

Summary Form for Electronic Document Submittal

Form F

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

SCH # _____

Project Title: Sand City West End Parking Plan

Lead Agency: City of Sand City

Contact Name: Vibeke Norgaard, City Manager

Email: vibeke@sandcityca.org Phone Number: (831) 394-3054

Project Location: Sand City Monterey
City *County*

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

The Sand City West End Parking Plan (proposed plan) analyzes parking supply and demand; identifies potential parking opportunities in public and private locations; proposes potential parking layouts; outlines financing, management programs, and strategies to create more efficient parking; suggests revisions to existing parking regulations to address common issues; and presents an action plan for implementation. Parking that would be developed under the proposed plan would be located on sites that are currently vacant or lightly developed, all within the West End District. The proposed plan presents a range of parking options (e.g., parking would be constructed or realigned on existing streets, on other public land, and/or on private vacant parcels). It is expected that only some of the options will be implemented. Timing for new parking development will be dependent on the rate of change in land uses.

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

Biological Resources

Impact: The proposed project could result in adverse impacts on special-status plants and/or wildlife species within the proposed parking area(s).

BIO-1 Prior to construction of proposed parking area(s) at the end of Elder Avenue, Shasta Street, and Orange Avenue, a qualified biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of sensitive habitats and special-status species potentially occurring in the project vicinity, including, but not limited to, burrowing owl, Northern California legless lizard, coast horned lizard, western bumble bee, special-status bats, nesting birds, and special-status plants (if found). Their habitats, general measures that are being implemented to conserve species as they relate to the project, and the boundaries within which construction activities will occur will be explained. Informational handouts with photographs clearly illustrating the species' appearances shall be used in the training session. All new construction personnel shall undergo this mandatory environmental awareness training. The City's contractor shall document evidence of completion of this training prior to prior to of the City issuing a grading permit or commencement of work on proposed parking area(s). This measure shall not be necessary for improvements located within paved or landscaped areas.

The qualified biologist will train biological monitors selected from the construction crew by the construction contractor (typically the project foreman). Before the start of work each day, the monitor will check for animals under any equipment such as vehicles and stored pipes within active construction zones. The monitor will also check all excavated steep-walled holes or trenches greater than one foot deep for trapped animals. If a special-status species is observed within an active construction zone, the qualified biologist will be notified immediately and all work within 50 feet of the individual will be halted and all equipment turned off until the individual has left the construction area.

Impact: Project development could result in impacts to special-status plant species during construction.

BIO-2 The spring and summer season prior to construction of proposed parking area(s) at the end of Elder Avenue, Shasta Street, and Orange Avenue, a biologist qualified in botany shall conduct a focused survey for special-status plant species in accordance with current CDFW and CNPS rare plant survey protocols (CDFW 2009 and CNPS 2001). The survey shall occur during the peak blooming period for these species to determine their presence or absence. Some special-status plant species are only identifiable during their blooming periods and surveys are only considered valid if they occur when blooms are visible. Based on the known blooming periods of the special-status plant species potentially present, two surveys are proposed to adequately survey the project site: the first in May and the second in June/July. If possible, known reference populations of the target species in the project vicinity shall first be visited to verify that the species is observable, and the focused survey shall be conducted within two weeks of observing the reference population in full bloom.

The biologist shall then prepare a brief report documenting the results of the surveys. If the focused surveys conclude that special-status plant species are not present within the proposed parking area(s), or if they are present but impacts to them can be completely avoided, then no further mitigation would be required.

If the focused surveys identify special-status plant species within the proposed parking area(s) and they would be affected by the proposed project, then appropriate mitigation shall be developed by the biologist and implemented by the City prior to disturbance. To comply with the Federal and California Endangered Species Acts, impacts to species listed as threatened or endangered may also require incidental take authorization from CDFW and/or USFWS. Measures to mitigate impacts to special-status plant species may include, but are not limited to:

- a. A qualified biologist shall identify an on-site or off-site mitigation area suitable for restoration of habitat and seed transplantation for any special-status plant species.
- b. Prior to approval of a grading permit, a qualified biologist or native plant specialist shall perform seed collection from all special-status plants located within the impact areas and implement seed installation at a mitigation area at the optimal time. Additionally, topsoil from the special-status species occurrence area(s) shall be salvaged (where practical) for use in the mitigation area.
- c. A maintenance and monitoring program shall be developed by a qualified biologist and established for a minimum of five years after mitigation area installation to verify that restoration activities have been successful. Maintenance activities may include, but not be limited to, watering during the plant establishment period, supplemental seed planting as needed, and removal of non-native plants. Monitoring shall include, at a minimum, quarterly monitoring reports for the first year and annual reports for the remaining four years. The performance standard for successful mitigation shall be a minimum 3:1 replacement ratio (i.e., three plants observed in mitigation area for each plant lost from the project site) achieved in at least one of the five years of monitoring.

Impact: If burrowing owl is present on or adjacent to the proposed parking areas, construction activities could result in the loss or disturbance of individual animals.

BIO-3 To avoid/minimize impacts to burrowing owls potentially occurring within the proposed parking area(s), the City shall retain a biologist qualified in ornithology to conduct surveys for burrowing owl at the ends of Elder Avenue, Shasta Street, and Orange Avenue. The approved biologist shall conduct a two-visit (i.e., morning and evening) presence/absence survey at areas of suitable habitat on and adjacent to the project site boundary no less than 14 days prior to the start of construction or ground disturbance activities. Surveys shall be conducted according to the methods for take avoidance described in the Burrowing Owl Survey Protocol and Mitigation Guidelines (California Burrowing Owl Consortium 1993) and the Staff Report on Burrowing Owl Mitigation (CDFW 2012). If no burrowing owls are found, a letter report confirming absence will be prepared and submitted to the City and no further mitigation is required.

Because burrowing owls occupy habitat year-round, seasonal no-disturbance buffers, as outlined in the Burrowing Owl Survey Protocol and Mitigation Guidelines (CBOC 1993) and the Staff Report on Burrowing Owl Mitigation (CDFW 2012), shall be in place around occupied habitat prior to and during any ground disturbance activities. The following table includes buffer areas based on the time of year and level of disturbance (CDFW 2012), unless a qualified biologist approved by the CDFW verifies through non-invasive measures that either: 1) birds have not begun egg laying and incubation; or 2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

Location	Time of Year	Level of Disturbance Buffers (meters)		
		Low	Med	High
Nesting Sites	April 1 – Aug 15	200 m	500 m	500 m
Nesting Sites	Aug 16 – Oct 15	200 m	200 m	500 m
Nesting Sites	Oct 16 – Mar 31	50 m	100 m	500 m

If burrowing owl is found and avoidance is not possible, burrow exclusion may be conducted by qualified biologists only during the non-breeding season, before breeding behavior is exhibited and after the burrow is confirmed empty through non-invasive methods, such as surveillance. Occupied burrows shall be replaced with artificial burrows at a ratio of one collapsed burrow to one constructed artificial burrow (1:1). Evicted burrowing owls may attempt to colonize or re-colonize an area that would be impacted, thus ongoing

surveillance during project activities shall be conducted at a rate sufficient to detect burrowing owls if they return.

If surveys locate occupied burrows in or near construction areas, consultation with the CDFW shall occur to interpret survey results and develop a project-specific avoidance and minimization approach. Once the absence of burrowing owl has been confirmed, a letter report will be prepared and submitted to the City.

The City shall be responsible for implementation of this mitigation measure. Compliance with this measure shall be documented prior to approval of a grading permit or commencement of work on proposed parking area(s). This measure shall not be necessary for parking areas located within paved areas.

Impact: If coast horned lizards are present in project areas, vegetation removal, grading, excavation, and other construction activities could result in the loss of individual animals.

BIO-4 Prior to construction at the end of Elder Avenue, Shasta Street, and Orange Avenue, the following measures to avoid or minimize impacts to legless lizards and coast horned lizards shall be implemented:

- a. Not less than three months prior to the start of grading activities (including staging and mobilization), a qualified biologist shall place coverboards in impact areas with suitable habitat (coastal dune scrub and disturbed maritime chaparral mixed with coastal dune scrub) for legless lizards and coast horned lizard. The coverboards shall be at least four feet by four feet and constructed of untreated plywood placed flat on the ground. The coverboards shall be checked by the biologist once per week for each week after placement up until the start of vegetation removal. All legless lizards and coast horned lizards found under the coverboards shall be captured and placed in five-gallon buckets for transportation to relocation sites. If areas are left undisturbed for a period of three months or longer, the coverboards will be replaced and relocation efforts will be repeated prior to the re-initiation of ground disturbance activities.
- b. All relocation sites shall be approved by Sand City and shall consist of suitable habitat. Relocation sites shall be as close to the capture site as possible but far enough away to ensure the animal(s) is/are not harmed by construction of the project. Relocation shall occur on the same day as capture. California Department of Fish and Wildlife California Natural Diversity Database Native Species Field Survey Forms shall be submitted to the California Department of Fish and Wildlife for all special-status species observed.
- c. During all initial ground vegetation removal activities, a qualified biologist shall be on the site to recover any legless lizards and coast horned lizards that may be excavated/unearthed. If the animals are in good health, they shall be immediately moved to relocation sites. If they are injured, the animals shall be released to a wildlife recovery specialist until they are in a condition to be released into relocation sites.
- d. A report of all preconstruction survey efforts and monitoring during initial ground vegetation removal shall be submitted to the City within 30 days of completion of the survey/monitoring efforts to document compliance. The report shall include the dates, times, weather conditions, and personnel involved in the surveys and monitoring. The report shall also include for each captured special-status animal, the Universal Transverse Mercator coordinates and habitat descriptions of the capture and release sites, the length of time between capture and release, and the general health of the individual(s).

The City shall be responsible for implementation of this mitigation measure. Compliance with this measure shall be documented prior to approval of a grading permit or commencement of work on proposed parking area(s). This measure shall not be necessary for parking areas located within paved or landscaped areas.

Impact: If western bumble bee is present on or adjacent to a project site, construction activities could result in the loss or disturbance of individual animals.

BIO-5 Prior to construction activities at the ends of Elder Avenue, Shasta Street, and Orange Avenue, a qualified biologist will conduct a pre-construction survey of small mammal burrows and thatched/bunch grasses for western bumble bee activity during the optimal flight period (April 1 – July 31). If the survey results are negative (i.e., no bumble bee activity observed), a letter report confirming absence will be prepared and submitted to the City and no further mitigation is required.

If bumble bee nests are detected and the area can be avoided, a qualified biologist shall supervise the installation of protective fencing/flagging a minimum of 50 feet around the nest area prior to construction. The fencing/flagging will be checked at least once per week until construction is complete to ensure that the protective fencing/flagging remains intact. The qualified biologist can conduct the weekly checks or train a biological monitor selected from the construction crew by the construction contractor (typically the project foreman) to check the fencing/flagging and provide weekly updates. Documentation of the fencing/flagging installation shall be provided to the City prior to the start of ground disturbance activities. Documentation of the weekly checks and timely maintenance (if needed) shall be provided to the City quarterly during construction.

If bumble bee nests are detected and the area cannot be avoided, the qualified biologist shall coordinate with CDFW to determine the appropriate method of relocation or eviction of the nests. After it has been confirmed that the habitat area is no longer occupied, a letter report will be prepared and submitted to the City.

The City shall be responsible for implementation of this mitigation measure. Compliance with this measure shall be documented prior to approval of a grading permit or commencement of work on proposed parking area(s). This measure shall not be necessary for parking areas located within paved areas.

Impact: Construction activities at the project site could result in the disturbance of roost and natal sites occupied by special-status bats on or adjacent to the project site, if present.

BIO-6 Approximately 14 days prior to construction activities at all parking locations, a qualified biologist shall conduct a habitat assessment for bats and potential roosting sites in trees or buildings within 50 feet of any construction site. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the construction site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an “Anabat” unit. Potential roosting features found during the survey shall be flagged or marked.

If no roosting sites or bats are found, a letter report confirming absence shall be prepared and submitted to the City and no further mitigation is required.

If bats or roosting sites are found, bats shall not be disturbed without specific notice to and consultation with CDFW.

If bats are found roosting outside of the nursery season (May 1 through October 1), CDFW shall be consulted prior to any eviction or other action. If avoidance or postponement is not feasible, a Bat Eviction Plan will be submitted to CDFW for written approval prior to project implementation. A request to evict bats from a roost includes details for excluding bats from the roost site and monitoring to ensure that all bats have exited the roost prior to the start of activity and are unable to re-enter the roost until activity is completed. Any bat eviction shall be timed to avoid lactation and young-rearing. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by

either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the CDFW) shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

The City shall be responsible for implementation of this mitigation measure. Compliance with this measure shall be documented prior to approval of a grading permit or commencement of work on proposed parking area(s).

Impact: Construction activities, including ground disturbance, can impact nesting birds protected under the federal Migratory Bird Treaty Act and California Fish and Game Code, should nesting birds be present during construction. If protected bird species are nesting adjacent to a project site during the bird nesting season, then noise-generating construction activities could result in the loss of fertile eggs, nestlings, or otherwise lead to the abandonment of nests.

BIO-7 To avoid impacts to nesting birds during the nesting season (January 15 through September 15), construction activities that include grading, grubbing, or demolition should be conducted between September 16 and January 14, which is outside of the bird nesting season. If this type of construction occurs during the bird nesting season, then a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project construction.

- a. A survey for active nests shall occur within 14 days prior to start of construction. An appropriate minimum survey radius surrounding each work area is typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities.
- b. If no nesting birds are found, a letter report confirming absence will be prepared and submitted to the City and no further mitigation is required.
- c. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize “normal” bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. Once the absence of nesting birds has been confirmed, a letter report will be prepared and submitted to the City.

The City shall be responsible for implementation of this mitigation measure. Compliance with this measure shall be documented prior to approval of a grading permit or commencement of work on proposed parking area(s).

Impact: The proposed parking areas will impact coastal dune scrub, a sensitive plant community listed by CDFW (silver dune lupine – mock heather scrub, dune mat). If construction activities are proposed within the dune

areas, disturbance may cause a loss of sensitive dune scrub.

BIO-8 Dune scrub shall be avoided to the greatest extent feasible. If avoidance is not feasible, dune scrub habitat shall be replaced at a 3:1 success ratio for the acreage impacted and a Restoration Plan shall be prepared and implemented by a qualified biologist. The plan shall include, but is not limited to, the following:

- a. A description of the baseline conditions of the habitat that will be impacted;
- b. A detailed description of on-site and/or off-site restoration areas, a planting palette, salvage of seed and/or soil bank, plant salvage, seeding and planting specifications, which may include, but is not limited to, an increased planting ratio to ensure the 3:1 success ratio;
- c. Procedures to control and/or eliminate non-native invasive species such as ice plant within the restoration site; and
- d. A monitoring program that describes annual monitoring efforts which incorporate success criteria and contingency plans if success criteria are not met.

Cultural Resources

Impact: Unknown buried historic or unique archaeological resources could be present at any of the parking locations and could be damaged or destroyed by ground-disturbing construction activities associated with the proposed surface parking spaces and/or parking structures.

CR-1 In the event archaeological resources are encountered during ground disturbing activities, contractor shall temporarily halt or divert excavations within 50 meters (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation.

Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified archaeologist. Significant cultural resources consist, of but are not limited to, stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant, a qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant in accordance with Section 15064.5 of the CEQA Guidelines.

If such resources or artifacts are determined to be of native tribal origin, any mitigation or recovery program shall include direction from Ohlone/Costanoan Esselen Nation tribal leadership for proper handling and treatment.

The archaeologist shall also perform appropriate technical analyses, prepare a comprehensive report complete with methods, results, and recommendations, and provide for the permanent curation of the recovered resources. The report shall be submitted to the Northwest Information Center and the State Historic Preservation Office, as required.

Impact: There is a possibility that ground disturbing activities associated with the proposed plan could damage or

destroy previously undiscovered Native American human remains.

CR-2 California Health and Safety Code Section 7050.5 and the CEQA Guidelines Section 15064.5(e) contain the mandated procedures of conduct following the discovery of human remains. According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The Monterey County Coroner shall be notified immediately. The Coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours, who would, in turn, notify the person the Native American Heritage Commission identifies as the Most Likely Descendant of any human remains. Further actions shall be determined, in part, by the desires of the Most Likely Descendant. The Most Likely Descendant has 48 hours to make recommendations regarding the disposition of the remains following notification from the Native American Heritage Commission of the discovery. If the Most Likely Descendant does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the Most Likely Descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

Hazards and Hazardous Materials

Impact: Construction of the proposed parking structures would require grading that may release toxins from the site soils into the environment, if they were to exist.

HAZ-1 Prior to issuance of a grading permit, the City of Sand City will prepare a soils report to identify if hazardous materials are present in the soils that could be released into the environmental and result in health hazards to construction workers and the public in the immediate vicinity during construction activities. The soils report shall be reviewed and approved by the City Building Department.

If hazardous materials are determined to be present within the project site soils, the soils will be remediated prior to issuance of a grading permit.

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 known at this time.

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

Transportation Agency of Monterey County

California Coastal Commission