



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

Two project segments (i.e., Asilomar Dunes and Arena Avenue) are located between Sunset Drive and Asilomar Avenue in an area considered environmentally sensitive dune habitat and within an archaeologically sensitive area. The Asilomar Dunes residential area is identified as an area of moderate to extreme biological sensitivity per Land Use Plan Figure 5, Land Habitat Sensitivity Map, and the Asilomar Dunes are considered an environmentally sensitive habitat area (Land Use Plan Section 2.4.1). The third project segment (i.e., Railroad Way) is located within a railroad right-of-way between Jewell and Pico Avenues. All three project segments are surrounded by established residential neighborhoods designated and zoned for residential use.

Cultural Resources: The proposed development is sited in an area of known archaeological and tribal cultural resource sensitivity. Although surveys and testing indicate a low potential for impacts to resources, potential impacts to cultural resources can not be ruled out. Therefore, archaeological and tribal monitors shall be required to observe all excavation and grading activities during construction. Upon implementation of these recommended actions, potential impacts to cultural resources would remain at or below a level of less than significant.

Biological Resources: Potential impacts to dune habitat could occur as a result of the proposed project, yet the project has been designed to avoid direct and indirect impacts. Potential impacts would be avoided or minimized by implementation of standard Best Management Practices and the Project Design Features and would remain at or below a less than significant level.

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

None

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

Native American Heritage Commission (NAHC)  
California Department of Fish and Wildlife (CDFW)  
California Coastal Commission (CCC)