Mexican Period (1822-1848)

Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955).

1661 Sunset Drive Residential Project

In 1822, residents of Alta California received word that Mexico had won its war for independence from Spain. At this time, the pueblo of Monterey had a population of several hundred and the newly established Mexican government decreed the California ports open to increased trade with foreigners under the constitution of 1824 (Bean 1968; Crane 1991).

Hallmarks of the Mexican Period in California are the secularization of mission lands, which was fully accomplished at the Carmel mission by 1835, the issuance of large land grants, and cattle ranching for the hide and tallow trade. Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts. The secularization of the missions following Mexico's independence from Spain resulted in the subdivision of former mission lands and establishment of many additional ranchos. Secularization of missions was the aim of Spanish colonial policy since the arrival of the Franciscans in 1769. Mission lands were transferred to adjoining pueblos and each received four square leagues of property (Osborne 2013). As Mexico opened California to international trade, Monterey became the primary port of entry, and the exportation of hide and tallow was one of the most important parts of the economy (City of Monterey Museums n.d.).

In 1833, Jose Maria Armenta, a soldier of the Monterey Presidio was granted Rancho Punta de los Pinos by the Mexican governor. The boundaries of the grant extended in a line from Point Aulones or "Abalone Point" (later known as Point Loeb, site of today's Monterey Bay Aquarium) to Cypress Point near Pebble Beach, including virtually all of the present-day boundaries of Pacific Grove. Jose Armenta died in 1834, and Rancho Punta de los Pinos became the subject of numerous deed transfers and land claims that took decades to resolve.

Adjacent to Rancho Punta del los Pinos was Rancho El Pescadero, or "The Fisherman," granted to Fabian Barretto, a Mexican resident of Monterey, in March, 1836. Its 4,426 acres included portions of the Del Monte Forest located south and east of the Point Pinos Rancho, as well as Cypress Point and what is today Pebble Beach. At both ranchos, the primary economic activity would have been comprised of cattle and sheep grazing, with Native Americans supplying most of the labor (Shumway 1988).

American Period (1848- Present)

The United States went to war with Mexico in 1846. During the first year of the war, John C. Fremont traveled from Monterey to Los Angeles with reinforcements for Commodore Stockton, and evaded Californian soldiers in Santa Barbara's Gaviota Pass by taking the route over the San Marcos grade instead (Kyle 2002). The war ended in 1848 with the Treaty of Guadalupe Hidalgo, ushering California into its American Period.

The Gold Rush brought a multitude of new settlers to California beginning in 1848, and in 1850 Monterey became one of the first counties in the newly-established state, with the city of Monterey serving as the original county seat until 1872 (City of Monterey Museums n.d.). In 1854, the Point Pinos Lighthouse was constructed to help distinguish the risk of ships running aground in Pacific Grove. Today the lighthouse is both the oldest structure in Pacific Grove and the oldest active navigational aid on the West Coast.

Local History

The following brief historical context is largely excerpted from the City's adopted Historic Context Statement, which was prepared by Page & Turnbull, Inc. in 2011.

The area that encompasses present-day Pacific Grove was originally established by the Pacific Grove Retreat Association (PGRA) in 1875 as a Methodist Retreat Campground. The PGRA signed a deal with local David Jacks for 100 acres of land, and subsequently developed sections of the land with dormitories, an administrative office, grocery store, and bath house. By 1876, the PGRA was unsuccessful in selling the remaining, undeveloped portions of the 100 acres, and the unsold portions of Pacific Grove Retreat lots reverted to Jacks. In 1880, he sold the remaining land to the Pacific Improvement Company (PIC), and by 1881, eight families were living in Pacific Grove.

In 1883, PGRA and PIC signed a contract to sell and manage the land which led to greater development of the area with a school, library, the Hopkins Seaside Lab, and commercial buildings on Lighthouse Avenue, including the El Carmelo Hotel in 1887. In 1889, the Southern Pacific Railroad was constructed through Pacific Grove, and the same year the city incorporated as Pacific Grove.

In the 1900s, the city saw a large expansion in civic, commercial, and residential development. New businesses developed down Lighthouse Avenue between 1903 and 1910, including the Hotel Del Mar, Winston Building, and several other commercial buildings. One of the most transformative changes during this period began in 1904 when Lover's Point developed from a quiet wading and bathing area to a full tourist attraction and resort with a large bath house with a pool, several changing rooms, a bandstand, and Japanese teahouse. In 1906, a Carnegie land grant was obtained for the construction of a public library, which opened at its current location in 1908. Asilomar 'Refuge by the Sea' was created when PIC donated land to the YMCA. Pacific Grove also became home to artists, many of whom, from the *en plein air* schools, were looking for natural beauty. Artist William Adam moved from Monterey to Pacific Grove, and the German painter Eugen Neuhaus also located here.

In 1919, Del Monte Properties became the successor agency to PIC and began to subdivide and sell lots for increased residential development, including the Pacific Grove Acres tract. In 1916, the site of the former Chinese fishing village was destroyed to create the Monterey Boatworks. During the post-World War I era, institutional development included an elementary school (now the Robert H. Down Elementary School) in 1923, the same year the Pacific Biological Laboratory was opened. As Lighthouse Avenue was being paved in 1924, large-scale commercial development expanded and Holman's Department store opened. This period also marked the advent of private automobile ownership, which helped to usher increased commercial and residential development.

By the mid-1920s, Pacific Grove was touted as the "City of Homes." Residential development expanded in the final years of the "Roaring Twenties," but was curbed by the Great Depression, leading to an emphasis on civic projects and improvements, particularly recreation facilities. Facilities constructed during this time included the following: Pacific Grove Golf Links; Pacific Grove High School Auditorium; the continued development of Lover's Point; the municipal ballpark; Pacific Grove Museum; a new post office; and a Chamber of Commerce building. In 1931, Julia Platt was elected Pacific Grove's first female Mayor. Given the economic difficulties of the time, residential development was scant during this period. Nonetheless, the city expanded and included the development of two of the city's affluent subdivisions – The Spazier Subdivision in 1928 and Fairway Homes in 1932. Commercial development was also slow, but did include the completion of the First National Bank in 1930 and development spurred by the economic boon of nearby Cannery Row in Monterey.

Post-World War II development saw the largest and most rapid expansion of the city's population. Residential expansion included subdivisions in the western and southern ends. At the same time, the city's tourist infrastructure grew and hotels and motels were built to meet the demand. In order to respond to the growing population, civic infrastructure followed. In 1950, the Pacific Grove Youth

Center was dedicated by Bing Crosby. The impact of the automobile continued and older buildings were cleared for parking lots including the demolition of the Methodist-Episcopal Church in January 1963.

Pacific Grove's post war growth extended into the late 1960s and included the annexation of adjacent areas. A burst of growth followed, which peaked in 1972 and included the development of remaining large lots within the city. In response to the city's growth and ongoing demolition of older building, the Heritage Society of Pacific Grove was founded in 1975, and it became incorporated the following year. The city adopted its first Historic Preservation Ordinance in 1993.

In the 1980s, one of the most well-known computer software companies, Digital Research, Inc. was headquartered in Pacific Grove and employed 200 employees. Since that time, there has been little planned or large-scale development. The City's population has remained relatively consistent since 1980, and has a population of approximately 15,000 residents today.

Developmental History of 1661 Sunset Drive

Before the construction of the property at 1661 Sunset Drive, the subject property was undeveloped. Once part of the Rancho Punta de los Pinos, the property was part of the Del Monte Properties holdings by 1919. In 1919, Del Monte Properties filed a new subdivision on the western end of the city along the coast known as Pacific Grove Acres (Page & Turnbull, Inc. 2011). The individual parcels were at least one acre each, with the largest parcel approximately 17 acres, creating a rural feel with large setbacks and curving roads through the pine forest. The tract developed slowly during the 1920s and included the subject property.

In 1923, Dr. Amy Bowen Hittell purchased Lot 6 and the north half of Lot 7 of Block 318; Lots 7 through 10 of Block 317; and Lot 4 of Block 331 along the coast, resulting in a property totaling several acres (Deed Title 1923 and Pacific Grove Acres Tract Map 1926). The lots were vacant until about 1926 when Dr. Bowen Hittell and her husband, Charles Hittell, began construction of residences on two of the properties – Lots 6 and 7 of Block 318 (Monterey County Assessor Data 1925 and 1926). The residence of the subject property is annotated on Lot 6 of the 1926 Pacific Grove Acres Map.

Dr. Bowen Hittell was a successful physician from San Jose who graduated from the Hahnemann Hospital College in San Francisco in 1886 and the College of Physicians and Surgeons in Boston in 1893 (Archives and Architecture Heritage Resource Partners 2006). In 1892, Dr. Bowen Hittell traveled to Berlin for additional training, where she was the only woman admitted to the clinic to study (The California Homeopath 1892). When she returned and completed her studies, Dr. Bowen Hittell was one of the first women to be admitted to practice medicine in California and opened a practice for homeopathic medicine with her mother, Dr. Jane Bowen in San Jose where they lived on a family ranch with her father and sister (Archives and Architecture Heritage Resource Partners 2006).

Dr. Bowen owned the subject property with her husband prominent artist, Charles J. Hittell, also known as Carlos. Charles was descended from an early pioneer family of San Francisco: his father, Theodore Hittell, was a successful attorney and author of the four-volume, *A Brief History of California*. Charles studied for a brief period at the University of California at Berkeley but left his studies to attend the School of Design in San Francisco in 1881 (Heritage Society of Pacific Grove 2008). There, he was a pupil of painter Virgil Williams. In 1883, he moved to Munich to study at the Royal Academy of Fine Arts, and between 1892 and 1893 he attended the Académie Julian in France (*The San Francisco Examiner* October 21, 1883). After returning from France, Charles became known

for his western landscapes, paintings of flora and fauna of the west, and seascapes. He exhibited his work at the California Midwinter International Exposition in 1894, Mark Hopkins Institute of Art in 1897 and 1898, the New York Museum of Natural History in 1907 (still on display today), and the Panama-Pacific International Exposition in San Francisco in 1915 (*The San Francisco Examiner* January 28, 1894; *The San Francisco Call* November 27, 1897 and September 2, 1907; The Heritage Society of Pacific Grove 2008). Several of Hittell's works are held at the American Museum of Natural History in New York, the De Young Museum in San Francisco, the San Francisco Public Library, and Bancroft Library at the University of California, Berkeley, among several others. By the late 1910s, Hittell retreated from public life and did not publicize or show his work (*Monterey Peninsula Herald* 1938).

In 1911, Charles and Dr. Bowen Hittell married and lived in San Jose, California through the 1920s. In 1923, the Hittells purchased the subject property as a second property and split their time between their houses in Pacific Grove, San Jose, and San Francisco (Ancestry.com). When the residence on the subject property was near completion in 1926, Dr. Hittell retired from her practice and the Hittells appear to have made Pacific Grove their primary residence by the late 1920s. The Hittells first appear in the City Directory beginning in 1928. Their address was first listed as 209 Asilomar Boulevard (present day Asilomar Avenue). By 1937, their address was listed as 240 Asilomar Boulevard and that continued to be the listed address for several years (*Pacific Grove City Directory* 1941).

In the early 1930s, Charles constructed a reproduction of an adobe in the backyard, at the eastern edge of the property. He had long been interested in the Spanish and Mexican periods of California history and often included adobe buildings as the subjects of his landscape paintings. Around the same time as Hittell's adobe reproduction project, Carmel builder Hugh Comstock developed a construction method for modern adobe, using timber framing infilled with watertight adobe bricks. Comstock later published a pamphlet outlining his technique, which was then adapted by a few builders in Pacific Grove (Page & Turnbull, Inc. 2011). Hittell used his adobe building as a studio and to forge iron pieces, his hobby at the time (*The San Francisco Examiner* April 1, 1938).

The Hittells continued to reside on the property for the following years. Charles Hittell died in 1938 and Dr. Bowen Hittell remained at 1661 Sunset Drive. A 1941 aerial of the area confirms the residence and the rear accessory building on the subject property and shows that access was primarily on the east side of the property from Asilomar Avenue, and included a shared loop drive on the west side of the residence with the property to the south (UCSB FrameFinder 1941). The aerial also confirms a long drive provided secondary access on the west side of the residence, then known as Ocean View Boulevard.

Dr. Bowen Hittell continued to live at the property until she sold it and the other neighboring parcels that she owned to local real estate agent Daniel King III and his wife Lillian in 1943. Dr. Bowen Hittell died in 1944 (Heritage Society of Pacific Grove 2008). A 1945 aerial shows that the property remained unchanged from the 1941 aerial (UCSB FrameFinder 1945). The Kings sold the neighboring properties in 1947 and retained the subject property as their primary residence. The property's address was changed to 1661 Sunset Drive by 1954 (*Monterey City Directory* 1954). Historical aerials show that the garage was added by 1956 and the Sunset Drive driveway appears to have become main access point by this time (NETROnline 1956).

Lillian King continued to live on the property after Daniel's death until her own death at 103 in 2011 (Carmel Pine Cone 2011). The property has changed hands a number of times since then and continues to serve as a single-family residence.

4.2.2 Regulatory Setting

Federal Regulations

National Register of Historic Places

Although the project does not have a federal nexus, properties which are listed in or have been formally determined eligible for listing in the NRHP are automatically listed in the CRHR. The following is therefore presented to provide applicable regulatory context. The NRHP was authorized by Section 101 of the National Historic Preservation Act and is the nation's official list of cultural resources worthy of preservation. The NRHP recognizes the quality of significance in American, state, and local history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects. Per 36 CFR Part 60.4, a property is eligible for listing in the NRHP if it meets one or more of the following criteria:

- Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history
- Criterion B:** Is associated with the lives of persons significant in our past
- Criterion C:** Embodies the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- Criterion D:** Has yielded, or may be likely to yield, information important in prehistory or history

In addition to meeting at least one of the above designation criteria, resources must also retain integrity. The National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined as follows:

- Location:** The place where the historic property was constructed or the place where the historic event occurred
- Design:** The combination of elements that create the form, plan, space, structure, and style of a property
- Setting:** The physical environment of a historic property
- Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time
- Association:** The direct link between an important historic event or person and a historic property

Certain properties are generally considered ineligible for listing in the NRHP, including cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions, relocated structures, or commemorative properties. Additionally, a property must be at least 50 years of age to be eligible for listing in the NRHP. The National Park Service states that 50 years is the general

estimate of the time needed to develop the necessary historical perspective to evaluate significance (National Park Service 1997:41). Properties which are less than 50 years must be determined to have “exceptional importance” to be considered eligible for NRHP listing.

State Regulations

California Register of Historical Resources

CEQA requires that a lead agency determine whether a project could have a significant effect on historical resources and tribal cultural resources (PRC Section 21074 [a][1][A]-[B]). A historical resource is a resource listed in or determined to be eligible for listing in the CRHR (Section 21084.1), a resource included in a local register of historical resources (Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (Section 15064.5[a][3]).

PRC Section 5024.1 requires an evaluation of historical resources to determine their eligibility for listing in the CRHR. The purpose of the register is to maintain listings of the state’s historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, as enumerated according to CEQA below:

15064.5(a)(3) [...] Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, Section 5024.1, Title 14 CCR, Section 4852) including the following:

- (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, or represents the work of an important creative individual, or possesses high artistic values
- (4) Has yielded, or may be likely to yield, information important in prehistory or history

15064.5(a)(4) The fact that a resource is not listed in or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

15064.5(b) A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

In addition, if a project can be demonstrated to cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that resources cannot be left undisturbed, mitigation measures are required (PRC, Section 21083.2[a], [b], and [c]).

PRC Section 21083.2(g) defines a unique archaeological resource as an artifact, object, or site about which it can be demonstrated clearly that, without merely adding to the current body of knowledge, there is a high probability that it does one or more of the following:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person

Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (*CEQA Guidelines* Section 15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion or eligibility for inclusion in the CRHR (*CEQA Guidelines* Section 15064.5[b][2][A]).

California Public Resources Code

Section 5097.5 of the California Public Resources Code (PRC) states:

“No person shall knowingly and willfully excavate upon, or remove, destroy, injure or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor.”

As used in this PRC section, “public lands” means lands owned by or under the jurisdiction of the State or any city, county, district, authority, or public corporation, or any agency thereof. Consequently, local agencies are required to comply with PRC 5097.5 for their own activities, including construction and maintenance, as well as for permit actions (e.g., encroachment permits) undertaken by others.

Codes Governing Human Remains

The disposition of human remains is governed by Health and Safety Code Section 7050.5 and PRC Sections 5097.94 and 5097.98, and falls within the jurisdiction of the Native American Heritage Commission (NAHC). If human remains are discovered, the county coroner must be notified within 48 hours, and there should be no further disturbance to the site where the remains were found. If the remains are determined by the coroner to be Native American, the coroner is responsible for contacting the NAHC within 24 hours. The NAHC, pursuant to PRC Section 5097.98, will immediately notify those persons it believes to be most likely descended from the deceased Native Americans so they can inspect the burial site and make recommendations for treatment or disposal.

California Coastal Commission

The project is within the Coastal Zone. According to PRC Section 30244, “where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.”

Local Regulations

City of Pacific Grove General Plan

The entire Pacific Grove coastal zone is identified as archaeologically sensitive area in the City of Pacific Grove’s General Plan. The City of Pacific Grove’s General Plan includes goals, policies, and programs to preserve and protect archaeological resources within the City.

Goal 4: Protect Pacific Grove’s archaeological resources.

- Policy 20:* Support the enforcement of existing State and federal laws pertaining to pilfering of archaeological sites.
- Policy 21:* Ensure the protection and preservation of artifacts in those areas already identified as containing archaeological remains.
- Policy 22:* Work with the California Archaeological Inventory to develop information that will allow the prediction of additional sites likely to contain archaeological remains.
- Policy 23:* Refer development proposals that may adversely affect archaeological sites to the California Archaeological Inventory.

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

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

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

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

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

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

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

- Program DD* Identify sensitive sites early, so that archaeological resources can be considered and protected during the first phases of project design.
- Program EE* Where an archaeological site is in proximity to a project under review, City staff in conjunction with the California Archaeological Inventory will determine the particular qualities to be preserved and the methods of preservation.

Pacific Grove Historic Resources Inventory

The City of Pacific Grove established the Historic Resources Inventory (HRI) to preserve and manage cultural resources within the City. The inventory is managed by the City of Pacific Grove Community Development Department, and the Historic Resources Committee has the authority to designate a proposed historic resource if it meets at least one of the following criteria:

- a. Whether the structure has significant character, interest or value as part of the development, heritage or cultural characteristics of the city of Pacific Grove, the state of California, or the United States;
- b. Whether it is the site of a significant historic event;
- c. Whether it is strongly identified with a person who, or an organization which, significantly contributed to the culture, history or development of the city of Pacific Grove;
- d. Whether it is a particularly good example of a period or style;
- e. Whether it is one of the few remaining examples in the city of Pacific Grove possessing distinguishing characteristics of an architectural type or specimen;
- f. Whether it is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city of Pacific Grove;
- g. Whether it embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation;
- h. Whether it has singular physical characteristics uniquely representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove;
- i. Whether a resource with historical or cultural significance retains historic integrity. (Pacific Grove Municipal Code Section 23.76.025 added by Ordinance No. 97-23 § 1 in 1997 and updated in by Ord. 01-25 § 1 in 2001 and Ord. 17-023 § 2, 2017) .

4.2.3 Existing Conditions

Historical Resources

1661 Sunset Drive was constructed beginning in 1926 and was therefore evaluated for historical resources eligibility in a Historical Resources Evaluation (HRE) prepared by Rincon Consultants in July 2022 (Appendix D). As determined in the HRE included in Appendix D, the property at 1661 Sunset Drive is not eligible for listing in the NRHP, CRHR, or in the Pacific Grove HRI under any significance criterion. As such it is not considered a historical resource pursuant to Section 15064.5 of the *CEQA Guidelines*. The historic-age buildings, inclusive of the residence and accessory building were developed between 1926 and the early 1930s. The property is typical and consistent with surrounding development and is not associated with an historic event. Because the property is not strongly associated with a significant event or pattern of events in the country, state or nation it is therefore recommended ineligible for listing in the NRHP/CRHR/Pacific Grove HRI under Criterion A/1/a and b.

The property was built by Dr. Amy Bowen Hittell and Charles Hittell beginning in 1926 shortly after they purchased the property in 1923. For a property to be significant for its association with individuals significant in our past, it has to illustrate a person's important achievement.

By the time Dr. Bowen Hittell moved to the property at 1661 Sunset Drive, she had retired from her medical career and does not appear to have continued to work once establishing residence in Pacific Grove.

Similarly, Charles Hittell appears to have had a noteworthy career as an artist before establishing residence in Pacific Grove. However, he had retreated from public life by the early 1910s and no longer publicized or showed his work by the time he lived at 1661 Sunset Drive. During his time at 1661 Sunset Drive, he did construct the accessory building in the property's backyard. Built in adobe, its construction does appear to reflect his interest in early California history. Archival research failed to uncover that it was a public work of art or intended for demonstration and appears, rather, to have been a project limited to personal interest. There is evidence to suggest that Hittell did use the building as a studio space and that he practiced forging metalwork, included some hinges extant on the accessory building. That work, too, appears to have been limited to personal interest and is not generally included in descriptions of his work as an artist and is not described in scholarly research of his life's work. His contributions as an artist are best reflected in those properties associated with his artwork related to work produced before the mid-1910s. His association with 1661 Sunset Drive is limited to his residence after retirement.

Properties eligible under Criterion B/2/c, are those associated with a person's *productive* life, reflecting the time when they achieved significance. By the time Dr. Bowen Hittell and Charles Hittell lived at 1661 Sunset Drive, they had both achieved significance in their respective fields and were retired. The property of 1661 Sunset Drive is therefore ineligible for listing in the NRHP/CRHR/Pacific Grove HRI under Criterion B/2/c.

The residence at 1661 Sunset Drive is an example of Spanish Colonial Revival architecture with elements of Pueblo Revival architecture typical of the era. The building, however, does not embody distinctive characteristics of a type, period, or method of construction and is comparable to other examples of residential architecture during this time in Pacific Grove, and Pacific Grove Acres, more specifically.

The accessory building is an adobe structure. Built in the early 1930s, it is not adobe construction associated with California's Spanish or Mexican Periods. It does not embody distinctive characteristics of a type, period, or method of construction and is not the work of a master. Additionally, the building has diminished integrity. The property at 1661 Sunset Drive is, therefore, recommended ineligible for listing in the NRHP/CRHR/Pacific Grove HRI under Criterion C/3/d-g and i.

Additionally, 1661 Sunset Drive does not appear to have singular physical characteristics uniquely representing an established and familiar visual feature of a neighborhood, community, or the city of Pacific Grove and is recommended ineligible for listing in the Pacific Grove HRI under Criterion h.

Although the accessory building does not embody historical or architectural significance such that it would warrant historical resources eligibility pursuant to Section 15064.5(a) of the CEQA Guidelines, it does appear to be a unique interpretation of adobe construction. For this reason, it is recommended the property be assigned a California Historical Resources Status Code of 6L. Properties with a California Historical Resources Status Code of 6L are not historical resources for the purposes of CEQA, but are defined as a property which has been determined ineligible for local

listing through the local government review process but which may warrant special consideration in local planning.

Archaeological Resources

The analysis in this section is based, in part, on the Supplemental Cultural Resources Memorandum and Archaeological Evaluation prepared for the 1661 Sunset Drive Project by Rincon in June 2022. The investigation consisted of a California Historical Resources Information System (CHRIS) records search of the project site as well as a 0.25-mile radius around the project site at the Northwest Information Center (NWIC), a search of the Sacred Lands File (SLF) with the Native American Heritage Commission (NAHC), an archaeological evaluation of a previously recorded cultural resource, and Rincon’s peer review (2022) of previous archaeological studies submitted to the City of Pacific Grove.

The NWIC records search identified 51 previously conducted cultural resources studies within the 0.25-mile records search radius, four of which were conducted in the property immediately north of the subject property at 1663 Sunset Drive, Pacific Grove. These four studies were conducted between 2003 and 2018. The NWIC records search also identified 13 previously recorded cultural resources within a 0.25-mile radius of the project site. Several of these sites are located along the ocean shore and are primarily comprised of lithic scatters and habitation debris. Additionally, bedrock milling features, hearths and pits, and “other” site types were also included in the list of attributes exhibited by these precontact sites. The City of Pacific Grove’s General Plan identifies the entire city as an archaeologically sensitive area (City of Pacific Grove 1994), and the Native American Heritage Commission Sacred Lands File Search for the project site was positive. Both the Esselen Tribe of Monterey County (Esselen) and the Ohlone Costanoan Esselen Nation (OCEN) have consulted with the City in accordance with Assembly Bill (AB) 52. Through AB 52 consultation, the documented archaeological resource within the property site (mentioned below) has been determined a tribal cultural resource. For more information regarding Tribal Cultural Resources, please refer to the updated IS for this project, appended to this EIR as Appendix B.

Based on this study, the following cultural resources were evaluated for potential project impacts:

- Archaeological site (P-27-002666). This resource is located within the project site and is considered eligible as an individual resource for the NRHP under Criteria D and for the CRHR under Criteria 4, and retains sufficient integrity. It is therefore considered a Historic Property according to Section 106 and a Historical Resource according to CEQA.

4.2.4 Impact Analysis

Significance Thresholds

The significance thresholds used in this analysis are based on Appendix G of the *CEQA Guidelines*. For the purposes of this EIR, a significant impact would occur if implementation of the proposed project would result in any of the following conditions:

1. Cause a substantial adverse change in the significance of a historical resource as defined in *CEQA Guidelines* Section 15064.5
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to *CEQA Guidelines* Section 15064.5
3. Disturb any human remains, including those interred outside of dedicated cemeteries

The significance of an archaeological deposit and subsequently the significance of any impact are determined by the criteria of the CRHR and the following criteria pertaining to unique archaeological resources, whereby the resource:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information
 - a. Has a special and particular quality such as being the oldest of its type or the best available example of its type
 - b. Is directly associated with a scientifically recognized important prehistoric or historic event or person

If an archaeological resource does not meet either the historical resource or the more specific “unique archaeological resource” definition, impacts do not need to be mitigated [13 PRC 15064.5 (e)]. Where the significance of a site is unknown, it is presumed to be significant for the purpose of the EIR investigation.

Threshold 1: Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Impact CUL-1 THE PROJECT WOULD NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE. THERE WOULD BE NO IMPACT.

As outlined above in Section 4.2.3, *Existing Conditions*, one built environment property was identified in the project area, 1661 Sunset Drive. As determined in the HRE included in Appendix D, the property at 1661 Sunset Drive is not eligible for listing in the NRHP, CRHR, or in the Pacific Grove HRI under any significance criterion. The subject property is not associated with a historic event or with a pattern of broad patterns of events in the country, state, or nation. Though constructed and inhabited by Dr. Amy Bowen Hittell and Charles Hittell, significant figures in their respective fields of medicine and art, the property is not directly associated with their productive life and does not reflect the time when they achieved significance. The property is, therefore, not associated with the lives of persons significant in our past. The residence, built in the Spanish Colonial Revival architecture with elements of Pueblo Revival, is typical of the era. The accessory building, built in adobe, is not adobe construction associated with California’s Spanish or Mexican Periods. Neither building embodies distinctive characteristics of a type, period, or method of construction or is the work of a master. Additionally, archival research did not indicate they have the potential to yield information important in prehistory or history.

The proposed project, which includes construction of a new residence, retaining the existing residence at 1661 Sunset Drive, retaining and modifying the existing accessory adobe structure, and the construction of a new paved driveway from Asilomar Avenue to the existing residence, would result in no impact to the significance of a historical resource.

Mitigation Measures

No mitigation is required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 2: Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

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. IMPACTS WOULD BE LESS THAN SIGNIFICANT WITH MITIGATION.

The cultural resources assessment conducted for the project identified one archaeological resource, P-27-002666, within the project site. This resource is eligible for the NRHP under Criterion D and the CRHR under Criterion 4. While the project site has been continuously disturbed by development and modern habitation, the resource P-27-002666 still contains intact subsurface components, retaining integrity of location. This resource retains integrity of design and materials because the physical elements that were combined to form the character of the resource are still present in their original depositional context. The integrity of materials remains in the resource's constituents, which present temporal and geographical diagnostic potential and can elucidate pre-contact Native American trade patterns and systems of exchange. Even after data recovery, Native American artifacts may still remain in other areas.

The project includes merging APNs 007-041-033 and -034. Construction of the proposed new residence on the merged lots has the potential to impact the resource's integrity and compromise the aspects of this resource that make it significant. Impacts are therefore potentially significant, and mitigation is required.

Mitigation Measures

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. The Phase III Data Recovery Excavation Program shall be conducted by a qualified archaeologist who meets or exceeds the Secretary of Interior's Professional Qualifications Standards for archaeology in accordance with the California Office of Historic Preservation's 1990 Archaeological Resource Management Reports: Recommended Contents and Format; California Public Resources Code, Section 21084.1; and CEQA Guidelines, Section 15126.4(b). Prior to implementing the field component of the Phase III Data Recovery Excavation Program, a Phase III Data Recovery Plan shall be prepared by the qualified archaeologist selected to carry out the program. The plan shall include a regionally specific research design including a significance statement, research questions, methods, results, and an exhaustive analysis and thorough discussion of the constituents and artifacts identified. The plan shall be prepared in consultation with Native American groups who have participated in consultation for the proposed project, and shall be reviewed and approved by the City of Pacific Grove. This mitigation shall assure that the significant data the site contains shall be properly collected according to sound and established methods that would be appropriate for the region and type of data at the site, and that the data shall be collected and analyzed in a manner respectful to descendant communities.

CUL-2(b) Worker Environmental Awareness Program

Prior to the commencement of construction activities, a Worker Environmental Awareness Program (WEAP) shall be implemented to inform construction personnel involved in ground disturbing activities of the possibility of encountering cultural resources, and the potential for impacts during

project construction. The orientation meeting shall describe the potential of exposing archaeological resources, the types of cultural materials that may be encountered, and directions on the steps that shall be taken if such a find is encountered. Topics to be discussed shall include, but not be limited to, Ohlone material culture and a brief history of the property site. One WEAP training session to all construction personnel shall be performed at an on-site kickoff meeting. The presentation shall be provided by a cultural resources specialist under the supervision of an individual that meets or exceeds the U.S. Secretary of the Interior's Professional Qualifications Standards for archaeology or history.

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. Monitors shall observe soil disturbances, inspect exposed soils, and shall re-direct equipment in the event potential resources are encountered. If unanticipated archaeological materials are discovered during monitoring, work within 50 feet of the find shall halt and the archaeologist and Native American monitor shall consult with the City on proper treatment measures, which may include data recovery and documentation.

Significance After Mitigation

Implementation of Mitigation Measures CUL-2(a), CUL-2(b), and CUL-2(c) would reduce the impact to archaeological resources through the completion of a data recovery program, archaeological and Native American construction monitoring, and worker's environmental awareness program. Impacts would be reduced to less than significant.

Threshold 3: Would the project disturb any human remains, including those interred outside of formal cemeteries?

Impact CUL-3 GRADING AND EXCAVATION REQUIRED FOR THE PROPOSED PROJECT WOULD HAVE THE POTENTIAL TO UNEARTH AND DISTURB PREVIOUSLY UNIDENTIFIED OR UNKNOWN HUMAN REMAINS. COMPLIANCE WITH EXISTING REGULATIONS PERTAINING TO DISCOVERY OF HUMAN REMAINS WOULD ENSURE IMPACTS WOULD BE LESS THAN SIGNIFICANT.

No human remains are known to be present within or near the project site. However, the discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be of Native American origin, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the City shall reinter the remains in an area of the property secure from subsequent disturbance. With adherence to existing regulations, impacts would be less than significant.

Mitigation Measures

No mitigation is required.

Significance After Mitigation

Impacts would be less than significant.

4.2.5 Cumulative Impacts

The proposed project, in conjunction with other nearby past, present, and reasonably foreseeable probable future projects in the region as discussed in Section 3, *Environmental Setting*, could adversely impact cultural resources. Cumulative development in the region would continue to disturb areas with the potential to contain historical resources, archaeological resources, and human remains. For other developments that would have significant impacts on cultural resources, similar conditions and mitigation measures described herein would be imposed on those other developments consistent with the requirements of CEQA, along with requirements to comply with all applicable laws and regulations governing said resources.

In terms of historical resources, the analysis of cumulative impacts relates to whether impacts of the project and future related impacts, considered together, might substantially impact and/or diminish the number of similar historical resources, in terms of context or property type. The project would not result in impacts to a historical resource. In addition, it is anticipated that cumulative development projects would be analyzed on a case-by-case basis to identify and mitigate historical resource impacts. Further, there is no historic district near the project site. As such, cumulative impacts on historical resources would be less than significant, and the project's contribution would not be cumulatively considerable.

In terms of archaeological resources, the proposed project would not result in cumulative adverse impacts to archaeological resources as it is the only proposed project in the vicinity that would involve the identified archaeological resource P-27-2666. Further, development projects in the City are regulated by federal, State, and local regulations, including CEQA, as described above. To comply with these requirements, cultural investigations, including records searches and physical surveys are routinely conducted as part of the planning and environmental review process to determine the extent of cultural resources that would be affected by a project and to identify mitigation measures to reduce impacts to a less than significant level. With the proposed mitigation measures for the project identified in this EIR, such impacts to archaeological resources would be less than significant with mitigation at the project level; however, these impacts are site-specific and would not be cumulative in nature. As such, the proposed project would not contribute to cumulative impacts on cultural resources outside the project site. If future cumulative projects would result in impacts to known or unknown cultural resources, impacts to such resources would be addressed on a case-by-case basis. Therefore, the project's incremental contribution to cumulative impacts related to cultural resources would not be cumulatively considerable.

5 Other CEQA Required Discussions

This section discusses growth-inducing impacts, irreversible environmental impacts, and energy impacts that would be caused by the proposed project.

5.1 Growth Inducement

Section 15126(d) of the *CEQA Guidelines* requires a discussion of a proposed project's potential to foster economic or population growth, including ways in which a project could remove an obstacle to growth. Growth does not necessarily create significant physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. The proposed project's growth inducing potential is therefore considered significant if project-induced growth could result in significant physical effects in one or more environmental issue areas.

5.1.1 Population Growth

As discussed in Section 14, *Population and Housing*, of the Initial Study (Appendix B), the proposed project would not generate net population growth in the area, due to the small-scale nature of the development. The proposed project would not result in the addition of population to the City of Pacific Grove, as one residence would be constructed and the existing residence would be vacant. Moreover, as discussed in Section 3, *Air Quality*, and Section 8, *Greenhouse Gas Emissions*, of the Initial Study (Appendix B), development and operation of the project would not generate air quality or greenhouse gas (GHG) emissions that would result in a significant impact. Therefore, the proposed project would not induce population growth that would result in significant long-term physical environmental effects to the surrounding neighborhood or City of Pacific Grove.

5.1.2 Economic Growth

The proposed project would generate temporary employment opportunities during construction. Construction workers would be expected to be drawn from the existing regional work force. As such, construction of the project would not be growth-inducing from a temporary employment standpoint. The project would retain an existing residence and construct a new residence, and would not include commercial or industrial development that would add long-term employment opportunities associated with project operation. Thus, the proposed project would not be expected to induce substantial economic expansion to the extent that direct physical environmental effects would result. Moreover, the environmental effects associated with any future development in or around Pacific Grove would be addressed as part of the CEQA environmental review for such development projects.

5.1.3 Removal of Obstacles to Growth

The project site is located within a residential area that is well served by existing infrastructure. As discussed in Section 17, *Transportation*, and Section 19, *Utilities and Service Systems*, of the Initial Study (Appendix B), existing infrastructure in Pacific Grove would be adequate to serve the project.

Minor improvements to water, sewer, and drainage connection infrastructure could be needed, but would be sized to specifically serve the proposed project, would be within the development

footprint of the project, and would occur at the same time of construction. The proposed project would not alter or change existing roads and would repave an existing driveway within the project site for internal circulation. No new roads would be required. Considering the project constitutes development within a residential area surrounded by development, it would not require the extension of new infrastructure through undeveloped areas, and project implementation would not remove an obstacle to growth.

5.2 Irreversible Environmental Effects

The *CEQA Guidelines* require that EIRs contain a discussion of significant irreversible environmental changes. This section addresses non-renewable resources, the commitment of future generations to the proposed uses, and irreversible impacts associated with the proposed project.

The proposed project involves development on a partially developed lot in the City of Pacific Grove. Construction and operation of the project would involve an irreversible commitment of construction materials and non-renewable energy resources. The project would involve the use of building materials and energy, some of which are non-renewable resources, to construct the overall building floor area of 5,912 gross square feet (not including covered patios, the trash enclosure, or other paved landscaping). Consumption of these resources would occur with any development in the region and would not be unique to the proposed project.

The proposed project would also irreversibly increase local demand for non-renewable energy resources such as petroleum products and natural gas. However, increasingly efficient building design would offset this demand to some degree by reducing energy demands of the project. As discussed in Section 2, *Project Description*, the proposed project would incorporate California native plants into landscaping, utilize low-flow fixtures to decrease water consumption, and use energy-efficient lighting. These design features would reduce overall energy and water consumption of the proposed project.

In addition, the project would be subject to the energy conservation requirements of the California Energy Code (Title 24, Part 6, of the California Code of Regulations, *California's Energy Efficiency Standards for Residential and Nonresidential Buildings*) and the California Green Building Standards Code (Title 24, Part 11 of the California Code of Regulations). The California Energy Code provides energy conservation standards for all new and renovated commercial and residential buildings constructed in California, and the Green Building Standards Code requires solar access, natural ventilation, and stormwater capture. Consequently, the project would not use unusual amounts of energy or construction materials and impacts related to consumption of non-renewable and slowly renewable resources would be less than significant. Again, consumption of these resources would occur with any development in the region and is not unique to the proposed project.

Vehicle trips associated with the proposed project would contribute to local traffic and regional air pollutant and GHG emissions. However, as discussed in Section 3, *Air Quality*, and Section 8, *Greenhouse Gas Emissions*, of the Initial Study (Appendix B), development and operation of the project would not generate air quality or GHG emissions that would result in a significant impact. Additionally, Section 17, *Transportation and Traffic*, of the Initial Study concludes that since the proposed project would not result in a population increase, the proposed project would not result in an increase in VMT associated with the project site that would exceed the Governor's Office of Planning and Research screening threshold.

The project would also require a commitment of law enforcement, fire protection, water supply, wastewater treatment, and solid waste disposal services. However, as discussed in Section 15, *Public Services*, and Section 19, *Utilities and Service Systems*, of the Initial Study, impacts to these service systems would not be significant.

CEQA requires decision makers to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve a project. The analysis contained in this FEIR concludes that the proposed project would not result in a significant and unavoidable impact to any CEQA-required issue areas.

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6 Alternatives

As required by Section 15126.6 of the *CEQA Guidelines*, this EIR examines a range of reasonable alternatives to the proposed project that would attain most of the basic project objectives but would avoid or substantially lessen the significant adverse impacts. As discussed in Section 2, *Project Description*, the objectives for the proposed project are as follows:

- Facilitate the future development of the project site with residential use, similar to existing surrounding residences.
- Preserve on-site open space, including dunes recovery areas, and restore coastal vegetation to the extent feasible.
- Provide new housing opportunities while maintaining Pacific Grove’s coastal community character.

Included in this analysis are three alternatives, including the CEQA-required “no project” alternative, that involve changes to the project that may reduce the project-related environmental impacts as identified in this EIR. Alternatives have been developed to provide a reasonable range of options to consider that would help decision makers and the public understand the general implications of revising or eliminating certain components of the proposed project.

The following alternatives are evaluated in this EIR:

- Alternative 1: No Project
- Alternative 2: Demolition of Existing Structures
- Alternative 3: Demolition and Construction in Existing Footprint

Table 6-1 provides a summary comparison of the development characteristics of the proposed project and each of the alternatives considered. Detailed descriptions of the alternatives are included in the impact analysis for each alternative. The potential environmental impacts of each alternative are analyzed in Sections 6.2 through 6.4.

Table 6-1 Comparison of Project Alternatives’ Buildout Characteristics

Feature	Proposed Project	Alternative 1: No Project	Alternative 2: Demolition of Existing Structures	Alternative 3: Demolition and Construction in Existing Footprint
Lot Area	151,589 sf	151,589 sf	151,589 sf	151,589 sf
Floor Area ¹	5,912 sf	3,750 sf	5,912 sf	5,912 sf
New Building Height ²	18 feet/2 stories	0 feet	18 feet/2 stories	18 feet/2 stories
Driveway Area	3,870 sf shared driveway 725 sf private driveway	1,376 sf existing driveway	3,870 sf shared driveway 725 sf private driveway	1,376 sf existing driveway
Site Coverage	13,887 sf	8,585 sf	5,302 sf	5,302 sf

6.1 Alternatives Considered but Rejected

Section 15126.6(c) of the *CEQA Guidelines* requires that an EIR identify alternatives that were considered but rejected as infeasible and provide a brief explanation as to why such alternatives were not fully considered in the EIR. As required by the *CEQA Guidelines*, the selection of alternatives for this EIR included a screening process to determine a reasonable range of alternatives, which could reduce significant effects but also feasibly meet project objectives. Alternatives that do not clearly provide any environmental advantages compared to the project, do not meet basic project objectives, or do not achieve overall lead agency policy goals, have been eliminated from further consideration. The factors that may be considered when addressing the feasibility of alternatives include site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (*CEQA Guidelines*, Section 15126.6[f][1]).

CEQA Guidelines Section 15126.6(a) also states that “an EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation.” The alternatives shall be limited to those that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project. Other alternatives may be considered but are not required to satisfy the requirements of CEQA.

For the project, characteristics used to reject alternatives from further consideration include:

- Failure to meet basic project objectives;
- Limited effectiveness in reducing project environmental impacts;
- Inconsistency with City policies;
- Potential for inconsistency with adopted agency plans and policies; and
- Reasonableness of the alternative when compared to other alternatives under consideration.

The following two alternatives were considered but eliminated from further analysis by the City due to one or more of these factors.

6.1.1 Alternative Project Site Location

The first step in considering an off-site alternative is whether any of the significant impacts of the project would be avoided or substantially lessened by the relocation. Only locations that would avoid or substantially lessen any of the significant impacts of the project need be considered for inclusion in the EIR (*CEQA Guidelines*, Section 15126.6[f][2][A]). If it is determined that no feasible alternative locations exist, the EIR must disclose the reasons for this conclusion (*CEQA Guidelines*, Section 15126.6[f][2][B]).

No alternative properties to undertake the proposed project are analyzed in this EIR. The proposed project involves development of a new single-family residence on the subject property. Although there are other properties in the City that could support a development similar to the proposed project, the project applicant does not own or control any other property within the City or in the vicinity of the project site that would be suitable for development of the project. Moreover, the applicant cannot reasonably acquire or control an alternative property in a timely fashion that

would allow for the implementation of a project with a similar use and square footage. There are currently no vacant residential properties for sale within the City. The nearest property for sale is within the Pebble Beach area (Landsearch 2022). There are no properties available along Sunset Drive, and therefore there are no properties suitable for the project and project objectives. As a result of these considerations, alternative project site locations were considered and rejected, consistent with *CEQA Guidelines* Section 15126.6(c).

6.1.2 Cover Site with Fill Material

As discussed in Section 4.2, *Cultural Resources*, the cultural resources assessment conducted for the project identified one archaeological resource, P-27-002666, within the project site. This resource is eligible for the NRHP under Criterion D and the CRHR under Criterion 4. Construction of the proposed new residence on the merged lots would destroy the resource's integrity and compromise the aspects of this resource that make it significant. Although this impact would be less than significant with implementation of Mitigation Measures CUL-2(a) through CUL-2(c), the *CEQA Guidelines* require consideration of alternatives that would reduce or eliminate significant environmental effects. As such, an alternative involving covering portions of the site with fill material was considered by the City. This alternative would involve covering the areas underlain by the archaeological resource within the project site with several feet of fill material. The new soil cover would create a protective barrier and would avoid or eliminate impacts to the archaeological resource known to underlie the site.

However, covering the site with fill material would result in impacts to biological resources. As discussed in Section 4.1, the site contains habitat that could potentially support nine special-status plant species and four special-status animal species. Further, this alternative would be inconsistent with City policies. Covering the site with fill material would conflict with the requirement to implement a restoration plan for development within the Asilomar Dunes Residential Area and would conflict with the City's LCP as covering the site with fill material would not protect and enhance natural habitats and coastal resources. Therefore, this alternative was rejected.

6.2 Alternative 1: No Project Alternative

6.2.1 Description

The No Project Alternative assumes that the proposed single-family residence on merged APNs 007-041-033 and -034 would not be constructed. Driveway demolition and replacement and planting of dune recovery areas and other site improvements also would not occur. This alternative would involve continued occupation of the existing single-family residence. The No Project Alternative would not fulfill the project objectives, as the existing single-family residence would not facilitate the future development of the project site or restore coastal vegetation.

6.2.2 Impact Analysis

a. Biological Resources

As described in Section 4.1, *Biological Resources*, the project site contains five terrestrial vegetation communities, including old backdune/sand dune scrub, freshwater wetland, pampas grass, ruderal scrub and dune waste area, and Monterey pine shrub stand. Based on the results of the literature review and biological report, nine special status plant species and four special status animal species

have at least a moderate potential to occur in suitable habitat within the project site. The project site could also provide habitat for migratory birds. The site is known to contain two types of environmentally sensitive habitat areas, including old backdune/sand dune scrub and freshwater wetland; however, development of the project would occur outside of these areas, and more than 100 feet from the identified freshwater wetland. Further, the project site does not contain wildlife corridors, and the project would not conflict with the City's Local Coastal Program. Impacts of the proposed project would be less than significant with implementation of Mitigation Measures BIO-1(a) through BIO-1(c).

Under the No Project Alternative, construction of the proposed project would not occur, which would eliminate potential impacts to a local or regional population of special-status species or migratory birds. Accordingly, implementation of Mitigation Measures BIO-1(a) through BIO-1(c) would not be required. Further, because the No Project Alternative would not include construction of the project, this alternative would not impact riparian habitats or other natural communities, wetlands, interfere with the movement of wildlife species, or conflict with local policies or ordinances, similar to the proposed project.

Completion of the proposed project would involve restoration of native dune habitat. However, the proposed project would introduce impacts to special-status species that could be avoided through implementation of the No Project Alternative. Overall, the No Project Alternative would not result in impacts to biological resources, and impacts would be slightly reduced when compared to the proposed project.

b. Cultural Resources

As described in Section 4.2, *Cultural Resources*, the existing residence and adobe structure on APN 007-041-035 is not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or in the Pacific Grove Historic Resources Inventory. Though constructed and inhabited by Dr. Amy Bowen Hittell and Charles Hittell, significant figures in their respective fields of medicine and art, the property is not directly associated with their productive life and does not reflect the time when they achieved significance. Because the No Project Alternative would retain the existing residence, it would result in no impact to historical resources, similar to the proposed project.

The cultural resources assessment conducted for the project identified archaeological resource P-27-002666 within the project site, which is eligible for listing in the National Register of Historic Places (NRHP) under Criterion D and the California Register of Historical Resources (CRHR) under Criterion 4. Implementation of Mitigation Measures CUL-2(a) through CUL-2(c) would reduce the impact to archaeological resources. Because no construction would occur under the No Project Alternative, no impact to archaeological resources would occur and Mitigation Measures CUL-2(a) through CUL-2(c) would not be required. Impacts would be reduced compared to the proposed project.

The proposed project would involve grading and construction activities, which would have the potential to unearth and disturb previously unidentified or unknown human remains. Compliance with existing regulations pertaining to discovery of human remains, as discussed in Section 4.2, *Cultural Resources*, would ensure the proposed project's impacts to human remains would be less than significant. Under the No Project Alternative, construction of the proposed project would not occur, which would eliminate potential impacts to unanticipated human remains. There would be no impact to human remains under the No Project Alternative, and impacts would be reduced compared to the proposed project.

c. Other Issues

Because the No Project Alternative would not involve construction or other physical changes to the existing project site, this alternative would not result in impacts to other environmental resource areas listed in Appendix G of the *CEQA Guidelines*.

6.3 Alternative 2: Demolition of Existing Structures

6.3.1 Description

The Demolition of Existing Structures Alternative would involve construction of the single-family residence on merged APNs 007-041-033 and -034, as proposed, and demolition of the existing residence and adobe structure located on APN 007-041-035. Similar to the proposed project, this alternative would involve demolition of 2,572 square feet of driveway to the existing residence; construction of the proposed residence, the 725 square-foot private driveway, 602 square-foot garage, and 750 square-foot outdoor use area; relocating the water meter to the new residence; and planting of dune recovery areas. This alternative would involve the same building and architectural characteristics as the proposed project, as well as proposed landscaping. The only modification would be the demolition of existing structures on APN 007-041-035.

6.3.2 Impact Analysis

a. Biological Resources

The Demolition of Existing Structures Alternative would involve construction of the proposed residence on merged APNs 007-041-033 and -034, as under the proposed project. Construction activities, in addition to demolition of the existing residence under this alternative, would have the potential to impact the nine special status plant species, four animal special status species, and migratory birds that could potentially occur on the project site. Mitigation Measures BIO-1(a) through BIO-1(c) would be required. Therefore, impacts to special status species would be less than significant with mitigation under this alternative, similar to the proposed project.

As discussed in Section 4.1, *Biological Resources*, the development envelope and 50-foot setback of the proposed residence would be outside the wetland and old backdune/coastal dune scrub ESHAs identified by the biological report, and construction of the proposed residence would have less than significant impacts to riparian habitat or other sensitive natural communities. The existing residence is located in areas mapped as dooryard and former dune waste area, and is not immediately adjacent to the ESHAs mapped on the project site (Appendix C). Therefore, demolition of the existing residence would not substantially impact the ESHAs within the project site, and impacts to riparian habitat or other sensitive natural communities would be less than significant under the Demolition of Existing Structures Alternative, similar to the proposed project.

The project site does not contain regional corridors for wildlife movement, significant corridors for local wildlife movement, or wildlife nursery sites, as discussed in Section 4.1, *Biological Resources*. Therefore, the Demolition of Existing Structures Alternative would not result in impacts to wildlife corridors or nursery sites, similar to the proposed project.

No native trees protected by the City are proposed to be removed under the proposed project, and this alternative would similarly not involve removal native trees. This alternative would also implement the vegetation restoration plan, as outlined in the biological report (Appendix C).

Demolition included in this alternative would not require the removal of trees and would not inhibit implementation of the vegetation restoration plan. Therefore, the Demolition of Existing Structures Alternative would not conflict with local policies or ordinances adopted to avoid or mitigate an environmental effect and no impact would occur, similar to the proposed project.

Overall, impacts to biological resources under the Demolition of Existing Structures Alternative would be slightly greater than the proposed project as this alternative would involve demolition; however, impacts would remain less than significant with implementation of Mitigation Measures BIO-1(a) through BIO-1(c) and the vegetation restoration plan. Impacts would be similar to the proposed project.

a. Cultural Resources

According to the Historical Resources Evaluation (Appendix D), the existing residence and adobe structure on the project site are not eligible for listing in the NRHP, the CRHR, or the Pacific Grove Historic Resource Inventory. Therefore, demolition of the existing residence and the adobe structure under this alternative would not result in an impact to the significance of a historical resource and impacts would remain less than significant, similar to the proposed project.

Ground-disturbing activities related to demolition of the existing residence would not result in additional grading or ground disturbance that could cause a substantial adverse change in the significance of the archaeological resource known to underlie the site. However, construction of the proposed residence would have similar potential effects on the archaeological resource known to underlie the site. Therefore, Mitigation Measures CUL-1(a) through CUL-1(c) would be required under this alternative. Impacts to archaeological resources would remain less than significant with implementation of mitigation under the Demolition of Existing Structures Alternative, similar to the proposed project.

The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the project applicant would comply with State of California Health and Safety Code Section 7050.5, as discussed in Section 4.2, *Cultural Resources*. With adherence to existing regulations, impacts to human remains under this alternative would be less than significant, similar to the proposed project.

Overall, implementation of Mitigation Measures CUL-1 through CUL-3 would ensure that impacts to cultural resources are less than significant under the Demolition of Existing Structures Alternative. Impacts would be similar to the proposed project.

b. Other Issues

Because the Demolition of Existing Structures Alternative would involve demolition of the existing single-family residence and adobe structure, this alternative could result in impacts to other environmental issue areas discussed in the Initial Study (Appendix B). Demolition of the existing structures would likely result in greater impacts to air quality, hazards and hazardous materials, and noise than the proposed project, as demolition would generate dust and additional noise during construction, and demolition could result in the potential release of hazardous materials. Due to the age of the existing residence and adobe structure, it is possible that they contain lead-based paints and asbestos, which would be released during demolition. If this alternative is selected by the City, the transport, use, and storage of hazardous materials during demolition would be subject to all applicable local, State, and federal regulations, including the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act,

and the California Code of Regulations, Title 22. This alternative would also be required to comply with the County of Monterey Environmental Health Department requirements related to reporting and management of hazardous materials, and recommended measures from the Monterey Bay Air Resources District (MBARD) pertaining to asbestos. Mitigation measures to avoid or reduce environmental impacts that could occur during demolition may also be required, in addition to regulatory compliance. These impacts would therefore increase when compared to the proposed project.

6.4 Alternative 3: Demolition and Construction in Existing Footprint

6.4.1 Description

The Demolition and Construction in Existing Footprint Alternative would involve demolition of the existing residence and adobe structure located on APN 007-041-035 and construction of the proposed single-family residence primarily within the footprint of the existing residence, instead of on merged APNs 007-041-033 and -034. The proposed residence would exceed the existing building footprint by approximately 2,162 square feet under this alternative. The existing water meter would remain in the footprint of the existing residence, and the proposed 602 square-foot garage and 750 square-foot outdoor use area would be constructed near the footprint of the existing residence. This alternative would not require demolition of 2,572 square feet of driveway, and would instead involve repavement of the existing driveway from Sunset Drive to the new residence within the footprint of the existing residence. Similar to the proposed project, this alternative would plant dune recovery areas, and within these areas all native trees would remain, non-native vegetation would be removed, and native dune vegetation would be planted. Under this alternative, all restoration would occur only on parcel 007-041-035, and no work would occur on parcels 007-041-033 and -034. This alternative would involve the same building and architectural characteristics as the proposed project, and landscaping similar to landscaping included in the proposed project.

6.4.2 Impact Analysis

a. Biological Resources

The Demolition and Construction in Existing Footprint Alternative would involve demolition of the 3,750-square foot (sf) existing residence and construction of the proposed 5,712-sf residence within the footprint of the existing residence. Accordingly, this alternative would disturb approximately 2,162 sf of previously undeveloped area on the site.¹ The proposed project would involve the disturbance of 5,912 square feet of previously undeveloped area; therefore, the Demolition and Construction in Existing Footprint Alternative would disturb less area than the proposed project. Demolition and construction activities under this alternative would still have the potential to impact the special status species known to potentially occur on the project site, and Mitigation Measures BIO-1(a) through BIO-1(c) would still be required, but would need to be revised to only apply to parcel 007-041-035. However, this alternative would disturb less area, and impacts to special status species habitat would be reduced. Although impacts would be reduced, impacts would remain potentially significant and Mitigation Measures BIO-1(a) through BIO-1(c) would continue to be required.

¹ 5,912 square feet (area of the proposed residence) minus 3,750 square feet (area of the existing residence) is 2,162 square feet.

The biological report (Appendix C) identified two types of Environmentally Sensitive Habitat Areas (ESHA) on the project site, freshwater wetland and old backdune/sand dune scrub. The freshwater wetland ESHA is located in the western portion of the project site, and the old backdune/sand dune scrub ESHA is located in the central portion of the project site, separated from the existing residence by the existing driveway (Appendix C). Both areas are located outside of the footprint of the existing residence, where demolition and construction activities would be concentrated under this alternative. Therefore, the Demolition and Construction in Existing Footprint Alternative would not result in an impact to riparian habitat or other state or federally protected natural communities. Impacts would be less than significant, similar to the proposed project.

The project site does not contain regional corridors for wildlife movement, significant corridors for local wildlife movement, or wildlife nursery sites, as discussed in Section 4.1, *Biological Resources*. Therefore, the Demolition and Construction in Existing Footprint Alternative would not result in impacts to wildlife corridors or nursery sites, similar to the proposed project.

No native trees protected by the City are proposed to be removed under the proposed project, and this alternative similarly would not involve removal of native trees. The biological report (Appendix C) prepared for the project includes a vegetation restoration plan, consistent with the Local Coastal Program for development within the Asilomar Dunes Residential Area, which would involve removal of non-native plants, restoration plantings, and a five-year monitoring program. Under this alternative, the vegetation restoration plan would require revision so that landscaping and restoration would only occur on parcel 007-041-035. The Demolition and Construction in Existing Footprint Alternative would involve implementation of this restoration plan, and accordingly no conflicts with local policies or ordinances would occur, similar to the proposed project.

Overall, impacts to biological resources under the Demolition and Construction in Existing Footprint Alternative would be less than significant with implementation of Mitigation Measures BIO-1(a) through BIO-1(c) and the vegetation restoration plan. However, because this alternative would result in a smaller area of disturbance, impacts would be reduced compared to the proposed project.

b. Cultural Resources

As discussed in Section 4.2, *Cultural Resources*, the project site contains a single-family residence and a reproduction of an adobe structure. According to the Historical Resources Evaluation (Appendix D), the existing residence and adobe building are not eligible for listing in the NRHP, the CRHR, or the Pacific Grove Historic Resource Inventory. Therefore, demolition of the existing residence and adobe structure would not result in an impact to the significance of a historical resource. Although this alternative would demolish both the existing residence and the adobe structure, neither structure is considered a historical resource under CEQA. Therefore, the Demolition and Construction in Existing Footprint Alternative would not result in impacts to a historical resource, similar to the proposed project.

Demolition of the existing residence and construction of the proposed residence in the existing building footprint under this alternative would concentrate construction activities within a previously disturbed area, which would reduce potential for the project to cause substantial adverse change to the significance of the archaeological resource within the project site. However, this alternative would not eliminate the risk of potential impacts to this resource, and Mitigation Measures CUL-1(a) through CUL-1(c) would be required under this alternative. Impacts would be reduced when compared to the project, but would remain less than significant with mitigation.

The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the project applicant would comply with State of California Health and Safety Code Section 7050.5, as discussed in Section 4.2, *Cultural Resources*. However, this alternative would concentrate development within a previously disturbed area, which would reduce the potential for discovery of human remains. Accordingly, impacts would be reduced compared to the proposed project but would remain less than significant.

Overall, impacts to cultural resources would be slightly reduced under this alternative. Implementation of Mitigation Measures CUL-1(a) through CUL-1(c) would still be required.

c. Other Issues

The Demolition and Construction in Existing Footprint Alternative would involve demolition of the existing single-family residence and adobe structure, which could result in impacts to environmental issue areas other than biological and cultural resources. As discussed under Alternative 2 in Section 6.3, demolition of the existing structures would likely result in greater impacts to air quality, hazards and hazardous materials, and noise than the proposed project, as demolition would generate dust, demolition equipment would generate additional noise, and demolition could result in the potential release of hazardous materials. Compliance with applicable hazardous materials regulations, requirements, and recommendations, including but not limited to those listed under Alternative 2 in Section 6.3, would be required under this alternative. Mitigation measures to avoid or reduce environmental impacts that could occur during demolition may also be required. These impacts would be increased when compared to the proposed project.

6.5 Environmentally Superior Alternative

CEQA requires that an EIR identify the environmentally superior alternative and discuss the facts that support that selection, as well as whether it would accomplish the project objectives or be infeasible (Public Resources Section 21081.5, *CEQA Guidelines* Sections 15091, 15126.6).

Table 6-2 indicates whether each alternative's environmental impact is greater than, less than, or similar to that of the proposed project for each of the issue areas studied. Based on the alternatives analysis provided above, the No Project Alternative would be the environmentally superior alternative as it would result in reduced impacts to biological and cultural resources compared to the proposed project. However, the No Project Alternative would not meet any of the project objectives.

If the No Project Alternative is the environmentally superior alternative, CEQA requires that an environmentally superior build alternative be identified. Based on this consideration, Alternative 3 would be the environmentally superior alternative. As discussed above, Alternative 3 would result in reduced impacts to special-status wildlife species and archaeological resources. While impacts to biological and cultural resources would remain less than significant with mitigation under Alternative 3, concentrating development within the footprint of the existing residence would reduce impacts to habitat where special-status species could occur and the archaeological resource known to underlie the project site. However, impacts related to air quality, hazards and hazardous materials, noise, and other environmental issue areas would occur due to demolition of existing structures.

Table 6-2 Impact Comparison of Alternatives

Impact	Proposed Project Impact Classification	Alternative 1: No Project	Alternative 2: Demolition of Existing Structures	Alternative 3: Demolition and Construction in Existing Footprint
Biological Resources				
Impact BIO-1: 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	LTSM	< (NI)	> (LTSM)	< (LTSM)
Impact BIO-2: 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	LTS	< (NI)	= (LTS)	= (LTS)
Impact BIO-3: Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means	LTS	< (NI)	= (LTS)	= (LTS)
Impact BIO-4: Interfere substantially (i.e., direct/indirect reduction) 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	NI	= (NI)	= (NI)	= (NI)
Impact BIO-5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance	LTS	< (NI)	= (LTS)	= (LTS)
Impact BIO-6: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan	LTS	< (NI)	= (LTS)	= (LTS)
Cultural Resources				
Impact CR-1: Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5	NI	= (NI)	= (NI)	= (NI)
Impact CR-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5	LTSM	< (NI)	= (LTSM)	< (LTSM)

Impact	Proposed Project Impact Classification	Alternative 1: No Project	Alternative 2: Demolition of Existing Structures	Alternative 3: Demolition and Construction in Existing Footprint
Impact CR-3: Disturb any human remains, including those interred outside of formal cemeteries	LTS	< (NI)	= (LTS)	= (LTS)
Overall		7 < 0 > 2 =	0 < 1 > 8 =	2 < 0 > 7 =

> Impacts are greater than the proposed project
 < Impacts are less than the proposed project
 = Similar level of impact to the proposed project
 NI = No Impact
 LTS = Less than Significant Impact
 LTSM = Less than Significant Impact After Mitigation
 SU = Significant and Unavoidable Impact

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City of Pacific Grove
1661 Sunset Drive Residential Project

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7.2 List of Preparers

This EIR was prepared by the City of Pacific Grove, with the assistance of Rincon Consultants, Inc. Consultant staff involved in the preparation of the EIR are listed below.

RINCON CONSULTANTS, INC.

Megan Jones, Principal
Leslie Trejo, MUP, Project Manager
Nicholas Carter, Environmental Planner
Kayleigh Limbach, Environmental Planner
Samantha Kerr, Senior Biologist
JulieAnn Murphy, Architectural Historian
Theadora Fuerstenberg, MA, RPA, Senior Archaeologist
Adam Grace, GIS Analyst
Allysen Valencia, GIS Analyst
Alvin Flores, Publishing Specialist

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Appendix A

Notice of Preparation and Comment Letters

JUN 21 2022

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

NOTICE OF PREPARATION
For a Draft Focused
Environmental Impact Report

Date: June 21, 2022

To: State Clearinghouse, Responsible and Trustee Agencies, and Other Interested Parties and Organizations

Project Title: 1661 Sunset Drive Residential Project

Lead Agency: City of Pacific Grove
Community Development Department
Planning Division
300 Forest Avenue, 2nd Floor
Pacific Grove, California 93950

Contact: Joe Sidor, Contract Senior Planner, Planning Division

Public Review Period: June 21, 2022 through July 21, 2022 (30 days) in accordance with CEQA Guidelines Section 15082

Purpose of the Notice

The intent of this Notice of Preparation (NOP) is to inform agencies and interested parties that the City of Pacific Grove (City) is preparing a Draft Focused Environmental Impact Report (EIR) for the proposed 1661 Sunset Drive Residential Project in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15082. This NOP provides information about the project and its potential environmental effects and requests that comments be provided on the proposed scope and content of the Draft Focused EIR.

Project Location and Existing Conditions

The 3.45-acre project site is located at 1661 Sunset Drive in the City of Pacific Grove within Monterey County. The site's Assessor's Parcel Numbers (APN) include: 007-041-033, -034, and -035. The site is primarily vacant except for the existing residence located on Assessor Parcel Number 007-041-035. The site is in the Coastal Zone, in an environmentally sensitive habitat area, and within a mapped archaeological sensitivity area. **Error! Reference source not found.** shows the regional location and **Error! Reference source not found.** shows an aerial image of the site.

Project Background

The City prepared an Initial Study – Mitigated Negative Declaration (IS-MND) for the project, which was adopted by the City Council on August 25, 2021. Based on concerns raised in a comment letter, the City has decided to prepare an Environmental Impact Report.

Project Description

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 that would 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 the proposed new residence. The project would also include an Outdoor Use Area.

Monterey County Clerk-Recorder

Stephen L. Vagnini, County Clerk-Recorder

168 West Alisal Street, First Floor

P.O. Box 29

Salinas, CA 93902

Receipt: 22-33364

Product	Name	Extended
CLKPOST	CLERK POSTING	\$0.00
# Pages		1
Document #		PST202200016
Document Info:		CITY OF PACIFIC GROVE
Document Info:	1661 SUNSET DR PRESIDENTIAL PROJECT	

Total	\$0.00
Change (Cash)	\$0.00

PLEASE KEEP THIS RECEIPT FOR
REFERENCE



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D., Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

July 8, 2022

Mr. Joe Sidor
Contract Senior Planner
Community Development Department, City of Pacific Grove
300 Forest Avenue, 2nd Floor
Pacific Grove, CA 93950
jsidor@cityofpacificgrove.org

NOTICE OF PREPARATION OF A DRAFT FOCUSED ENVIRONMENTAL IMPACT REPORT FOR THE 1661 SUNSET DRIVE RESIDENTIAL PROJECT – DATED JUNE 2022 (STATE CLEARINGHOUSE NUMBER: 2022060444)

Dear Mr. Sidor:

The Department of Toxic Substances Control (DTSC) received a Notice of Preparation of a Draft Focused Environmental Impact Report (DEIR) for the 1661 Sunset Drive Residential Project (Project). The Lead Agency is receiving this notice from DTSC because the Project includes one or more of the following: groundbreaking activities, presence of site buildings that may require demolition or modifications, and/or importation of backfill soil.

DTSC recommends that the following issues be evaluated in the Hazards and Hazardous Materials section of the DEIR:

1. The DEIR should acknowledge the potential for historic or future activities on or near the Project site to result in the release of hazardous wastes/substances on the Project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The DEIR should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.

2. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 [Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers](#).
3. If any projects initiated as part of the proposed Project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to [DTSC's 2001 Information Advisory Clean Imported Fill Material](#).

DTSC appreciates the opportunity to comment on the DEIR. Should you need any assistance with an environmental investigation, please visit DTSC's [Site Mitigation and Restoration Program](#) page to apply for lead agency oversight. Additional information regarding voluntary agreements with DTSC can be found at [DTSC's Brownfield website](#).

If you have any questions, please contact me at (916) 255-3582 or via email at Brian.McAloon@dtsc.ca.gov.

Sincerely,



Brian McAloon
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning
and Research
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Mr. Dave Kereazis
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Central Region
1234 East Shaw Avenue
Fresno, California 93710
(559) 243-4005
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



July 21, 2022

Joe Sidor, Contract Senior Planner
City of Pacific Grove Community Development Department Planning Division
300 Forest Avenue, 2nd Floor
Pacific Grove, California 93950
jsidor@cityofpacificgrove.org

Subject: 1661 Sunset Drive Residential Project (Project)
Notice of Preparation (NOP)
SCH No.: 2022060444

Dear Mr. Sidor:

The California Department of Fish and Wildlife (CDFW) received a NOP from the City of Pacific Grove Community Development Department Planning Division for the above-referenced Project pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, CDFW appreciates the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (*Id.*, § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Joe Sidor, Contract Senior Planner
City of Pacific Grove Community Development Department Planning Division
July 21, 2022
Page 2

expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 et seq.). Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), related authorization as provided by the Fish and Game Code will be required.

PROJECT DESCRIPTION SUMMARY

Proponent: Eric Miller Architects

Objective: The proposed Project consists of the following aspects: 1) merger of APNs 007-041-033 and -034 to create one 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 and transfer of the existing water meter to a proposed new residence.

Location: The 3.45-acre Project site is located at 1661 Sunset Drive in the City of Pacific Grove within Monterey County.

Timeframe: n/a.

COMMENTS AND RECOMMENDATIONS

Listed Species: Several special-status species have been documented in the Project area vicinity. Records from the California Natural Diversity Database (CNDDDB) demonstrate that special-status species may include, but not limited to, the State threatened and federally endangered Monterey gilia (*Gilia tenuiflora*), the State and federally endangered Tidestrom's lupine (*Lupinus tidestromii*), the State threatened California black rail (*Laterallus jamaicensis coturniculus*), the State and federally endangered Menzies' wallflower (*Erysimum menziesii*), and the State endangered and federally threatened beach layia (*Layia carnosa*). CDFW advises that protocol-level surveys, the parameters of which were designed to optimize detectability, be conducted as part of the biological studies for the DEIR to reasonably determine if Project activities will impact State-listed species. Surveys should be floristic and utilize a reference site to maximize detection potential and should be conducted over multiple seasons to

Joe Sidor, Contract Senior Planner
City of Pacific Grove Community Development Department Planning Division
July 21, 2022
Page 3

increase the reliability of the results. In the absence of surveys, the applicant may assume presence within the Project site and immediately focus on the acquisition of an Incidental Take Permit (ITP) issued by CDFW, pursuant to Fish and Game Code section 2081 subdivision (b). Absent obtaining a 2081 ITP, full avoidance measures are necessary to avoid all take as a result of Project ground-disturbing activities. CDFW recommends that the Lead Agency encourage the Project proponent to contact us as soon as possible for early consultation relative to acquisition of an ITP to help streamline the permit application and acquisition process.

Cumulative Impacts: CDFW recommends that a cumulative impact analysis be conducted for all biological resources that will either be significantly or potentially significantly impacted by implementation of the Project, including those whose impacts are determined to be less than significant with mitigation incorporated or for those resources that are rare or in poor or declining health and will be impacted by the project, even if those impacts are relatively small (i.e. less than significant). CDFW recommends cumulative impacts be analyzed using an acceptable methodology to evaluate the impacts of past, present, and reasonably foreseeable future projects on resources and be focused specifically on the resource, not the Project. An appropriate resource study area identified and utilized for this analysis is advised. CDFW staff is available for consultation in support of cumulative impacts analyses as a trustee and responsible agency under CEQA.

CDFW is available to meet with you ahead of draft EIR preparation to discuss potential impacts and possible mitigation measures for some or all of the resources that may be analyzed in the final EIR. If you have any questions, please contact Jim Vang, Environmental Scientist, at the address provided on this letterhead, by telephone at (559) 580-3203, or by electronic mail at Jim.Vang@wildlife.ca.gov.

Sincerely,

DocuSigned by:

Bob Stafford

5343A684FF02469...

Bob Stafford for Julie Vance
Regional Manager

ec: Patricia Cole; patricia_cole@fws.gov
U.S. Fish and Wildlife Service

Jeff Cann; Jeff.Cann@wildlife.ca.gov
CDFW

Joe Sidor, Contract Senior Planner
City of Pacific Grove Community Development Department Planning Division
July 21, 2022
Page 4

LITERATURE CITED

CDFW. 2022. Biogeographic Information and Observation System (BIOS).
<https://www.wildlife.ca.gov/Data/BIOS>.



NATIVE AMERICAN HERITAGE COMMISSION

June 24, 2022

Joe Sidor, Contract Senior Planner
City of Pacific Grove
300 Forest Avenue, 2nd Floor
Pacific Grove, CA 93950

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
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NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: 2022060444, 1661 Sunset Drive Residential Project, Monterey County

Dear Mr. Sidor:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines § 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

[AB 52](#)

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public; consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPA.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal: **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:

Cody.Campagne@nahc.ca.gov.

Sincerely,

Cody Campagne

Cody Campagne
Cultural Resources Analyst

cc: State Clearinghouse

Leslie Trejo

From: Joe Sidor <jsidor@cityofpacificgrove.org>
Sent: Thursday, June 23, 2022 8:00 AM
To: Leslie Trejo
Subject: [EXT] Fw: Adding Asilomar area historic properties

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI re the adobe at 1661 Sunset

Joseph Sidor, Contract Senior Planner
for the City of Pacific Grove
(831) 648-3192

From: Janet Cohen <janetcohen333@comcast.net>
Sent: Wednesday, June 22, 2022 3:16 PM
To: ricksteres336 <ricksteres336@gmail.com>
Cc: Historic Resources Committee <hrc@cityofpacificgrove.org>; Lisa Ciani <lisa.ciani@gmail.com>; Tony Ciani <aciani@cianiarchitecture.com>
Subject: Re: Adding Asilomar area historic properties

[NOTICE: This message originated outside of the City of Pacific Grove email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

It was not just a few, but a larger number of possible structures of historical significance Ken and others identified.

On Jun 22, 2022, at 2:42 PM, Janet Cohen <janetcohen333@comcast.net> wrote:

Thanks Rick, be sure to look under the original now historic address of 240 Asilomar Avenue too if it isn't under 1661 Sunset.

On Jun 22, 2022, at 2:11 PM, Rick Steres <ricksteres336@gmail.com> wrote:

Thanks. The Heritage Society does indeed have a record of Ken Hinshaw's informal survey and notes. I'm going to the Barn in an hour. I'll look for the map. The city has a thick file on 1661 Sunset including Kent Seavey's comments. That property is under review...they still haven't figured out if it should be on the Historic Inventory. It hinges partly on the adobe studio but also on the alterations to the main house.

On Wed, Jun 22, 2022, 11:27 AM Janet Cohen <janetcohen333@comcast.net> wrote:

[NOTICE: This message originated outside of the City of Pacific Grove email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Sorry I sent this improperly at first.

Begin forwarded message:

From: Janet Cohen <janetcohen333@comcast.net>
Date: June 22, 2022 at 11:14:07 AM PDT
To: historicalresourcescommittee@cityofpacificgrove.org
Cc: Lisa Ciani <lisa.ciani@gmail.com>, Tony Ciani <aciani@cianiarchitecture.com>
Subject: Adding Asilomar area historic properties

Dear HRC,

Please consider evaluating the Asilomar/Grove Acres area for historic properties.

This area has never had an overall survey as it was only added to the City of Pacific Grove in 1980 and previously was under Monterey County.

Thus, it developed differently from the beginning. There is a map of parcels with the names of ownership from 1926 which is at the Barn and I also have a copy from Pat Hathaway. Also, there is documentation in the County assessors records at Seaside Library.

About twenty years ago, Ken Hinshaw and several others from the Heritage Society did their own survey and research of parcels in the Asilomar area.

There is record of this at the Barn and Steve Honneger may be able to help you locate those files. Also, the Heritage Society put copies in each City file of those parcels for reference.

Ken Hinshaw would also be a valuable resource as it was his project and Steve Honneger should have Ken's contact information.

Thank you for looking into this. I am no longer on the Heritage Society Board, but was and overlapped part of the time this work was happening.

There are famous and semi famous artists of importance that had studios in the Asilomar area in the 1920's-1940's whose structures still exist, one of which is the small adobe at 1661 Sunset that is visible from Asilomar Avenue and was the studio of Charles Hittell and the other is house/studio at 214 Asilomar Avenue which was Charles Hudson's studio.

The land that was added to the City of PG in 1980 was not only in the Asilomar Dunes, but also extended back towards Grove Acre. You would need to look in the City records to find the exact boundaries, but none of it has a formal survey like the rest of the City.

If it is to be Page and Turnbull to do the survey, it would save them a considerable amount of time to speak with both Steve Honneger and

Ken Hinshaw and of course Kent Seavey is an additional source of potential information as he recently reevaluated the home and adobe at 1661 Sunset Drive/240 Asilomar Avenue (240 Asilomar Avenue was the original driveway entrance and predated the long driveway from Sunset Avenue.)

The adobe studio is especially interesting as it was apparently popular in that era for artists to move small adobe structures that would have been demolished as those around San Carlos Church to use as art studios. There is a small wooden door on the adobe with at least 6 feet long hand made hinges. The small adobe could have been moved in the 1920's-1930's from much farther away too, than from San Carlos Church in Monterey or the Carmel Mission.

Please add this important historic survey of the Asilomar/ Grove Acre addition to the City of Pacific Grove in 1980 that was never done to your list of possibilities.

Thank you,
Janet Cohen
831-277-1091

Appendix B

Initial Study

CITY OF PACIFIC GROVE

HPH PROPERTIES, LP RESIDENCE – 1661 SUNSET DR. DRAFT INITIAL STUDY & MITIGATED NEGATIVE DECLARATION



DRAFT

Prepared by:
ALYSON HUNTER, AICP, SENIOR PLANNER
300 FOREST AVE.
PACIFIC GROVE, CA 93950

_____ 2021

ADOPTED BY CITY OF PACIFIC GROVE PLANNING COMMISSION ON _____

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Appendices

- Appendix A – Draft Plans
- Appendix B – Biological (and Botanical) Survey Report
- Appendix C – Habitat Restoration Plan
- Appendix D – Mitigation & Monitoring Program



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:** HPH Properties, LP Residence – 1661 Sunset Dr., Pacific Grove, CA 93950
2. **Permit Type:** Architectural Permit (AP), Coastal Development Permit (CDP), and Parcel Merger (PM) No. 19-0645
3. **Lead Agency Name and Address:** City of Pacific Grove, 300 Forest Ave., Pacific Grove, CA 93950
4. **Lead Agency Contact Person and Phone Number:** Alyson Hunter, AICP, Senior Planner, T: 831-648-3127 E: ahunter@cityofpacificgrove.org
5. **Project Location:** 1661 Sunset Ave., Pacific Grove, Monterey County, CA. Assessor's Parcel Numbers (APN): 007-041-033, -034, -035 (*See Figure 1*)
6. **Project Applicant(s):** Eric Miller Architects, 211 Hoffman Ave., Monterey, CA 93940
7. **General Plan (GP)/Land Use Plan (LUP) Designations:** Low Density Residential 1-2 (LDR 1-2) DU/AC
8. **Zoning:** R-1-B-4
9. **Description of the Project:** The project consists of the following aspects: 1) The demolition of the existing non-historic home on APN 007-041-035 (-035) and recordation of an Open Space and Conservation Deed Restriction over 85% of the property leaving a 15% buildable area for future development. This will allow the transfer of the existing water meter on -035 to the proposed new development; and 2) Merger of APNs 007-041-033 and -034 to create one (1) approximately 2.13 acre parcel to be developed with a split-level, single-family residence of approximately 5,310 square feet (sf), an attached garage of 602 square feet (sf), and total Primary Coverage Area (PCA) of \pm 13,931 sf or 15% of the total area. The project also includes a 750 sf Outdoor Use Area (OUA). This calculation includes new impervious surface relating to building coverage, pavers, and general site coverage. The proposed residence would be 18' in height utilizing the natural slope of the land to create a split-level appearance on the proposed home's north and west elevations. As the property slopes gently upward from Sunset Dr. toward Asilomar Blvd, this height will be achieved through the removal of \pm 1,340 cubic yards of material. Plans are included as Appendix A.
10. The site is in the Coastal zone and within an environmentally sensitive habitat area (ESHA). The project includes a restoration plan to return approximately 30,000 sf of the development site (outside the 15% development area) to a more natural dune habitat as required by the City's Local Coastal Program (LCP). The project includes measures to mitigate potential

environmental impacts, including those to archaeological and cultural resources that may be disturbed through the course of demolition, grading, and construction, to less than significant.

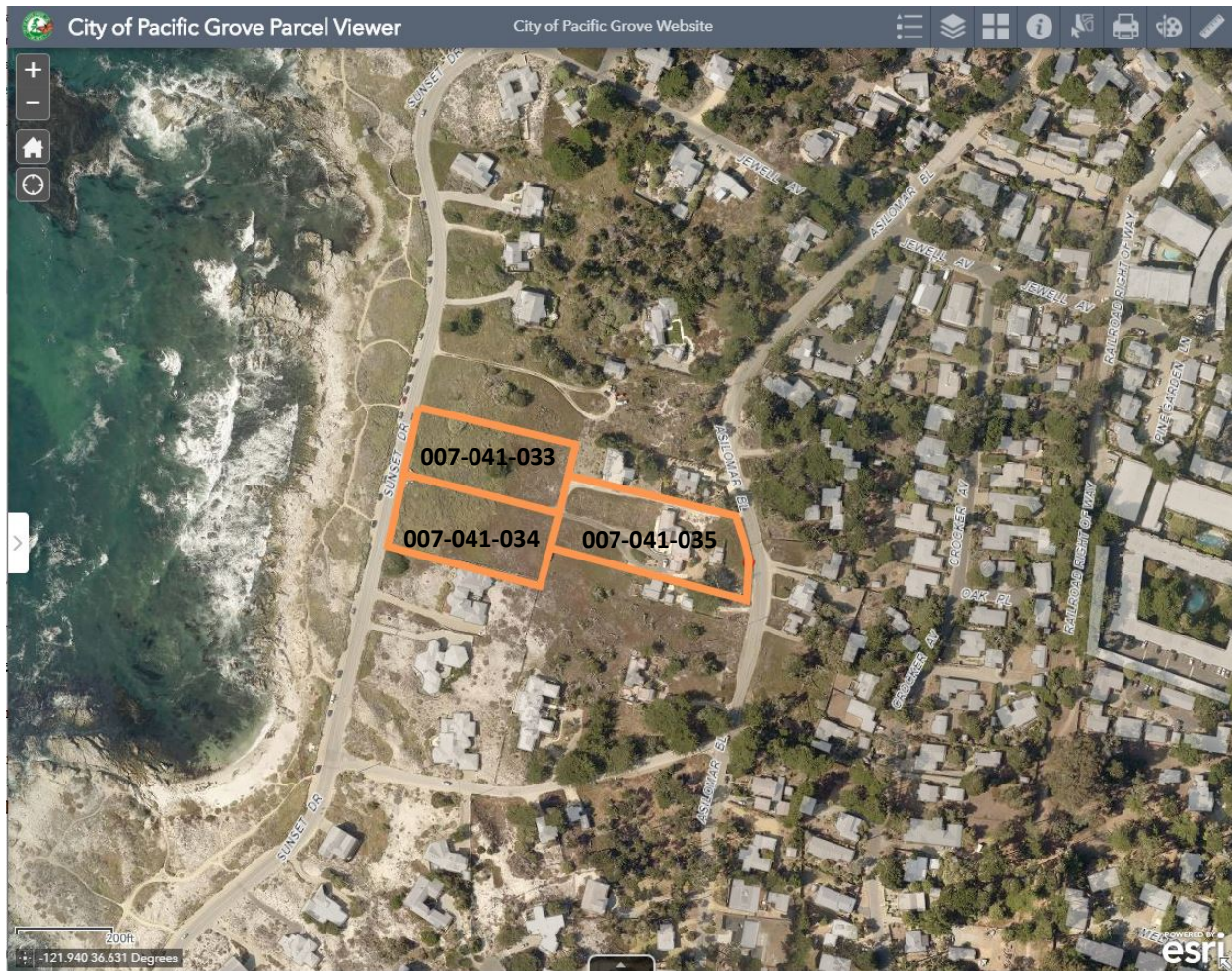


Figure 1 – Vicinity Map

11. 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 approximately 3.45-acre project site (3 parcels) is vacant but for the home on -035. The majority of the site consists of disturbed dune habitat which includes a variety of invasive plant species. The properties' western property line is approximately 180' from the coast and the proposed residence will be set back approximately 218' from the front or west property line abutting Sunset Drive.

The site and its surrounding parcels are located in the Coastal Zone, in an ESHA, and within a mapped archaeological sensitivity area. A mix of small, older homes, and newer large, one- and two-story homes surround the property.

12. Other public agencies whose approval is required: City of Pacific Grove Building Dept.

13. 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 of Monterey County commenced on October 29, 2019 and has been ongoing throughout the permit and environmental review process.

Note: Conducting consultation early in the 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: April 29, 2021, through May 31, 2021, 5:00 p.m.

DRAFT

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				

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 Alyson Hunter, AICP

Date April 28, 2021

Signature _____

Date _____

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 either following 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

Would the project:

A. Have a substantial adverse effect on a scenic vista?

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

B. 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. In non-urbanized areas, substantially degrade the existing visual character or quality of the public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

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

D. 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: Although the City's Local Coastal Program's Land Use Plan (LUP) Section 2.3 does not identify scenic *vistas*, per se, it does define the importance of public views as follows: *Public views inland from Sunset Drive toward the dunes and forest-front zone are a valuable scenic resource. Careful siting and design help to provide compliance with the biological resources, scenic and visual resources, and community character and design policies of this Land Use Plan. The Asilomar Dune's unique visual and biological characteristics are an important resource to the community and make the area a popular destination for visitors.* The project site is in one of these locations. The project site is currently vacant but for the existing two-story home on -035 and has a slope upward toward Asilomar Blvd. of approximately 5%. The proposed single-story residence will be 18' tall at its highest point and will be somewhat excavated into the mild slope at the west end of the site to minimize any obstruction of views from the east toward the coastline. Furthermore, the demolition of the existing home at the east end of the site will remove an existing obstruction of views to the west from Asilomar Blvd. Although APN -035 will remain a separate legal parcel that may be developed in the future, it will be subject to the lot coverage and height

restrictions of the Open Space and Conservation Deed Restriction (a condition of the current project's approval) and the LCP.

The demolition of the existing home on the eastern portion of the site, the low height of the proposed home to be achieved through the excavation of approximately 1,340 cy, and the proposed location of the home at the southeast corner of the lot and in line with the nearby residences to the north and south, 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, D: Per § 15387 of the CEQA Guidelines, Pacific Grove is not considered an “Urbanized” area for the purposes of this discussion. As a “non-urbanized area”, this analysis considers whether the proposed project would substantially degrade the existing visual character or quality of the public views of the site and its surroundings. Given that the project consists of the replacement of one large, two-story residence with a single-story residence of 18 ft in height, which will be located in line with the other existing residences along Sunset Dr. to the north and south, it will result in a *less than significant impact*.

Existing light and glare onsite is limited to the existing residence on -035, which would be demolished. The proposed new residence would add a new source of light and glare elsewhere on the site. Given the large windows on the proposed west elevation, there is a potential for both nighttime light seepage from within the building and daytime exterior glare impacts toward Sunset Drive, particularly at sunset. The project includes the use of anti-reflective glass on the west elevation to reduce exterior glare and tinted windows throughout to reduce nighttime interior light seepage.

The project does have the potential to produce some light or glare from exterior light sources, but is conditioned to adhere to the standard Architectural Review Guidelines for exterior residential lighting (Guidelines 10-12) in an effort to minimize nighttime light pollution and offsite lighting and glare impacts.

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

Sources:

- California Department of Transportation (Caltrans). California Scenic Highway Program. <https://dot.ca.gov/-/media/dot-media/programs/design/documents/od-county-scenic-hwys-2015-a11y.pdf>
- City of Pacific Grove, Architectural Review Guidelines for Single Family Residences. <http://pacificgrovelibrary.org/sites/default/files/general-documents/architectural-review-board/architectural-review-guidelines.pdf>
- City of Pacific Grove, LCP Implementation Plan, Coastal Community Design, § 23.90.180.C.4. <https://www.cityofpacificgrove.org/sites/default/files/general->

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*. The Asilomar Dunes Residential Area (ADRA) is neither farmland or other agricultural land, nor forest land. The project will not: 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; B. Conflict with existing zoning for agricultural use, or a Williamson Act contract; C. Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production; D. Result in the loss of forest land or conversion of forest land to non-forest use; or 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.

There are no agriculture or forestry resources within or surrounding the project site and no trees are proposed for removal. This results in **no impact**.

Sources:

- California Department of Conservation. Farmland Mapping and Monitoring Program. <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 PM₁₀ (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 PM₁₀ 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 region. As the project consists of the replacement of one single-family residence, 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 PM₁₀.

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 ($\pm 1,340$ cy). As such, the proposed project would result in less than 2.2 acres of earthmoving per day, and as a 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 most 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 temporary 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 monitored as part of the Building and Grading permits, 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 demolition of a residence that was built in the 1930s 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. The nearest sensitive receptors to the project site include single-family homes located to the north, south, and east, including an existing residence immediately to the south. There are no other sensitive receptors 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: Minor and temporary, but potentially objectionable odors generated by the construction of the proposed project could result from diesel exhaust during grading and construction operations. 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.
<https://www.mbard.org/air-quality-plans>

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 Wildlife 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 (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

		✓		
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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, generally, as Environmentally Sensitive Habitat Area (ESHA) in the City’s Local Coastal Program (LCP). The project biologist, Jeff Froke, PhD, has prepared a site-specific analysis which asserts that only the far western portion of the site contains ESHA characteristics (Froke, J. *Biological Evaluation* updated June 2020, pg. 31) The proposed development will occur outside both the mapped ESHA and it’s 50’ setback. According to the project biologist, *combined, there are 21 vascular and graminoid plant species that predominate the overall subject property. Twelve (12) of the 21 taxa are native to the neighborhood and site ...* (Froke, J. *Biological Evaluation* updated June 2020, pg. 13) From the same report, the biologist notes: *Onsite natural features include a two-segment area of heavily vegetated backdune that is divided by a full-length paved driveway, a small stand of wind-stunted Monterey Pine, and a small drainage and associated boggy meadow formed on the back-side of the constructed roadbed for Sunset Drive and that drains through and under-road culvert. A larger area of backdune, further back from Sunset Drive, has been totally obliterated by development (historic leveling and waste-spreading for a 100-yr homesite), intense invasion by nonnative Hottentot Fig, Sea Fig and Ripgut Brome with sparse stands of Sea Lettuce, and commensurate and intensive invasion by Botta’s Pocket-Gopher, a burrower that has thoroughly mixed the former dune sands into a highly organic and granular sandy soil that now is uninhabitable to dune-associates such as Northern California Legless Lizard and Blainsville’s Horned Lizard.* (pg. 15)

Item A: According to the biological report prepared Califauna (Froke, J. *Biological Evaluation* updated June 2020) and hereafter referred to as the *biological report*, the subject property provides habitat for nine (9) plant and five (5) animal species of special concern in the western portions of the property that are not proposed to be disturbed as a result of this project. Species of special concern are those that are endangered, rare, or threatened according to the California Department of Fish & Wildlife (CDFW) and listed on the California Natural Diversity Database (CNDDDB). These species were not identified as occurring onsite within the proposed building envelope or 50’ setback during the survey portion of the biological report preparation. A complete list of these species that have the potential to occur on the property is included in the biological report (Froke, June 2020) (see Appendix B).

Although the project will have a *less than significant* impact, 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, the mitigation measures included for other potential impacts will help minimize critical habitat loss.

Other than the remnant “shrubby” Monterey pine mentioned above, the property does not retain any of the former Asilomar forest-front of Monterey cypress and pine that elsewhere in the ADRA are areas with highest environmental sensitivity, based on the importance that the California Coastal Commission and City of Pacific Grove have placed on preservation of the forest-front and individual native trees. For example, the Pacific Grove Municipal Code Section 12.20.020(a)(1) states that all native trees, including Monterey cypress and Monterey pine trees that are 6 inches or greater in trunk diameter when measured at 54 inches above native grade, are considered Protected Trees. The project does not propose to remove the one (1) small and stunted Monterey pine identified onsite.

The biologist conducted several field surveys over seven (7) days in January, February, April, and June 2020. The results determined that none of the animal species of special concern noted in the CNDDDB were identified on the property. No California Black Legless Lizards (*Anniella pulchra nigra*) were discovered, though they are likely present. The Black Legless Lizard is listed by CDFW as a California Species of Special Concern due to declining population levels, limited 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. In order to prevent or minimize the loss of any Black Legless Lizards, or other sensitive species, a mitigation measure (BIO-2) has been included that requires a Pre-Construction Meeting to go over potential species that may be discovered onsite with construction and development personnel. The project, as proposed and conditioned, results in an impact that is less than significant with mitigation incorporated.

Given that the traditional forest habitat of the Monarch butterfly (*Danaus plexippus*), this species is not expected to occur on the property.

Item B: As required by the LCP’s Implementation Plan (IP) § 23.90.170, a biological assessment was prepared for the project site. (see Appendix B) From said report: *this report emphasizes two types of sensitive habitat, both included within the broadly applied ESHA for the ADRA: these include Freshwater Wetland and Coastal Sand Dune, however much the latter has been and continues to be heavily impacted by human activities, invasive nonnative plants, and the detrimental actions of burrowing wildlife that help to promulgate the invasive plants. Understanding the potential for special native wildlife and plant taxa that are generally associated with local natural and near-natural dunes, including Anniella pulchra (Northern California Legless Lizard), Erysimum menziesii (Menzie’s Wallflower), Chorizanthe pungens (Monterey Spineflower), and Lupinus tidestromii (Tidestrom’s Lupine), among others, is a crucial objective of this report.*

The project will be located outside the ESHA, identified and mapped in the biological report as Wetland/Sedge Meadow and Old Backdune/Coastal Dune Scrub areas (pg. 25) and, therefore, will a **less than significant** 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 Wildlife or US Fish and Wildlife Service.

Item C: The biological report identified a freshwater wetland (aka, sedge meadow) associated with ponding created by the Sunset Drive and onsite driveway road prisms adjacent to the western

property line. The feature is likely created by a poorly maintained drainage culvert under Sunset Drive. This feature is more than 100' from the development site and will not be affected as a result of this project. The project will have a **less than significant** impact on federally protected wetlands as defined by Section 404 of the Clean Water Act.

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. The biological report includes the following analysis of Wildlife Movement Corridors (pg. 19): *Larger mammals that freely move throughout the residential and open areas of the ADRA, including particularly the subject property, are Black-tailed Deer, Striped Skunks, Raccoon, Virginia Opossum, and Coyotes plus occasional Bobcats and Mountain Lions. The entire ADRA is relatively permeable to wandering and foraging mammals. Significant trails in the area, with exception of those used by deer and rodents, are not widespread onsite. Absence of greater wildlife diversity is here, as elsewhere, due to the long-term and extensive cover of iceplant. Evidence of Raccoons, opossum, and skunks is concentrated around the existing house and its Asilomar Avenue frontage.*

The project is conditioned to include pre- and during-construction biological instruction and monitoring to monitor and mitigate for any species of special concern that may be potentially found, including Monarch butterflies. Furthermore, the project proposes no fencing that might restrict the movement of sand, seeds, or animals. The project will result in a **less than significant impact** with regard to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.

Item E: The project does not include the removal of any trees that are regulated by the LCP or Title 12 of the PGMC. The one small Monterey Cypress on -033, on the north side of the existing access drive, is outside any areas that may experience disturbance and will remain. The project is in conformance with Section 23.90.170 of the LCP's Implementation Plan (IP).

In order to comply with IP Section 23.90.180(C)(2), to improve the existing degraded nature of the property, and to mitigate potential impacts that the proposed development may cause to biological resources identified in the LCP and in the project's biological report (CALIFAUNA Biological Evaluation, updated June 2020), the project proponent will undertake the following measures. As supervised and monitored by the project biologist and **with the mitigation measures incorporated, the project will result in a less than significant** impact in terms of conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

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 23.90.170 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. **No impact** would occur.

Mitigation Measures – See Mitigation & Monitoring Plan (Appendix D)

MM BIO-1: Bird Survey. In the event land clearing and construction start during the local bird nesting season (January 1 - July 31 of any year) the applicant will retain a qualified wildlife biologist or ornithologist to conduct a preconstruction nesting survey of the project area to ascertain whether nesting birds and their active nest could be jeopardized by the new activities. This survey should take place no more than 15 days before the start of the potentially disruptive work (demolition and ground disturbance). Should nesting be detected where there would be a threat to the nest/eggs/nestlings, the biologist should coordinate with the owner and contractor to work out an alternative work pattern or calendar to provide time necessary for the birds to complete their nesting effort.

MM BIO-2: Pre-Construction Meeting. Prior to demolition and again at the start of construction of the new home, 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 will explain the life history of the species of special concern, why they may be found on the property, and what construction staff should do if one is spotted on the project site. The construction personnel will 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. This meeting may be concurrent with the similar pre-construction meeting for archaeological /Tribal resources.

MM BIO 3: Construction Fencing. Construction and construction related activities will avoid Map Areas B (sedge meadow) and E (near natural sand dune scrub, as identified in the Biological Evaluation and the construction footprint will be set-back a minimum of 50 ft from these areas to protect against effects of potential fugitive dust during construction, and incursion by nonnative plants. In order to achieve these measures, strengthened orange mesh fencing will be placed along the construction boundary and no less than 50 ft from the edge of Map Area E; also the same fencing will be placed along both margins of the existing driveway where it fronts Map Area E.

MM BIO-4: Restoration. To meet LCP requirements of 2:1 mitigation, landscape restoration and maintenance activities on the merged property (-033, -034) will be carried out in accordance with the project's approved Habitat Restoration Plan (CALIFAUNA *Native Botanical & Restoration Plan, Amended April 6, 2021*) and shall be supervised and monitored by a qualified biologist. This measure will result in an approximately 30,000 sq. ft. area restored to pre-project dune conditions.

Phase 1 - Debris Remediation. The remediation of debris collection by removal, including raking and shaping, will be tasked and scheduled by the 'recovery manager' (Project Biologist) in coordination with the project/construction manager. Most work will be completed with hand crews and small tractor with a tine rake and rear blade. The work could run alongside the site clearing for the residential footprint and utilities.

Phase 2 - Iceplant Remediation. Remediation also requires raking out all of the iceplant from inside the work area (recovery site plus the residential site). Collected iceplant must be covered and hauled offsite to the Marina Landfill. To save travel weight, the piled iceplant may be spread out to desiccate for a maximum of one week before hauling.

Phase 3 - Selected native plants will be installed in a mixed, random pattern over the property according to the quantities and spacing specifications indicated in the Plan. The installation of plants shall be completed prior to final building permit inspection approval and granting of occupancy.

Phase 4 - Following satisfactory installation of the new landscape, a 5-year maintenance and monitoring program shall commence, overseen and directed by the Project Biologist. Monitoring - the Project Biologist will conduct:

- (a) bi-weekly site check for the first two months after plantings are completed [4 visits];
- (b) three quarterly inspections for the following nine months [3 visits]; and
- (c) for the following 4 years (yrs 2-5 of 5) at two visits [15].

Total = 17 visits (estimated total of 8 hrs). A final report and verification of success/failure will be submitted to the City of Pacific Grove at the completion of the monitoring effort. (CALIFAUNA *Native Botanical & Restoration Plan*, April 2020, as amended)

Sources:

- A Biological Evaluation Report for Westland Partners LLC (APNs 007-041-033, -034, -035). Prepared by Califauna (Jeffrey Froke, PhD), Coastal Ecology/Wildlife Biology/Ornithologist. Updated June 2020.
- A *Native Botanical & Habitat Restoration Plan* for Westland Partners LLC (APNs 007-041-033, -034, -035). Prepared by Califauna (Jeffrey Froke, PhD), Coastal Ecology/Wildlife Biology/Ornithologist. April 26, 2020, amended April 6, 2021.

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 parcel where the development is proposed is vacant. The project does include demolition of a two-story, single-family residence on APN -035 which was built in 1930. The applicant had prepared a Phase 1 Historic Assessment (Kirk, Anthony. Dec. 2019) which concluded that, although the home has an interesting history, the alterations and additions over the years have

resulted in lost historic integrity and, therefore, the residence is not considered to be a historic resource. Since no historical resource has been identified on the property, no impacts to such resources would occur as a result of the project. The project will result in *no impact* to a historic resource.

Item B, C: There are thirteen (13) precontact archaeological sites within ¼-mile of the project. Given the site's known archaeological sensitivity and the requirements of the City's LCP, a Phase I Archaeological Reconnaissance and Site Record Update (Phase I) was prepared by Patricia Paramoure Archaeological Consulting (PPAC) dated October 11, 2019. The Phase I recommended onsite monitoring by the local Tribe(s) and a qualified archaeologist during ground disturbing activities. The City recommended that, given the sensitivity of the site and the concerns of the local Native American Tribes, the Esselen Tribe of Monterey County (Esselen) and the Ohlone-Esselen Costanoan Nation (OCEN), with whom the City has been in formal Assembly Bill (AB) 52 consultation for the project, the City requested that the applicant have prepared an Extended Phase I/Phase II to determine the presence/absence of archaeological material within the project area. The Extended Phase I (Paramoure, May 28, 2020) resulted in an expanded recorded site. The purpose of the Phase II study was to gather data from the one cultural resource located on the property and to provide an assessment for its eligibility determination as a historical resource under CEQA. The Phase II included excavation work for several days in mid-March 2021 which was monitored by both local Tribes.

A "Results Summary" (Summary) prepared by Patricia Paramoure Archaeological Consulting (PPAC) and Charles Mikulik Archaeological Consulting (CMAC) (Summary, March 25, 2021) was submitted to the City reflecting the initial results of soils testing and providing recommendations for monitoring. According to the Summary, *the site does not appear to possess the potential to yield significant scientific or historical information or data beyond what has been previously documented during investigations of similar resources. Even though the resource's physical integrity appears to be high, it is not a unique or rare example of a coastal shell midden.* (PPAC/CMAC Summary, March 25, 2021)

The project includes the merger of APNs -033 and -034. As a result of this merger, the development potential of this area would be reduced and a portion of the property would be protected from development through the recordation of either a conservation easement (easement) or other acceptable deed restriction. The boundaries of this instrument will be extended to -035 to encompass all but 15% of the parcel area which will be reserved for potential future development as allowed in the City's LCP. This instrument will contribute to the protection of both archaeological and cultural resources as well as the biological resources described in Section 4 – Biological Resources, above. Further details about the size and location of the easement/deed restriction is described in Section 4 – Biological Resources, and Section 18 – Tribal Cultural Resources.

Both the Esselen Tribe of Monterey County (Esselen) and the Ohlone Costanoan Esselen Nation (OCEN) have consulted with the City in accordance to AB 52. Both entities have contributed to the review of this Section as well as Section 18 – Tribal Cultural Resources. Through AB 52 consultation, the documented resource has been determined a tribal cultural resource; therefore, mitigation measures to reduce impacts to the resource are included here. These measures also apply to Section 18 - Tribal Cultural Resources and are repeated in that section (below). In addition, mitigation measures such as the requirement of a tribal cultural resources monitor (to be determined in agreement between Esselen and OCEN) and an archaeological monitor, during ground-disturbance construction activities, will protect and mitigate for impacts to archaeological resources

that may be discovered. As mitigated, the project would result in a *less than significant impact level with mitigation incorporated*.

Mitigation Measures – See Mitigation & Monitoring Plan (Appendix D)

MM CUL-1: Tribal and Archaeological Monitoring. Due to the existence of a pre-contact archaeological site on the subject property, archaeological 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 and 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. (PPAC/CMAC, May 2020 and March 2021)

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. (Summary, March 25, 2021)

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.

Sources:

- Phase I/Ext. Phase I - Archaeological Reconnaissance and Site Record Update of Assessor's Parcels 007-041-033, -034, -035 for West End Properties, L.P. Prepared by Patricia Paramoure, A.S., B.A., M.A., RPA of Patricia Paramoure Archaeological Consulting, October 2019 and updated May 2020.
- Results and Recommendations Summary. Patricia Paramoure Archaeological Consulting (PPAC) and Charles Mikulik Archaeological Consulting (CMAC), March 25, 2021.

- Monthly in-person consultation with Ohlone Costanoan Esselen Nation (OCEN) Tribal Chairperson Miranda-Ramirez between Oct. 2019 and the completion of the CEQA review. Consultation conducted by Alyson Hunter, AICP, Senior Planner, City of Pacific Grove. Personal consultation occurred with the Esselen Tribe of Monterey County beginning Oct. 2019 and continuing quarterly until the completion of the CEQA review.
- Note that both Tribes were provided these draft Chapters (5 and 18) to review and comment on prior to circulation. No comments were received.

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 an addition to a single-family residence and associated site improvement on a developed lot. 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 only of an addition to an existing home, the resulting increase in energy consumption would be minor. 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 or 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. All development authorized by this permit would be subject to the City’s building code and with the latest 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. Like most of California, 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. Although the site is in an area of low liquefaction hazard, according to Monterey County’s hazards mapping, it

is surrounded by areas mapped as having a high hazards rating. Building in compliance with the current CBC seismic standards would result in the project having a *less than significant impact* on the environment.

Item A(iv): The potential for landslides exists primarily in hillside areas. Due to the shallow granite bedrock and the gentle 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 the CBC Chapter 70, which include implementation of appropriate measures during any grading activities to reduce soil erosion. The project would be required to comply with all conditions outline 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* to the environment.

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* to the environment.

Item D: The 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* to the environment.

Item E: Although some of the residential development in the ADRA is served by onsite septic, the subject property is not. The project would continue to be served by the City's contracted public 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/Special-Publications/SP_042.pdf
- County of Monterey GIS Hazards Mapping: <https://montereyco.maps.arcgis.com/apps/webappviewer/index.html?id=80aac38518a45889751e97546ca5c53>

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-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. These recommendations are implemented by Section 15064.4 of the CEQA Guidelines. California is a substantial contributor of global greenhouse gases, emitting over 400 million tons of carbon dioxide (CO₂) a year. Climate studies indicate that California is likely to see an increase of 3–4 degrees Fahrenheit over the next century. Due to the nature of global climate change, it is not anticipated that any single development project, especially the replacement of one home with another, 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. The primary source of GHG emissions resulting from implementation of the proposed project would be automobile traffic. Because the project entails demolition of one single-family residence and construction of a new single-family residence, it would not increase average daily vehicle trips.

Additionally, the proposal will 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 numerical 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 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 Association of Monterey Bay Area Government’s 2040 Metropolitan Transportation Plan/Sustainable Communities Strategy because it would involve redevelopment 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 *no impact* on the environment.

Sources:

- 2019 California Building Code - California Code of Regulations, prepared by the California Building Standards Commission.
- Section 15064.4 of the 2020 CEQA Guidelines:
[https://govt.westlaw.com/calregs/Document/ICB8C7733E574486087D77AEE0EB5836F?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/ICB8C7733E574486087D77AEE0EB5836F?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default))

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

			✓	
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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 risk associated with the transport 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 emission 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 ¼-mile of the project site. The project will 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 will 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 Government Code Section 65962.5.
http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=65962.5
- Monterey County Airport Land Use Compatibility Plan (MCALUCP).
<https://www.co.monterey.ca.us/home/showpublisheddocument?id=75251>
- Cal Fire – Fire Hazard Severity Zone maps.
https://osfm.fire.ca.gov/media/5871/pacific_grove.pdf

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 or through the addition of impervious surfaces, 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
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				✓
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DISCUSSION

Item A: The proposed new single-family residence would be connected to 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 requirements in place to protect water quality during grading and construction activities. Specifically, the project would be required to comply with the latest 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.

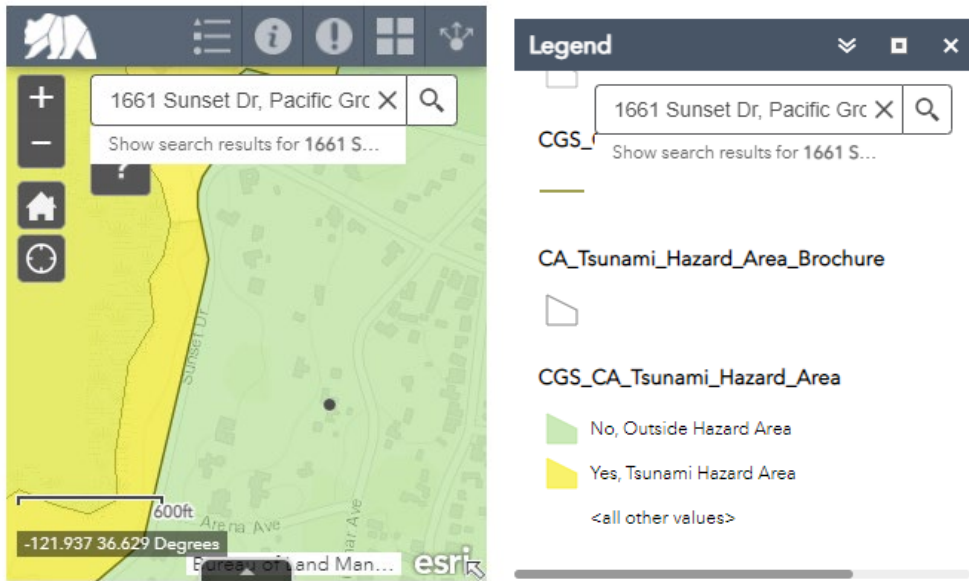
Item B: The combined acreage of all three (3) parcels is 3.44 acres (149,846 sf). The existing home and attached garage on -035 is ±4,219 sf with an estimated Primary Coverage Area of approximately 16,000 sf (including the small shed behind). This home is proposed to be demolished and a new Primary Coverage Area of ± 13,903 sf is proposed to be developed at the eastern end of -034. The new development will be contained within the allotted 15% of the merged parcels currently known as -033 and -034. The Primary Coverage Area does not include a 750 sf outdoor use area which is an additional ancillary area with minimal uses allowed. While -035 will not be merged, it will be encumbered by a conservation easement or deed restriction that covers all but a 15% Primary Coverage Area (± 8,585 sf) and an adjacent 750 sf outdoor use area in an effort to minimize disturbance and maximize habitat restoration opportunities on that site.

Furthermore, the remaining ± 106,400 sf of the total site area will 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): 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 will not substantially increase the rate of surface runoff that would result in on- or off-site flooding. Project design features such as permeable paving and habitat restoration efforts which will return ± 85% of the proposed merged building site to its natural landscape, and conformance to the latest CBC, as well as compliance with existing stormwater regulations, reduce the impacts of the project to a *less than significant* level.

The scale of the project will not substantially increase the rate of surface runoff, nor does the scale of the project have the potential to degrade water quality. The project would be required to comply with the latest CBC and the National Pollutant Discharge Elimination System (NPDES). This results in a *less than significant 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.



March 2021 Data from [CA. Dept. of Conservation](#)

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

Sources:

- 2019 California Building Code - California Code of Regulations. Prepared by California Building Standards Commission.
- National Flood Hazard Layer, FIRM Map Panel 060201
- Monterey County Tsunami Hazard Area Maps, [CA Dept. of Conservation](#)
- <https://msc.fema.gov/portal/home>

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.

No impact.

Item B: The project site is located in the Residential Single-Family - 20,000 sf 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 R-1-B-4 zoning district are in conflict, 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). The project will result in a **less than significant impact** to the environment in terms of conflicts with applicable plans.

Sources:

- City of Pacific Grove 2020 Local Coastal Program.
<https://www.cityofpacificgrove.org/living/community-development/planning/local-coastal-program>

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 will have *no impact* on mineral resources.

Sources:

- City of Pacific Grove General Plan. 1994.
<https://www.cityofpacificgrove.org/living/community-development/planning/general-plan>

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 the 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 heavy equipment such as excavators, graders, large trucks and machinery typically used during residential construction projects. The nearest noise-sensitive receptors to the project site are the existing single-family residences at 230 Asilomar Blvd., 244 Asilomar Blvd., and 1681 Sunset Dr. adjacent to the site to the north and south, respectively. These existing adjacent residences would be at distances of approximately 25 feet from the demolition site and proposed new construction site. 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 materials 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, excavation and grading phases of project construction. However, 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 can be considered *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 that requires 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.
<https://www.codepublishing.com/CA/PacificGrove/#!/PacificGrove11/PacificGrove1196.html#11.96>
- Monterey County Airport Land Use Compatibility Plan (MCALUCP).
<https://www.co.monterey.ca.us/home/showpublisheddocument?id=75251>

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 people or 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 proposed project is the replacement of one single-family residence with another; this activity would not generate net population growth in the area, will not displace existing housing (as the unit would be replaced), or displace people necessitating the construction of replacement housing elsewhere. For these reasons, the project results in a *less than significant* impact on the environment in terms of housing and population.

Sources:

- 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) meeting. This results *no impact* on the environment.

16. RECREATION

Would the project:

A) 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

Items A, B: As mentioned previously in this document, 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. Pacific Grove has 28 public parks including the coastline across Sunset Dr. from this project. 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 a program, 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, subdivision (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 project consists of the demolition of an existing single-family residence to be replaced by another. As the project is located along Sunset Drive and is adjacent to the Asilomar State Beach, the neighborhood experiences heavy seasonal tourist traffic, including in the form of bicycles and pedestrians. There is a Class 2 bike lane the length of Sunset Drive, the street by which the site is currently accessed. Although the property also has frontage along Asilomar Blvd. to the east, no access currently exists, nor is a new access to this street proposed as a result of this project.

For the reasons described above, the project would not: conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b); substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm 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 will have *no impact* on transportation.

18. TRIBAL CULTURAL RESOURCES

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

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

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

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

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

DISCUSSION

Item A: According to the Results and Recommendation Summary (PPAC/CMAC, March 25, 2021), *The resource appears to have a high degree of integrity of location and structure. The results of the investigation indicate that the shell midden is intact, while its outer edges are more ephemeral. However, [the site] does not appear to possess the potential to yield significant scientific or historical information or data beyond what has been previously documented during investigations of similar resources. Even though the resource's physical integrity appears to be high, it is not a unique or rare example of a coastal shell midden.* Furthermore, the existing home was found ineligible for the City's Historic Resources Inventory (HRI). See Item 5.A above. For this reason, the project will have a **less than significant impact** on Tribal Cultural Resources potentially eligible for the CRHR or as identified in PRC 5020.1(k).

Item B: As a result of the Extended Phase I/Phase II reports, the qualified archaeologist determined that the site is not eligible for the California Register of Historic Resources (CRHR). However, through AB 52 consultation with the two (2) local Tribes, the OCEN and the Esselen

Tribe, who indicated that the project has the potential to lead to discovery of important local cultural resources, Tribal and archaeological monitoring are required for all ground-disturbing activities between 0-4 feet.

The archaeological reports were prepared in compliance with § 23.90.200 of the LCP's Implementation Plan (IP) and the Cultural Resources Chapter of the Land Use Plan (LUP).

The inclusion of the *mitigation measures* below will reduce potential impacts to *less than significant*.

Mitigation Measures

MM CUL-1: Due to the existence of a pre-contact archaeological site on the subject property, 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 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 and 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. (Paramoure, May 2020)

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.

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.

Sources:

- Phase I/Ext. Phase I - Archaeological Reconnaissance and Site Record Update of Assessor's Parcels 007-041-033, -034, -035 for West End Properties, L.P. Prepared by Patricia Paramoure, A.S., B.A., M.A., RPA of Patricia Paramoure Archaeological Consulting, October 2019 and updated May 2020.
- Results and Recommendations Summary. Patricia Paramoure Archaeological Consulting (PPAC) and Charles Mikulik Archaeological Consulting (CMAC), March 25, 2021.

- Monthly in-person consultation with Ohlone Costanoan Esselen Nation (OCEN) Tribal Chairperson Miranda-Ramirez between Oct. 2019 and the completion of the CEQA review. Consultation conducted by Alyson Hunter, AICP, Senior Planner, City of Pacific Grove.

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 construction 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 can be connected to the existing sewer system and the proposed project will 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 will not necessitate construction of a new storm drain system. The proposed project would connect to the existing storm drain system. The scale of 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 will comply with all statutes and regulations related to solid waste. The project will 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 American 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 well within the City’s entitlement. Cal-Am has provided verification in a letter dated October 13, 2020, that it will allow the relocation of the existing water meter from APN -035 to what are currently known as -034 (-033 and -034 will be assigned one (1) new APN by the Assessor’s Office once the Parcel Merger has been recorded). 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 is *less than significant*.

Sources:

- Cal-Am letter dated October 13, 2020, regarding water meter relocation.

20. 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 will not result in a significant effect 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.

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 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 approximately one mile southwest. Therefore, the proposed project would not result in impacts related to wildfire. 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: Bird Survey. In the event land clearing and construction start during the local bird nesting season (January 1 - July 31 of any year) the applicant will retain a qualified wildlife biologist or ornithologist to conduct a preconstruction nesting survey of the project area to ascertain whether nesting birds and their active nest could be jeopardized by the new activities. This survey should take place no more than 15 days before the start of the potentially disruptive work (demolition and ground disturbance). Should nesting be detected where there would be a threat to the nest/eggs/nestlings, the biologist should coordinate with the owner and contractor to work out an alternative work pattern or calendar to provide time necessary for the birds to complete their nesting effort.

MM BIO-2: Pre-Construction Meeting. Prior to demolition and again at the start of construction of the new home, 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 will explain the life history of the species of special concern, why they may be found on the property, and what construction staff should do if one is spotted on the project site. The construction personnel will 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. This meeting may be concurrent with the similar pre-construction meeting for archaeological / Tribal resources.

MM BIO-3: Construction Fencing. Construction and construction related activities will avoid Map Areas B (sedge meadow) and E (near natural sand dune scrub, as identified in the Biological Evaluation and the construction footprint will be set-back a minimum of 50 ft from these areas to protect against effects of potential fugitive dust during construction, and incursion by nonnative plants. In order to achieve these measures, strengthened orange mesh fencing will be placed along the construction boundary and no less than 50 ft from the edge of Map Area E; also the same fencing will be placed along both margins of the existing driveway where it fronts Map Area E.

MM BIO-4: Restoration. To meet LCP requirements of 2:1 mitigation, landscape restoration and maintenance activities on the merged property (-033, -034) will be carried out in accordance with the project's approved Habitat Restoration Plan (*CALIFAUNA Native Botanical & Restoration Plan, Amended April 6, 2021*) and shall be supervised and monitored by a qualified biologist. This measure will result in an approximately 30,000 sq. ft. area restored to pre-project dune conditions.

Phase 1 - Debris Remediation. The remediation of debris collection by removal, including raking and shaping, will be tasked and scheduled by the 'recovery manager' (Project Biologist) in coordination with the project/construction manager. Most work will be completed with hand crews and small tractor with a tine rake and rear blade. The work could run alongside the site clearing for the residential footprint and utilities.

Phase 2 - Iceplant Remediation. Remediation also requires raking out all of the iceplant from inside the work area (recovery site plus the residential site). Collected iceplant must be covered and hauled offsite to the Marina Landfill. To save travel weight, the piled iceplant may be spread out to desiccate for a maximum of one week before hauling.

Phase 3 - Selected native plants will be installed in a mixed, random pattern over the property according to the quantities and spacing specifications indicated in the Plan. The installation of plants shall be completed prior to final building permit inspection approval and granting of occupancy.

Phase 4 - Following satisfactory installation of the new landscape, a 5-year maintenance and monitoring program shall commence, overseen and directed by the Project Biologist.

Monitoring - the Project Biologist will conduct:

- (a) bi-weekly site check for the first two months after plantings are completed [4 visits];
- (b) three quarterly inspections for the following nine months [3 visits]; and
- (c) for the following 4 years (yrs 2-5 of 5) at two visits [15].

Total = 17 visits (estimated total of 8 hrs). A final report and verification of success/failure will be submitted to the City of Pacific Grove at the completion of the monitoring effort.

(*CALIFAUNA Native Botanical & Restoration Plan, amended April 6, 2021*)

MM CUL-1: Tribal and Archaeological Monitoring. Due to the existence of a pre-contact archaeological site on the subject property, archaeological 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 and 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. (PPAC/CMAC, May 2020 and March 2021)

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. (Summary, March 25, 2021)

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.

DETERMINATION:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	✓
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a “potential significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE 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.	
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Alyson Hunter, AICP, Senior Planner
City of Pacific Grove

Date

DRAFT

Appendix C

Biological Resources Assessment

A BIOLOGICAL EVALUATION OF A PLANNED RESIDENTIAL PARCEL
1661 SUNSET DRIVE, PACIFIC GROVE CA 93950
[APN 007-041-034]



Prepared for Eric Miller Architects, Monterey CA

Prepared by Jeffrey B. Froke, Ph.D.
Coastal Ecology / Wildlife Biology / Ornithology

CALIFAUNA

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25 April 2020 Updated June 2020



INTRODUCTION

Report Objective

This report was prepared to fulfill the owner’s development application to the City of Pacific Grove, and to support the City’s official determination of possible environmental effects of the proposed project on biological resources, ESHA and otherwise, that are associated with the subject property and its immediate environs.

The Elstob property at 1661 Sunset Drive is situated in the Asilomar Dunes Residential Area (ADRA) of Pacific Grove, a landward portion of the Coastal Zone that is subject to the City of Pacific Grove’s Local Coastal Plan (PGLCP): The instructions and conditions set forth by the PGLCP, its Land Use Plan (PGLUP) and the LCP/LUP Coastal Implementation Program (PGCIP) call for the assessment and protection of special and significant biological resources; thus, this report. The 2020 PGLCP was certified by the CA Coastal Commission on 11 March 2020.



• **REVISED REPORT:** *This report was prepared to update and revise a previously submitted biological assessment for the property, dated 14 July 2019. The revision was necessitated by a substantial project update — the development site was relocated — and as such was instructed by the City of Pacific Grove (Alyson Hunter to Carla Hashimoto, EMA, 06 FE 2020). Additional field work was conducted in 2020 and was added to without modifying study results from the 2019 study. — JBF*

Report Organization

ESHA / Asilomar Dunes Residential Area —


Foremost, the present findings and evaluation recognize that the subject property is embedded in the Asilomar Dunes Residential Area (ADRA) which is both a Special Community¹ and an Environmentally Sensitive Habitat Area² (ESHA) pursuant to the Coastal Act, PGLUP and derivatives. The premise of onsite ESHA is key to this report as it will be to subsequent planning and actions made with respect to biological resources.

(1) Definition of Special Community: “An area that due to its unique characteristics is an important resource to the community and make the area a popular destination for visitors consistent with the intent of CA Public Resources Code §30253(e).

(2) Definition of ESHA: “Any area of land or water [in the Coastal Zone] in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.” (CA Public Resources Code §30107.5).

This report emphasizes two types of sensitive habitat, both included within the broadly applied ESHA for the ADRA: these include Freshwater Wetland⁴ and Coastal Sand Dune, however much the latter has been and continues to be heavily impacted by human activities, invasive nonnative plants, and the detrimental actions of burrowing wildlife that help to promulgate the invasive plants. Understanding the potential for special native wildlife and plant taxa that are generally associated with local natural and near-natural dunes, including *Anniella pulchra* (Northern California Legless Lizard)³, *Erysimum menziesii* (Menzie’s Wallflower), *Chorizanthe pungens* (Monterey Spineflower), and *Lupinus tidestromii* (Tidestrom’s Lupine), among others, is a crucial objective of this report.

(3) Until recently, the Black-legless Lizard had been considered a distinct subspecies of the Northern California Legless Lizard (NCLL; *Anniella pulchra nigra*), but since has been determined as only a melanistic form of NCLL. This report recognizes the updated and current taxonomy of NCLL. The lizard is neither listed nor is it ‘special’ since it was lumped with all legless lizard taxa in CA. That said, until its formal taxonomy is processed by CDFW, it remains tagged as a species of special concern.

	<p>(4) Definition of Wetland: “... lands within the Coastal Zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.” (CA Public Resources Code §30121).</p>
	<p> <u>NOTICE</u>: Current Inaccuracy of the PGLCP with Respect to the Classification of Native Tree Species:</p> <p>PGLCP Land Use Plan: As trees are a major natural resource in Pacific Grove, the Local Coastal Program recognizes “certain trees to be ‘major vegetation,’ the removal of which constitutes development that requires a Coastal Development Permit. A CDP is required for removal of all <u>native</u> trees within the Coastal Zone including all Gowen Cypress, Coast Live Oak, Monterey Cypress, Shore Pine, Torrey Pine, Monterey Pine six (6) inches or greater in trunk diameter measured 54 inches above grade.”</p> <p><u>However</u>, from the preceding list of six (6) species, only the Coast Live Oak and Monterey Pine are <u>native</u> to Pacific Grove and the PGLUP plan area. The remaining (4) species are native only elsewhere in California, e.g., from Del Norte and several southerly counties (Shore Pine) to Pebble Beach and Point Lobos (Monterey Cypress and Gowen Cypress) to San Diego County (Torrey Pine), but excluding all of the Pacific Grove LCP Area.</p>
<p>PGLUP Instructions for Biological Resource Studies, Reporting, and Mitigation and Monitoring</p>	<p>The following outline of required study and reporting subjects is drawn from the PGLCP. This report responds to each of the PGLUP instructions (red arrows).</p> <p><u>Initial Site Assessment</u></p> <ul style="list-style-type: none"> ➔ The applicant shall submit an initial site assessment with CDP applications potentially affecting biological resources or ESHA to determine whether the site may contain such resources. ✓ Response: A premise of the report is that ESHA occurs on the project site, which is encompassed by the Asilomar Dunes Residential Area (ADRA). In other words, ESHA occurs onsite.

	<p>➔ The screening shall include a review of reports, resource maps, aerial photographs, site inspections, and the LCP’s biological resource maps in Figure 5.</p> <p>✓ Response: Stated items were screened and are included; the PGLCP Figure 5 is reproduced in this report.</p>
	<p>➔ Maps can be used as a resource for identification of biological resource areas; however, absence of mapping cannot alone be considered absence of resource, and local site conditions must be examined at the time of coastal permit application using the best available science.</p> <p>✓ Response: Maps are included in this Report; furthermore, local site conditions have been fully and expertly examined with fieldwork as recent as 18 April 2020.</p>
	<p><u>Biological Assessment.</u></p>
	<p>➔ If the initial site assessment reveals the potential presence of ESHA within 100 feet of any portion of the proposed development, a biological assessment conducted by a qualified biologist shall be required.</p> <p>✓ Response: This report is based, in part, on a recent, site-wide assessment of biological resources by a qualified coastal biologist (JBF).</p>
	<p>➔ The City may require independent peer review of a biological assessment prepared by an applicant, at the applicant’s expense. At a minimum, the biological assessment shall include the following:</p>
	<p>▶ Date of site visit(s), description of study methods, and description of the biological conditions observed on the site and in the surrounding area.</p> <p>✓ Response: All noted items are included in this report.</p>

	<ul style="list-style-type: none"> ▶ <i>Discussion of potential for occurrence of and map identifying the location of any special-status species, including all species included within United States Fish and Wildlife Service Endangered Species lists and programs, California Department of Fish and Wildlife’s California Natural Diversity Database, and the California Native Plant Society Inventory of Rare and Endangered Plants on both the site, as well as within the 8 surrounding quadrangles of the United States Geological Survey quadrangle in which the site is located;</i> ✓ Response: The USGS <u>Monterey OE H</u> (7.5-min) quadrangle, which incorporates the subject property, adjoins four (4), not eight (8) neighboring quads. The second and only relevant quad, i.e., which incorporates a comparable coastal area with dunes, is the <u>Monterey</u> quad which covers the balance of the Monterey Peninsula. This report normally would evaluate CNDDDB data for the two quads (Monterey OE H; and Monterey) but because CNDDDB is organized around an older and discontinued quadrangle arrangement (before <u>Monterey OE H</u> was added to replace a portion of Monterey), this report instead refers to the CNDDDB record-output for USGS Monterey to examine the subject site.
	<ul style="list-style-type: none"> ▶ <i>List of dominant plant species on the parcel, including location, species, girth, height, and condition of protected trees;</i> ✓ Response: The requested data are included in this Report.
	<ul style="list-style-type: none"> ▶ <i>Description of natural features, plant communities, wildlife habitats, and special environmental features of the site or region, and assessment of special-status natural communities; wetlands, and wildlife movement corridors found on the site or potentially affected by the project;</i> ✓ Response: The requested data are included in this Report.
	<ul style="list-style-type: none"> ▶ <i>Discussion of potential adverse impacts of the proposed project on biological resources;</i> ✓ Response: This Report discusses the subject with reliance on plan documents from the project architect (EMA Architects).

	<ul style="list-style-type: none"> ▶ Recommendations for further biological surveys, if deemed to be necessary for state and/or federal regulatory compliance; ✓ Response: This Report neither deems nor recommends additional biological surveys.
	<ul style="list-style-type: none"> ▶ Recommended mitigation, minimization, or avoidance measures to compensate for potential impacts to significant biological resources, including description of alternative designs for the City of Pacific Grove LCP Implementing Ordinances (November 28, 2018) proposed project (if any are proposed) and how alternative designs relate to the biological resources on the site and alternative design impacts compare to those of the project. ✓ Response: This Report recommends appropriate protective measures, but no alternative designs.
	<p><u>Construction Mitigation and Monitoring Plan.</u></p>
	<ul style="list-style-type: none"> ➔ A Construction mitigation and monitoring plan shall be required for all development projects that, according to a biological assessment, may have the potential to adversely impact biological resources during construction. Based upon site specific resources, the construction mitigation and monitoring plan may require the following: preconstruction biological surveys; biological monitors; preconstruction worker education; limitations on staging and stockpile areas; appropriate buffers and temporary protective barriers; seasonal restrictions; and any other requirement necessary to protect biological resources. ✓ Response: The requested plan and data are included in this Report.
<p>Added per City of Pacific Grove (06 FE 2020):</p>	<ul style="list-style-type: none"> ➔ Please have the Restoration Plan and <u>Biological Evaluation</u> updated to address the <i>existing conditions, proposed project, and mitigation/planting plan on the new project area(s)</i>; ✓ Response: This (revised) Report incorporates the requested information.

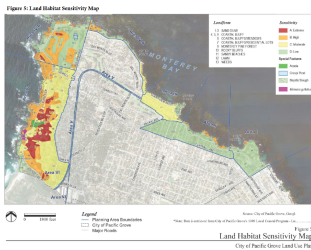
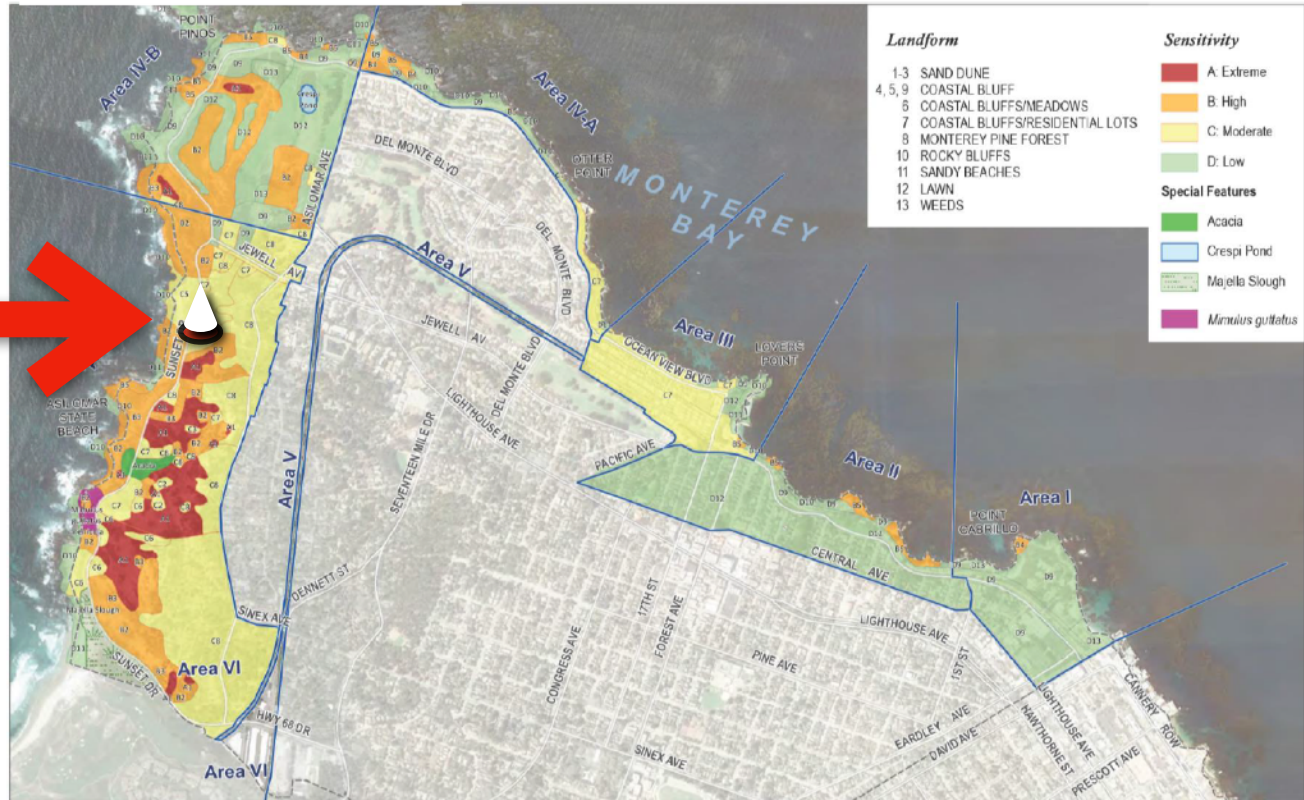


Figure 5: Land Habitat Sensitivity Map



1661 Sunset Drive
Pacific Grove, CA



Landform	Sensitivity
1-3 SAND DUNE	A: Extreme
4, 5, 9 COASTAL BLUFF	B: High
6 COASTAL BLUFFS/MEADOWS	C: Moderate
7 COASTAL BLUFFS/RESIDENTIAL LOTS	D: Low
8 MONTEREY PINE FOREST	Special Features
10 ROCKY BLUFFS	Acacia
11 SANDY BEACHES	Crespi Pond
12 LAWN	Majaella Slough
13 WEEDS	Mimus gulfatus



Legend
 — Planning Area Boundaries
 □ City of Pacific Grove
 — Major Roads

Source: City of Pacific Grove, Google

*Note: Data is retrieved from City of Pacific Grove's 1989 Local Coastal Program - Land Use Map

Figure 5
Land Habitat Sensitivity Map
 City of Pacific Grove Land Use Plan

PGLUP Figure 5 (Land Habitat Sensitivity Map, 2018 from 1989 data). PGLUP Legend classifies the property as a Residential Lot with moderate-high habitat sensitivity.

**PROPERTY
DESCRIPTION**

Property Condition

The property is developed with an existing hacienda-compound of both occupied and unoccupied structures that are approximately 100 years old, and a paved driveway runs the full EW axis of the site. The entire 3.5-ac site (three parcels) is fenced with a 36-in wood board fence that is essentially dilapidated and derelict.

Non-built portions of the site also have been affected by development and occupancy, e.g., grading for construction of the residential area has resulted in extensive leveling and mounding of former dune sands and earth materials, and the placement of demolished macadam, drainage rock and dirt has significantly reduced coverage and sand-integrity of former natural or near-natural dunes. The site has been entirely separated from the naturally occurring foredune (coast-side) by the construction of Sunset Drive and its elevated roadbed.

As will be discussed, below, additional site-wide changes have resulted from the ongoing invasion of nonnative plants and the widespread damage and conversion of dunes sands that result from extensive burrowing by native mammals. These adverse effects are greatly magnified in by invasive plants that are the burrowers' principal food source, and as such are cultivated by the animal through loss and burial of seed.

Adjoining properties are residential (S, N, E) and natural or undeveloped coastline (W); however, the site is separated from its E and W neighbors by public roadways (Asilomar Drive, E; and Sunset Drive, W).

<p>Geographic Orientation</p>	<p>The property is located near the Pacific Ocean coastline of Northern California, approximately 180 ft E of the nearest coastal bluff and rocky shoreline. Relative to local landmarks, the site is approximately 4,000 ft SSE of Point Pinos (Pacific Grove) and 9,500 ft NNE of Point Joe (Pebble Beach).</p> <p>The elevation range of the site is approximately 50 ft (100-150 ft, W-E) and is mostly flat with a modest (~ two percent) westerly slope. The 3.5-ac property measures 750 ft on its EW axis, and its NS width varies from approximately 140-280 ft.</p>
	<ul style="list-style-type: none"> • Map Coordinates: lat 36.628560 lon -121.937316
<p>Study Approach</p>	<p>A field survey of the site was preceded and followed by a pro forma screening of reports, resource maps, aerial photographs, and the LCP’s biological resource map (5).</p> <p>Useful biotic databases, particularly California Department of Fish and Wildlife’s CA Natural Diversity Database (CNDDDB), and the University of California (et al.) sponsored CALFLORA database were referenced for historic and contemporary biotic data to support the present assessment. The latter (CALFLORA) is the principal source of the taxonomic, floristic, distributional, and status information that is assimilated by CDFW’s CNDDDB and Rare Plant Ranking programs, as well as the Rare Plant Inventory of the California Native Plant Society. Also referenced were CDFW’s routinely updated Special Animals List (August 2019) and Special Vascular Plants, Bryophytes and Lichens List (January 2020). Each of the aforementioned documents and lists, supplemented by the writer’s (45-year) experience working locally and throughout California as a professional ecologist were useful to evaluate potential onsite and neighborhood occurrences of both listed and off-list special biota.</p> <p>Field surveys to identify, characterize and map onsite resources, amounting to a repeated walkover of the entire 3.5-ac site, without interference or disruption, were made on 15, 29, and 30 June 2019; also 27 January, 04 February, and 15 and 17 April 2020. The combined length of the seven surveys was 14 hours ($\emptyset=4$ hrs-ac).</p>

<p>Review of Potentially Occurring Special Taxa</p> <p>Plants</p>	<p>SPECIAL-STATUS PLANTS — Following is a list of listed and special plant taxa with at least a reasonable likelihood of occurring on the property or its comparable neighborhood given existing environmental and cover conditions. The list represents nine (9) plant species carried-over or retained from current CNDDDB files (processed and unprocessed data) for special-status plants in the overall USGS 7.5-min. quadrangle “Monterey.” Criteria for retention include, (1) proximity of nearby (local w/in 1 mi) occurrence records (no date limit), whether from CNDDDB or CALFLORA but with emphasis on the latter, (2) otherwise known or suspected occurrence, and (3) onsite presence of requisite or strongly suggestive habitat conditions (dunes including old dunes; freshwater wetlands).</p> <p>Plant status refers to state and federal endangered and threatened species lists (CE, CT, FE, FT), off-list special-status plants, and the CDFW Rare Plant Ranking (RPR, 1B.1 or 1B.2).</p>
	<p><u>Potentially Occurring Special Plants / Status / Retention Criteria: Representative record no.</u></p>
	<ul style="list-style-type: none"> • <i>Arctostaphylos pumila</i>, Sandmat Manzanita, RPR 1B.2 / local: CALFLORA PGM2043 (1980)
	<ul style="list-style-type: none"> • <i>Erysimum menziesii</i>, Menzie’s Wallflower, RPR 1B.1, CE, FE / local: CALFLORA CAS-BOT-BC5493 (1948).
	<ul style="list-style-type: none"> • <i>Chorizanthe pungens</i> var. <i>pungens</i>, Monterey Spineflower, FTS, RPR 1B.1 / local: CAS-BOT-BC257377 (1906), CAS-BOT-BC257373 (1963).
	<ul style="list-style-type: none"> • <i>Gilia tenuiflora</i> ssp. <i>arenaria</i>, Greater Yellowthroat Gilia, CT, FE, RPR 1B.2 / local: PGM4108 (1989).
	<ul style="list-style-type: none"> • <i>Layia carnosa</i>, Beach Tidytops, CE, FE, RPR 1B.1, / local: PGM4107 (1989), CAS-BOT-BC325960 (1937), UC161969 (1911).
	<ul style="list-style-type: none"> • <i>Monardella sinuata</i> ssp. <i>nigrescens</i>, NCN, RPR 1B.2 / local: SD40067 (1932).
	<ul style="list-style-type: none"> • <i>Delphinium hutchinsoniae</i>, Hutchinson’s Larkspur, RPR 1B.2 / local: CAS-BOT-BC10125 (1949).

	<ul style="list-style-type: none"> • <i>Horkelia cuneata</i> ssp. <i>sericea</i>, Kellogg’s <i>Horkelia</i>, RPR 1B.1 / local: UC212312 (1917), CAS-BOT-BC143901 (1951).
	<ul style="list-style-type: none"> • <i>Lupinus tidestromii</i>, Tidestrom’s <i>Lupine</i>, CE, FE, RPR 1B.1 / local: CAS-BOT-BC202174 (1948), CAS-BOT-BC202182 (1955), io10714 (2019).
<p>Review of Potentially Occurring Special Taxa</p> <p>Animals</p>	<p>SPECIAL-STATUS ANIMALS — Following is a list of listed and special animal taxa with at least a reasonable likelihood of occurring on the property or its comparable neighborhood given existing environmental and cover conditions. The list represents three (3) wildlife species carried-over or retained from current CNDDDB files (processed and unprocessed data) for special-status animals in the overall USGS 7.5-min. quadrangle “Monterey.” Criteria for retention include, (1) known or suspected onsite or neighboring occurrence, and (2) onsite presence of requisite or strongly suggestive habitat conditions, i.e., old dunes and a freshwater wetland.</p> <p>Animal status refers to state and federal endangered and threatened species lists (CES, CTS, FES, FTS), off-list special-status animals as catalogued by the CDFW Special Animals List (November 2018) including Species of Special Concern (SSC).</p>
	<p><u>Potentially Occurring Special Animals / Status / Retention Criteria</u></p>
	<ul style="list-style-type: none"> • <i>Neotoma macrotis luciana</i>, Monterey Big-eared Woodrat, SSC / locally occurring in suitable habitat.
	<ul style="list-style-type: none"> • <i>Anniella pulchra</i>, Northern California Legless Lizard⁴, SSC / locally occurring in suitable habitat.
	<p>⁽⁴⁾ Until recently, the Black-legless Lizard (formerly, <i>Anniella pulchra nigra</i>) had been considered a distinct subspecies of the Northern California Legless Lizard (NCLL; <i>Anniella pulchra</i>) but since has been determined to be only a melanistic form of the NCLL. Nevertheless, NCLL remains on the books as a CDFW SSC.</p>
	<ul style="list-style-type: none"> • <i>Taricha torosa</i>, Coast Range Newt, SSC / locally occurring in related (off-site) habitat.
	<ul style="list-style-type: none"> • <i>Phrynosoma blainvillii</i>, Blainsville’s Horned Lizard, SSC / appropriate habitat in dunes neighborhood.

FINDINGS	
Coverage and Distribution	Vegetation cover that is based on species predominance (dominant coverage) and/o ground condition was assessed and mapped over the entire 3.5-ac property. The resulting nine cover types are mapped as Figure 2 (A,B).
Dominant Plant Species	PGLCP: List dominant plant species on the study parcel, including location, species, girth, height, and condition of protected trees.
	<ul style="list-style-type: none"> Protected Trees: none Combined, there are 21 vascular and graminoid plant species that predominate the overall subject property. Twelve of the 21 taxa are native to the neighborhood and site; eight (9) are nonnative including eight (8) that are invasive.



- Dominant Plant Species, recorded cumulatively on three parcels:

- ▶ Achillea millefolium, Yarrow *
- ▶ Avena barbata, Slender Oat (t) *
- ▶ Baccharis pilularis, Coyotebush *
- ▶ Briza minor, Rattlesnake Grass (t)
- ▶ Bromus diandrus, Ripgut Brome (t) * #
- ▶ Carex obnupta, Slough Sedge
- ▶ Carex pansa, Sand Dune Sedge *
- ▶ Carpobrotus chilensis, Sea Fig (t) * #
- ▶ Carpobrotus edulis, Hottentot Fig (t) * #
- ▶ Cortaderia selloana, Pampas Grass (t)
- ▶ Dudleya farinosa, Sea Lettuce *
- ▶ Ericameria ericoides, Mock Heather *
- ▶ Eriophyllum staechadifolium, Lizardtail *
- ▶ Hesperocyparis macrocarpa, Monterey Cypress (t)
- ▶ Marah fabacea, Wild Cucumber *
- ▶ Myoporum laetum, Ngaio tree (t)
- ▶ Pinus radiata, Monterey Pine (shrub)
- ▶ Pittosporum tobira, Japanese Cheesewood (t)
- ▶ Quercus agrifolia, Coast Live Oak (shrub)
- ▶ Rubus ursinus, California Blackberry *
- ▶ Tetragonia tetragonioides, New Zealand Spinach (t) * #
- ▶ Toxicodendron diversilobum, Western Poison Oak *



Four priority invasives.

Symbols: (t) = Invasive nonnative plant species; (*) = subject parcel [legal parcel]; (#) = project [building] site.

Natural Features and Plant Communities

PGLCP: *Include...*

- ▶ Description of natural features, plant communities, wildlife habitats, and special environmental features of the site or region, and assessment of special-status natural communities; wetlands, and wildlife movement corridors found on the site or potentially affected by the project

- Natural Features: Onsite natural features include a two-segment area of heavily vegetated backdune that is divided by a full-length paved driveway, a small stand of wind-stunted Monterey Pine, and a small drainage and associated boggy meadow formed on the back-side of the constructed roadbed for Sunset Drive and that drains through and under-road culvert. A larger area of backdune, further back from Sunset Drive, has been totally obliterated by development (historic leveling and waste-spreading for a 100-yr homesite), intense invasion by nonnative Hottentot Fig, Sea Fig and Rippgut Brome with sparse stands of Sea Lettuce, and commensurate and intensive invasion by Botta's Pocket-Gopher, a burrower that has thoroughly mixed the former dune sands into a highly organic and granular sandy soil that now is uninhabitable to dune-associates such as Northern California Legless Lizard and Blainsville's Horned Lizard.

- Plant Communities: The westward, low-elevation section of backdune is more natural in terms of physical formation and plant species composition; the area qualifies as a 'mostly natural' sand dune scrub, or dune variant of Northern California Coastal Scrub. Exceptions to this dune scrub formation include (1) a wet sedge meadow, (2), massive, two-part and long-established stand of Pampas Grass, and (3) a large single-mass of wind-shaped and stunted Monterey Pine that apparently consists of one plant, approximately eight (8) ft in height. The balance of the former dune cover is now a ruderal scrub and waste area. Lastly, the cover surrounding the existing residential structure and outbuildings is a common hodgepodge of ordinary ornamental and escaped ornamental plants including nonnative succulents and dooryard shrubs and trees. In sum,

- ▶ Sand Dune Scrub (coastal scrub)
- ▶ Freshwater Wetland (mostly a sedge meadow)
- ▶ Pampas Grass † [† = mostly or entirely nonnative]
- ▶ Ruderal scrub and waste area †
- ▶ Dooryard Ornamental †

Specifically, the ruderal and waste cover across the proposed building area and surroundings within the same parcel (-034) consists of Hottentot Fig, Sea Fig, Ripgut, and where the area approaches ESHA, Poison Oak and Coyotebrush.

- Wildlife Habitats:
 - ▶ Sand Dune Scrub — The mixed woody and herbaceous scrub cover across the westward portion of the property (on-parcel, this is West of the building site and its setback; see Figure 3) provides foraging, refuge and/or reproductive cover for wild mammals including Black-tailed Deer (*Odocoileus hemionus columbianus*), Coyote (*Canis latrans*), Striped Skunk (*Mephitis mephitis*), Raccoon (*Procyon lotor*), California Vole (*Microtus californicus*), and Long-tailed Weasel (*Mustela frenata*); nesting and/or foraging wild birds including Violet-green Swallow, Barn Swallow, Cliff Swallow, Tree Swallow, Rough-winged Swallow, Red-winged Blackbird, Brewer's Blackbird, White-crowned Sparrow, Song Sparrow, American Crow, California Scrub-Jay, and likely others, e.g., potentially Barn Owl and American Kestrel.
 - ▶ Sedge Meadow — The sedge meadow provides confirmed or reasonably expected cover to several of the species named above (swallows, deer, and Raccoon), but primarily as cover for foraging and drinking versus denning and nesting. As a wetland area, it also can be expected to seasonally host Sierra Treefrogs (*Pseudacris sierra*) and California Newts (*Taricha torosa*).
 - ▶ Pine Stand — Habitat value of the wind-stunted, low and dense pine stand is limited to refuge and possibly denning cover for deer and [hypothetically] ambush cover for Mountain Lions (*Puma concolor*), and confirmed nesting cover for Red-winged Blackbirds, and Song Sparrows.
 - ▶ Pampas Grass Stand — Wildlife use of the Pampas Grass cluster is likely limited to providing colonial nesting and/or roosting cover for Red-winged Blackbirds, only.

- | | |
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| | <ul style="list-style-type: none">▶ Waste Sands — The blown-out and deteriorated sand flats that characterize the building site and its setback area are extensively and consequentially occupied on a full-time basis by Botta's Pocket Gopher, a short-lived and highly reproductive rodent that is exclusively subterranean and fossorial. Pocket-gophers, which are native, thrive in disturbed areas with good digging and burrowing soils (friable and former sands), abundant food-base that is mostly seeds from nonnative grasses, especially species of <i>Avena</i> and <i>Bromus</i> that are both harvested and re-cultivated by the pocket-gophers [by-and-large, native grasses produce relatively few seeds], and that have reasonable above ground protection from predators by the dense matting of Hottentot Fig.▶ Dooryard w / Trees — Wildlife use of the dooryard environment is likely limited to commonly occurring native and nonnative songbirds (e.g., House Finch, Dark-eyed Junco, Bewick's Wren, and European Starlings), mammals (pocket-gophers and deer), Western Fence Lizards (<i>Sceloporus occidentalis</i>), and Sierra Treefrogs. |
|--|---|

	<ul style="list-style-type: none"> • Special Environmental Features = Special Natural Communities: <ul style="list-style-type: none"> ▶ Freshwater Wetland or Sedge Meadow — The sedge meadow, which encompasses a freshwater wetland tied to a drainage that is culverted underneath the Sunset Drive roadbed is dominated by native and nonnative species of graminoids, especially Slough Sedge, Dune Sedge, Coast Rush (<i>Juncus hesperius</i>), Toad Rush (<i>Juncus bufonius</i>), and Common Velvetgrass (<i>Holcus lanatus</i>)†; also native and nonnative species of vascular plants including Miner’s Lettuce (<i>Claytonia perfoliata</i>), California Blackberry, Bristly Ox-tongue (<i>Helminthotheca echioides</i>)†, and Pacific Silverweed (<i>Potentilla anserina</i> subsp. <i>pacifica</i>). ▶ Old Backdune with Sand Dune Scrub — The sand dune scrub, which occupies the westward portions of the property excluding the sedge meadow, represents the only remaining semblance of sand dune on the property. The community is dominated by locally common native and nonnative plant species including Coyotebrush, California Blackberry, Poison Oak, Yarrow, Dune Sedge, and Hottentot Fig.†
	<ul style="list-style-type: none"> • Wildlife Movement Corridors: Larger mammals that freely move throughout the residential and open areas of the ARDA, including particularly the subject property, are Black-tailed Deer, Striped Skunks, Raccoon, Virginia Opossum†, and Coyotes plus occasional Bobcats and Mountain Lions. The entire ADRA is relatively permeable to wandering and foraging mammals. Significant trails in the area, with exception of those used by deer and rodents, are not widespread onsite. Absence of greater wildlife diversity is here, as elsewhere, due to the long-term and extensive cover of iceplant. Evidence of Raccoons, opossum, and skunks is concentrated around the existing house and its Asilomar Avenue frontage.

<p>Assessment of Offsite ESHA within 100 ft of Project Area (footprint)</p>	<p>➔ <i>The updated Biological Evaluation shall include an assessment of any offsite ESHA within 100' of the proposed building site per § 23.90.170.B.2...</i></p> <ul style="list-style-type: none"> ✓ Figure 3, below, presents a review of site conditions on and surrounding the subject parcel, with focus on the project site (proposed development footprint including outdoor living areas). Concentric distances back from the footprint (50 and 100 ft) are indicated including onto the adjoining residential property (to 100 ft). ✓ Results: ESHA may be present, if so defined, on an adjacent portion of the neighbors' property, backyard and dooryard: an area from which iceplant has been removed and on which Lizardtail has been planted and/or naturally recruited (other ESHA elements are absent). The present project will not interfere with this site other than to reduce the amount of onsite iceplant that may contribute to colonizing the neighbors' sandy habitats.
<p>DISCUSSION OF FINDINGS</p>	
<p>Potential Adverse Effects of Development or Redevelopment:</p>	
	<ul style="list-style-type: none"> • Placement of residential structures, services areas, and hardscape and landscape features inside or immediately adjacent to either the identified sand dune scrub or sedge meadow would disturb or displace those special natural features. On the other hand, development that avoids these areas and that concentrates on either/both the already developed areas and adjoining ruderal waste and dooryard areas would not disturb or displace the special areas. • The current proposal for a residence would avoid the cited natural areas and, provided certain construction-mitigation practices, would neither displace nor disrupt existing natural habitat, i.e., ESHA.
<p>Recommended Additional Study Towards Regulatory Compliance? — None, but see mitigation measures below.</p>	

MITIGATION AND MONITORING PLAN

- PGLUP: A construction mitigation and monitoring plan shall be required for all development projects that, according to a biological assessment, may have the potential to adversely impact biological resources during construction. Based upon site specific resources, the construction mitigation and monitoring plan may require the following: preconstruction biological surveys; biological monitors; preconstruction worker education; limitations on staging and stockpile areas; appropriate buffers and temporary protective barriers; seasonal restrictions; and any other requirement necessary to protect biological resources.

Protection and Mitigation Measures

• This point is emphasized because the early date is frequently unknown or overlooked, and therefore not applied by planning staffs and applicants' contracted biologists.

Several birds are well underway by the first of the year, every year:
Great Horned Owl,
Anna's Hummingbird,
Oak Titmouse, et al.

1 — SETBACK. Construction and construction related activities should avoid Map Areas B (sedge meadow) and E (near natural sand dune scrub; as this boundary was modified in 2019/20 due to losses from iceplant encroachment), and the construction footprint should set-back at a minimum of 50 ft from the these areas, effectively from the outboard boundaries of Map Area E, thus to protect against effects of potential fugitive dust during construction, and incursion by nonnative plants (see mitigation measure no. 2 below).

2 — Fugitive dust and sand should be kept from blowing onto the ESHA that is NW and W of the project site.

3 — TREATMENT OF MONTEREY PINE. The single patch of shrubby Monterey Pine (Map Area C), which offers habitat to local wildlife as well as a windscreen to uphill portions of the property, may be pruned or topped per the guidance of a professional arborist or qualified wildlife biologist; however it is recommended that the lower portion of the plant be retained and sustained for the purpose of providing denning and refuge cover for deer.

4 — PROTECTION OF NESTING BIRDS. In the event land clearing and construction would start during the local bird nesting season, i.e., from 01 January through July of any year, the applicant should retain a qualified wildlife biologist or ornithologist to conduct a preconstruction nesting survey of the project area to ascertain whether nesting birds and their active nest could be jeopardized by the new activities. This survey should take place no more that 15 days before the start of the potentially disruptive work. Should nesting be detected where there would be a threat to the nest/eggs/nestlings, the biologist should coordinate with the owner and contractor to work out an alternative work pattern or calendar to provide time necessary for the birds to complete their nesting effort.

	<p>5 — CONSTRUCTION BARRIERS. In addition to recommended construction setbacks (Measure 1 and 2, above), BMPs for the project should incorporate clearly marked and strengthened orange mesh fencing placed along the construction boundary and no less than 50 ft from the E edge of Map Area E; also the same fencing should be placed along both margins of the existing driveway where it fronts Map Area E.</p>
	<p>6 — PROJECT MONITORING. During the phase of land clearing and construction, the applicant should provide for a qualified biological monitor to visit the project site on a weekly basis to observe and confirm project compliance with Measures 1, 2, 4, and 5, above.</p>
	<p>7 — NATIVE PLANT SELECTION. To defend existing natural or near-natural dune-scrub habitat, i.e., ESHA, inside the southern segment of Area E (within the subject parcel [-034]), the owners' residential (outdoor living area) landscaping — if there would be any — should employ locally native species, exclusively. Exceptions to this guidance should be limited to plants grown in larger pots, and the potted species should be discussed with a qualified biologist to protect against the inadvertent use of an invasive nonnative species or variety. <u>Examples</u> of best choices for in-ground planting or seeding include Yarrow, California Blackberry, Lizardtail, Mock Heather, and Sea Lettuce; also California Wild Lilac (<i>Ceanothus thyrsiflorus</i>), Pacific Hairgrass (<i>Deschampsia holciformis maritima</i>), Seaside Bentgrass (<i>Agrostis pallens</i>), Pacific Dogwood (<i>Cornus sericea ssp. occidentalis</i>), Sticky Monkeyflower (<i>Diplacus aurantiacus</i>), and California Coffeeberry (<i>Frangula californica</i>). Coyotebrush, although a native, is strongly discouraged from use because it is an <u>aggressively invasive</u> species capable of overtaking other valued species and forming a dense monoculture of from limited to adverse ecological value. See the accompanying Restoration Plan for the portion of the property approaching the ESHA resources referenced above.</p>

8 — NATIVE PLANTING WITHIN 50-FT SETBACK. The conservation practice suggested below is based on the biological recovery and enrichment of a site that is adjacent to a disturbed site as mitigation for encroachment toward an adjoining special native area. In sum, it is recommended that a native plant cover be initiated on a specific portion of the now derelict and ruderal ground surrounding the proposed residence. The recovery area (~ 15,000 ft²) would be confined within the 50-ft setback between the residence and adjoining other derelict ground, and approaching the existing ESHA (see Figure 3).

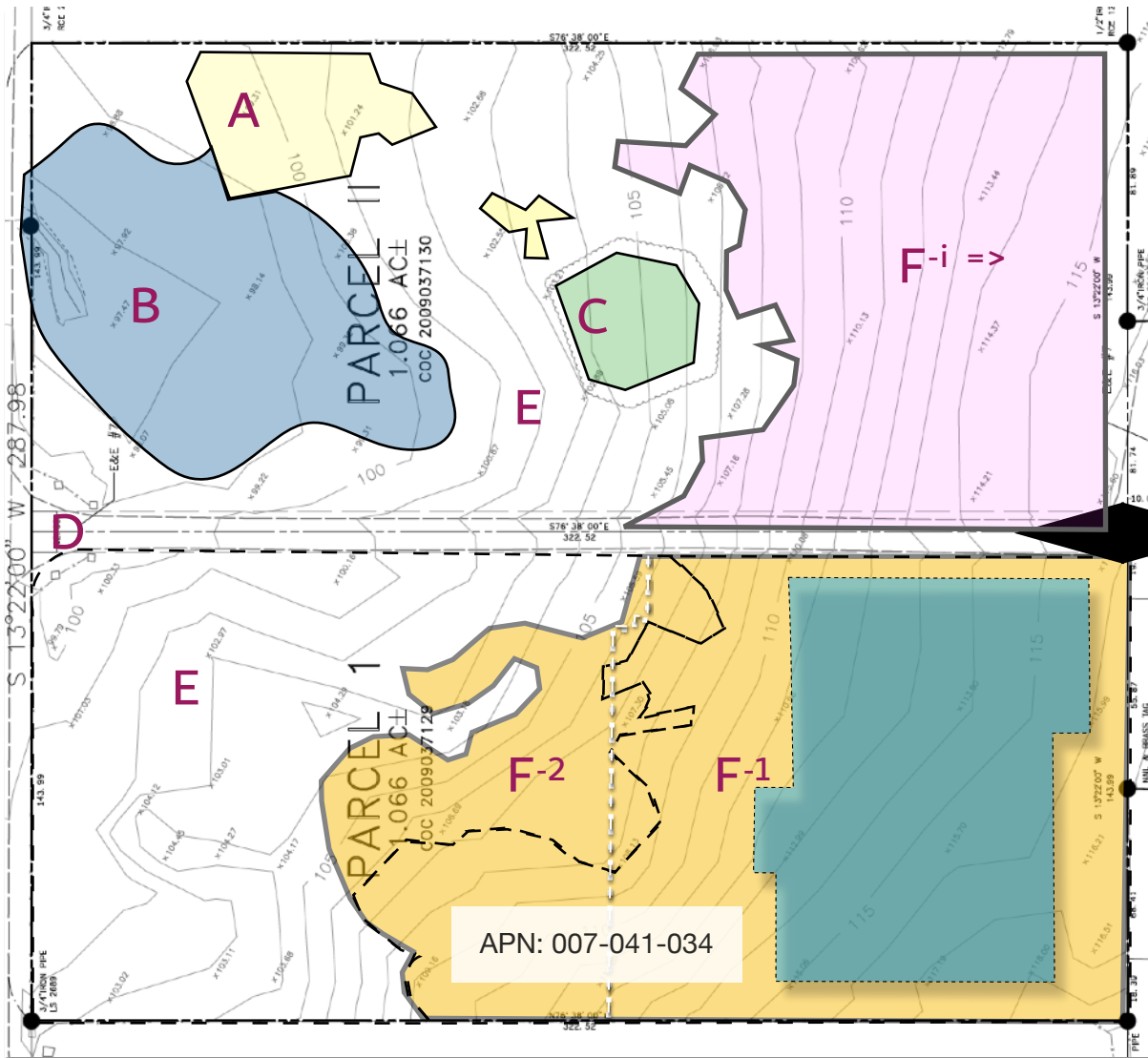
The practical scenario would be to clear the site (rubble and iceplant) at the same time the construction site would be cleared; collected iceplant would be hauled offsite (Marina Landfill) at the same time as for the house site. Detailed post-clearing preparation, plant selection and installation procedures are defined and illustrated in the Habitat Restoration Plan that accompanies this report.

EVALUATION

- *Towards successfully redeveloping a portion of the owners' property — for the purpose of building a residence on the subject parcel, and installing outdoor hardscaping and green landscaping, there is a basic prescription for avoiding and/or minimizing adverse effects to special onsite biological resources, namely the expand and improve sand dune scrub and sedge meadow that properly represent ESHA resources: Development that would exclude and setback from Map Areas B and E would automatically accomplish the principal objectives of resource conservation and ESHA protection. Further, renovation of the former dune and waste area that is located inside the 50-ft setback located between Area E (parcel -034) and the residence should follow the prescription detailed in the accompanying **NATIVE BOTANICAL AND HABITAT RESTORATION PLAN FOR THE PROPOSED RESIDENTIAL PARCEL AT 1661 SUNSET DRIVE (APN 007-041-034).***

FIGURES 1A-B, 2, and 3

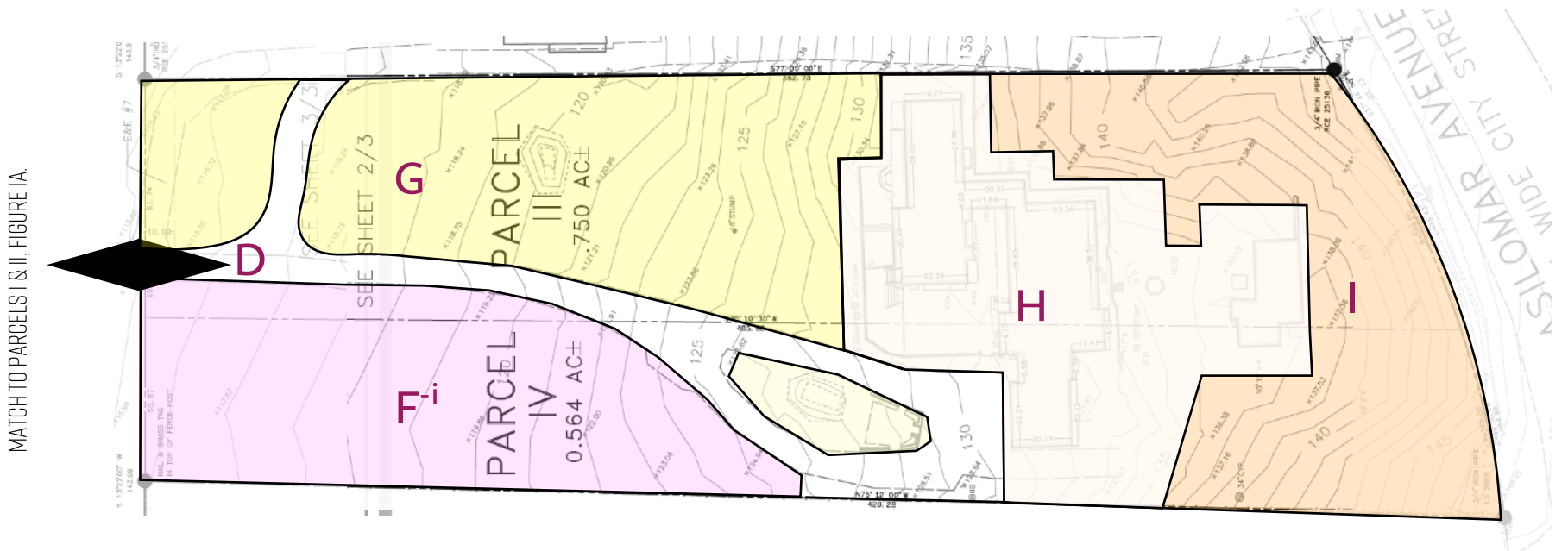
FIGURE 1A – COVER MAP FOR PARCELS I AND II OF SUBJECT PROPERTY AT 1661 SUNSET AVENUE, PACIFIC GROVE CA 93950.



MATCH TO PARCELS III & IV, FIGURE 2B.

NOTE (Left): F-1 and F-2 combine to represent the status distribution of disturbed ground, particularly due to westward advancing coverage of Iceplant (F-1 = early 2019; F-2 = 2020 to present, and growing).

FIGURE IB – COVER MAP FOR PARCELS III AND IV OF SUBJECT PROPERTY AT 1661 SUNSET AVENUE, PACIFIC GROVE CA 93950.



- FIGURES 1 A & B: LEGEND —
- Area A — Pampa Grass Stands
 - Area B — FW Wetland / Sedge Meadow
 - Area C — Monterey Pine Shrub Stand
 - Area D — Paved Driveway
 - Area E — Old Backdune / Coastal Dune Scrub
 - Area F — Former Dune, Waste Area "F" includes F-1, F-1, and F-2
 - Area G — Former Dune, Waste Area
 - Area H — Existing Residence and Outbuildings
 - Area I — Dooryard and Former Dune Waste Area

FIGURE 2 – SERIES OF GROUND PHOTOGRAPHS DEPICTING THE SUBJECT PROPERTY AT 1661 SUNSET DRIVE, PACIFIC GROVE CA 93950



- Site Key to Ground Photographs (below)







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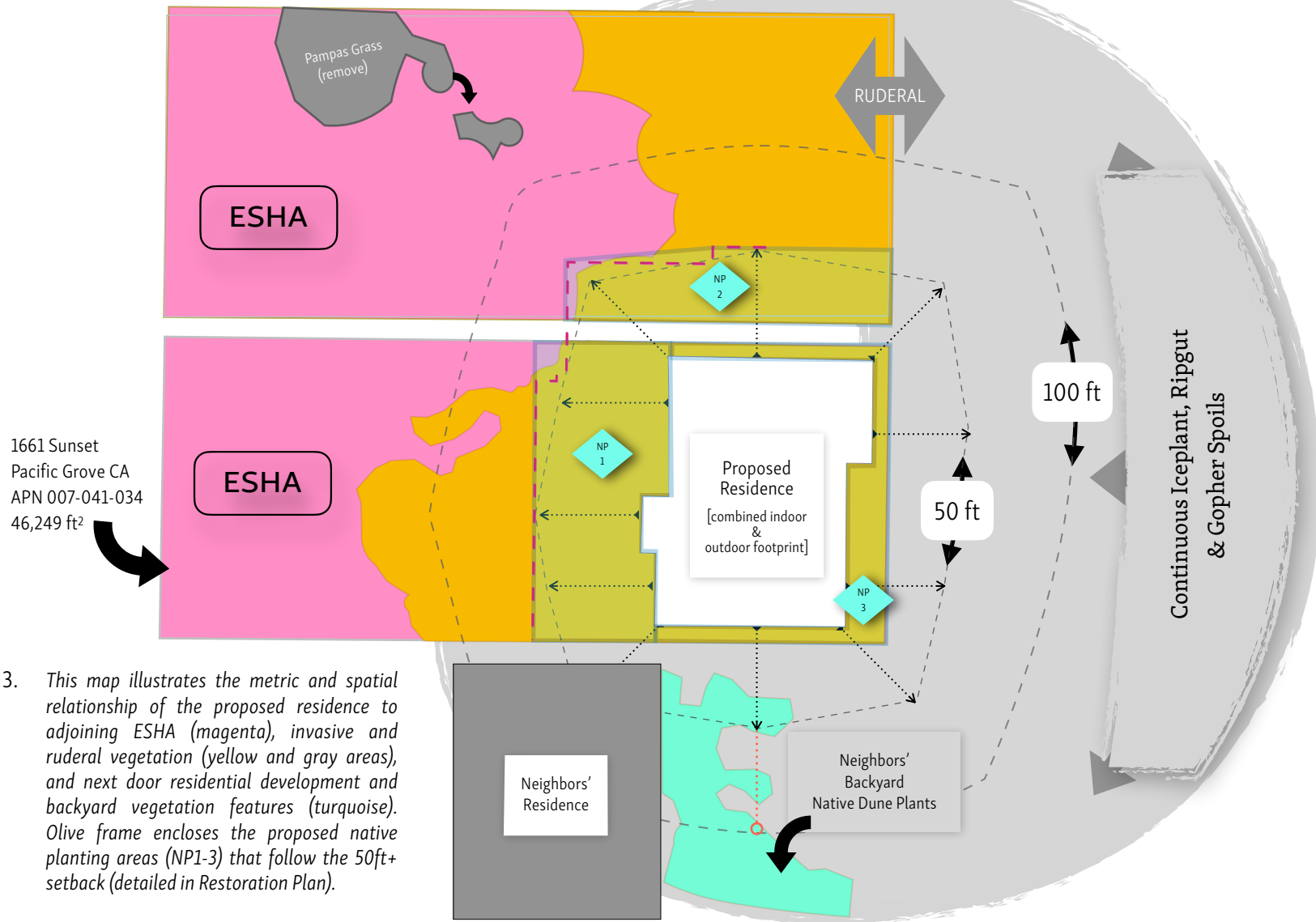


FIGURE 3. This map illustrates the metric and spatial relationship of the proposed residence to adjoining ESHA (magenta), invasive and ruderal vegetation (yellow and gray areas), and next door residential development and backyard vegetation features (turquoise). Olive frame encloses the proposed native planting areas (NP1-3) that follow the 50ft+ setback (detailed in Restoration Plan).



Monday, February 7, 2022

Carla Hashimoto
Architect, Associate
Eric Miller Architects, Inc

Subject: **LETTER REPORT** - Updated, Combined Biological Study and Restoration Plan for Developed Parcel [007-041-035] at **1661 SUNSET DRIVE**, Pacific Grove, California

IT IS MY UNDERSTANDING that the City of Pacific Grove is continuing its review of your clients' project at the subject address [HPH Properties, L.P., 1661 Sunset Drive], and that new or adjusted design accommodations are in the works.

Consequently, you have asked that I provide an updated biological study and restoration plan for the affected parcel [APN 007-041-035].

This letter report focuses on updates that I believe are most appropriate for the developed site in question, particularly for the native habitat resources that I recommend be recovered.

Previous documents that apply to the specific parcel, in whole or part, include:

- A BIOLOGICAL EVALUATION OF A PLANNED RESIDENTIAL PARCEL AT 1661 SUNSET DRIVE, PACIFIC GROVE CA 93950 / APN 007-041-034, 25 APRIL 2020 (J.B. FROKE).
- A NATIVE BOTANICAL AND HABITAT RESTORATION PLAN FOR THE 1.3-ACRE PARCEL AT 1661 SUNSET DRIVE, PACIFIC GROVE CA 93950, APN 007-041-035 (J.B. Froke).
- ADDENDUM TO A NATIVE BOTANICAL & HABITAT RESTORATION PLAN FOR A PARCEL AT 1661 SUNSET DRIVE, PACIFIC GROVE CA 93950 [APN 007-041-034]. 26 April 2020 (J.B. Froke).

. . .

JEFFREY B. FROKE, Ph.D.

CALIFAUNA

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From the BIOLOGICAL EVALUATION (2019) cited above, and specifically its Figure 1B, the present work largely matches map areas D, and F through I; also, Figure 2 for photo-points 1 through 4.

The site work and plans referenced herein are based on Sheet A-1.3 (Eric Miller Architects [Site Plan], 17 January 2022); see Figure 1. Figure 2 and derivative sketches are based on aerial imagery (Google Earth Pro) dated 23 February 2021.



DESCRIPTION OF THE STUDY AREA:

Because of a general similarity of ground structure, ground cover, and overall contiguity, the total study area is divided into just two work segments. The key distinction for the two is a separation by the existing house, which is to be retained: previous iterations of this restoration plan were based on total demolition of the residence and ancillary structures).

The area is divided into two working segments, as follows. Each following plan, view and image is labeled to indicate the covered segment.

Segment A – Segment A is located West of the existing house. It measures 27,088 ft² (46.45 pct of total parcel). Areas are approximate.

The segment includes the existing paved entrance driveway and turnaround, plus a small raised sand-bed with brick and stone borders, all of which will be demolished. The ground is thoroughly reconstituted from grading, blending with foreign material, including old pieces of asphalt, and heavy organic matter from layered roots and decayed leaves of Hottentot Fig, *Carpobrotus edulis*¹ (below).

In addition to its past grading history, as from when the existing house and grounds were constructed, the entire former dune environment is constantly mixed and blended by a persistent population of Botta's Pocket-gopher. Pocket-gophers are plentiful where there are abundant roots and seasonal seeds to harvest, including those of ripgut and other nonnative annual grasses). Whereas, natural dune sands are unsuitable habitat for pocket-gophers, those with heavy build-up of organic materials will support the animals in appreciable densities.

¹ Previously identified as *C. chilensis*.

The entire segment is uniformly covered with perennial Hottentot Fig. Seasonally, the insidious Ripgut Brome, *Bromus diandrus*, fills in sandy gaps as the single subdominant. There is a sparsely planted tree-line of approximately 12 nonnative Monterey Cypress, *Hesperocyparis macrocarpa*, growing along the south border of the property, as a visual screen with the neighbor's house. Any other plant species inside this segment are either incidental or contained. No native species of consequence are expressed.

Segment B – This segment is located East of the existing house and surrounds the existing adobe 'guest house.' The segment measures 10,816 ft² (18.55 pct of total parcel). Combined, segments A and B amount to 65 pct of the total parcel.

Although both segments border the adjoining properties to the North and South of the project site, and both are adjacent to the existing house that is the center of the project, only segment B runs along the frontage with Asilomar Boulevard.

Ground conditions, plant cover, and principal role of Botta's Pocket-gopher are mostly identical to these same factors as described for Segment A, above. Segment B, however, has a small rise where excavated sand once had been deposited. Also, adjacent to the 'guest house,' there is both a large patch of Candelabra Aloe, *Aloe arborescens*, and a broad and shady Mousehole Tree, *Myoporum laetum*. As with segment A, no native plants of consequence are expressed.



RECOMMENDED HABITAT RECOVERY

Figure 1 identifies the work segments with respect to the total project property.

Figure 2 illustrates the existing (2021) cover conditions from an aerial image (Google Earth Pro).

Note 1. The work boundaries for both Segment A and B are set back from the existing and proposed/retained residence and pathways by approximately 8 to 10 ft. The setbacks are to allow for both pedestrian and garden equipment access around the margins of the habitat areas and adjacent to the residence and guest house.

(After all, in close quarters, the best of restored dooryard habitats require tending and care as do gardens, just less often).

Project Elements:

- Planned Outcomes
- Factors to Overcome
- Site Remediation
- Site Preparation
- Plant Selection
- Plant Installation
- Plant Maintenance
- Monitoring

—

Planned Outcomes –

As a critical objective in establishing a healthy habitat for desired native plants, the successful recovery project will result in reduced and manageable infiltration pressure by destructive invasive plants, especially Hottentot Fig, other iceplants, Ripgut Brome, and other annual grasses.

Upkeep of the dooryard habitat will ensure suppression and removal of infiltrative Coyotebush, *Baccharis pilularis*, which although a native, is an invasive shrub with a track-record of overwhelming coastal restoration projects. Further, Coyotebush is highly flammable and not firesafe.

Principal Factor to Overcome:

The number one objective in preparing segments A and B will be a site, to depth, that is free of Hottentot Fig. This is where the work will be cut out: the secondary objectives, eradication of ripgut and reduction of pocket-gophers, will follow the reworking of the sand/soils and absence of the iceplant.

Site Remediation:

Remediation of plant and hardscape debris by removal, including raking and shaping, will be tasked and scheduled by the project/construction manager in coordination with the habitat recovery manager. Most work will be completed using hand crews and small tractors with a harrow or tine rake, and rear blade; the work could run alongside the driveway demolition.

Remediation also requires raking out all of the iceplant from inside the work area, and to a minimum depth of 30 inches. Collected iceplant must be either buried below three feet or covered and hauled offsite to the Marina Landfill. To save travel weight, the piled iceplant may be spread out on tarpaulin to desiccate for a maximum of one week before hauling.

Bed Preparation, Planting and Seeding:

Field preparation including final raking, limited sifting, and repositioning or shaping of sands, will be followed by an application of arbuscular mycorrhizae (e.g., ARM-120) and will be scheduled immediately before seeding and planting (ARB-120 may not be exposed to sunlight for more than a few hours), and will be tasked, scheduled and supervised by the recovery manager. Native plants should NOT fertilized, especially with nitrogen, phosphate and potassium, which favor weedy growth by nonnative species.

Planting & seeding will be tasked by the recovery manager and scheduled according to expected weather patterns, i.e., when there is a "good chance" for helpful precipitation. During a "normal winter," seeding would occur during November through February, and planting would overlap during January through March. Most treated areas would be lightly irrigated outside of the rainy period and for approximately 8-10 months. If need be, planting and seeding could be extended into late spring and summer provided the availability of adequate start-up irrigation.

Plant Selection:

For this **Plan Update**, the plant species carried forward from **26 April 2020 Plan** document are stated below. The prepared Specification Sheet (2020: page 9 of 11) stands, entirely, and is attached below. The six top-level species include the following:

- Yarrow, *Achillea millefolium*
- Deerweed, *Acmispon glaber*
- Pearly Everlasting, *Anaphalis margaritacea*
- Coast Hairgrass, *Deschampsia holciformis*
- Creeping Wildrye, *Elymus triticoides*
- California Coffeeberry, *Frangula californica*

Plant Maintenance:

Maintenance after planting will be advised by the recovery manager, including training of the owner's landscape contractor or gardener, if any, but which is recommended. The basic maintenance work would be to (a) keep up on adventitious and invasive iceplants and nonnative grasses, (b) keep up on Coyotebush, and (c) keep track of failed native plants and report these to the recovery manager – for stock replacement or a change of species, as may be indicated.

Plant establishment and success will be judged on a minimum of 80 percent survival at the end of each year for the full five-year monitoring program (below). Plant replacements would be determined and made at the outset of each growing season during the same five-year period. During the period, natural-recruitment of the same species as was planted will be credited to that species total measured success. Natural recruitment versus planting is a primary objective of restoration and recovery.

Plant/Success Monitoring:

Monitoring will follow standard protocol: the recovery manager will conduct (a) bi-weekly site check for the first two months after plantings are completed [4 visits], then; (b) three quarterly inspections for the following nine months [3 visits], then (c) for the following 4 years (yrs 2-5 of 5) at two visits [15]. Total = 17 visits (estimated total of 8 hrs); with a final report and verification to the City of Pacific Grove at the completion of the first- and last-year monitoring efforts.

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JBF

SPECIFICATION SHEET

Recovery Area: 37,904 ft²

Ground Condition:

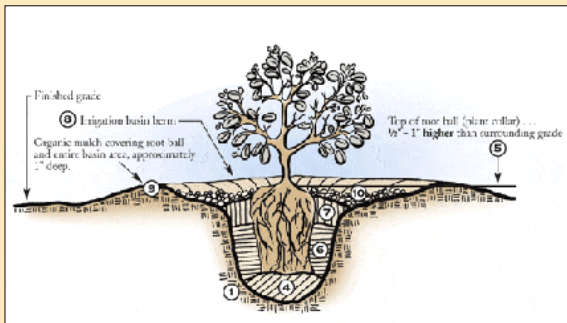
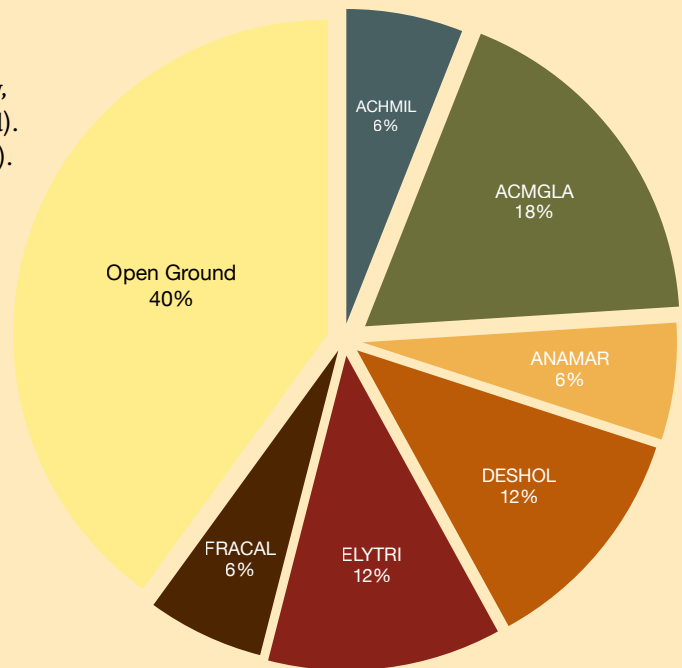
Ruderal ex-dune; infiltrated sands with debris from surplus and removed macadam and concrete, dumped rocks and gravels, and soils from pocket-gopher tailing; organic debris from dead iceplant. Debris to Sands = 50:50, completely mixed.



Vegetative Cover: Dense, near-duotypic stand of Seafig and Hottentot Fig with amounts of Riggut.

✓ 10 Main Procedures (actual steps generally overlap):

- 1st Step — Clear iceplant and tine-rake debris to 30 inches; collect, pile, screen, and haul both masses to Landfill.
- 2nd Step — Till remain ground to 10 inches; tine-rake to shape.
- 3rd Step — Irrigate entire treatment area to wetted depth @ 18 inches.
- 4th Step — Spray or mechanically rake-in ARM-120 (mycorrhizal inoculant) and cover to depth @ approximately 2-4 inches; protect from sunlight. [Rate: 1.40 lbs ^{-1000ft2}].
- 5th Step — Planting distribution (pct of total ground cover @ 60 pct) follows (seeding/planting count and pattern TBD following review of post-treatment ground condition):
 - Achillea millefolium — [6 pct]
 - Acmispon glaber — [18 pct]
 - Anaphalis margaritacea — [6 pct]
 - Deschampsia holciformis — [12 pct]
 - Elymus triticoides — [12 pct]
 - Frangula californica — [6 pct] = 60 pct total cover
- 6th Step: Order seed and select container stock.
- 7th Step: Install/implant
- 8th Step: Follow with light seed cover (rice straw, jute mesh, or coconut shreds (unbound).
- 9th Step: Begin specific irrigation regimen (TBD).
- 10th Step: Begin weed look-out and removal.



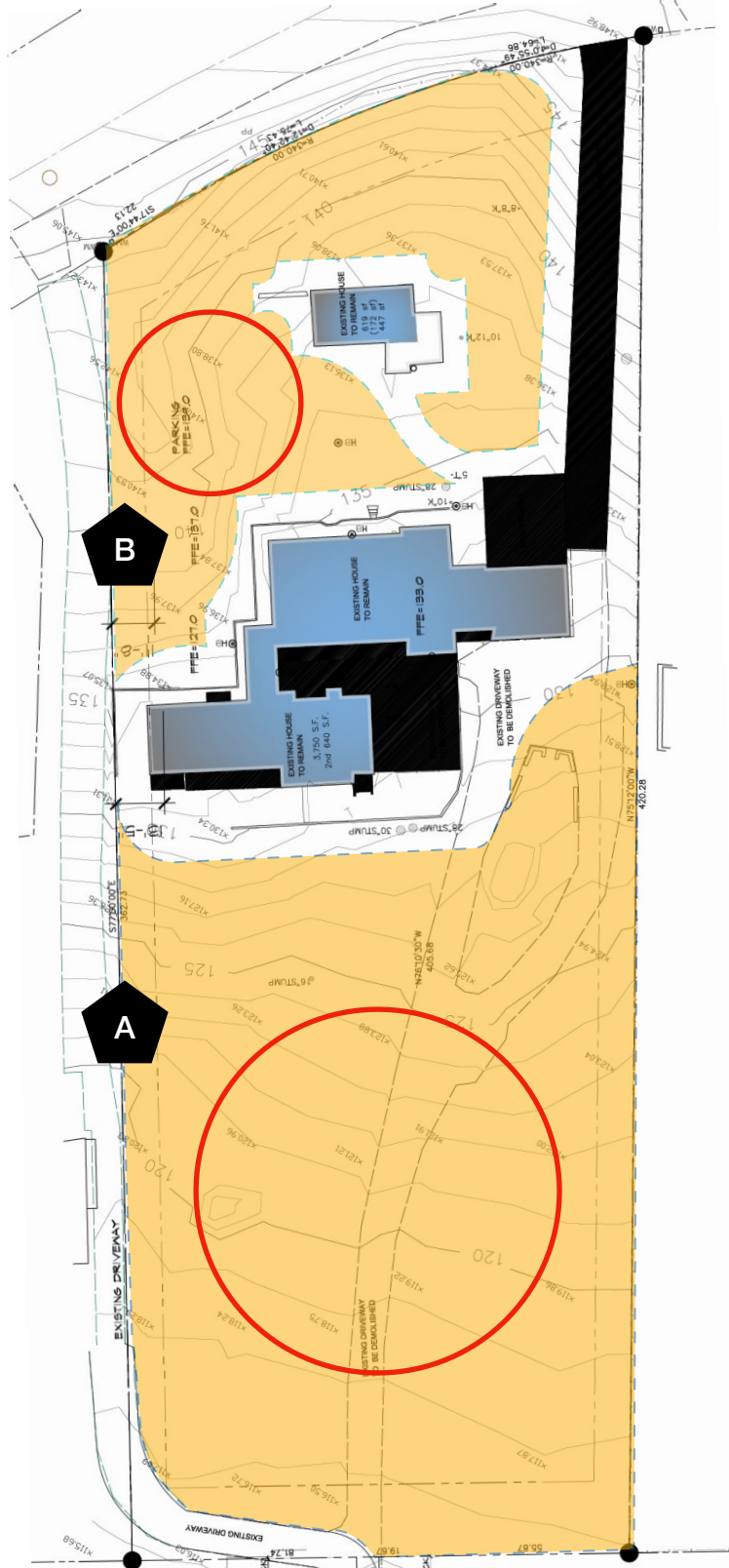


FIGURE 1 - PLAN VIEW OF 1661 SUNSET DRIVE (PACIFIC GROVE) HABITAT RECOVERY WORK AREA. Red Circles are 25 and 50 ft radius for scaling.

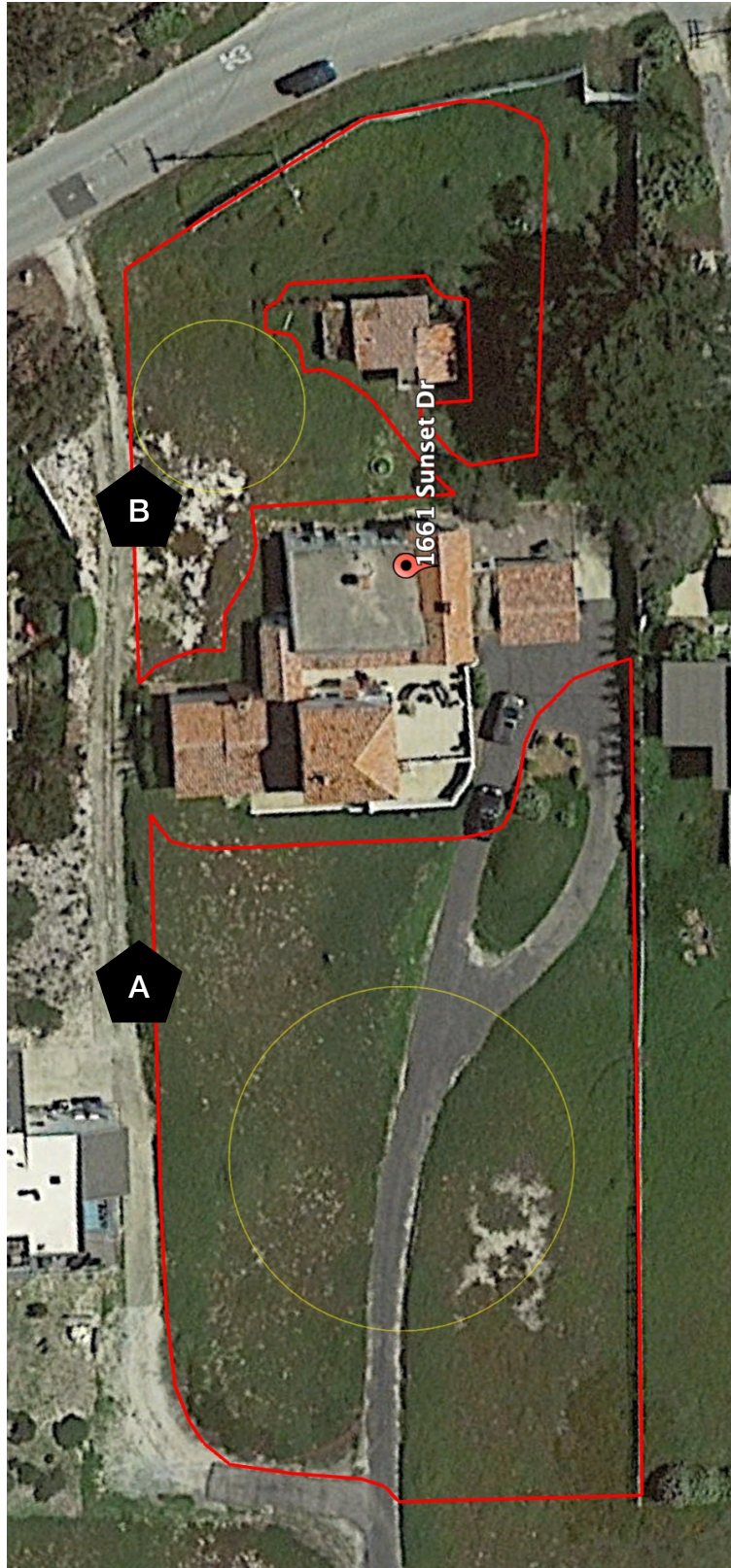


FIGURE 2 - Work segments overlaid on aerial image (Google earth Pro 2020), for reference.

Appendix D

Cultural Resources Assessment



Rincon Consultants, Inc.

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July 8, 2022

Project No: 21-11891

Joe Sidor, Contract Senior Planner
City of Pacific Grove
300 Forest Avenue, 2nd Floor
Pacific Grove, California 93950
Via email: jsidor@cityofpacificgrove.org

Subject: Historical Resources Evaluation Update, 1661 Sunset Drive, Monterey County, California

Dear Mr. Sidor:

This Cultural Resources Assessment Report was prepared by Rincon Consultants, Inc. (Rincon) to present the findings of a historical resources evaluation of 1661 Sunset Drive in Pacific Grove (subject property). The subject property is a 3.44-acres property located in Pacific Grove's Pacific Grove Acres tract (Figure 1). It features a single-family Spanish Colonial Revival residence originally constructed beginning in 1926 and an accessory building constructed in the early 1930s.

The current assessment presents an evaluation of the property at 1661 Sunset Drive following the California Office of Historic Preservation Guidelines (OHP). This assessment included a pedestrian-level field survey of the subject property, background and archival research, and a historical resources evaluation which are summarized in this memorandum. Rincon Architectural Historians JulieAnn Murphy, MS, and Ashley Losco, MS, conducted the evaluation, with oversight provided by Steven Treffers, Architectural History Program Manager. All three meet the Secretary of the Interior's Professional Qualification Standards for architectural history and history and have extensive experience completing historical resources evaluations across California.

Regulatory Setting

National Register of Historic Places

The National Register of Historic Places (NRHP) was established by the National Historic Preservation Act of 1966 as "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment" (CFR 36 CFR 60.2). The NRHP recognizes properties significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- **Criterion A.** It is associated with events that have made a significant contribution to the broad patterns of our history.
- **Criterion B.** It is associated with the lives of persons who are significant in our past.



- **Criterion C.** It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- **Criterion D.** It has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting these criteria, a property must retain historic integrity, defined in National Register Bulletin 15 as the “ability of a property to convey its significance” (National Park Service 1990). To assess integrity, the National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined in the following manner in National Register Bulletin 15:

- **Location.** The place where the historic property was constructed or the place where the historic event occurred
- **Design.** The combination of elements that create the form, plan, space, structure, and style of a property
- **Setting.** The physical environment of a historic property
- **Materials.** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- **Workmanship.** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- **Feeling.** A property’s expression of the aesthetic or historic sense of a particular period of time
- **Association.** The direct link between an important historic event or person and a historic property

California Register of Historical Resources

The CRHR was established in 1992 and codified by PRC Sections 5024.1 and 4852. The CRHR is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (Public Resources Code, 5024.1(a)). The criteria for eligibility for the CRHR are consistent with the NRHP criteria but have been modified for state use in order to include a range of historical resources that better reflect the history of California (Public Resources Code, 5024.1(b)). Unlike the NRHP however, the CRHR does not have a defined age threshold for eligibility; rather, a resource may be eligible for the CRHR if it can be demonstrated sufficient time has passed to understand its historical or architectural significance (California Office of Historic Preservation 2006). Furthermore, resources may still be eligible for listing in the CRHR even if they do not retain sufficient integrity for NRHP eligibility (California Office of Historic Preservation 2006). Generally, the California Office of Historic Preservation recommends resources over 45 years of age be recorded and evaluated for historical resources eligibility (California Office of Historic Preservation 1995:2).

A property is eligible for listing in the CRHR if it meets one of more of the following criteria:

- Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage
- Criterion 2:** Is associated with the lives of persons important to our past



- Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values
- Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history

Pacific Grove Historic Preservation Inventory

The City of Pacific Grove established the Historic Preservation Inventory to preserve and manage cultural resources within the City. The inventory is managed by the City of Pacific Grove Community Development Department, and the Historic Resources Committee has the authority to designate a proposed historic resource if it meets at least one of the following criteria:

- a. Whether the structure has significant character, interest or value as part of the development, heritage or cultural characteristics of the city of Pacific Grove, the state of California, or the United States;
- b. Whether it is the site of a significant historic event;
- c. Whether it is strongly identified with a person who, or an organization which, significantly contributed to the culture, history or development of the city of Pacific Grove;
- d. Whether it is a particularly good example of a period or style;
- e. Whether it is one of the few remaining examples in the city of Pacific Grove possessing distinguishing characteristics of an architectural type or specimen;
- f. Whether it is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city of Pacific Grove;
- g. Whether it embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation;
- h. Whether it has singular physical characteristics uniquely representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove;
- i. Whether a resource with historical or cultural significance retains historic integrity. (Pacific Grove Municipal Code Section 23.76.025 added by Ordinance No. 97-23 § 1 in 1997 and updated in by Ord. 01-25 § 1 in 2001 and Ord. 17-023 § 2, 2017)

Brief Historical Context – Pacific Grove

The following brief historical context is largely excerpted from the City’s adopted Historic Context Statement, which was prepared by Page & Turnbull, Inc. in 2011.

Early Development of Pacific Grove (1873-1902)

The area that encompasses present-day Pacific Grove was originally established by the Pacific Grove Retreat Association (PGRA) in 1875 as a Methodist Retreat Campground. The PGRA signed a deal with local David Jacks for 100 acres of land, and subsequently developed sections of the land with dormitories, an administrative office, grocery store, and bath house. By 1876, the PGRA was unsuccessful in selling the remaining, undeveloped portions of the 100 acres, and the unsold portions of Pacific Grove Retreat lots reverted to Jacks. In 1880, he sold the remaining land to the Pacific Improvement Company (PIC), and by 1881, eight families were living in Pacific Grove.



In 1883, PGRA and PIC signed a contract to sell and manage the land which led to greater development of the area with a school, library, the Hopkins Seaside Lab, and commercial buildings on Lighthouse Road, including the El Carmelo Hotel in 1887. In 1889, the Southern Pacific Railroad was constructed through Pacific Grove, and the same year the city incorporated as Pacific Grove.

Pacific Grove Comes of Age (1903 - 1926)

In the 1900s, the city saw a large expansion in civic, commercial, and residential development. New businesses developed down Lighthouse Road between 1903 and 1910, including the Hotel Del Mar, Winston Building, and several other commercial buildings. One of the most transformative changes during this period began in 1904 when Lover's Point developed from a quiet wading and bathing area to a full tourist attraction and resort with a large bath house with a pool, several changing rooms, a bandstand, and Japanese teahouse. In 1906, a Carnegie land grant was obtained for the construction of a public library, which opened at its current location in 1908. Asilomar 'Refuge by the Sea' was created when PIC donated land to the YMCA. Pacific Grove also became home to artists, many of whom, from the en plein air schools, were looking for natural beauty. Artist William Adam moved from Monterey to Pacific Grove, and the German painter Eugen Neuhaus also located here.

In 1919, Del Monte Properties became the successor agency to PIC and began to subdivide and sell lots for increased residential development, including the Pacific Grove Acres tract. In 1916, the site of the former Chinese fishing village was destroyed to create the Monterey Boatworks. During the post-World War I era, institutional development included an elementary school (now the Robert H. Down Elementary School) in 1923, the same year the Pacific Biological Laboratory was opened. As Lighthouse Avenue was being paved in 1924, large-scale commercial development expanded and Holman's Department store opened. This period also marked the advent of private automobile ownership, which helped to usher increased commercial and residential development.

City of Homes (1927 – 1945)

By the mid-1920s, Pacific Grove was touted as the "City of Homes." Residential development expanded in the final years of the "Roaring Twenties," but was curbed by the Great Depression, leading to an emphasis on civic projects and improvements, particularly recreation facilities. Facilities constructed during this time included the following: Pacific Grove Golf Links; Pacific Grove High School Auditorium; the development of Lovers Point; the municipal ballpark; Pacific Grove Museum; a new post office; and a Chamber of Commerce building. In 1931, Julia Platt was elected Pacific Grove's first female Mayor. Given the economic difficulties of the time, residential development was scant during this period. Nonetheless, the city expanded and included the development of two of the city's affluent subdivisions – The Spazier Subdivision in 1928 and Fairway Homes in 1932. Commercial development was also slow, but did include the completion of the First National Bank in 1930 and development spurred by the economic boon of nearby Cannery Row in Monterey.

Suburban Expansion (1946 – 1966)

Post-World War II development saw the largest and most rapid expansion of the city's population. Residential expansion included subdivisions in the western and southern ends. At the same time, the city's tourist infrastructure grew and hotels and motels were built to meet the demand. In order to respond to the growing population, civic infrastructure followed. In 1950, the Pacific Grove Youth Center



was dedicated to Bing Crosby. The impact of the automobile continued and older buildings were cleared for parking lots including the demolition of the Methodist-Episcopal Church in January 1963.

Modern Pacific Grove (1967 – present)

Pacific Grove's post war growth extended into the late 1960s and included the annexation of adjacent areas. A burst of growth followed, which peaked in 1972 and included the development of remaining large lots within the city. In response to the city's growth and ongoing demolition of older building, the Heritage Society of Pacific Grove was founded in 1975, and it became incorporated the following year. The city adopted its first Historic Preservation Ordinance in 1993.

In the 1980s, one of the most well-known computer software companies, Digital Research, Inc. was headquartered in Pacific Grove and employed 200 employees. Since that time, there has been little planned or large-scale development. The City's population has remained relatively consistent since 1980, and has a population of approximately 15,000 residents today.

Background and Methods

Research and Field Survey

Rincon Archaeologist, Laura Maldonado, M.A. conducted a built environment survey of the subject property on June 20, 2022, under the direction of Rincon Architectural Historian Project Manager JulieAnn Murphy, MSHP. The survey consisted of a visual inspection of all built environment features located on the subject property and the assessment of their overall condition and integrity, in addition to the identification of potential character-defining features. Field observations were recorded with field notes and digital photography.

Archival research was completed prior to and following the site visit, throughout June 2022. Research methodology focused on the review of a variety of primary and secondary source materials relating to the history and development of the subject property. Sources included, but were not limited to, historic maps and photographs and written histories of the area. The following is a list of publications consulted and repositories visited in order to conduct research pertaining to the subject property.

- Pacific Grove City Directories accessed digitally via Ancestry.com
- Historic aerial photographs accessed digitally via University of California Santa Barbara Library and Nationwide Environmental Title Research Online (NETROnline)
- Historic topographic maps accessed digitally via United States Geologic Survey
- Historic newspaper articles accessed digitally via Newspapers.com and GenealogyBank.com
- City of Pacific Grove Historic Preservation Inventory, updated in 2017 through Ordinance 17-023 § 2
- Historic research and resources provided by the Heritage Society of Pacific Grove

Previous Historical Documentation

As part of the background research for this evaluation, Rincon reviewed the listings in the NRHP, CRHR, Built Environment Resource Directory (BERD) and the City of Pacific Grove Historic Resources Inventory (HRI). Review of these known resource inventories did not indicate the presence of resources within in



the subject property. Additionally, the property was not surveyed as part of the update to the City's HRI in August 2018.

In December 2018, Anthony Kirk prepared a Historic Resource Evaluation (HRE) and found that 1661 Sunset Drive was ineligible for listing in the NRHP, CRHR, or for inclusion in the Pacific Grove HRI, stating that the house at 1661 Sunset Drive lacked historical or cultural significance necessary for listing. In addition, it asserted that the property has not retained sufficient integrity necessary for listing. In August 2021, historian Kent Seavey, provided a letter response to Kirk's evaluation, arguing that the property reflects historical and cultural significance for its association with artist Charles Hittell and retains sufficient integrity to be listed in the Pacific Grove HRI.

Findings

Physical Description

1661 Sunset Drive is located in the Pacific Grove Acres area, a neighborhood of mostly single-family houses, in Pacific Grove and is comprises three lots totally approximately 3.45 acres (APNs 007-041-033, 007-041-034, and 007-041-035). The subject property spans from the east side of Sunset Drive to the west side of Asilomar Avenue, slopes gently eastward, and includes two buildings: a one to two-story residence and attached garage and a small one-story accessory building. The buildings' primary, or west, elevation fronts Sunset Drive, is set back on the east side of the lot, and is accessed via a long drive from Sunset Drive (Figure 1). The area surrounding the house and accessory building is surrounded by ice plants, low shrubs, and grass.

Figure 1 Project Location Map of 1661 Sunset Drive



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Fig. 1 Project Location Map

Residence

The residence features an irregular U-shaped footprint composed of a west wing and east wing, creating a courtyard and features a connecting hyphen that joins the two portions of the building. Built in the largely Spanish Colonial Revival style, it features a combination of hipped, gable, and flat roof portions with red barrel tiles. The primary, or west, elevation comprises a one-story side-gable roof portion that includes the main entry under a loggia with simple wood support columns. The elevation continues to a two-story portion with a distinct combination hip and gable roof with a small, capped chimney. The first floor at this portion of the building includes a central arched window opening. A short stucco wall encloses a portion of the building exterior that fronts the main elevation and continues to the south elevation, creating a small courtyard. The stucco wall features a curved stucco gate entry (Figure 2).

Figure 2 Primary Elevation of 1661 Sunset Drive, View Northeast



The building's south elevation is fronted by a courtyard formed from the west and east wings of the building's U-shaped footprint. The west side of the courtyard formed by the two-story portion of the residence described above and has two arched first-floor window openings and has stepped buttress details with red barrel tiles along the south and east elevations of this portion of the building. The east side of the courtyard is fronted by the east wing's one-story portion with a flat roof. Similar to the primary elevation, it includes a loggia that fronts the courtyard. The western-facing elevation continues to a front gable portion with a trio of arched windows below gable vent detail at the roofline (Figure 3).

The remainder of the elevation continues to garage addition that connects to the western portion of the elevation via a one-story hyphen addition.

Figure 3 South Elevation of 1661 Sunset Drive, View North



The building’s rear, or east, elevation fronts Asilomar Avenue follows the slope of grade of the land is partially obscured by the landscape at this elevation. The east elevation is largely made up of the east wing. The flat roof portion has projecting vigas above windows and entries and features a capped chimney. There is a secondary, paired entry door at this elevation. The elevation continues to the hyphen between the garage addition, which has a secondary entrance to the building. A portion of the west wing of the building is also visible from this elevation, including the second story that rises above the east wing’s roofline, the gable roof of the hyphen that joins the west and east wing at the northern end of the courtyard, and the remainder of the roof of the first-floor portion of the west wing, including a truncated brick chimney (Figure 4).

Figure 4 East and North Elevations of 1661 Sunset Drive, View Southwest



The north elevation is made up of the north elevations of the east wing, connecting hyphen, and the east wing. The east wing and hyphen elevations are simple, with little decorative detailing, while the north elevation of the west wing has three paired arched windows, similar to the configuration described on the courtyard-facing elevation of the east wing. Windows on this elevation, however, are more intricate with divided light panes and a sunburst pattern at the arched transom.

Figure 5 North Elevation of 1661 Sunset Drive, View Southeast



The building is in good condition and features many elements of the Spanish Colonial Revival style, dominant in Pacific Grove at the time, including an asymmetrical assemblage of building masses, varied roof types, red barrel tile roofs, and stucco exterior. Other design elements typical of the style are reflected in its arched openings, loggias, capped chimneys, and attic vents. The building also includes some elements of the Pueblo Revival style, also popular at the time, including the flat roof and vigas on the east wing.

Accessory Building

The area east of the residence, opposite the east wing, includes a small, one-story accessory building. The space between the residence and the accessory building has a concrete fountain. The accessory building follows the slope of the site and its primary, or west, elevation faces the residence, and the east elevation abuts the sloping landscape. The building is an adobe structure that appears to be the result of several additions and comprises three sections – a central portion, north portion, and south portion.

Figure 6 West Elevation of Accessory Building, View East

The central portion of the building has a shed roof that slopes eastward, with a central entry at its west elevation. The roof is supported by milled wood beams that project beyond the façade. Wood beams also encase the primary elevation, which is covered with a later plywood veneer and features an entry with a modern aluminum screen door. The area below the plywood veneer at the base of the primary elevation includes a concrete slab edge, that appears to extend to the building interior. The entry is accessed via a short wood frame walkway. The north end of the elevation features an addition portion with a shed roof that projects from below the roofline of the central portion of the building and continues sloping to the north end, and rises less than one-story in height. Its primary elevation has exposed adobe bricks and has a paired wooded door with heavy iron hinges. Similar to the central portion of the building, the northern portion is framed with wood support beams (Figure 6).

The west side of the main elevation features a flat-roof addition that projects from the primary elevation. The flat roof portion appears features an exterior light and a rough stucco exterior (

Figure 7). The elevation continues to the south portion of the building. The south portion of the building is similar to the north portion described above and features a shed roof that slopes southward from the central portion of the building. It has an exposed adobe brick exterior with spalling plaster exterior at the roofline, suggesting it was once covered with a white plaster finish. Exposed adobe bricks are regular in size and appear to have been formed using a mold. Similar to other portions of the building, wood support beams are visible at the roofline.

Figure 7 West Elevation of Accessory Building, View Southeast



The south elevation has exposed adobe bricks, a flaking plaster finish, and exposed wood beams as described on other elevations. It features a single entry that is covered with plywood. The building's east elevation is built into the slope of the landscape and is partially obscured. A portion of the building's central and north portion are visible at this elevation and has an exposed adobe brick exterior. The central portion of the building has a wood door with a large decorative iron hinge. The north portion of the building has a small wood-frame opening (Figure 8).

Figure 8 East Elevation of Accessory Building, View Northwest

The north elevation's northern end has an exposed adobe exterior with two small wood-frame openings with wood balusters in the openings. All portions of the building have red barrel tile roofing, which appears to have been replaced during the building's lifetime as evidenced by the exposed plywood underlayment visible in several areas. The building is in poor condition, demonstrated by the failing exterior plaster finish, deteriorated wood beams and roofing material including asphalt shingle layers and membrane material, and bricks eroded by wind, especially prevalent in the building's northwest corner. Furthermore, it has undergone several changes since its original construction including the application of the plywood veneer on the west elevation, the replacement of the entry door with a modern screen door, and a new stucco exterior and vinyl window on the projecting portion of the west elevation.

Figure 9 North Elevation of Accessory Building, View South

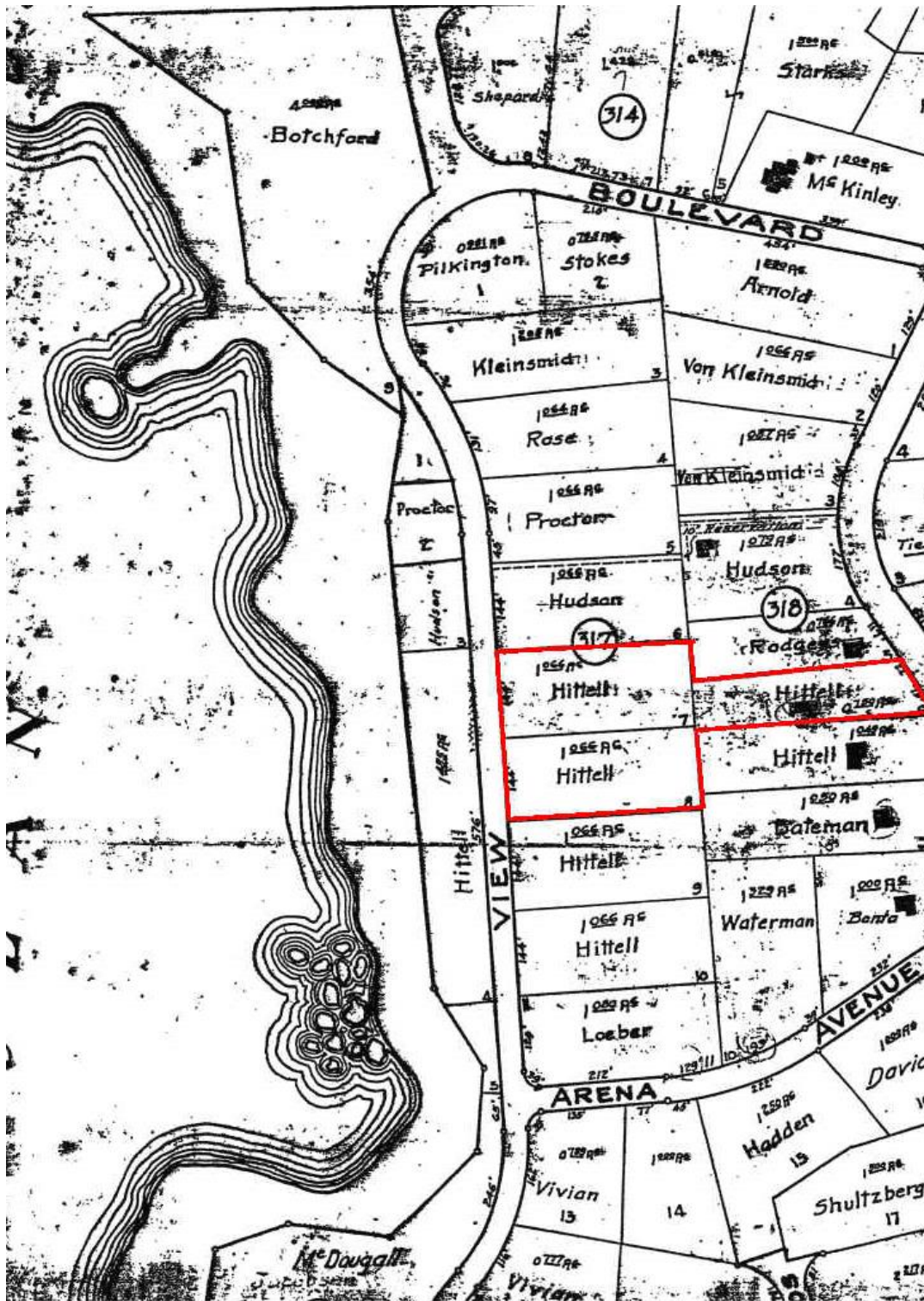


Site History

Before the construction of the property at 1661 Sunset Drive, the subject property was undeveloped. Once part of the Rancho Punta de los Pinos, the property was part of the Del Monte Properties holdings by 1919. In 1919, Del Monte Properties filed a new subdivision on the western end of the city along the coast known as Pacific Grove Acres (Page & Turnbull, Inc. 2011). The individual parcels were at least one acre each, with the largest parcel approximately 17 acres, creating a rural feel with large setbacks and curving roads through the pine forest. The tract developed slowly during the 1920s and included the subject property.

In 1923, Dr. Amy Bowen Hittell purchased Lot 6 and the north half of Lot 7 of Block 318; Lots 7 through 10 of Block 317; and Lot 4 of Block 331 along the coast, resulting in a property totaling several acres (Deed Title 1923 and Pacific Grove Acres Tract Map 1926). The lots were vacant until about 1926 when Dr. Bowen Hittell and her husband, Charles Hittell, began construction of residences on two of the properties – Lots 6 and 7 of Block 318 (Monterey County Assessor Data 1925 and 1926). The residence of the subject property is annotated on a Lot 6 of the 1926 Pacific Grove Acres Map (Figure 10).

Figure 10 1926 Pacific Grove Acres Map, Subject Property Outlined in Red



Dr. Bowen Hittell was a successful physician from San Jose who graduated from the Hahnemann Hospital College in San Francisco in 1886 and the College of Physicians and Surgeons in Boston in 1893 (Archives and Architecture Heritage Resource Partners 2006). In 1892, Dr. Bowen Hittell traveled to Berlin for additional training, where she was the only woman admitted to the clinic to study (The California Homeopath 1892). When she returned and completed her studies, Dr. Bowen Hittell was one of the first women to be admitted to practice medicine in California and opened a practice for homeopathic medicine with her mother, Dr. Jane Bowen in San Jose where they lived on a family ranch with her father and sister (Archives and Architecture Heritage Resource Partners 2006).

Dr. Bowen owned the subject property with her husband prominent artist, Charles J. Hittell, also known as Carlos. Charles was descended from an early pioneer family of San Francisco: his father, Theodore Hittell, was a successful attorney and author of the four-volume, *A Brief History of California*. Charles studied for a brief period at the University of California at Berkeley but left his studies to attend the School of Design in San Francisco in 1881 (Heritage Society of Pacific Grove 2008). There, he was a pupil of painter Virgil Williams. In 1883, he moved to Munich to study at the Royal Academy of Fine Arts, and between 1892 and 1893 he attended the Académie Julian in France (*The San Francisco Examiner* October 21, 1883). After returning from France, Charles became known for his western landscapes, paintings of flora and fauna of the west, and seascapes. He exhibited his work at the California Midwinter International Exposition in 1894, Mark Hopkins Institute of Art in 1897 and 1898, the New York Museum of Natural History in 1907 (still on display today), and the Panama-Pacific International Exposition in San Francisco in 1915 (*The San Francisco Examiner* January 28, 1894; *The San Francisco Call* November 27, 1897 and September 2, 1907; The Heritage Society of Pacific Grove 2008). Several of Hittell's works are held at the American Museum of Natural History in New York, the De Young Museum in San Francisco, the San Francisco Public Library, and Bancroft Library at the University of California, Berkeley, among several others. By the late 1910s, Hittell retreated from public life and did not publicize or show his work (Monterey Peninsula Herald 1938).

In 1911, Charles and Dr. Bowen Hittell married and lived in San Jose, California through the 1920s. In 1923, the Hittells purchased the subject property as a second property and split their time between their houses in Pacific Grove, San Jose, and San Francisco (Ancestry.com). When the residence on the subject property was near completion in 1926, Dr. Hittell retired from her practice and the Hittells appear to have made Pacific Grove their primary residence by the late 1920s. The Hittells first appear in the City Directory beginning in 1928. Their address was first listed as 209 Asilomar Boulevard (present day Asilomar Avenue). By 1937, their address was listed as 240 Asilomar Boulevard and that continued to be the listed address for several years (Pacific Grove City Directory 1941).

In the early 1930s, Charles constructed a reproduction of an adobe in the backyard, at the eastern edge of the property. He had long been interested in the Spanish and Mexican periods of California history and often included adobe buildings as the subjects of his landscape paintings. Around the same time as Hittell's adobe reproduction project, Carmel builder Hugh Comstock developed a construction method for modern adobe, using timber framing infilled with watertight adobe bricks. Comstock later published a pamphlet outlining his technique, which was then adapted by a few builders in Pacific Grove (Page & Turnbull, Inc. 2011). Hittell used his adobe building as a studio and to forge iron pieces, his hobby at the time (*The San Francisco Examiner* April 1, 1938).

The Hittells continued to reside in on the property for the following years. Charles Hittell died in 1938 and Dr. Bowen Hittell remained at 1661 Sunset Drive. A 1941 aerial of the area confirms the residence and the rear accessory building on the subject property and shows that access was primarily on the east



side of the property from Asilomar Avenue, and included a shared loop drive on the west side of the residence with the property to the south (UCSB FrameFinder 1941). The aerial also confirms a long drive provided secondary access on the west side of the residence, then known as Ocean View Boulevard.

Dr. Bowen Hittell continued to live at the property until she sold it and the other neighboring parcels that she owned to local real estate agent Daniel King III and his wife Lillian in 1943. Dr. Bowen Hittell died in 1944 (Heritage Society of Pacific Grove 2008). A 1945 aerial shows that the property remained unchanged from the 1941 aerial (UCSB FrameFinder 1945). The Kings sold the neighboring properties in 1947 and retained the subject property as their primary residence. The property's address was changed to 1661 Sunset Drive by 1954 (Monterey City Directory 1954). Historical aerials show that the garage was added by 1956 and the Sunset Drive driveway appears to have become main access point by this time (NETROnline 1956).

Lillian King continued to live on the property after Daniel's death until her own death at 103 in 2011 (Carmel Pine Cone 2011). The property has changed hands a number of times since then and continues to serve as a single-family residence.

Evaluation

As a result of this evaluation, the property at 1661 Sunset Drive is not eligible for listing in the NRHP, CRHR, or in the Pacific Grove HRI under any significance criterion. The historic-age buildings, inclusive of the residence and accessory building were developed between 1926 and the early 1930s. The residence was typical of the early suburban development of Pacific Grove, when the city transformed from a tourist beach destination to a mature city beginning in 1903 and continuing through 1945. Located in Pacific Grove Acres, the property was developed shortly after lots were subdivided by Del Monte Properties in 1919. Comprised of three lots, the development of the property at 1661 Sunset Drive, beginning in 1926 is consistent with development of the period, with houses spaced widely and set back considerably from the road. The property is also not associated with an historic event. Because the property is not strongly associated with a significant event or pattern of events in the country, state or nation it is therefore recommended ineligible for listing in the NRHP/CRHR/Pacific Grove HRI under Criterion A/1/a and b.

The property was built by Dr. Amy Bowen Hittell and Charles Hittell beginning in 1926 shortly after they purchased the property in 1923 when they began to split their time between Pacific Grove, San Jose, and San Francisco. By the late 1920s, 1661 Sunset Drive appears to have become the Hittells' primary residence. For a property to be significant for its association with individuals significant in our past, it has to illustrate a person's important achievement.

Dr. Amy Bowen Hittell was an esteemed physician, who was notable for being one of few women with her training who practiced in Santa Clara County beginning in the 1890s and continuing through the 1920s. By the time she moved to the property at 1661 Sunset Drive, however, Dr. Bowen Hittell had retired from her medical career and does not appear to have continued to work once establishing residence in Pacific Grove. Though Dr. Bowen Hittell potentially made notable contributions to the medical field in Santa Clara County, they are best reflected in those properties associated with her work in San Jose where she worked for the most productive period of her career. Her association with 1661 Sunset Drive is limited to her residence after retirement.

Similarly, Charles Hittell appears to have had a noteworthy career as an artist before establishing residence in Pacific Grove. Hittell trained in San Francisco and Europe beginning in the 1880s, and became well-known for his western landscapes, including adobes; flora and fauna of the west; and seascapes. He had a successful career through the early 1910s and though he appears to have continued to paint and create other works of art after that time, he had retreated from public life and no longer publicized or showed his work by the time he lived at 1661 Sunset Drive. During his time at 1661 Sunset Drive, he did construct the accessory building in the property's backyard. Built in adobe, it does appear to reflect his interest in early California history. Archival research failed to uncover that it was a public work of art or intended for demonstration and appears, rather, to have been a project limited to personal interest. There is evidence to suggest that Hittell did use the building as a studio space and that he practiced forging metalwork, included some hinges extant on the accessory building. That work, too, appears to have been limited to personal interest and is not generally included in descriptions of his work as an artist and is not described in scholarly research of his life's work. His contributions as an artist are best reflected in those properties associated with his artwork related to work produced before the mid-1910s. His association with 1661 Sunset Drive is limited to his residence after retirement.

Properties eligible under Criterion B/2/c, are those associated with a person's *productive* life, reflecting the time when they achieved significance. By the time Dr. Bowen Hittell and Charles Hittell lived at 1661 Sunset Drive, they had both achieved significance in their respective fields and were retired. The property of 1661 Sunset Drive is therefore ineligible for listing in the NRHP/CRHR/Pacific Grove HRI under Criterion B/2/c.

The residence at 1661 Sunset Drive is an example of Spanish Colonial Revival architecture with elements of Pueblo Revival architecture typical of the era and includes an asymmetrical assemblage of building masses, varied roof types, red barrel tile roofs, and stucco exterior. Other design elements typical of the style are reflected in its arched openings, loggias, capped chimneys, and attic vents. Elements of the Pueblo Revival style are reflected in the flat roof and vigas on the residence's east wing. The building, however, does not embody distinctive characteristics of a type, period, or method of construction and is comparable to other examples of residential architecture during this time in Pacific Grove, and Pacific Grove Acres, more specifically. Furthermore, archival research did not uncover the residence's architect or contractor and there is no evidence to suggest that it represents the work of a master and it does not possess high artistic value.

The accessory building is an adobe structure. Built in the early 1930s, it is not adobe construction associated with California's Spanish or Mexican Periods. Archival evidence indicates that it was constructed by Hittell, who was known to have great interest in that period of California history and documented several examples of the type of construction in his artwork. It does not embody distinctive characteristics of a type, period, or method of construction. There is no archival or scholarly evidence to suggest that it is a reconstructed building of a Spanish or Mexican period building and does not appear to be part of larger restoration plan. Instead, it is a 20th century interpretation of an earlier building type, and appears to have relied, in part, on building techniques of the 20th century as evidenced in its uniform brick size and the use of concrete slab. Better examples of 20th century interpretations of adobe structures in Pacific Grove include "post-adobe" buildings using methods designed by Hugh Comstock during the 1930s and 1940s.

Though an artist, Hittell was not a master recognized in the field of architecture or construction. It does not possess high artistic value and does not epitomize adobe architectural design. Additionally, the building has diminished integrity. Though it does retain integrity of location and setting. It has



diminished integrity of design and workmanship as a result of later alterations like the plywood façade, the stucco finish on the projection portion of the west elevation, and the vinyl window. Material loss due to deterioration is evident in the loss of brick material, especially at the building's northwest corner. Further loss of material is reflected in the building roof, which has a combination of plywood, asphalt shingle, membrane material, and tiles that reflect later building interventions. When considered together, these also contribute to diminished integrity of feeling and association. The property at 1661 Sunset Drive is, therefore, recommended ineligible for listing in the NRHP/CRHR/Pacific Grove HRI under Criterion C/3/d-g and i.

Additionally, 1661 Sunset Drive does not appear to have singular physical characteristics uniquely representing an established and familiar visual feature of a neighborhood, community, or the city of Pacific Grove. As described in detail above, the residence is typical of the period and style of architecture of the period and is represented in many examples in the region and within Pacific Grove. The accessory building, though an interesting building, does not embody physical characteristics that uniquely represent an established and familiar visual feature of the neighborhood. Furthermore, it is not distinct visual feature of the area as it slopes with the grade of the landscape and is only partially visible from the right-of-way. The property at 1661 Sunset Drive is, therefore, recommended ineligible for listing in the Pacific Grove HRI under Criterion h.

Finally, research undertaken for this study was limited to an evaluation of the residence and accessory building and did not yield information, and is not likely to yield, information important to prehistory or history, and is recommended ineligible for listing under NRHP/CRHR Criterion D/4. Evaluation of potential archaeological resources was undertaken under a separate study.

Although the accessory building does not embody historical or architectural significance such that it would warrant historical resources eligibility pursuant to Section 15064.5(a) of the CEQA Guidelines, it does appear to be a unique interpretation of adobe construction. For these reasons Rincon recommends the property be assigned a California Historical Resources Status Code of 6L, which is defined as a property which has been determined ineligible for local listing through the local government review process but which may warrant special consideration in local planning.



Conclusions

As detailed above, 1661 Pacific Drive is recommended ineligible for listing in the NRHP, CRHR, or local designation. As such, it does not qualify as a historical resource and its demolition would not result in a significant adverse impact as defined by Section 15064.5 of the CEQA Guidelines. Based on the findings of the current investigation, Rincon recommends a finding of ***no impact to historical resources*** under CEQA. Should you have any questions concerning this study, please do not hesitate to contact any of the undersigned at (925) 326-1159 or jmurphy@rinconconsultants.com.

Sincerely,
Rincon Consultants, Inc.

Handwritten signature of Ashley Losco in black ink.

Ashley Losco, MSHP
Architectural Historian

Handwritten signature of JulieAnn Murphy in black ink.

JulieAnn Murphy, MSHP
Architectural Historian

Handwritten signature of Steven Treffers in black ink.

Steven Treffers, MHP
Senior Architectural Historian Program Manager

Attachments

Attachment 1 DPR Forms



References

Ancestry.com

1928-1938 Salinas City Directories including Monterey and Pacific Grove.

1954-1978 Monterey City Directories including Pacific Grove and the surrounding communities.

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The Heritage Society of Pacific Grove

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2018 *Historic Resource Evaluation of 1661 Sunset Drive, Pacific Grove, Monterey County, California*. December.

Monterey County Assessor

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1926 Property assessment information for Lot 6 and the North half of Lot 7 of Block 318, Lots 7, 8, 9, and 10 in Block 317, and Lot 4 of Block 331. Provided by the Heritage Society of Pacific Grove.

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Var. WWII Draft Registration Cards for California, 10/16/1940-03/31/1947. St. Louis, Missouri; Record Group: Records of the Selective Service System, 147; Box: 497.

Pacific Grove, City of

1926 *Pacific Grove Acres Map*. January.

2017 *Municipal Code*, Chapter 23.76 Historic Preservation. Ordinance No. 97-23 § 1 in 1997 and updated in by Ord. 01-25 § 1 in 2001 and Ord. 17-023 § 2, 2017.

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- 1938 "Charles J. Hittell, Artist, Dies." April 1. Accessed June 2022, through Newspapers.com

Seavey, Kent L.

- 2021 *Public Comment Letter for the property at 1661 Sunset Drive.* August.

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- 1941 *FrameFinder.* Historic aerial of the subject property and the surrounding area. Accessed June 2022, through https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

United States Federal Census

- 1920 Oakland, Alameda, California; Roll: T625_92; Page: 12B; Enumeration District: 161. Accessed October 12, 2021, through Ancestry.com.



Attachment 1

DPR Forms

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 1661 Sunset Drive

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: Monterey

*b. USGS 7.5' Quad: Monterey Date: 1997 Township 15S , Range 1W , Section S.B.B.M.

c. Address: 1661 Sunset Drive City: Pacific Grove Zip: 93950

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: APN: APN 007-041-033

***P3a. Description:**

1661 Sunset Drive is located in the Pacific Grove Acres area, a neighborhood of mostly single-family houses, in Pacific Grove and is comprises three lots totally approximately 3.45 acres (APNs 007-041-033, 007-041-034, and 007-041-035). The subject property spans from the east side of Sunset Drive to the west side of Asilomar Avenue, slopes gently eastward, and includes two buildings: a one to two-story residence and attached garage and a small one-story accessory building. The buildings' primary, or west, elevation fronts Sunset Drive, is set back on the east side of the lot, and is accessed via a long drive from Sunset Drive. The area surrounding the house and accessory building is surrounded by ice plants, low shrubs, and grass.

Residence:

The residence features an irregular U-shaped footprint composed of a west wing and east wing, creating a courtyard and features a connecting hyphen that joins the two portions of the building. Built in the largely Spanish Colonial Revival style, it features a combination of hipped, gable, and flat roof portions with red barrel tiles. The primary, or west, elevation comprises a one-story side-gable roof portion that includes the main entry under a loggia with simple wood support columns. The elevation continues to a two-story portion with a distinct combination hip and gable roof with a small, capped chimney. The first floor at this portion of the building includes a central arched window opening. A short stucco wall encloses a portion of the building exterior that fronts the main elevation and continues to the south elevation, creating a small courtyard. The stucco wall features a curved stucco gate entry. (See continuation sheet 4).

*P3b. Resource Attributes: HP2. Single family property; HP4. Ancillary building

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photos



P5b. Description of Photo:
Primary (west) elevation.

***P6. Date Constructed/Age and Sources:**

Historic Prehistoric Both

1926-1930 (Monterey County Assessor)

***P7. Owner and Address:**

Estob Family Investments L.P
415 Crocker Avenue
Pacific Grove, CA, 93950

***P8. Recorded by:**

Laura Maldonado
Rincon Consultants
2511 Garden Road, Suite C250
Monterey, California 93940

***P9. Date Recorded:**

June 2022

***P10. Survey Type:**

Intensive

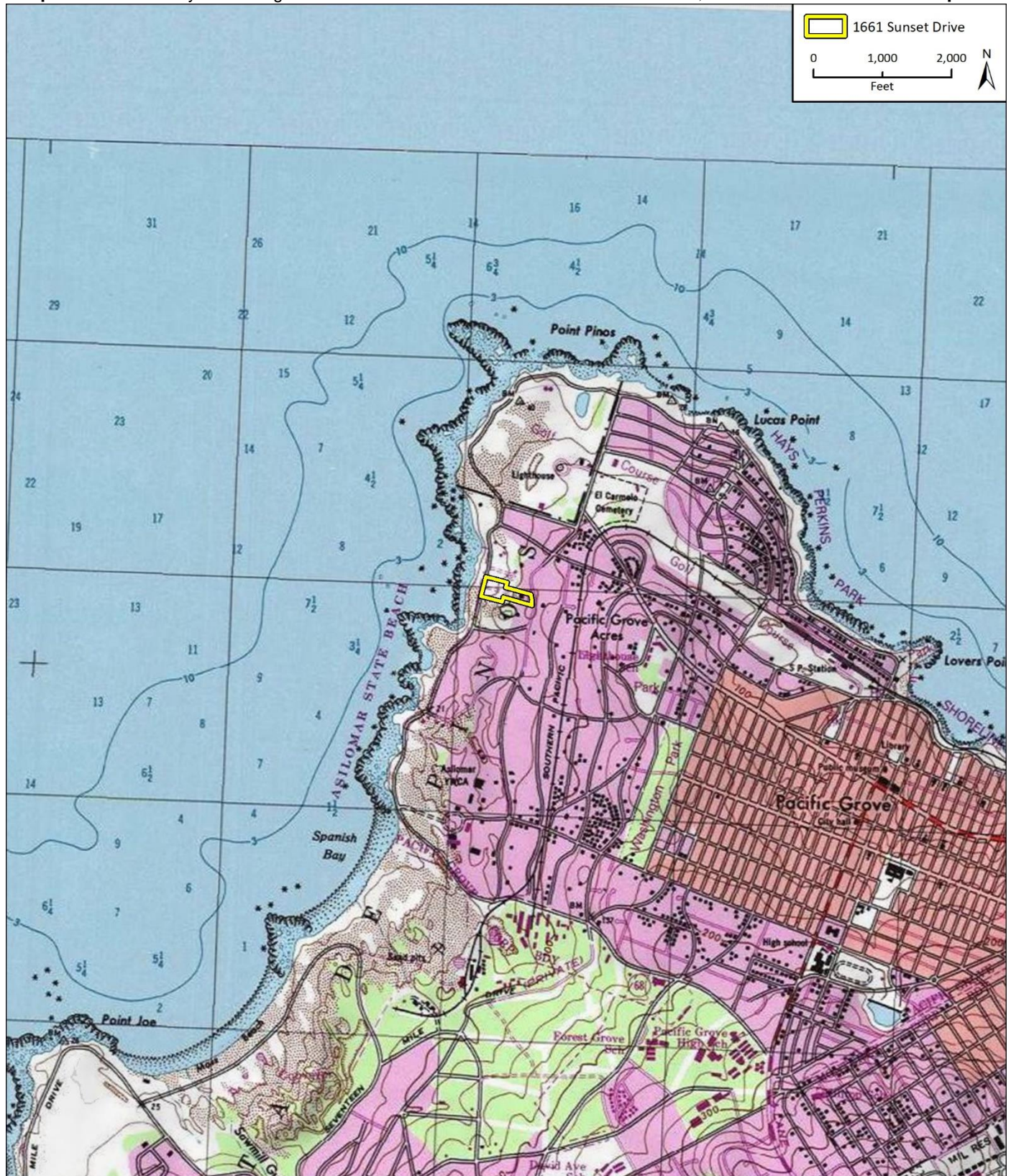
***P11. Report Citation:**

Historical Resources Evaluation Update, 1661 Sunset Drive, Monterey County, California. Ashley Losco, JulieAnn Murphy, Steven Treffers, Rincon Consultants, Inc.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 1661 Sunset Drive

*NRHP Status Code 6L

Page 3 of 8

B1. Historic Name: 448 Asilomar Avenue
 B2. Common Name: 1661 Sunset Drive
 B3. Original Use: Single-family Residence B4. Present Use: Single-family Residence
 *B5. Architectural Style: Spanish Revival / Adobe

***B6. Construction History:**

Before the construction of the property at 1661 Sunset Drive, the subject property was undeveloped. Once part of the Rancho Punta de los Pinos, the property was part of the Del Monte Properties holdings by 1919. In 1919, Del Monte Properties filed a new subdivision on the western end of the city along the coast known as Pacific Grove Acres (Page & Turnbull, Inc. 2011). The individual parcels were at least one acre each, with the largest parcel approximately 17 acres, creating a rural feel with large setbacks and curving roads through the pine forest. The tract developed slowly during the 1920s and included the subject property. (See continuation sheet 5.)

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

Evaluation:

As a result of this evaluation, the property at 1661 Sunset Drive is not eligible for listing in the NRHP, CRHR, or in the Pacific Grove HRI under any significance criterion. The historic-age buildings, inclusive of the residence and accessory building were developed between 1926 and the early 1930s. The residence was typical of the early suburban development of Pacific Grove, when the city transformed from a tourist beach destination to a mature city beginning in 1903 and continuing through 1945. Located in Pacific Grove Acres, the property was developed shortly after lots were subdivided by Del Monte Properties in 1919. Comprised of three lots, the development of the property at 1661 Sunset Drive, beginning in 1926 is consistent with development of the period, with houses spaced widely and set back considerably from the road. The property is also not associated with an historic event. Because the property is not strongly associated with a significant event or pattern of events in the country, state or nation it is therefore recommended ineligible for listing in the NRHP/CRHR/Pacific Grove HRI under Criterion A/1/a and b. (See continuation sheet 6.)

B11. Additional Resource Attributes: N/A

***B12. References:**

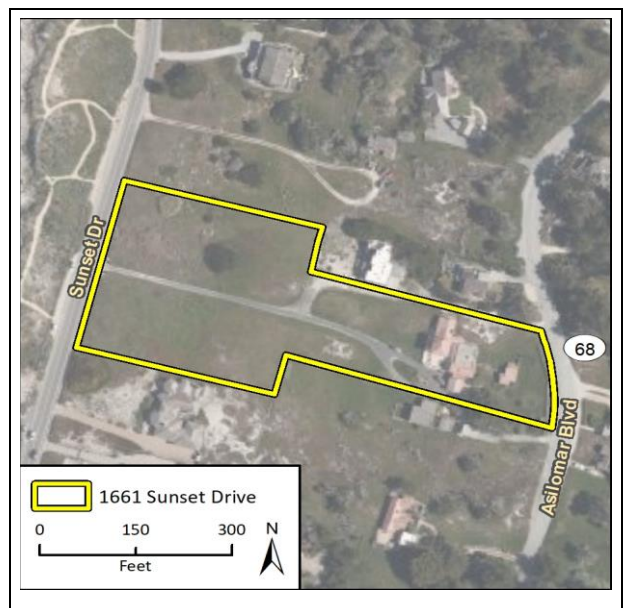
See continuation sheet 7.

B13. Remarks: N/A

*B14. Evaluator: Ashley Losco, Rincon Consultants, Monterey, CA

*Date of Evaluation: June 2022

(This space reserved for official comments.)



***P3a. Description (continued):**

The building's south elevation is fronted by a courtyard formed from the west and east wings of the building's U-shaped footprint. The west side of the courtyard formed by the two-story portion of the residence described above and has two arched first-floor window openings and has stepped buttress details with red barrel tiles along the south and east elevations of this portion of the building. The east side of the courtyard is fronted by the east wing's one-story portion with a flat roof. Similar to the primary elevation, it includes a loggia that fronts the courtyard. The western-facing elevation continues to a front gable portion with a trio of arched windows below gable vent detail at the roofline. The remainder of the elevation continues to garage addition that connects to the western portion of the elevation via a one-story hyphen addition.

The building's rear, or east, elevation fronts Asilomar Avenue follows the slope of grade of the land is partially obscured by the landscape at this elevation. The east elevation is largely made up of the east wing. The flat roof portion has projecting vigas above windows and entries and features a capped chimney. There is a secondary, paired entry door at this elevation. The elevation continues to the hyphen between the garage addition, which has a secondary entrance to the building. A portion of the west wing of the building is also visible from this elevation, including the second story that rises above the east wing's roofline, the gable roof of the hyphen that joins the west and east wing at the northern end of the courtyard, and the remainder of the roof of the first-floor portion of the west wing, including a truncated brick chimney.

The north elevation is made up of the north elevations of the east wing, connecting hyphen, and the east wing. The east wing and hyphen elevations are simple, with little decorative detailing, while the north elevation of the west wing has three paired arched windows, similar to the configuration described on the courtyard-facing elevation of the east wing. Windows on this elevation, however, are more intricate with divided light panes and a sunburst pattern at the arched transom.

The building is in good condition and features many elements of the Spanish Colonial Revival style, dominant in Pacific Grove at the time, including an asymmetrical assemblage of building masses, varied roof types, red barrel tile roofs, and stucco exterior. Other design elements typical of the style are reflected in its arched openings, loggias, capped chimneys, and attic vents. The building also includes some elements of the Pueblo Revival style, also popular at the time, including the flat roof and vigas on the east wing.

Accessory Building:

The area east of the residence, opposite the east wing, includes a small, one-story accessory building. The space between the residence and the accessory building has a concrete fountain. The accessory building follows the slope of the site and its primary, or west, elevation faces the residence, and the east elevation abuts the sloping landscape. The building is an adobe structure that appears to be the result of several additions and comprises three sections – a central portion, north portion, and south portion.

The central portion of the building has a shed roof that slopes eastward, with a central entry at its west elevation. The roof is supported by milled wood beams that project beyond the façade. Wood beams also encase the primary elevation, which is covered with a later plywood veneer and features an entry with a modern aluminum screen door. The area below the plywood veneer at the base of the primary elevation includes a concrete slab edge, that appears to extend to the building interior. The entry is accessed via a short wood frame walkway. The north end of the elevation features an addition portion with a shed roof that projects from below the roofline of the central portion of the building and continues sloping to the north end, and rises less than one-story in height. Its primary elevation has exposed adobe bricks and has a paired wooded door with heavy iron hinges. Similar to the central portion of the building, the northern portion is framed with wood support beams.

The west side of the main elevation features a flat-roof addition that projects from the primary elevation. The flat roof portion appears features an exterior light and a rough stucco exterior. The elevation continues to the south portion of the building. The south portion of the building is similar to the north portion described above and features a shed roof that slopes southward from the central portion of the building. It has an exposed adobe brick exterior with spalling plaster exterior at the roofline, suggesting it was once covered with a white plaster finish. Exposed adobe bricks are regular in size and appear to have been formed using a mold. Similar to other portions of the building, wood support beams are visible at the roofline.

The south elevation has exposed adobe bricks, a flaking plaster finish, and exposed wood beams as described on other elevations. It features a single entry that is covered with plywood. The building's east elevation is built into the slope of the landscape and is partially obscured. A portion of the building's central and north portion are visible at this elevation and has an exposed adobe brick exterior. The central portion of the building has a wood door with a large decorative iron hinge. The north portion of the building has a small wood-frame opening.

The north elevation's northern end has an exposed adobe exterior with two small wood-frame openings with wood balusters in the openings. All portions of the building have red barrel tile roofing, which appears to have been replaced during the building's lifetime as evidenced by the exposed plywood underlayment visible in several areas. The building is in poor condition, demonstrated by the failing exterior plaster finish, deteriorated wood beams and roofing material including asphalt shingle layers and membrane material, and bricks eroded by wind, especially prevalent in the building's northwest corner. Furthermore, it has undergone several changes since its original construction including the application of the plywood veneer on the west elevation, the replacement of the entry door with a modern screen door, and a new stucco exterior and vinyl window on the projecting portion of the west elevation.

***B6. Construction History (continued):**

In 1923, Dr. Amy Bowen Hittell purchased Lot 6 and the north half of Lot 7 of Block 318; Lots 7 through 10 of Block 317; and Lot 4 of Block 331 along the coast, resulting in a property totaling several acres (Deed Title 1923 and Pacific Grove Acres Tract Map 1926). The lots were vacant until about 1926 when Dr. Bowen Hittell and her husband, Charles Hittell, began construction of residences on two of the properties – Lots 6 and 7 of Block 318 (Monterey County Assessor Data 1925 and 1926). The residence of the subject property is annotated on a Lot 6 of the 1926 Pacific Grove Acres Map.

Dr. Bowen Hittell was a successful physician from San Jose who graduated from the Hahnemann Hospital College in San Francisco in 1886 and the College of Physicians and Surgeons in Boston in 1893 (Archives and Architecture Heritage Resource Partners 2006). In 1892, Dr. Bowen Hittell traveled to Berlin for additional training, where she was the only woman admitted to the clinic to study (The California Homeopath 1892). When she returned and completed her studies, Dr. Bowen Hittell was one of the first women to be admitted to practice medicine in California and opened a practice for homeopathic medicine with her mother, Dr. Jane Bowen in San Jose where they lived on a family ranch with her father and sister (Archives and Architecture Heritage Resource Partners 2006).

Dr. Bowen owned the subject property with her husband prominent artist, Charles J. Hittell, also known as Carlos. Charles was descended from an early pioneer family of San Francisco: his father, Theodore Hittell, was a successful attorney and author of the four-volume, *A Brief History of California*. Charles studied for a brief period at the University of California at Berkeley but left his studies to attend the School of Design in San Francisco in 1881 (Heritage Society of Pacific Grove 2008). There, he was a pupil of painter Virgil Williams. In 1883, he moved to Munich to study at the Royal Academy of Fine Arts, and between 1892 and 1893 he attended the Académie Julian in France (*The San Francisco Examiner* October 21, 1883). After returning from France, Charles became known for his western landscapes, paintings of flora and fauna of the west, and seascapes. He exhibited his work at the California Midwinter International Exposition in 1894, Mark Hopkins Institute of Art in 1897 and 1898, the New York Museum of Natural History in 1907 (still on display today), and the Panama-Pacific International Exposition in San Francisco in 1915 (*The San Francisco Examiner* January 28, 1894; *The San Francisco Call* November 27, 1897 and September 2, 1907; The Heritage Society of Pacific Grove 2008). Several of Hittell's works are held at the American Museum of Natural History in New York, the De Young Museum in San Francisco, the San Francisco Public Library, and Bancroft Library at the University of California, Berkeley, among several others. By the late 1910s, Hittell retreated from public life and did not publicize or show his work (Monterey Peninsula Herald 1938).

In 1911, Charles and Dr. Bowen Hittell married and lived in San Jose, California through the 1920s. In 1923, the Hittells purchased the subject property as a second property and split their time between their houses in Pacific Grove, San Jose, and San Francisco (Ancestry.com). When the residence on the subject property was near completion in 1926, Dr. Hittell retired from her practice and the Hittells appear to have made Pacific Grove their primary residence by the late 1920s. The Hittells first appear in the City Directory beginning in 1928. Their address was first listed as 209 Asilomar Boulevard (present day Asilomar Avenue). By 1937, their address was listed as 240 Asilomar Boulevard and that continued to be the listed address for several years (Pacific Grove City Directory 1941).

In the early 1930s, Charles constructed a reproduction of an adobe in the backyard, at the eastern edge of the property. He had long been interested in the Spanish and Mexican periods of California history and often included adobe buildings as the subjects of his landscape paintings. Around the same time as Hittell's adobe reproduction project, Carmel builder Hugh Comstock developed a construction method for modern adobe, using timber framing infilled with watertight adobe bricks. Comstock later published a pamphlet outlining his technique, which was then adapted by a few builders in Pacific Grove (Page & Turnbull, Inc. 2011). Hittell used his adobe building as a studio and to forge iron pieces, his hobby at the time (*The San Francisco Examiner* April 1, 1938).

The Hittells continued to reside in on the property for the following years. Charles Hittell died in 1938 and Dr. Bowen Hittell remained at 1661 Sunset Drive. A 1941 aerial of the area confirms the residence and the rear accessory building on the subject property and shows that access was primarily on the east side of the property from Asilomar Avenue, and included a shared loop drive on the west side of the residence with the property to the south (UCSB FrameFinder 1941). The aerial also confirms a long drive provided secondary access on the west side of the residence, then known as Ocean View Boulevard.

Dr. Bowen Hittell continued to live at the property until she sold it and the other neighboring parcels that she owned to local real estate agent Daniel King III and his wife Lillian in 1943. Dr. Bowen Hittell died in 1944 (Heritage Society of Pacific Grove 2008). A 1945 aerial shows that the property remained unchanged from the 1941 aerial (UCSB FrameFinder 1945). The Kings sold the neighboring properties in 1947 and retained the subject property as their primary residence. The property's address was changed to 1661 Sunset Drive by 1954 (Monterey City Directory 1954). Historical aerials show that the garage was added by 1956 and the Sunset Drive driveway appears to have become main access point by this time (NETROnline 1956).

Lillian King continued to live on the property after Daniel's death until her own death at 103 in 2011 (Carmel Pine Cone 2011). The property has changed hands a number of times since then and continues to serve as a single-family residence.

***B10. Significance (continued):**

Evaluation (continued):

The property was built by Dr. Amy Bowen Hittell and Charles Hittell beginning in 1926 shortly after they purchased the property in 1923 when they began to split their time between Pacific Grove, San Jose, and San Francisco. By the late 1920s, 1661 Sunset Drive appears to have become the Hittells' primary residence. For a property to be significant for its association with individuals significant in our past, it has to illustrate a person's important achievement.

Dr. Amy Bowen Hittell was an esteemed physician, who was notable for being one of few women with her training who practiced in Santa Clara County beginning in the 1890s and continuing through the 1920s. By the time she moved to the property at 1661 Sunset Drive, however, Dr. Bowen Hittell had retired from her medical career and does not appear to have continued to work once establishing residence in Pacific Grove. Though Dr. Bowen Hittell potentially made notable contributions to the medical field in Santa Clara County, they are best reflected in those properties associated with her work in San Jose where she worked for the most productive period of her career. Her association with 1661 Sunset Drive is limited to her residence after retirement.

Similarly, Charles Hittell appears to have had a noteworthy career as an artist before establishing residence in Pacific Grove. Hittell trained in San Francisco and Europe beginning in the 1880s, and became well-known for his western landscapes, including adobes; flora and fauna of the west; and seascapes. He had a successful career through the early 1910s and though he appears to have continued to paint and create other works of art after that time, he had retreated from public life and no longer publicized or showed his work by the time he lived at 1661 Sunset Drive. During his time at 1661 Sunset Drive, he did construct the accessory building in the property's backyard. Built in adobe, it does appear to reflect his interest in early California history. Archival research failed to uncover that it was a public work of art or intended for demonstration and appears, rather, to have been a project limited to personal interest. There is evidence to suggest that Hittell did use the building as a studio space and that he practiced forging metalwork, included some hinges extant on the accessory building. That work, too, appears to have been limited to personal interest and is not generally included in descriptions of his work as an artist and is not described in scholarly research of his life's work. His contributions as an artist are best reflected in those properties associated with his artwork related to work produced before the mid-1910s. His association with 1661 Sunset Drive is limited to his residence after retirement.

Properties eligible under Criterion B/2/c, are those associated with a person's *productive* life, reflecting the time when they achieved significance. By the time Dr. Bowen Hittell and Charles Hittell lived at 1661 Sunset Drive, they had both achieved significance in their respective fields and were retired. The property of 1661 Sunset Drive is therefore ineligible for listing in the NRHP/CRHR/Pacific Grove HRI under Criterion B/2/c.

The residence at 1661 Sunset Drive is an example of Spanish Colonial Revival architecture with elements of Pueblo Revival architecture typical of the era and includes an asymmetrical assemblage of building masses, varied roof types, red barrel tile roofs, and stucco exterior. Other design elements typical of the style are reflected in its arched openings, loggias, capped chimneys, and attic vents. Elements of the Pueblo Revival style are reflected in the flat roof and vigas on the residence's east wing. The building, however, does not embody distinctive characteristics of a type, period, or method of construction and is comparable to other examples of residential architecture during this time in Pacific Grove, and Pacific Grove Acres, more specifically. Furthermore, archival research did not uncover the residence's architect or contractor and there is no evidence to suggest that it represents the work of a master and it does not possess high artistic value.

The accessory building is an adobe structure. Built in the early 1930s, it is not adobe construction associated with California's Spanish or Mexican Periods. Archival evidence indicates that it was constructed by Hittell, who was known to have great interest in that period of California history and documented several examples of the type of construction in his artwork. It does not embody distinctive characteristics of a type, period, or method of construction. There is no archival or scholarly evidence to suggest that it is a reconstructed building of a Spanish or Mexican period building and does not appear to be part of larger restoration plan. Instead, it is a 20th century interpretation of an earlier building type, and appears to have relied, in part, on building techniques of the 20th century as evidenced in its uniform brick size and the use of concrete slab. Better examples of 20th century interpretations of adobe structures in Pacific Grove include "post-adobe" buildings using methods designed by Hugh Comstock during the 1930s and 1940s.

Though an artist, Hittell was not a master recognized in the field of architecture or construction. It does not possess high artistic value and does not epitomize adobe architectural design. Additionally, the building has diminished integrity. Though it does retain integrity of location and setting. It has diminished integrity of design and workmanship as a result of later alterations like the plywood façade, the stucco finish on the projection portion of the west elevation, and the vinyl window. Material loss due to deterioration is evident in the loss of brick material, especially at the building's northwest corner. Further loss of material is reflected in the building roof, which has a combination of plywood, asphalt shingle, membrane material, and tiles that reflect later building interventions. When considered together, these also contribute to diminished integrity of feeling and association. The property at 1661 Sunset Drive is, therefore, recommended ineligible for listing in the NRHP/CRHR/Pacific Grove HRI under Criterion C/3/d-g and i.

***B10. Significance (continued):**

Evaluation (continued):

Additionally, 1661 Sunset Drive does not appear to have singular physical characteristics uniquely representing an established and familiar visual feature of a neighborhood, community, or the city of Pacific Grove. As described in detail above, the residence is typical of the period and style of architecture of the period and is represented in many examples in the region and within Pacific Grove. The accessory building, though an interesting building, does not embody physical characteristics that uniquely represent an established and familiar visual feature of the neighborhood. Furthermore, it is not distinct visual feature of the area as it slopes with the grade of the landscape and is only partially visible from the right-of-way. The property at 1661 Sunset Drive is, therefore, recommended ineligible for listing in the Pacific Grove HRI under Criterion h.

Finally, research undertaken for this study was limited to an evaluation of the residence and accessory building and did not yield information, and is not likely to yield, information important to prehistory or history, and is recommended ineligible for listing under NRHP/CRHR Criterion D/4. Evaluation of potential archaeological resources was undertaken under a separate study.

Although the accessory building does not embody historical or architectural significance such that it would warrant historical resources eligibility pursuant to Section 15064.5(a) of the CEQA Guidelines, it does appear to be a unique interpretation of adobe construction. For these reasons Rincon recommends the property be assigned a California Historical Resources Status Code of 6L, which is defined as a property which has been determined ineligible for local listing through the local government review process but which may warrant special consideration in local planning.

***B12. References (continued):**

Ancestry.com

1928-1938 Salinas City Directories including Monterey and Pacific Grove.

1954-1978 Monterey City Directories including Pacific Grove and the surrounding communities.

Archives and Architecture Heritage Resource Partners

2006 Historical Resources Assessment San Jose Flea Market. Jul 21. Accessed June 2022, through <https://www.sanjoseca.gov/home/showpublisheddocument/64671/637372340304700000>.

The Heritage Society of Pacific Grove

2008 Research conducted on 1661 Sunset Drive, formally 240 Asilomar Avenue. Provided by Richard Steres of The Heritage Society of Pacific Grove June 2022.

Monterey County Assessor

1925 Property assessment information for Lot 6 and the North half of Lot 7 of Block 318, Lots 7, 8, 9, and 10 in Block 317, and Lot 4 of Block 331. Provided by the Heritage Society of Pacific Grove.

1926 Property assessment information for Lot 6 and the North half of Lot 7 of Block 318, Lots 7, 8, 9, and 10 in Block 317, and Lot 4 of Block 331. Provided by the Heritage Society of Pacific Grove.

Page & Turnbull, Inc.

2011 *City of Pacific Grove Historic Context Statement, Pacific Grove, California*. Final, October 31.

Pine Cone Times

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The San Francisco Call

1897 "Coast Studio Pictures." November 27. Accessed June 2022, through Newspapers.com.

1907 "Guild of Arts and Crafts to Bring Eastern Treasures to this City." September 2. Accessed June 2022, through Newspapers.com.

The San Francisco Examiner

1883 October 21. Accessed June 2022, through Newspapers.com.

1894 January 28. Accessed June 2022, through Newspapers.com.

1938 "Charles J. Hittell, Artist, Dies." April 1. Accessed June 2022, through Newspapers.com

University of California, Santa Barbara (UCSB)

1941 *FrameFinder*. Historic aerial of the subject property and the surrounding area. Accessed June 2022, through https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

P5a. Photos (continued):



South Elevation of 1161 Sunset Drive, North View



East and North Elevation, View Southwest



North Elevation of 1661 Sunset Drive, View Southeast



West Elevation of Accessory Building, View East



West Elevation of Accessory Building, View Southeast



North Elevation of Accessory Building, View South