

CITY OF PACIFIC GROVE

AUTO AUCTIONS AT PACIFIC GROVE MUNICIPAL GOLF COURSE FINAL ADOPTED INITIAL STUDY & MITIGATED NEGATIVE DECLARATION



**CITY OF PACIFIC GROVE
300 FOREST AVE.
PACIFIC GROVE, CA 93950**

REVISED MAY 2018

ADOPTED BY CITY OF PACIFIC GROVE CITY COUNCIL ON MAY 2, 2018



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: Auto Auctions at Pacific Grove Municipal Golf Course

Permit Type: Concession Agreement

2. Lead Agency Name and Address: City of Pacific Grove, 300 Forest Ave., Pacific Grove, CA 93950

3. Lead Agency Contact Person and Phone Number: Daniel Gho, Public Works Director, T: 831-648-5722 E: dgho@cityofpacificgrove.org

4. Project Location: Pacific Grove Municipal Golf Course, 77 Asilomar Ave., Pacific Grove, Monterey County, CA.

5. Project Applicant(s): Worldwide Auctioneers

6. General Plan (GP)/Land Use Plan (LUP) Designations: GP: Open Space (OS); LUP: Open Space-Recreational (OS-R)

7. Zoning: Open Space (OS)

8. Description of the Project: The proposed project is a concession agreement for a series of five annual collector car auctions (one per year) to be conducted at the Pacific Grove Municipal Golf Course (**Figure 1 – Location Map**) as well as minor improvements to pathways, and leveling and resodding of the project area prior to the 2018 event. The agreement would allow a total of five events during 2018 – 2022 with the first event occurring in August 2018. Each event would be a 1-day auction with viewing of the vehicles for approximately two days prior to each auction. Event set-up and tear-down would occur immediately prior to and after the events. The total duration of activity on-site from beginning of set-up to completion of tear-down for each event would be approximately 12 days. Approximately 500 guests would be expected to attend each event, with approximately 80 vehicles and/or motorcycles offered for auction. The auctions would occur inside two tents placed along Asilomar Avenue near the intersections with Surf Avenue and Shell Avenue (**Figure 2 – Site Plan**).

Complimentary valet parking would be provided for event attendees at the Pacific Grove Municipal Golf Links Clubhouse and the 16th fairway, on-street parking along Asilomar Avenue near the Golf Club, as well as the Point Pinos Lighthouse parking area. Parking spaces on Asilomar Avenue would be marked off as reserved for the event. Additionally, the Chamber of Commerce would provide shuttle busses during the day of the event between the auction site and downtown hotels and parking garages. Signage and temporary barriers are proposed to inform attendees that event parking is not permitted in the coastal pull-outs, along Ocean View Boulevard, or in residential areas. City Police Department staff would provide traffic and parking control on event days.

Temporary nighttime lighting would be provided for safety in the event area and positioned so as not to shine directly toward the residences to the east of Asilomar Avenue or toward Crespi Pond on the golf course property to the west.

Prior to the first event in August 2018, a new pedestrian pathway along Asilomar Avenue and a realigned pathway on the golf course are proposed to be installed, as illustrated in **Figure 3**. The area where leveling and resodding is proposed is shown in **Figure 4**.

9. Surrounding Land Uses and Setting: *(Briefly describe the project's surroundings)*

The project site is located on a portion of Pacific Grove Municipal Golf Course, south of Ocean View Boulevard and west of Asilomar Avenue. The project site is within in the Coastal Zone and is designated an Archaeologically Sensitive Area with a Low Land Habitat Sensitivity (Lawn) in the Local Coastal Program. To the east, across Asilomar Avenue, is a single-family residential neighborhood and to the south is Point Pinos Lighthouse.

10. Other public agencies whose approval is required: California Coastal Commission

Figure 1 – Location Map

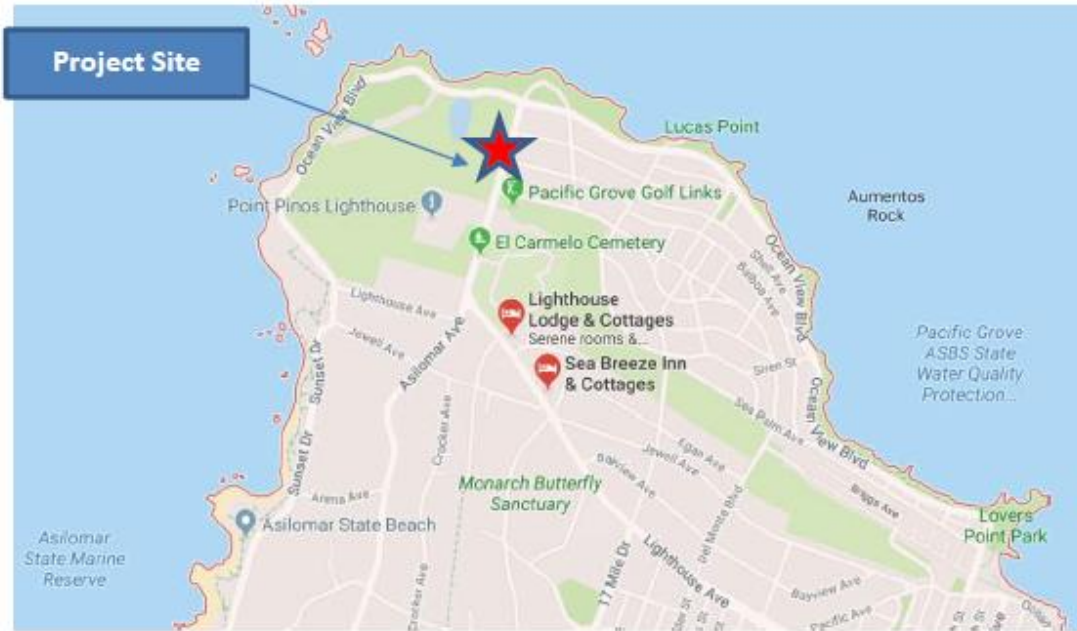


Figure 2 - Site Plan



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**Auto Auction & Improvements
at Pacific Grove
Municipal Golf Course**



Legend

- Crespi Pond
- Crespi Pond - 50' Buffer
- Crespi Pond - 150' Buffer
- Crespi Pond - 250' Buffer
- Crespi Pond - 350' Buffer

- Sand Dunes
- Sand Dunes - 50' Buffer
- Fence
- Relocated Cart Path
- Route to Parking
- New Pedestrian Sidewalk



0 0.0075 0.015 0.03 Miles

0 37.5 75 150 Feet

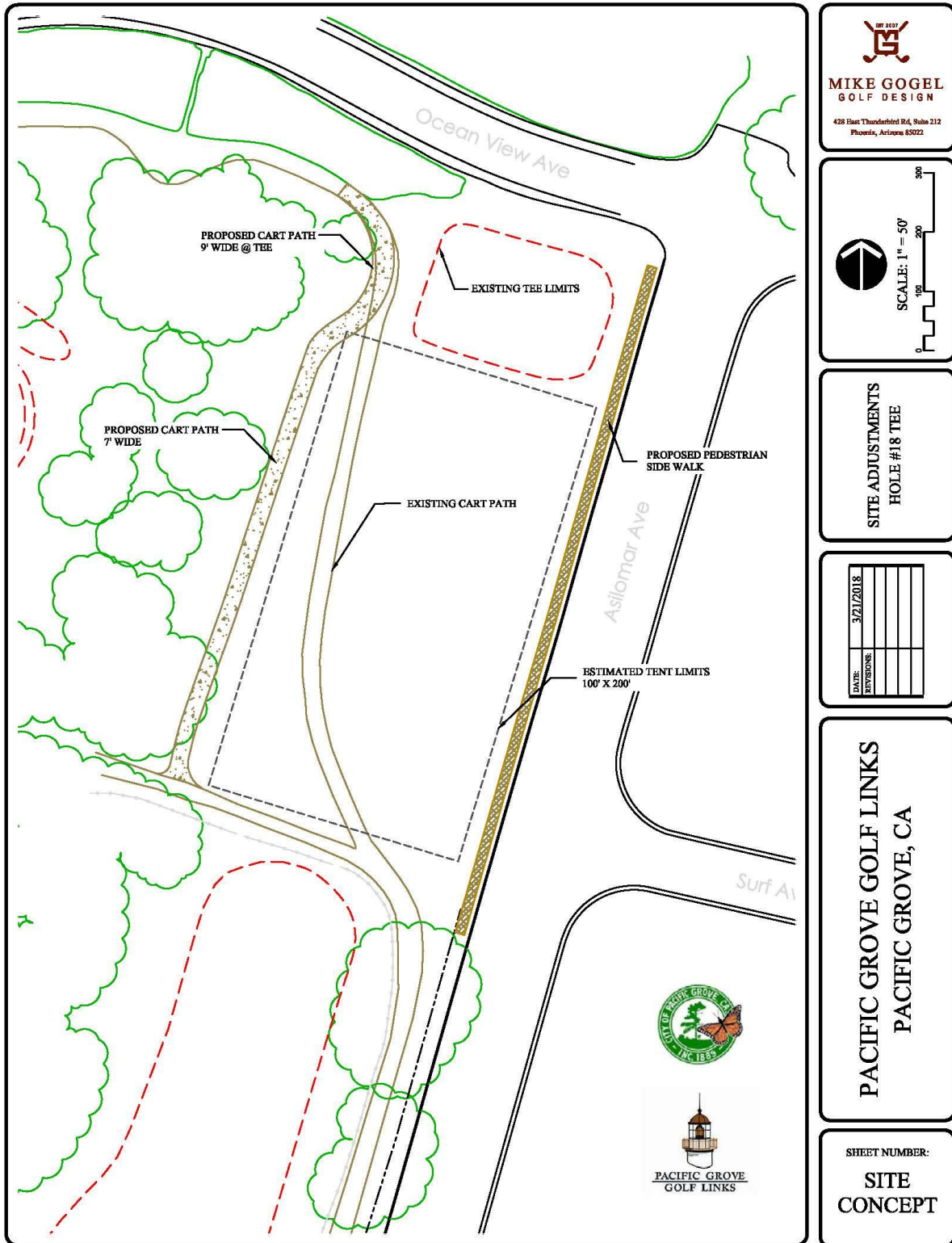
FILE: Pond Buffers - 2

Source: City of PG CDD

SCALE: 1:2,289

PRINT DATE: 5/8/2018

Figure 3 – Pathway Plan



**CONCEPT PLAN
HOLE #18**

LEGEND

CART TRAIL

PEDESTRIAN PATH WITH TIMBER EXPOSE

GRADED AREA - RESOD WITH 328 BERMUDA

MATERIALS ESTIMATE

ITEM	QUANT.	UNITS
Modular Path	332	Linear feet
Proposed Cart Trail Length	238	Linear feet
Proposed Cart Trail Width	54.165	50 feet
Total Pedestrian Path Area	3,340	Sq. feet
4" 1/4" Manu Granite Quarry Fines	43	Cu. Yards

Path Excavation (including timber edge) 42.7 Cu. Yds.
Additional Cart Trail Cuts 18.55 Cu. Yds.

**CONCEPT PLAN
HOLE #18**

LEGEND

CART TRAIL

PEDESTRIAN PATH WITH TIMBER EXPOSE

GRADED AREA - RESOD WITH 328 BERMUDA

MATERIALS ESTIMATE

ITEM	QUANT.	UNITS
Modular Path	332	Linear feet
Proposed Cart Trail Length	238	Linear feet
Proposed Cart Trail Width	54.165	50 feet
Total Pedestrian Path Area	3,340	Sq. feet
4" 1/4" Manu Granite Quarry Fines	43	Cu. Yards

Path Excavation (including timber edge) 42.7 Cu. Yds.
Additional Cart Trail Cuts 18.55 Cu. Yds.

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
	Agriculture and Forestry 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: 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.	



Mark Brodeur, Community & Economic
Development Director
City of Pacific Grove

March 30, 2018

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 CEQA, not 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 "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 15063I(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

I. AESTHETICS

A. Would the project have a substantial adverse effect on an identified scenic vista?

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

B. Would the project 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. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

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

D. Would the project 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, B and C: The Pacific Grove Local Coastal Program's Land Use Plan (LUP) Policy 2.5.4.1 designates the Lighthouse Reservation Lands as a scenic resource, and development within this area could have potentially significant impacts on scenic vistas. However, the proposed project is a series of temporary events with no permanent buildings or long-term uses. As noted in the Project Description, tents would be erected to provide shelter for vehicles and participants during the events and would be removed upon conclusion of each event. There are no state scenic highways within the City of Pacific Grove, and no long-term changes to physical conditions at the site would occur. The short-term nature of the project would reduce potential impacts to a level that is less than significant.

Item D: Exterior nighttime lighting has the potential to produce substantial amounts of light or glare unless the light source is shielded and intensity is kept at levels to sufficiently limit glare. Mitigation Measure AES-1 would substantially reduce the potential for impacts due to light and glare. This mitigation measure, along with the short-term nature of the project, would reduce impacts to a level that is less than significant.

Mitigation Measure

AES-1. All temporary light fixtures shall be placed to direct light rays onto the event site and the lighting intensity shall be limited to the minimum necessary for public safety, as determined by the Public Works Director.

II. 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 project site is located on land identified as *urban and built-up land*.¹ There are no agriculture or forestry resources within or surrounding the project site, therefore no impact would occur.

III. 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
			✓	

¹ ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2014/mnt14_no.pdf

B) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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

C) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

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

D) Expose sensitive receptors to substantial pollutant concentrations?

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

E) Create objectionable odors affecting a substantial number of people?

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

DISCUSSION

Items A, B, C, D, E: 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. The 2012-2015 Air Quality Management Plan (AQMP) outlines the air quality regulations for Pacific Grove and the rest of the MBARD. The proposed project is a series of temporary events and would not conflict with the adopted growth forecast or MBARD requirements; therefore, it would not conflict with or obstruct implementation of the AQMP.

During installation of pathways, site leveling and resodding, and setup of the tents and facilities, 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, as well as the small scale and temporary nature of the proposed project, would reduce potential air quality impacts to a level that is less than significant.

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. Single-family homes are located in the project vicinity to the east. Required compliance with the existing regulations discussed above, as well as the small scale and temporary nature of the proposed project, would reduce potential air quality impacts to sensitive receptors to a level that is less than significant.

Odors generated by the proposed project could result from diesel exhaust during installation of pathways, site leveling and resodding, and transport of equipment and auction vehicles to the site. Required compliance with existing emissions regulations, and the small scale and temporary nature of the project would reduce these impacts to a level that is less than significant.

IV. 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 Wildlife](#) 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 as defined by [Section 404 of the Clean Water Act](#) (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

		✓		
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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
		✓		

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

Items A, B, C, D, E: The Lighthouse Reservation area, in which the proposed project site is located, is identified in the City of Pacific Grove's General Plan and Local Coastal Program Land Use Plan as a land habitat of low sensitivity (lawn). The temporary auction facilities would be located on turf portions of the golf course property, where no sensitive species or habitat is present. Several mature trees are located along the west side of Asilomar Boulevard adjacent to the proposed cart path. No tree removal or modification is proposed in connection with the project. Damage to tree roots would not be anticipated because no excavation would be required. The existing walkway is below street level and decomposed granite would be added as fill to bring the walkway up to the level of the existing curb. Furthermore, if any tree roots were encountered during construction, the City's standard process would be for the City Arborist to determine appropriate actions to protect the trees. As a result, potential impacts to trees would be less than significant.

The nearest area with biological sensitivity is Crespi Pond, located between the 16th and 17th holes of the City of Pacific Grove Municipal Golf Course approximately 350 feet west of the project site. Crespi Pond is a wetland that supports a significant patch of dense freshwater marsh vegetation dominated by broad-leaved cattail and California bulrush, and also provides foraging and nesting

habitat for local and migratory birds as well as other native species. Crespi Pond is part of the City-designated Lighthouse Reservation and golf course, identified as an area of Scientific and Ecological Significance.² The pond is also considered an Environmentally Sensitive Habitat Area under the Coastal Act.³



American coot (Fulica americana) at Crespi Pond (Photo credit Nature ID)

The City's Draft LCP Land Use Plan includes Policy MAR-2:

Wetlands including Crespi Pond and the Majella Slough riparian area shall be considered as Environmentally Sensitive Habitat Areas, and governed by Coastal Act policies 30233, and 30240. No alteration of freshwater wetlands (including Crespi Pond and Majella Slough) shall be allowed, except for maintenance dredging and similar activities essential for restoration and/or enhancement of natural habitats, as well as other uses and development specified in the Biological Resources and Environmentally Sensitive Habitat Areas chapter of this Land Use Plan, and only where there is no feasible less environmentally

² Draft City of Pacific Grove LCP LUP, February 2017, p. 55

³ Ibid, p. 45

*damaging alternative and where feasible mitigation measures have been provided to minimize adverse environmental effects.*⁴

Crespi Pond is dredged typically every other year to maintain a balance of 70% open water and 30% vegetation and reduce eutrophication in the pond in accordance with Coastal Development Permit Waiver (No. 3-14-0375).⁵ The following mitigation measure would ensure that no activity would occur in or immediately adjacent to Crespi Pond, and would reduce potential impacts on biological resources to a level that is less than significant.

Mitigation Measure

BIO-1. Prior to commencement of any event activities, temporary fencing shall be installed to prevent encroachment into the area near Crespi Pond in a manner meeting the approval of the Public Works Director. The fencing shall remain in place throughout the duration of the event, and event staff shall ensure that all activities are conducted within the perimeter fence.

Item F: The proposed project is not located within a Habitat Conservation Plan, Natural Conservation Community Plan, other local, regional, or state habitat conservation plan. No impact would occur.

V. 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. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

⁴ Ibid, p. 45

⁵ DDA, Inc., [Crespi Pond California Red-Legged Frog Second Effort Pre-Dredging Survey](#), October 27, 2015

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

D. 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: Point Pinos Lighthouse is located approximately 850 feet south of the project site adjacent to the golf course. Dating from 1855, it is the oldest working lighthouse on the Pacific Coast and a frequently-visited coastal landmark. The proposed project would be expected to increase visitation to the lighthouse during the auction events but would not alter the lighthouse or have an effect on its historical significance; therefore, impacts would be less than significant.

Item B, D: The site is located within the Lighthouse Reservation, an archaeologically sensitive area. The proposed project would involve shallow ground disturbance; therefore, it is possible that archaeological resources or human remains could be discovered during construction activities. The following mitigation measure would reduce potential impacts to a level that is less than significant.

Mitigation Measures

See Section XVII, Tribal Cultural Resources.

Item C: The site has not been identified as a Significant Paleontological Locality⁶ according to the County of Monterey; therefore, potential impacts of the proposed project are considered to be less than significant.

VI. 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.

⁶ County of Monterey General Plan EIR, Exhibit 4.10.1-Paleontological Resources, 2007.

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
				✓

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 events. In addition, no permanent structures are proposed in connection with the proposed project. Potential impacts would be less than significant.

Item A(ii): Pacific Grove is situated on relatively stable granite bedrock, which reduces the likelihood of damage resulting from groundshaking. In addition, no permanent structures are proposed in connection with the proposed project. Potential impacts would be less than significant.

Item A(iii): The potential for ground failure and liquefaction exists primarily in sandy beach areas. No permanent structures are proposed in connection with the proposed project. Potential impacts would be less than significant.

Item A(iv): The potential for landslides exists primarily in hillside areas. Due to the shallow granite bedrock and the relatively level topography of the project site, landslides have not been identified as a concern for the proposed project. In addition, no permanent structures are proposed in connection with the proposed project. Potential impacts would be less than significant.

Item B, C & D: No permanent structures and only shallow ground disturbance is proposed in connection with construction of pathways and leveling and resodding of the project area. Potential impacts would be less than significant.

Item E: No septic tanks or alternative waste water disposal systems are proposed in connection with the project. No impact would occur.

VII. 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. 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 to 4 degrees Fahrenheit over the next century. Due to the nature of global climate change, it is not anticipated that any single development project would have a substantial effect on global climate change. Project-related greenhouse gas emissions typically include emissions from construction and mobile sources. Since no permanent buildings are proposed, the primary source of greenhouse gas emissions resulting from the proposed project would be from installation of pathways, leveling and resodding, and temporary vehicle traffic during the events and during set-up and take-down. Because there would not be a long-term increase in vehicle trips, the proposed project would have a less than significant impact on localized greenhouse gas emissions. Additionally, the proposal would not conflict with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emission. Potential impacts would be less than significant.

VIII. 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
				✓

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, B: The proposed vehicle auctions would involve automobiles containing small amounts of fuel, oil, coolant, brake fluid and other similar hazardous materials. Although minor leaks and spills could occur, the short duration and minor amounts of such materials would reduce potential impacts to a level that is less than significant.

Item C: The project site is not located within one-quarter mile of a school. No impacts would occur.

Item D: The project site is not located on a hazardous materials site.⁷ No impacts would occur.

Items E, F: The project site is not located within two miles of a public airport or in the vicinity of a private airstrip. No impacts would occur.

⁷

http://www.envirostor.dtsc.ca.gov/public/search.asp?PAGE=7&CMD=search&ocieerp=&business_name=&main_street_number=&main_street_name=&city=&zip=&county=&branch=&status=ACT%2CBKLG%2CCOM%2CCOLUR&site_type=CSITES%2COPEN%2CFUDS%2CCLOSE&cleanup_type=&npl=&funding=&reporttype=CORTESE&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&display_results=&pub=&hwmp=False&permitted=&pc_permitted=&inspections=&complaints=&censustract=&esdecile=&ORDERBY=city&next=Next+50

Item G: During site preparation and event and setup/teardown the proposed activities could potentially interfere with emergency access if appropriate traffic control measures were not implemented. The following mitigation measure would reduce this potential impact to a level that is less than significant.

Mitigation Measure

HAZ-1. Prior to commencement of any event activities, the applicant shall prepare a traffic control and emergency access plan in a manner meeting the approval of the Public Works Director and the Police Department. Event staff shall ensure that all activities are conducted, and emergency access is maintained, in compliance with the plan.

Item H: The project site is not located in a designated Very High Fire Hazard Severity Zone.⁸ However, under extreme conditions wildland fire could still pose risks to the project site. The temporary nature of the proposed project together with fire protection services provided by the Monterey Fire Department would reduce potential impacts to a level that is less than significant.

IX. HYDROLOGY AND WATER QUALITY

Would the project:

A) Violate any [water quality standards or waste discharge requirements](#)?

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 there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

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, in a manner which would result in substantial erosion or siltation on- or off-site?

⁸ http://www.fire.ca.gov/fire_prevention/fhsz_maps_monterey

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

D) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or 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
			✓	

E) 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?

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

F) Otherwise substantially degrade water quality?

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

G) Place housing within a 100-year flood hazard area as mapped on a [federal Flood Hazard Boundary](#) or [Flood Insurance Rate Map](#) or other flood hazard delineation map?

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

H) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

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

I) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

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

J) Inundation by seiche, tsunami, or mudflow?

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

DISCUSSION

Item A, B, C, D, E, F: The proposed project would not involve any new water or wastewater connections. No groundwater use would occur, and no permanent increase in impermeable surfaces are proposed. Temporary tents would be erected for the events, which would create impermeable surfaces only for the duration of the events. No substantial change to existing drainage patterns or increased erosion would occur. During site leveling and pathway installation, standard construction contract specifications require appropriate measures to prevent erosion and runoff from the site. No other activities are proposed that could result in impacts to water quality. Potential impacts would be less than significant.

Item G, H: The project does not propose to construct housing or other structures within a 100-year flood plain. No impact would occur.

Item I: The project site is not located within a dam or levee flood hazard area. No impact would occur.

Item J: The project site is not located near a lake or reservoir that could result in a seiche hazard, nor is the site within a mudflow hazard area. However, the site is located within a Tsunami Inundation Area according to the California Geological Survey.⁹ According to CGS, the inundation area represents the maximum considered tsunami runup from a number of extreme, yet realistic, tsunami sources. Tsunamis are rare events and due to a lack of known occurrences in the historical record, the probability of a tsunami affecting the project area within a specific period of time is unknown. Because no permanent structures are proposed in connection with the project, no long-term risk from a tsunami would occur. Potential risk to event participants would be limited to the duration of the events. This temporary risk would be reduced to a level that is less than significant

⁹ California Geological Survey, Tsunami Inundation Map for Emergency Planning - Monterey Quadrangle, 2009

through existing emergency mitigation procedures set forth in the Monterey County Multi-Hazard Mitigation Plan.¹⁰

X. 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. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) 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
			✓	

C. Conflict with any applicable habitat conservation plan or natural community conservation plan?

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

DISCUSSION

Item A: The proposed project would be a series of temporary events that would not alter existing land use patterns. No impact would occur.

Item B: As discussed in Sections I (Aesthetics) and IV (Biological Resources) above, the project could conflict with General Plan and LCP policies. However, the mitigation measures included in those sections would reduce potential impacts to a level that is less than significant.

Item C: The project site is not within any habitat conservation plan or natural community conservation plan. No impact would occur.

¹⁰ <https://www.cityofpacificgrove.org/sites/default/files/general-documents/emergency-preparedness/mc-mjhmp-final-appendices-p-r-reduced.pdf>

XI. 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. In addition, only shallow ground disturbance is proposed in connection with construction of pathways and leveling and resodding of the project area. Potential impacts would be less than significant.

XII. NOISE

Would the project result in:

A) Exposure of persons to or generation of noise levels 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) Exposure of persons to or 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) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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

D) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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

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 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
				✓

F) For a project within the vicinity of a private airstrip, 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, D: The proposed project does not involve construction of permanent buildings. Noise may be generated during installation of pathways, site leveling and resodding, erection and dismantling of event tents, and from activities during the event. All noise-generating work would be limited to the permitted hours of construction as set forth in Municipal Code Sec. 11.96.040, which limits all noise-generating construction activities, as well as delivery and removal of materials and equipment associated with those construction activities, 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. Ground-borne vibration could occur from installation of pathways, site leveling and the pounding of tent stakes; however, such noise would be temporary and limited to the allowable hours of construction. Required compliance with these Code provisions would reduce potential impacts to a level that is less than significant.

During the events, noise could result from movement of vehicles to and from the auction area. This temporary noise would not be expected to exceed the noise generated by normal vehicle traffic and is considered less than significant. In addition, no amplified sound is proposed outside the event tents. Amplified sound inside the tents would be limited to the minimum level necessary and the event will be in compliance with the regulations set forth in PGM Chapter 11.96, Unlawful Noises; therefore, non-vehicular noise levels would be less than significant.

Item C: The proposed temporary events would not affect long-term noise levels in the vicinity. No impact would occur.

Items E, F: The project site is not located within two miles of an airport or within an airport land use plan, nor is the project in the vicinity of a private airstrip. No impact would occur.

XIII. POPULATION AND HOUSING

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 housing, necessitating the construction of replacement housing elsewhere?

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

C) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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

DISCUSSION

Item A: The proposed project would be temporary events and would not generate population growth in the area. No impact would occur.

Item B: The proposed project would not eliminate existing housing, and no impact would occur.

Item C: The proposed project would not displace people, and no impact would occur.

XIV. 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, B: The proposed project could generate demand for police and fire protection for the duration of the events; however, no additional facilities would be necessitated by the project. Impacts would be less than significant.

Items C, E: Since the proposed project is a series of temporary events, no increase in demand for schools, parks or other public facilities would result and no impact would occur.

Item D: During the events it is possible that attendees may visit public parks in the area. However, due to the short duration of the events, no substantial effect on service levels would be anticipated and potential impacts would be less than significant.

XIV. RECREATION

A) Would the project 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

Item A: During the events it is possible that attendees may visit public parks and other recreational facilities in the area. However, due to the short duration of the events, no substantial effect on service levels would be anticipated and potential impacts would be less than significant.

Item B: No. The project does not include recreational facilities nor would it generate a substantial level of demand that would require the construction or expansion of recreation facilities. No impact would occur.

XVI. TRANSPORTATION/TRAFFIC

Would the project:

A) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

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

B) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

C) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

D) 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
			✓	

E) Result in inadequate emergency access

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

		✓		
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F) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

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

DISCUSSION

Items A, B, D, F: The proposed temporary events would have no effect on long-term transportation patterns and would not conflict with the General Plan, the Local Coastal Program Land Use Plan, Zoning Ordinance, or regional transportation plans. No physical changes to roads or other transportation facilities are proposed. During the events, visitation to the project area would be expected to increase and additional parking is proposed on the golf course property, and shuttle service to and from local hotels would be provided. Potential impacts would be less than significant.

Item C: The proposed temporary events would have no effect on air traffic patterns.

Item E: The proposed project does not involve physical alterations to public streets or sidewalks that provide access to the site. If temporary street closures are required during the events, the project sponsor will be required to comply with existing regulations regarding emergency access, including obtaining a city Encroachment Permit and/or traffic control and emergency access plan. Required compliance with the following mitigation measure would reduce potential impacts to a level that is less than significant.

Mitigation Measure

HAZ-1. Prior to commencement of any event activities, the applicant shall prepare a traffic control and emergency access plan in a manner meeting the approval of the Public Works Director and the Police Department. Event staff shall ensure that all activities are conducted, and emergency access is maintained, in compliance with the plan.

XVII. 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, B: The LCP indicates that project site is located within the Lighthouse Reservation, an archaeologically sensitive area.¹¹ While only shallow ground disturbance is proposed in connection with the proposed project for pathways, surface leveling and resodding, it is possible that archaeological resources or human remains could be discovered during construction. The proposed project would involve shallow ground disturbance; therefore, it is possible that tribal cultural resources, archaeological resources or human remains could be discovered during construction activities. The following mitigation measures would reduce potential impacts to a level that is less than significant.

Mitigation Measure

CUL-1. Archaeological and Tribal Resources.

- a. A Native American Monitor of the Ohlone/Costanoan-Esselen Nation, approved by the OCEN Tribal Council, and a qualified archaeological monitor, shall be present during project excavations and other earth disturbances. If, at any time, potentially significant tribal cultural features, archaeological resources, or human remains are encountered during construction, work shall be halted within 164 feet (50 meters) of the find until the monitors can evaluate the discovery. If the feature is determined to be significant, work will remain halted until an appropriate mitigation is developed, with the concurrence of the lead agency, and implemented.

¹¹ Pacific Grove Local Coastal Program Land Use Plan, Fig. 3, 1989

- b. Prior to the start of construction, a representative from the OCEN Tribe 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 an archaeological or tribal cultural resource during construction activities. The representative will briefly explain the history of the tribe, why resources may be found on the property, and what construction staff should do if such resource is spotted on the project site. The construction personnel will be shown a photo of the resource.
- c. If, at any time, human remains are identified, work must be halted and the Monterey County Coroner must be notified immediately. If the Coroner determines that the remains are likely to be Native American, the Native American Heritage Commission must be notified as required by law. The Most Likely Descendant designated by the Heritage Commission will provide recommendations for treatment of Native American human remains.
- d. If sufficient quantities of cultural material are recovered during monitoring/data recovery, appropriate mitigation measures shall be determined by the OCEN tribe.
- e. Following monitoring and data recovery, a report suitable for compliance documentation should be prepared. This report should document the field methodology and findings and make management recommendations, as necessary.
- f. If analysis of cultural materials is undertaken, a Final Technical Report documenting the results of all scientific studies should be completed with a year following completion of monitoring and data recovery field work.

XVIII. UTILITIES AND SERVICE SYSTEMS

Would the project:

A) Exceed wastewater treatment requirements of the applicable [Regional Water Quality Control Board](#)?

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

B) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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

C) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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

D) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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

E) 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
				✓

F) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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

G) 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

Item A, B, C, D, E: The proposed project consists of temporary events and would not involve changes to water, wastewater or stormwater drainage systems. No impact would occur.

Item F, G: Solid waste would be generated during the event. However, the limited scope and short-term duration of the proposed event would not result in a substantial increase in solid waste, and the

event sponsor must collect and dispose of solid waste in compliance with existing regulations. Potential impacts would be less than significant.

XIX. 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: The proposed project is a series of five annual temporary events that would not involve construction other than site leveling/resodding and installation of pathways. Disturbance to vegetation would be limited to turf on the golf course site, which is not a sensitive habitat. However, the project site is near Crespi Pond, a sensitive wetland resource. Mitigation measures AES-1 and BIO-1 would protect this resource by preventing any encroachment or other physical disturbance during the event, including nighttime glare, and reduce potential impacts to a level that is less than significant.

Item B: The proposed series of five annual auctions would be short-term events, and similar events have occurred in the past and may occur in the future in Pacific Grove. Permit requirements and

mitigation measures discussed above reduce the potential environmental impacts of the proposed project, and similar restrictions would be expected for other future events in this location. Therefore, potential impacts would not be cumulatively considerable and would be reduced to a level that is less than significant.

Item C: The short-term nature of the proposed events, together with standard requirements and mitigation measures related to aesthetics and hazards, would reduce potential effect on humans to a level that is less than significant.

SUMMARY OF MITIGATION MEASURES

AES-1. All temporary light fixtures shall be placed to direct light rays onto the event site and the lighting intensity shall be limited to the minimum necessary for public safety, as determined by the Public Works Director.

BIO-1. Prior to commencement of any event activities, temporary fencing shall be installed to prevent encroachment into the area near Crespi Pond in a manner meeting the approval of the Public Works Director. The fencing shall remain in place throughout the duration of the event, and event staff shall ensure that all activities are conducted within the perimeter fence.

CUL-1. Archaeological and Tribal Resources.

- a. A Native American Monitor of the Ohlone/Costanoan-Esselen Nation, approved by the OCEN Tribal Council, and a qualified archaeological monitor, shall be present during project excavations and other earth disturbances. If, at any time, potentially significant tribal cultural features, archaeological resources, or human remains are encountered during construction, work shall be halted within 164 feet (50 meters) of the find until the monitors can evaluate the discovery. If the feature is determined to be significant, work will remain halted until an appropriate mitigation is developed, with the concurrence of the lead agency, and implemented.
- b. Prior to the start of construction, a representative from the OCEN Tribe 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 an archaeological or tribal cultural resource during construction activities. The representative will briefly explain the history of the tribe, why resources may be found on the property, and what construction staff should do if such resource is spotted on the project site. The construction personnel will be shown a photo of the resource.
- c. If, at any time, human remains are identified, work must be halted and the Monterey County Coroner must be notified immediately. If the Coroner determines that the remains are likely to be Native American, the Native American Heritage Commission must be notified as required by law. The Most Likely Descendant designated by the Heritage Commission will provide recommendations for treatment of Native American human remains.
- d. If sufficient quantities of cultural material are recovered during monitoring/data recovery, appropriate mitigation measures shall be determined by the OCEN tribe.
- e. Following monitoring and data recovery, a report suitable for compliance documentation should be prepared. This report should document the field methodology and findings and make management recommendations, as necessary.

- f. If analysis of cultural materials is undertaken, a Final Technical Report documenting the results of all scientific studies should be completed within a year following completion of monitoring and data recovery field work.

HAZ-1. Prior to commencement of any event activities, the applicant shall prepare a traffic control and emergency access plan in a manner meeting the approval of the Public Works Director and the Police Department. Event staff shall ensure that all activities are conducted, and emergency access is maintained, in compliance with the plan.