

**CITY OF PACIFIC GROVE**  
**NOTICE OF INTENT TO ADOPT**  
**A PROPOSED MITIGATED NEGATIVE DECLARATION AND**  
**MITIGATION MONITORING PROGRAM**

**ADDRESS OF PROJECT:** Pacific Grove Public Library, 550 Central Avenue, Pacific Grove, CA, 93950

**PROJECT DESCRIPTION:** Proposed additions and related improvements to the Pacific Grove Public Library including vacating a 6,300 square foot portion of Grand Avenue, a 45' wide public street. The project objective is to provide a community room to conduct programs related to the Pacific Grove Public Library. The project includes the following elements:

- A new 2,657 square foot community room addition to the west side of the Pacific Grove Public Library
- Remove 117 square feet of existing walkways and install 740 square feet of new walkway and related flatwork in Jewell Park for a new entrance lobby to the Library that is accessed from the Park resulting in a net increase in 623 square feet of paved area
- New public restrooms inside the proposed addition,
- Enclosing the existing entrance arcade on the south side of the Library (Central Avenue side) resulting in 1,002 square feet of additional enclosed area.
- Vacating a 6,300 square foot portion of Grand Avenue between Park Place and Central Avenue adjacent to the east side of Jewell Park including assignment of general plan, local coastal land use program land use plan, and zoning district designations for the vacated portion of the street.
- Relocate and replace existing sewer lateral and relocate existing water line beneath the vacated portion of Grand Avenue
- Remove existing storm drain on Park Place and install new storm drain along vacated portion of Grand Avenue across Park Place
- Lot line adjustment related to street vacation and designation.
- Amend the local coastal program/land use plan to change the existing Medium High Density Residential land use designation to Public/Library for the Library block.
- Redirecting vehicle traffic on Park Place to one-way eastbound and providing on-street diagonal parking along a portion of Park Place.
- The intersection of Fountain and Central Avenues will be altered to eliminate the angled curb and will result in modifications to existing on-street angled parking spaces.
- Vehicle traffic on Fountain Avenue between Central Avenue and Park Place will be redirected to one-way southbound; the angle of on-street diagonal parking will be adjusted accordingly.
- The project includes landscaping the abandoned portion of Grand Avenue (west side) of the library that does not have other improvements, one Liquidambar tree is proposed for removal. Landscaping will include planting areas, walkways, handicapped ramps, and public seating areas.

**NAME AND ADDRESS OF APPLICANT:** City of Pacific Grove, 300 Forest Avenue, Pacific Grove, CA 93950

**NAME AND ADDRESS OF PROPERTY OWNERS:** City of Pacific Grove, 300 Forest Avenue, Pacific Grove, CA 93950

**AGENCY CONTACT PERSON:** Barbara Nelson, AICP, Senior Planner, Community Development Department, City of Pacific Grove (831) 648-3190

Notice is hereby given that the project described above has been reviewed in accordance with the State of California Public Resources Code, the California Environmental Quality Act, The City of Pacific Grove General Plan, City of Pacific Grove Local Coastal Program Land Use Plan and the Pacific Grove Municipal Code. Based on this review, a Proposed Mitigated Negative Declaration

is hereby made on this project. The reason for this determination is that, as mitigated, the project will not result in significant adverse impacts to the environment.

The Proposed Mitigated Negative Declaration including a Proposed Mitigation Monitoring Program and Initial Study are on file at the Community Development Department, 300 Forest Avenue, Pacific Grove, California, 93950 (831) 648-3190. The Public Review Period for the Proposed Mitigated Negative Declaration will end at the close of business, 4:45 p.m., on Wednesday, April 6, 2005 (30 Days).

A public hearing before the Planning Commission to make a recommendation to the City Council regarding the proposed Mitigated Negative Declaration, Mitigation Monitoring Program, General Plan and Local Coastal Program Land Use Plan amendments, zoning designation, street vacation and water allocation is anticipated to be scheduled on Thursday, May 19, 2005 at 6:00 P.M. at the Pacific Grove City Council Chambers, Pacific Grove Civic Center, 300 Forest Avenue, Pacific Grove, California.

A public hearing for the City Council to consider the proposed Mitigated Negative Declaration, Mitigation Monitoring Program, General Plan and Local Coastal Program Land Use Plan amendments, zoning designation, street vacation and water allocation is anticipated to be scheduled on Wednesday, June 1, 2005 at 6:00 P.M. at the Pacific Grove City Council Chambers, Pacific Grove, California.

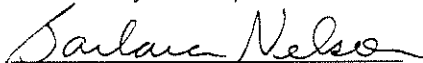
A public hearing for the Planning Commission to consider the use permit and tree permit applications is anticipated to be scheduled on Thursday, June 16, 2005.

A public hearing for the Architectural Review Board to consider the architectural approval application is anticipated to be scheduled on Tuesday, June 28, 2005.

Site Plan Review Committee action on the project and approval of the Lot Line Adjustment Application will be scheduled at a date to be determined.

Further information about this project is available in the Pacific Grove Community Development Department, 300 Forest Avenue, Pacific Grove, CA 93950.

Jon M. Biggs  
Community Development Director



Barbara Nelson  
Senior Planner

February 28, 2005

CITY OF PACIFIC GROVE  
ENVIRONMENTAL INFORMATION  
(To be completed by Applicant)

Agenda Item No. **6D**  
Planning Commission

CDD Use only  
FEE \_\_\_\_\_  
ACCOUNT NO. 01-417-00

Accepted for submittal by: B. Oldfield  
[CDD Staff person]

Date: 12/19/03

**I. General Information**

1. Name: City of Pacific Grove (Library)  
 Owner  Applicant
- Mailing Address: 300 Forest Ave.  
Pacific Grove, CA 93950
- Applicant's Daytime Telephone: ( 831 ) 648-5761
- Owner's Phone (if applicant is not owner) ( 831 ) 648-3106
2. Project Address: 550 Central Ave. Pacific Grove, CA 93950  
Assessor's Parcel Number 006-171-098
3. Permit Application Number \_\_\_\_\_  
Lot(s) N/A Block E Tract Pacific Grove Retreat

**II. Existing Site Information**

1. Current Use: Public Library
2. Size of Site: 20,258 sq. ft.  
(a) Source of information: Parcel maps
3. Total building square footage: 12,592.7
4. Number of stories: 1
5. Number of off-street parking spaces provided  
(a) Covered 0; uncovered 0

RECEIVED

DEC 19 2003

COMMUNITY DEV. DEPT.

6. Number of dwelling units: \_\_\_\_\_
  - (a) Number of bedrooms per unit: \_\_\_\_\_
  - (b) Density (units per square foot of land) \_\_\_\_\_
  
7. Complete the following if commercial, industrial or institutional use:
  - (a) Gross square footage: 12,592.7
  - (b) Net square footage: \_\_\_\_\_
  - (c) Description of loading facilities (include hours and days of deliveries/pickups):  
Curbside book return available 24/7: emptied 4/day, M-Sat;  
commercial delivery (UPS/FedEx): 1/day M-F; private courier @  
9:10 a.m. M-F (interlibrary delivery)
  - (d) Hours and days of operation: Currently M-Tu, 10 a.m.-9 p.m.; W-Th,  
10 a.m.-6 p.m.; Fri-Sat, 10 a.m.-5 p.m. (may vary from reports due to  
budget reductions)
  - (e) Number of employees per shift: Current: 38-12: 7; 12-5: 8; 5-9: 3  
(may vary by day of week and depending on budget reductions)

**III. Proposed Project Information**

1. Proposed use: Multipurpose community room
2. Size of site (if different from existing): 26,558 sq. ft. (Library site + proposed Grand Ave.  
closed segment)
3. Proposed building square footage: 16,252
4. Proposed number of stories: 1
5. Proposed number of off-street parking spaces provided
  - (a) Covered 0; uncovered 0
  
6. Proposed number of dwelling units: \_\_\_\_\_
  - (a) Number of bedrooms per unit: \_\_\_\_\_
  - (b) Density (units per square foot of land) \_\_\_\_\_
  - (c) Range of sale prices or rents: \_\_\_\_\_

RECEIVED

DEC 19 2003

COMMUNITY DEV. DEPT.

7. If proposed project is a commercial, industrial, or institutional use, please complete the following:

- (a) Gross square footage: 16,252
- (b) Net square footage: \_\_\_\_\_
- (c) Description of loading facilities (include hours and days of deliveries/pickups):  
Curbside book return available 24/7: emptied 4/day; M-Sat;  
commerical delivery (UPS/FedEx): 1/day M-F; private courier @  
9:10 a.m., M-F (interlibrary delivery)
- (d) Hours and days of operation: Currently: M-Tu, 10 a.m.-9 p.m.; W-Th,  
10 a.m.-6 p.m.; Fri-Sat, 10 a.m.-5 p.m. (may vary from reports due to  
budget reductions)
- (e) Number of employees per shift: Current: 8-12: 7; 12-5 8; 5-9 3  
(may vary by day of week and depending on budget reductions)

List and describe any required permits, reviews or approvals required for this project by city,

regional, state and/or federal agencies: Use permit; architectural approval; building

permit; water permit; sewer permit; coastal development permits; Monterey Bay

Regional Air Quality District approval; site plan review committee; Traffic

Commission; ADA Compliance Advisory Committee; *General Plan Amendment*

*zoning amendment; lot line adjustment; Tree permit; Local*

*Coastal Program amendment; water allocation*

**CERTIFICATION:**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Dated: 12-19-2003

(X) *Ross G. Hubbard*

Ross G. Hubbard

Please Print Name

Owner

Authorized Agent for Owner

RECEIVED

DEC 19 2003

Rev. 01-25-01 mjs

MITIGATION REPORTING AND MONITORING PROGRAM

Pacific Grove Public Library Expansion  
550 Central Avenue, Pacific Grove, California

Applicant: City of Pacific Grove

Lead Agency:



CITY OF PACIFIC GROVE  
COMMUNITY DEVELOPMENT DEPARTMENT

## INTRODUCTION

### BACKGROUND

Since January 1, 1989, public agencies have been required to prepare a mitigation monitoring or reporting program to assure compliance with mitigation measures adopted pursuant to the California Environmental Quality Act (CEQA). A mitigation reporting and monitoring program must be designed to ensure a project's compliance with adopted mitigation measures during project implementation. It also provides feedback to agency staff and decision makers about the effectiveness of their actions, offers learning opportunities for improving mitigation measures on future projects, and identifies when enforcement actions are necessary.

### PURPOSE

The purpose of the mitigation reporting and monitoring program for the proposed project is to ensure that all mitigation measures adopted as part of project approval are implemented and completed during and after construction. This program will be used by the City of Pacific Grove to verify that all required mitigation measures are incorporated into the project and will serve as a convenient tool for logging the progress of mitigation measure completion and for determining when required mitigation measures have been fulfilled.

### MANAGEMENT

The City of Pacific Grove Community Development Department is the lead agency for the project and will be responsible for overseeing the administration and implementation of the mitigation reporting and monitoring program.

The staff planner for the project will be responsible for managing the mitigation reporting and monitoring program. Duties of the staff planner responsible for managing the program shall include, but not be limited to, the following:

- ◆ Conduct inspections, zoning plan checks, and reporting activities as required.
- ◆ Serve as a liaison between the City and applicant regarding mitigation monitoring issues.
- ◆ Coordinate activities of consultants and contractors hired by applicant to implement and monitor mitigation measures.
- ◆ Provide follow-up to citizen's complaints.
- ◆ Complete and maintain documents and reports required for the mitigation reporting and monitoring program.
- ◆ Coordinate and assure enforcement measures necessary to correct actions in conflict with the mitigation reporting and monitoring program, if necessary.

### BASELINE DATA

Any baseline data for the mitigation reporting and monitoring program are contained in the Mitigated Negative Declaration that is adopted by the Pacific Grove Planning Commission.

### DISPUTE RESOLUTION

As with any regulatory document, disputes may arise regarding the interpretation of specific language or program requirements; therefore, a procedure for conflict resolution needs to be included as part of this mitigation reporting and monitoring program. In the event of a disagreement about appropriate mitigation measure implementation, the project planner will notify the Community Development Director via a brief memo and hold a meeting with the project applicant and any other parties deemed appropriate. After assessing the information, the project planner will determine the appropriate measure for mitigation implementation and will notify the Community Development Director via memo of the decision. The project applicant or any interested party may appeal the decision of the project planner to the Planning Commission within five (5) calendar days of the decision. The Planning Commission's decision may be appealed to the City Council.

### ENFORCEMENT

All mitigation measures must be complied with in order to fulfill the conditions of approval. In cases where some of the conditions of approval are required before the commencement of construction; compliance with those conditions will be verified before the issuance of a building permit. Other conditions will be implemented during construction and after construction is completed. For those conditions implemented during construction, if work is performed in violation of conditions of approval, a stop work order will be issued. A performance bond or deposit of funds, at the discretion of the City of Pacific Grove in an amount necessary to complete the condition of approval, with the City of Pacific Grove is required for ongoing conditions of approval, such as the landscape restoration plan. Failure to implement these conditions of approval will result in the forfeiture of the funds for use in implementing these conditions.

### PROGRAM

This mitigation reporting and monitoring program includes a table of mitigations measures adopted for the project. This table identifies each mitigation measure and parties responsible for its reporting, monitoring and implementation. It also identifies at which project stage the mitigation measure is required and verification of the date on which the mitigations measure is completed.

### FUNDING

For the proposed project at the Pacific Grove Public Library, 550 Central Avenue, Pacific Grove, California, the project applicant shall be responsible for the costs of implementing and monitoring the mitigation measures except where otherwise noted.

MITIGATION	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFICATION DATE
<p>1. Prior to issuance of the building permit, the City shall retain an archaeologist with local expertise to serve as the Project Archaeologist. The City shall provide the Project Archaeologist with the required conditions of the building permit that pertain to excavation on the site. The Project Archaeologist shall monitor all project-related earth-disturbance activities.</p>	<p>Applicant, City of Pacific Grove</p>	<p>Prior to issuance of the building permit</p>	<p>Project Archaeologist and Community Development Dept. staff</p>	
<p>2. Prior to issuance of a demolition or building permit, a pre-construction meeting shall be held on the site with the Project Archaeologist, the general contractor, and Community Development Department staff. The purpose of the meeting is to review all project permits and mitigation measures prior to commencement of project related earth disturbance activities.</p>	<p>Community Development Dept. staff, Project Archaeologist, General Contractor and Project Architect</p>	<p>Prior to issuance of the building permit</p>	<p>Community Development Dept. staff</p>	
<p>3. The Project Archaeologist shall be present during project-related grading, excavation and landscaping activities requiring disturbance of soils extending to a total depth of three feet or more below the highest point in the middle of the Grand Avenue roadbed as specified in the archaeological report.</p>	<p>Project Archaeologist</p>	<p>During project-related earth disturbance activities</p>	<p>Community Development Dept. staff</p>	

MITIGATION	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFICATION DATE
<p>4. If artifacts are discovered on the site as part of project related activities a data recovery program shall be developed by the Project Archaeologist. The data recovery program shall emphasize preservation in place; however, resource recovery (extraction), if necessary, shall include the following:</p> <p>No resource materials shall be removed from the site without first providing, to the Community Development Department staff, a resource inventory including photographic documentation of features and identification of the location where the items will be curated;</p> <p>If materials requiring professional analyses are recovered, a maximum of two radiocarbon dates shall be conducted;</p> <p>Additional analyses (for example, professional evaluation of animal bone, lithic artifacts and debitage, or bead analysis if any beads are recovered) may be required subject to the review and authorization by the Community Development Department Director;</p> <p>The Project Archaeologist shall submit a summary of the data recovery program findings to the Community Development Department Director prior to final approval of the building permit.</p>	<p>Project Archaeologist</p>	<p>Within one year of project completion</p>	<p>Community Development Dept. staff</p>	

MITIGATION	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFICATION DATE
<p>The Project Archaeologist shall complete and submit a Final Technical Report to the Community Development Department Director, and the Regional Information Center at Sonoma State University within one year of project completion.</p>				
<p>5. If human remains, or unique or intact archaeological artifacts/cultural features or soils are encountered at any time during project implementation, earth-disturbing work shall be immediately halted within 50' of the find and the Community Development Department Director shall be immediately notified. If human remains are identified, the Monterey County Coroner shall be immediately notified, and, if the remains are determined to be Native American, the Native American Heritage Commission shall be notified as required by law. Work shall not recommence until the find can be evaluated by the Project Archaeologist. If the find is determined to be significant, additional appropriate mitigation measures (mitigation plan) shall be formulated.</p>	<p>General Contractor and Project Archaeologist</p>	<p>During project-related earth disturbance activities</p>	<p>Community Development Dept. staff, Monterey County Coroner, Pacific Grove Police Department</p>	

MITIGATION	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFICATION DATE
<p>6. The mitigation plan shall be prepared by the Project Archaeologist. The mitigation plan shall be submitted to and approved by the Director of the Community Development Department before work can proceed within the designated area.</p>	<p>Project Archaeologist</p>	<p>During project-related earth disturbance activities</p>	<p>Community Development Dept. staff</p>	
<p>7. The mitigation plan shall emphasize preservation in place and include recommended preservation measures in accordance with the guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission, and an estimate of the costs of mitigation.</p>	<p>Project Archaeologist</p>	<p>During project-related earth disturbance activities</p>	<p>Community Development Dept. staff</p>	
<p>8. Earth-disturbance work shall not recommence within the designated area until the find is evaluated by the Project Archaeologist and the Community Development Department staff. If it is determined that project related impacts to the resource can be reasonably avoided, or that the resource is not a significant unique archaeological or paleontological artifact, earth-disturbing work may be allowed to proceed.</p>	<p>Project Archaeologist</p>	<p>During project-related earth disturbance activities</p>	<p>Community Development Dept. staff</p>	

MITIGATION	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFICATION DATE
<p>9. Proof of compliance with monitoring and mitigation plan requirements (completed Mitigation Compliance Form) shall be submitted to the Community Development Department Director, prior to the Building Division field inspection of foundation trenching, before site work may proceed.</p>	<p>Project Archaeologist</p>	<p>During project-related earth disturbance activities</p>	<p>Community Development Dept. staff</p>	
<p>10. General contractor is required to employ best management practices to ensure capture of any concrete wash runoff including but not limited to providing a vacuum truck, sand filter, or similar device during any concrete wash activities on the project area as may be required by the City's Public Works Director.</p>	<p>General Contractor</p>	<p>During project activities</p>	<p>Public Works Department</p>	
<p>11. All power equipment shall be in good operating condition and properly maintained.</p>	<p>General Contractor</p>	<p>During project activities</p>	<p>Community Development Dept. staff</p>	
<p>12. All equipment and tools powered by internal combustion engines shall have mufflers that meet or exceed manufacturer specifications.</p>	<p>General Contractor</p>	<p>During project activities</p>	<p>Community Development Dept. staff</p>	
<p>13. All equipment and tools powered by internal combustion engines shall have mufflers that meet or exceed manufacturer specifications.</p>	<p>General Contractor</p>	<p>During project activities</p>	<p>Community Development Dept. staff</p>	
<p>14. Saturday time restrictions for parking spaces on Grand Avenue shall be eliminated prior to final approval of the building permit.</p>	<p>General Contractor</p>	<p>Prior to final approval of the building permit</p>	<p>Community Development Dept. staff and Pacific Grove Public Works Dept.</p>	<p>Agenda Item No. <b>6D</b> Planning Commission</p>

MITIGATION	IMPLEMENTED BY	WHEN IMPLEMENTED	MONITORED BY	VERIFICATION DATE
15. Install parking spaces on the south side of Park Place, as approved by the Planning Commission and/or City Council, prior to final approval of the building permit.	General Contractor	Prior to final approval of the building permit	Community Development Dept. staff and Pacific Grove Public Works Dept.	
16. Install parking spaces on Central Avenue, as approved by the Planning Commission and/or City Council, prior to final approval of the building permit.	General Contractor	Prior to final approval of the building permit	Community Development Dept. staff and Pacific Grove Public Works Dept.	
17. A curb return to City standards shall be installed on the northeast corner of Central and Fountain Avenues prior to final approval of the building permit.	General Contractor	Prior to final approval of the building permit	Community Development Dept. staff and Pacific Grove Public Works Dept.	
18. Bulbouts shall be installed at the intersection of Central and Grand Avenues prior to final approval of the building permit.	General Contractor	Prior to final approval of the building permit	Community Development Dept. staff and Pacific Grove Public Works Dept.	
19. Medians and a four-way stop shall be installed at the intersection of Central and Fountain Avenues at a time to be determined by the City.	General Contractor and/or Pacific Grove Public Works Department	At such time as may be required by the City	Community Development Dept. staff and Pacific Grove Public Works Dept.	

# INITIAL STUDY



## ENVIRONMENTAL CHECKLIST FORM

1. **PROJECT TITLE:** Pacific Grove Public Library Community Room Addition
2. **LEAD AGENCY NAME AND ADDRESS:** City of Pacific Grove, 300 Forest Avenue, Pacific Grove, CA 93950
3. **LEAD AGENCY CONTACT PERSON AND PHONE NUMBER:** Barbara Nelson, Senior Planner (831) 648-3190
4. **PROJECT LOCATION:** Pacific Grove Public Library, 550 Central Avenue, Pacific Grove, Monterey County, CA. Blocks E and F Pacific Grove Retreat and the portion of Grand Avenue between Park Place and Central Avenue (Assessor's Parcel No. 006-171-98,99)
5. **PROJECT SPONSOR:** Pacific Grove Public Library
6. **GENERAL PLAN DESIGNATIONS:**  
Pacific Grove Public Library-Public (P)  
Jewell Park – Open Space (O)  
Vacated portion of Grand Avenue - None, 'P' (proposed)
7. **Local Coastal Program/Land Use Plan:**  
Medium High Density Residential 10/20 DU/AC (existing);  
Public/Library (proposed)
8. **ZONING:**  
Pacific Grove Public Library - 'U'  
Jewell Park – 'O'  
Vacated portion of Grand Avenue – None, 'U' (proposed)-
9. **DESCRIPTION OF THE PROJECT: (DESCRIBE THE WHOLE ACTION INVOLVED, INCLUDING BUT NOT LIMITED TO LATER PHASES OF THE PROJECT, AND ANY SECONDARY, SUPPORT, OR OFF-SITE FEATURES NECESSARY FOR ITS IMPLEMENTATION).**

The project involves additions and related improvements to the Pacific Grove Public Library including vacating a 6,300 square foot portion of Grand Avenue, a 45' wide public street. The project objective is to provide a community room to conduct programs related to the Pacific Grove Public Library. The proposed community room will be used for lectures, and educational programs related to library use such as book discussion groups, storytelling, school groups, and similar programs. The project includes the following elements:

- A new 2,657 square foot community room addition to the west side of the Pacific Grove Public Library
- Remove 117 square feet of existing walkways and install 740 square feet of new walkway and related flatwork in Jewell Park for a new entrance lobby to the Library that is accessed from the Park resulting in a net increase in 623 square feet of paved area.
- New public restrooms inside the proposed addition,
- Enclosing the existing entrance arcade on the south side of the Library (Central Avenue side) resulting in 1,002 square feet of additional enclosed area.
- Vacating a 6,300 square foot portion of Grand Avenue between Park Place and Central Avenue adjacent to the east side of Jewell Park including assignment of general plan, local coastal land use program land use plan and related maps, and zoning district designations for the vacated portion of the street.
- Relocate and replace existing sewer lateral and relocate existing water line beneath the vacated portion of Grand Avenue.
- Remove existing storm drain that extends across Park Place and install new storm drain along the vacated portion of Grand Avenue extending across Park Place.
- Lot line adjustment related to street vacation and designation.
- Amend the local coastal program/land use plan and map to change the existing Medium High Density Residential land use designation to Public/Library for the Library block.
- Redirecting vehicle traffic on Park Place to one-way eastbound and providing on-street diagonal parking along a portion of Park Place.
- The intersection of Fountain and Central Avenues will be altered to eliminate the angled curb and will result in modifications to existing on-street angled parking spaces.
- Vehicle traffic on Fountain Avenue between Central Avenue and Park Place will be redirected to one-way southbound; the angle of on-street diagonal parking will be adjusted accordingly.
- The project includes landscaping the abandoned portion of Grand Avenue (west side) of the library that does not have other improvements, one Liquidambar tree is proposed for removal. Landscaping will include planting areas, walkways, handicapped ramps, and public seating areas.

The Pacific Grove Public Library block is designated Public in the Pacific Grove General Plan and Jewell Park is designated Open Space. Since the City's general plan does not include land use designations for public streets it is necessary to assign a general plan designation for the subject portion of Grand Avenue that will be vacated to accommodate the proposed project. The Local Coastal Land Use Program will need to be amended to apply a Public/Library designation to the vacated portion of the street. Since the project involves an addition to the existing library the proposed general plan designation for the subject portion of Grand Avenue is also Public.

The project area is within the California Coastal Zone; however, it is not within the Coastal Parks Plan planning area. Pacific Grove has an adopted Local Coastal Program Land Use Plan (LCP/LUP). The LCP/LUP designation of the Library site is Medium High Density Residential 10-20 DU/AC. The project includes assignment of general plan, local coastal land use program/land use plan, and zoning designations for the vacated portion of the street. The project also includes amending the LCP/LUP designation of the Library block from Medium High Residential to a Public/Library designation.

The Library is located in the U zone district in the downtown. Public and civic buildings are a permitted use in the U district subject to use permit approval (Pacific Grove Municipal Code Sections 23.44.020 and 23.64.060). Based on review of Sanborn maps the subject portion of Grand Avenue pre-dates the establishment of zoning districts; therefore, it is necessary to designate zoning for the proposed vacated portion of Grand Avenue. The Library block is in the U zone district; therefore, the proposed zoning designation of the subject portion of Grand Avenue is U.

The general contractor will identify construction staging areas; however, staging areas will be confined to the Library block and/or the subject segment of Grand Avenue. Construction staging will not occur in Jewell Park.

**10. SURROUNDING LAND USES AND SETTING:  
(BRIEFLY DESCRIBE THE PROJECT'S SURROUNDINGS).**

**Land Use**

In terms of current land uses, the neighborhood to the north of the project area, the R-3-PGR zone district, is the oldest developed area of the city and contains the highest concentration of buildings on the City's Historic Resources Inventory. A church is located across Fountain Avenue to the east of the project site. Permitted uses in the R-3-PGR District include residential (a minimum of 2,200 square feet of land per dwelling unit is required for multi-family residential use), rooming houses, and bed & breakfast inns are also permitted uses. Pacific Grove Municipal Code Chapter 23.26 contains R-3-PGR District site standards.

Jewell Park is located across Grand Avenue to the west of the project area. As described in the Pacific Grove General Plan, Parks and Recreation, Chapter 5, the park is a small (0.6 acre) neighborhood recreational park in the downtown. The park is urban in character with established lawn, trees and ornamental landscaping. Structures in the parking include a small building used for meetings, benches, and a gazebo used for outdoor performances. The park is zoned O and is designated as Open Space in the general plan. Permitted uses in the O zone district include recreation areas, wildlife preserves, forest preserves, and waterfront areas. Parks, playgrounds, public or civic buildings, structures and parking facilities that are pertinent and compatible with open land usage subject to use permit approval. Pacific Grove Municipal Code Chapter 23.42 contains O district regulations.

The Pacific Grove Natural History Museum is located across Central Avenue from Jewell Park. Another prominent public historic building, Chautauqua Hall, is located on Central Avenue two blocks to the west of the project area. The area across Central Avenue to the south of the project area is occupied by commercial uses, primarily retail and office businesses.

**Environmental Setting**

The parcel topography is relatively flat. Soils on the project site and in the immediate vicinity are classified as Baywood Sand of the Baywood series in the Monterey County Soil Survey. The soils in this series are characterized as alluvium that was derived from a wide variety of materials and deposited over time on stabilized sand dunes. The soils range from sand to clay; permeability of Baywood soils is rapid to very slow and erosion hazards are slight to moderate.

The site is not located within any designated environmentally sensitive areas. There are no known species of special concern located on or near the site; however, the project site is within the range of animals that have adapted to and coexist in the urban setting of Pacific Grove. These animals include black-tailed deer, raccoon, Virginia opossum and a variety of bird and insect species.

The Pacific Grove Public Library is one of the few remaining Carnegie libraries in California. The Library was constructed in 1906 and is listed on the City's Historic Resources Inventory. The project site is not within an archaeologically sensitive area identified in the City's Local Coastal Program Land Use Plan (LUP); however, the project area is adjacent to archaeologically sensitive areas. For that reason, an archaeologist qualified to conduct investigations in Pacific Grove conducted an archaeological reconnaissance of the site. The report determined that the project area warranted a "Negative" determination for evidence of archaeologically or historically sensitive materials on the site. A copy of the report is available for review in the Community Development Department. Section IV, Cultural Resources, discusses protection of project-related impacts to potentially significant cultural resources that may be present below the surface of the site. Mitigation measures are proposed to protect inadvertent discovery of cultural resources on the site during project implementation.

**11. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (E.G. PERMITS, FINANCING APPROVAL, OR PARTICIPATION AGREEMENT).**

- Monterey Peninsula Water Management District
- Monterey Bay Unified Air Pollution Control District
- Monterey Regional Water Pollution Control Agency
- California Coastal Commission

**ADDITIONAL PUBLIC AGENCIES AND SERVICE PROVIDERS:**

- California-American Water Company
- Monterey Regional Waste Management District
- Pacific Gas & Electric
- Pacific Grove Disposal Service
- Telephone service provider
- Cable television provider

**12. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below (✓) would be potentially affected by this project,

✓	Aesthetics		Hazards & Hazardous Materials	✓	Public Services
	Agricultural Resources		Hydrology/ Water Quality	✓	Recreation
	Air Quality	✓	Land Use/ Planning	✓	Transportation/ Traffic
	Biological Resources		Mineral Resources	✓	Utilities/ Services Systems
✓	Cultural Resources	✓	Noise		Mandatory Findings of Significance
	Geology/ Soils		Population/ Housing		None with Mitigation

13. **DETERMINATION: (To be completed by the Lead Agency)** On the basis of this initial evaluation:

I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> 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 <b>MITIGATED NEGATIVE DECLARATION</b> will be prepared.	✓
I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.	
I find that the proposed project <b>MAY</b> 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 <b>ENVIRONMENTAL IMPACT REPORT</b> 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 <b>NEGATIVE DECLARATION</b> pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or <b>NEGATIVE DECLARATION</b> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

CITY OF PACIFIC GROVE

*Barbara Nelson*  
 \_\_\_\_\_  
 Barbara Nelson, AICP, Senior Planner

*2-28-05*  
 \_\_\_\_\_  
 Date

**I. AESTHETICS**

**1. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT ON AN IDENTIFIED SCENIC VISTA?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
			✓	

**2. WOULD THE PROJECT SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS WITHIN A STATE SCENIC HIGHWAY?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**3. WOULD THE PROJECT SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
			✓	

**4. WOULD THE PROJECT CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE THAT WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
			✓	

DISCUSSION - The project area is within an established urban area and is not within a state scenic highway. As shown on Figure 5 of the Local Coastal Program Land Use Plan Shoreline Access Map, the subject segment of Grand Avenue has a limited ocean view. The Pacific Grove Public Library was constructed in 1906 and is included on the City's Historic Resources Inventory; however, the original character defining architectural features of the original building are no longer present as evidenced by historic photographs, Sanborn maps, building permits on file in the Community Development Department and visual observation of the exterior of the building. The Library was added to the City's Historic Resources Inventory based on cultural significance criteria rather than retention of its original architectural integrity. Based on review of the proposed project and information on file regarding previous additions and alterations to the building the proposed project does not exceed demolition review thresholds prescribed in Municipal Code Chapter 23.76.020(c)(2). Historic Preservation. Information regarding previous additions and exterior modifications to the building are included in Section IV, Cultural Resources. Pursuant to CEQA, historic resources that are protected from adverse changes by local regulations such as an historic preservation ordinance and architectural review regulations may logically be expected not to suffer adverse changes as long as the project complies with those regulations. Architectural Review Board approval of the proposed addition, exterior modifications, exterior lighting fixtures and landscaping is required prior to issuance of a building permit. The Architectural Review Board will be guided by the City's general plan urban design and historic preservation policies and the requirements of Pacific Grove Municipal Code Chapter 23.73 in considering the project. The proposed Local Coastal Land Use Program Land Use

Plan designations that are included in the project would allow buildings and landscaping subject to Planning Commission and Architectural Review Board approval.

SOURCE - Review of the preliminary plans, Pacific Grove Municipal Code Chapters 23.73 and 23.76, 1914 and 1926 Sanborn maps, Pacific Grove General Plan, Chapter 7 Historical and Archaeological Resources, Chapter 8, Urban Structures and Design.

**II. 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.)

**1. WOULD THE PROJECT CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE APPLICABLE AIR QUALITY PLAN?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**2. WOULD THE PROJECT VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION.**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**3. WOULD THE PROJECT 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 THAT EXCEED QUANTITATIVE THRESHOLDS FOR OZONE PRECURSORS)?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**4. WOULD THE PROJECT EXPOSE SENSITIVE RECEPTORS SUBSTANTIAL TO POLLUTANT CONCENTRATIONS?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**5. WOULD THE PROJECT CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
			✓	

DISCUSSION - The City of Pacific Grove is located in the Monterey Bay region of the North Central Coast Air Basin. Air quality is monitored and regulated by the Monterey Bay Unified Air Pollution

Control District (MBUAPCD). The Monterey Bay Unified Air Pollution Control District has reviewed the proposed project and determined that it would not have a significant impact on air quality.

The limited scope of the project will not conflict with any air quality plan or cause an increase in the discharge of emissions. During the construction phase of the project, fumes from paints and construction materials may occur over the short term on the project site; however, the creation of substantial objectionable odors is not typically associated with projects of this scale.

A sensitive receptor is generally defined as a location such as a 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. No project-related impacts will occur to sensitive receptors because the proposed project site is not located near sensitive receptors.

SOURCE – Monterey Bay Unified Air Pollution Control District letter dated January 15, 2004, CEQA Air Quality Guidelines, 1995; General Plan Chapter 2, Land Use; review of the proposed project.

**III. BIOLOGICAL RESOURCES**

**1. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATIONS, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS, OR BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U. S. FISH AND WILDLIFE SERVICE?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**2. WOULD THE PROJECT HAVE A SUBSTANTIALLY ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN LOCAL OR REGIONAL PLANS, POLICIES, AND REGULATIONS OR BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U. S. WILDLIFE SERVICE?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**3. WOULD THE PROJECT 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	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**4. WOULD THE PROJECT INTERFERE SUBSTANTIALLY WITH THE MOVEMENT OF ANY RESIDENT OR MIGRATORY FISH OR WILDLIFE SPECIES OR WITH ESTABLISHED NATIVE RESIDENT MIGRATORY WILDLIFE CORRIDORS, OR IMPEDE THE USE OF NATIVE WILDLIFE NURSERY SITES?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**5. WOULD THE PROJECT CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS A TREE PRESERVATION POLICY OR ORDINANCE?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**6. WOULD THE PROJECT CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL CONSERVATION COMMUNITY PLAN, OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

DISCUSSION - The proposed project is located in an established urban setting and is not located in an area that is designated as botanically or biologically sensitive. The proposed project does not include filling or dredging wetland, coastal, marine, or riparian areas and the project site is not located in a wetlands or adjacent to coastal, marine or riparian habitats. The site is located inland from Monterey Bay and the Pacific Ocean shoreline that is within the boundary of the federally protected Monterey Bay National Marine Sanctuary. No project-related adverse impacts to the shoreline or nearby offshore areas will result from the proposed project. The proposed project does not affect the number or diversity of any sensitive plant or wildlife species because the project site is not located in or near an area of the City where plant or animal species of special concern have been observed.

SOURCE - Pacific Grove Local Coastal Program Land Use Plan, Pacific Grove General Plan Natural Resources, Chapter 6; Review of proposed project, Field observations of project site and vicinity. Municipal Code Chapter 12.16 Tree Preservation and Protection.

**IV. CULTURAL RESOURCES**

**1. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN SECTION 15064.5?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
		✓		

**2. WOULD THE PROJECT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO SECTION 15064.5?**

<b>IMPACT</b>	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
		✓		

**3. WOULD THE PROJECT DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?**

<b>IMPACT</b>	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**4. WOULD THE PROJECT DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?**

<b>IMPACT</b>	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
		✓		

DISCUSSION – The Pacific Grove Public Library was constructed in 1906 and has been in continuous operation as a public library since it opened in 1908. There were 144 libraries throughout California that were built through the Carnegie library program; of those 144 libraries, 85 remain and only 36 of the remaining buildings are still in use as public libraries. By way of background, the Carnegie library program made significant contributions to the cultural heritage of the United States. The program made money available to communities across the country to establish free public libraries and was one of the earliest corporate philanthropic programs in the United States. The Library was designed by the McDougall Brothers, a prominent San Francisco architectural firm, and was built by the Chivers Brothers, a prominent local building firm. The Library was constructed in the Mission/Spanish Colonial Revival style; however, the building has been enlarged and altered over the years and many of the original character defining architectural features are no longer present. A summary of past additions and alterations are listed in the table below.

Date	Description
1906	Pacific Grove obtained \$10,000 from Andrew Carnegie to establish a library building.
1908	Library building formally opened to the public.
1926	Improvements included: addition of a children's room, new roof, new lighting fixtures, new floor and a new coal heating system.
1938	West wing added. Library was renamed Pacific Grove Public Library.
1941	Interior remodel.
1949 -1950	Library closed for remodeling. Two new wings added and interior remodeled.
1954	Basement remodeled, glass doors installed, sprinkler system added.
1977	Addition
1995	Front entry modified.
2000	Window changes.

The Library was added to the City's Historic Resources Inventory based on its importance to the City's cultural heritage and in recognition of its continuing contribution to the Carnegie free library heritage not because it retained the original character defining architectural features. Based on a review of old photographs obtained from the Library archives, information from the Heritage Society of Pacific Grove, building permits and documents it is apparent that little remains of the original exterior. The Library is located in the Pacific Grove Retreat, the oldest developed area of the city, which has the highest concentration of historic resources in the city.

The City's General Plan, Chapter 7, Historic and Archaeological Resources, contains the goals, policies and programs which apply to development and/or construction proposals involving the city's historical and archaeological resources.

Although the project site is not located in an archaeologically sensitive area it is in proximity to an archaeologically sensitive area. Because of the proximity to archaeologically sensitive areas potential project-related impacts were evaluated by a qualified archaeologist as a precautionary measure. The report determined that the project area warranted a "Negative" determination for evidence of archaeologically or historically sensitive materials on the site. All observations and preliminary test results are presented in the Cultural Resources Assessment of the Pacific Grove Library/Jewell Park Project prepared by Ruben G. Mendoza, PhD. Dated February 27, 2003. A copy of the report is included as an attachment to this Initial Study. The evaluation included archival research, surface inspection of the site, and recommendations for the protection and treatment of artifacts that may be exposed and/or disrupted by the proposed project.

The project includes the following earth-disturbing activities: trenching and excavation necessary to construct footings and foundations for the proposed additions, removal of roadway material, and landscaping. Given the extent of previous disruption on the site it is unlikely that historically significant cultural resources or human remains will be encountered by the proposed project. However, because the site is located in proximity to an archaeologically sensitive area, mitigations are necessary to ensure the protection of historically significant cultural resources should they be inadvertently discovered during site preparation and construction activities.

The proposed land use designations and amendments will not result in potential significant adverse impacts to cultural resources. Cultural resource evaluation and protection measures are project specific.

The mitigation measures below, if incorporated into the project, reduce to a less than significant level any project-related adverse and significant impacts that may occur to potentially significant cultural resources that may be present on the site.

#### MITIGATIONS

1. Prior to issuance of the building permit, the City shall retain an archaeologist with local expertise to serve as the Project Archaeologist. The City shall provide the Project Archaeologist with the required conditions of the building permit that pertain to excavation on the site. The Project Archaeologist shall monitor all project-related earth-disturbance activities.
2. Prior to issuance of a demolition or building permit, a pre-construction meeting shall be held on the site with the Project Archaeologist, the general contractor, and Community Development Department staff. The purpose of the meeting is to review all project permits and mitigation measures prior to commencement of project related earth disturbance activities.

3. The Project Archaeologist shall be present during project-related grading, excavation and landscaping activities requiring disturbance of soils extending to a total depth of three feet or more below the highest point in the middle of the Grand Avenue roadbed as specified in the archaeological report.
4. If artifacts are discovered on the site as part of project related activities a data recovery program shall be developed by the Project Archaeologist. The data recovery program shall emphasize preservation in place; however, resource recovery (extraction), if necessary, shall include the following:
  - No resource materials shall be removed from the site without first providing to the Community Development Department staff, a resource inventory including photographic documentation of features and identification of the location where the items will be curated;
  - If materials requiring professional analyses are recovered, a maximum of two radiocarbon dates shall be conducted;
  - Additional analyses, (for example, professional evaluation of animal bone, lithic artifacts and debitage, or bead analysis if any beads are recovered) may be required subject to the review and authorization by the Community Development Department Director;
  - The Project Archaeologist shall submit a summary of the data recovery program findings to the Community Development Department Director prior to final approval of the building permit.
  - The Project Archaeologist shall complete and submit a Final Technical Report to the property owner, the Community Development Department Director, and the Regional Information Center at Sonoma State University within one year of project completion.
5. If human remains, or unique or intact archaeological artifacts/cultural features or soils are encountered at any time during project implementation, earth-disturbing work shall be immediately halted within 50' of the find and the Community Development Department Director shall be immediately notified. If human remains are identified, the Monterey County Coroner shall be immediately notified, and, if the remains are determined to be Native American, the Native American Heritage Commission shall be notified as required by law. Work shall not recommence until the find can be evaluated by the Project Archaeologist. If the find is determined to be significant, additional appropriate mitigation measures (mitigation plan) shall be formulated.
6. The mitigation plan shall be prepared by the Project Archaeologist. The mitigation plan shall be submitted to and approved by the Director of the Community Development Department before work can proceed within the designated area.
7. The mitigation plan shall emphasize preservation in place and include recommended preservation measures in accordance with the guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission, and an estimate of the costs of mitigation.
8. Earth-disturbance work shall not recommence within the designated area until the find is evaluated by the Project Archaeologist and the Community Development Department staff. If it is determined that project related impacts to the resource can be reasonably avoided, or that the resource is not a significant unique archaeological or paleontological artifact, earth-disturbing work may be allowed to proceed.
9. Proof of compliance with monitoring and mitigation plan requirements (completed Mitigation Compliance Form) shall be submitted to the Community Development Department Director, prior to the Building Division field inspection of foundation trenching, before site work may proceed.

SOURCE – A Cultural Resources Assessment of the Pacific Grove Library/Jewell Park Project, prepared by Rueben G. Mendoza, Ph.D., dated February 27, 2003;; City of Pacific Grove Archaeological Resources Procedural Manual (2002 draft); City of Pacific Grove Chapter 7, Historic and Archaeological Resources; Local Coastal Program Land Use Plan Section 2 and Archaeological Sensitivity Map, 1914 and 1926 Sanborn maps; building permits and documents on file in the City of Pacific Grove Community Development Department.

**V. GEOLOGY AND SOILS**

**1. WOULD THE PROJECT EXPOSE PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY, OR DEATH INVOLVING:**

**A. 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.**

<b>IMPACT</b>	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

**B. Strong seismic ground shaking?**

<b>IMPACT</b>	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

**C. Seismic-related ground failure, including liquefaction?**

<b>IMPACT</b>	Potentially Significant	Less Than Significant With Mitigation Incorporated	Less Than Significant	None
				✓

**2. WOULD THE PROJECT RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?**

<b>IMPACT</b>	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
			✓	

**3. WOULD THE PROJECT 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?**

<b>IMPACT</b>	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**4. WOULD THE PROJECT BE LOCATED ON EXPANSIVE SOIL, AS DEFINED IN TABLE 18-I-B OF THE UNIFORM BUILDING CODE (1997), CREATING SUBSTANTIAL RISKS TO LIFE OR PROPERTY?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No impact
				✓

**5. WOULD THE PROJECT HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTEWATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTEWATER?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No impact
				✓

DISCUSSION - Monterey County is a seismically active area and the city is vulnerable 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. The proposed project site is relatively flat and is not located on expansive soil, as defined in Table 18-I-B of the Uniform Building Code. The proposed project is subject to compliance with seismic standards as part of the building permit process.

The existing building is connected to the City's sanitary sewer system. The proposed addition will also be connected to the sanitary sewer system.

SOURCE -State of California Department of Conservation Division of Mines and Geology Special Publication 42; Pacific Grove Community Development Department Building Division; Pacific Grove General Plan, Natural Resources, Chapter 6, Health and Safety, Chapter 10; Review of the proposed project, Monterey Regional Water Pollution Control Agency.

**VI. HAZARDS AND HAZARDOUS MATERIALS**

**1. WOULD THE PROJECT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No impact
				✓

**2. WOULD THE PROJECT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE LIKELY RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No impact
				✓

**3. WOULD THE PROJECT EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?**

<b>IMPACT</b>	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**4. WOULD THE PROJECT 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?**

<b>IMPACT</b>	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**5. WOULD THE PROJECT IMPAIR IMPLEMENTATION OF, OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN?**

<b>IMPACT</b>	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**6. WOULD THE PROJECT 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?**

<b>IMPACT</b>	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

DISCUSSION – The Lead Based Paint And Asbestos Survey prepared for the project by CapRock Geology, Inc., dated June 27, 2003 determined that there was no asbestos content found in the locations sampled in the Library building. The report also concluded that there are no paint surfaces in the Library that require action. The proposed project does not involve the use, transport or disposal of significant amounts hazardous substances beyond those typically associated with the construction of a building addition. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The site is located within the existing service area of the City of Pacific Grove. The proposed project can be accommodated by existing levels of service with respect to citywide emergency response and evacuation plans. The proposed project is not located within or adjacent to a wildlands.

SOURCE - Review of the proposed project; Government Code Section 65962.5; The Pacific Grove General Plan, Health and Safety, Chapter 10; Pacific Grove Fire Department, Lead Based Paint And Asbestos Survey prepared by CapRock Geology, Inc., dated June 27, 2003.

**VII. HYDROLOGY AND WATER QUALITY**

**1. WOULD THE PROJECT VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
			✓	

**2. WOULD THE PROJECT SUBSTANTIALLY DEGRADE 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	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
			✓	

**3. WOULD THE PROJECT 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?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
			✓	

**4. WOULD THE PROJECT 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 SURFACE RUNOFF IN A MANNER THAT WOULD RESULT IN FLOODING ON-OR OFF SITE?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
			✓	

**5. WOULD THE PROJECT CREATE OR CONTRIBUTE RUNOFF WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
			✓	

**6. WOULD THE PROJECT OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
			✓	

**7. WOULD THE PROJECT PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN, AS MAPPED ON A FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact

**8. WOULD THE PROJECT PLACE WITHIN A 100-YEAR FLOOD HAZARD AREA STRUCTURES THAT WOULD IMPEDE OR REDIRECT FLOOD FLOWS?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact

**9. WOULD THE PROJECT 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	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact

**10. WOULD THE PROJECT BE SUBJECT TO INUNDATION BY SEICHE, TSUNAMI, OR MUD FLOW?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

DISCUSSION The project area is located in a developed area that is relatively flat. The proposed project will not impact water quality standards or violate waste discharge requirements. Wastewater will be discharged into the sanitary sewer system and conveyed to the Monterey Regional Water Pollution Control Agency, which treats and disposes municipal sewage.

During project activities the contractor will be required to employ best management practices to ensure capture of any concrete wash runoff including but not limited to providing a vacuum truck, sand filter, or similar device during any concrete wash activities on the project area as may be required by the City's Public Works Director.

The project includes relocation and replacement of an existing sewer lateral that is not in good condition and relocation of a water line that are beneath the subject segment of Grand Avenue. The City's Public Works Director is required to approve the proposed relocation and replacement of these lines.

Surface drainage will be altered by the project because of the proposed closure of a segment of Grand Avenue. Eliminating the paved roadway on the subject segment of Grand Avenue will reduce polluted surface run-off resulting from vehicle use. The project includes removal of an existing storm drain that extends across Park Place and installation of a new storm drain beneath the vacated portion of Grand Avenue that will extend across Park Place. The drainage plan will be reviewed and approved by the City Public Works and Building Departments prior to issuance of a building permit.

The project site is not located within a flood plain. There are no streams, rivers, dams or levees located near the project site. All coastal areas, including Pacific Grove, are vulnerable to tsunami damage. The project area is over 70' above sea level as shown on the survey prepared for the project; therefore, based on the elevation of the project area the risk of tsunami inundation damage is low. Mudflow is not a potential project-related hazard because of the site topography, soil type, and urban setting.

**MITIGATIONS SOURCE** - Review of the proposed project including a topographic survey dated February 6, 2003 prepared by Monterey Bay Engineers, Inc.; Pacific Grove General Plan Natural Resources, Chapter 6, Public Facilities, Chapter 9 and Health and Safety, Chapter 10; Municipal Code Chapter 11.68; Monterey Peninsula Water Release Form and Permit Application; Monterey County Soil Survey; Federal Emergency Management Agency correspondence, May 15, 2000; City of Pacific Grove Fire Department.

**VIII. LAND USE AND PLANNING**

**1. WOULD THE PROJECT PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
			✓	

**2. WOULD THE PROJECT CONFLICT WITH AN 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	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
			✓	

**3. WOULD THE PROJECT CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY'S CONSERVATION PLAN?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

DISCUSSION – The proposed project involves additions to the Pacific Grove Public Library and related site modifications subject to obtaining use permit approval from the City's Planning Commission and design approval from the City's Architectural Review Board. The Pacific Grove Public Library is located in the 'U' zone district. The 'U' zone district allows public and civic buildings as permitted uses. The existing use of the Pacific Grove Public Library will not be changed by the proposed project. Public and civic buildings pertinent and compatible with open land uses are also permitted use in the 'O' zone district.

As noted in the project description, the project includes vacating the segment of Grand Avenue between Central Avenue and Park Place. According to information on file, the street was established 1888-1891 which pre-dates the establishment of zone districts. The City's general plan, local coastal program/land use plan, and zoning ordinance do not include land use designations for public streets. Therefore, it is necessary to assign designations for the subject portion of Grand Avenue that will be

vacated to accommodate the proposed project. The Library block has a general plan designation as Public (P) therefore, the proposed general plan designation for the subject portion of Grand Avenue is also Public (P); likewise, the Library block is located in the 'U' zone district; therefore, the proposed zoning designation of the vacated portion of Grand Avenue is also 'U'. The current local coastal program land use plan includes the existing public library in the Medium High Density Residential designation. The project includes amending the local coastal program/land use plan to apply a Public/Library designation to the Library block and to designate the subject portion of Grand Avenue as Public/Library. A copy of the Proposed Amendment To The Local Coastal Program Land Use Plan And Modifications To Figure 4 Of The Coastal Zone Land Use Plan To Reflect Proposed Land Use Designation is included as an attachment to this Initial Study. A Public/Library designation would limit the use of the site to public library use. However, none of the proposed land use designations will be applied if the project is not approved. As noted, the Pacific Grove Public Library has been in continuous use as a public library since 1908 and there are no other uses contemplated for the site. The City is essentially built-out and public buildings are already established throughout the city. For those reasons it is reasonable to assume that the site would remain in use as a public library.

The Pacific Grove General Plan, Introduction, Chapter 1, includes the following regarding suggested findings for approval of amendments to the General Plan.

### **1.8 Amending The Plan**

Good planning practice suggests that any decision on a General Plan amendment must be supported by findings of fact. These findings are the rationale for making a decision to either approve or deny a project. At least the following standard findings should be made for each General Plan amendment:

- The proposed amendment is deemed to be in the public interest.
- The proposed General Plan amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected.
- The potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.
- The proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).

The City Council will make a determination regarding the proposed street vacation. According to State of California Streets and Highways Section 8309 the term "*vacation*" means the complete or partial abandonment or termination of the public right to use a street, highway or public service easement". State and Highway Code Section 8324 requires the Council to find from the evidence submitted that the street is unnecessary for present or prospective use in order to adopt a resolution vacating the street. The existing Library and proposed Community Room will remain accessible from remaining public streets if the subject portion of Grand Avenue is approved for vacation as shown on the proposed site plan and the traffic study prepared for the project. The City's Traffic Commission has recommended approval of the proposed street vacation to the City Council.

The following General Plan land use designations apply to the project area.

#### 2.15.4 Public

**Public (P).** This designation provides for government-owned facilities, including government buildings and grounds, public schools and school district offices, and similar and compatible uses. Floor area ratio should not exceed the FAR for the zoning district in which the use is located. In the case of properties zoned 'U' (unclassified), the FAR should not exceed the floor area ratio of the least intensive adjacent district. The P designation is applied on the General Plan Land Use Map to all City facilities, to the post office, and to Pacific Grove Unified School District properties.

This designation does not include quasi-public uses such as private schools, hospitals, convalescent hospitals or nursing homes, churches, or utilities. Consistent with the General Plan, the Zoning Ordinance provides that churches, schools, hospitals, public utilities, and quasi-public buildings may, with a use permit be permitted in any district.

#### 2.15.5 Open Space (Jewell Park)

**Open Space (O).** This designation provides for recreation areas, wildlife and forest preserves, and waterfront areas. Parks, playgrounds, public or civic buildings, structures, and parking facilities, to the degree they are pertinent to and compatible with open land uses, are allowed with a use permit. On the Local Coastal Program Land Use Plan map, the use of coastal zone area or facilities designated OS-R (Open Space Recreational) is limited to low-intensity, day use recreational activities (LUP, 3.3.4.3). The FAR for development in O-designated areas should not exceed 0.1. The O designation is applied on the General Plan Land Use Map to City, State, and federally owned parks and open space.

The applicable Local Coastal Program Land Use designations for the project area are as follows.

**Medium High Density Residential 10-20 dwelling unit per acre (Library Block)**

**Open Space Recreational**

All city parks within the Coastal Zone are designated as Open Space Recreational

#### 3.3.4 General Policies

Use of these open space areas shall be limited to low-intensity day-use recreational and educational activities such as walking, nature study, photography and scenic viewing, and access to the water for diving, boating, fishing, and swimming. Within the municipal golf course, continued use as a public golfing facility will be permitted. Bicycling shall be allowed on designated bike lanes, bike paths, and areas open to other vehicles.

The Pacific Grove Retreat meets the definition of a Special Community in the LCP/LUP. Special Communities require protection of unique characteristics. The unique visual character of the Pacific Grove Retreat results from the cumulative collection of late 18<sup>th</sup> century and early 19<sup>th</sup> century buildings that remain in the Retreat. In accordance with LCP/LUP policies the City has adopted an historic preservation ordinance that includes standards for demolition of historic buildings and encourages rehabilitation of historic buildings.

**Municipal Code Section 23.44.020 Uses Permitted**

The following uses are permitted in the 'U' District:

- (a) Public parks, playgrounds, schools, recreation areas, public or civic buildings, subject to first securing a use permit in each case;
- (b) Other uses may be permitted in newly annexed territory, pending precise zoning and provided a use permit is first secured in each case.

With respect to floor area, as noted in General Plan Section 2.15.4 Public, in P-designated areas, the floor area ratio for properties zoned 'U' (Unclassified) should not exceed the floor area ratio of the least intensive adjacent district. The project area is adjacent to three general plan land use designations; O-Open Space, D-Downtown, and High Density Residential 19.8 DU/ac. General Plan Section 2.15.5, Open Space, states that the floor area ratio (FAR) in O-designated areas should not exceed 0.1. General Plan Section 2.15.3, Commercial, states that the combined floor area ratio for commercial and office uses should not exceed 2.0. However, a bonus of up to 0.3 FAR may be granted for specific upper floor uses that further the goals of the General Plan. The general plan does not recommend floor area maximums for the HDR-designation; information regarding maximum permitted floor areas for the R-3-PGR zoning district is provided below. However, it should be noted that the Pacific Grove General Plan was adopted in 1994 prior to the development of the current R-3-PGR site development standards in 1998 which include a floor area table instead of a floor area ratio.

The following tables provide information that may be used to evaluate existing and proposed building coverage and floor area.

	SITE AREA	BUILDING COVERAGE
EXISTING SITE AREA (LIBRARY BLOCK) WITHOUT GRAND AVENUE	20,258 SQ. FT.	
PROPOSED SITE AREA-LIBRARY BLOCK AND SUBJECT 6,300 SQ. FT. PORTION OF GRAND AVENUE	26,558 SQ. FT.	
	BUILDING AREA	
EXISTING LIBRARY BUILDING	12,592.7 SQ. FT.	62%
EXISTING LIBRARY INCLUDING PROPOSED 3,659 SQ. ST. ADDITIONS (2,657.3 SQ. FT. COMMUNITY ROOM AND 1,002 SQ. FT. ENCLOSED AREAS)	16,252.0 SQ. FT.	61%

As shown in the table below, the existing and proposed floor area ratio of the Library exceeds the maximum permitted floor area of the adjacent O district but is less than the adjacent Commercial district. As previously stated, the general plan does not specify a floor area ratio for the High Density Residential designation. The table reflects floor area requirements specified in the R-3-PGR zone district standards.

The reduction in building coverage and floor area ratio is attributable to the increase in site area that results from vacating of a portion of Grand Avenue. The project increases enclosed areas by 3,659 square feet and adds 6,300 square feet to the site. The remaining 2,641 will be used for landscaped areas including planting areas, walkways, handicapped ramps, and public seating areas.

	R-3-PGR MAXIMUM ALLOWED FLOOR AREA	EXISTING FLOOR AREA PER THE R-3-PGR STANDARDS	PROPOSED FLOOR AREA PER THE R-3-PGR STANDARDS
EXISTING 20,258 SQ. FT. SITE	5,574 SQ. FT.	16,595 SQ. FT. (.82)	
PROPOSED 26,558 SQ. ST. SITE	6,564 SQ. FT.		19,709 (.74)

The General Plan adopted in 1994 included the following goal, policy, and program for the Library in Chapter 9, Public Facilities, which contemplated additions to the Library.

**9.7 LIBRARY**

The Pacific Grove Public Library is located at 550 Central Avenue. The library, which is operated by a full-time staff of seven plus 11 part-time employees, maintains a collection of 79,000 volumes and provides reference and information assistance for patrons. An anchor in the civic quarter of the Downtown area, the library is heavily used and is a major cultural resource in the city.

The library was built in 1908 and renovated and expanded in 1978. The library board, however, has concluded that the library will need about 50 percent more space (4,000 to 6,000 square feet) by the late 1990's. This expansion could be accomplished by expanding the existing library or by building a new facility at a different location. The library's building consultant has prepared a report on the space needs and the most efficient method of expanding the library. In November 1992, voters did not approve a bond measure to finance the library expansion. A fund raising campaign has been inaugurated, under the auspices of the Friends of Pacific Grove Library, to raise money from private donations, public funds, and foundation grants for essential repairs, circulation system automation, and eventual building expansion.

GOAL 6        Continue to provide the citizens of Pacific Grove with library services.

POLICY 19    Continue to support the Pacific Grove Public Library in providing services to the city's residents.

Program U    Seek funding to implement the Library Master Plan

A table containing other applicable general plan land use policies is included as attachment to this Initial Study.

SOURCE – Review of the proposed project; Grove General Plan, Land Use, Chapter 2 and Public Facilities, Chapter 9, Pacific Grove Local Coastal Program Land Use Plan, and Pacific Grove Municipal Code Sections 23.26.060, 23.42.020 and 23.44.020, State of California Streets and Highways Code Sections 8309 and 8324.

**IX. NOISE**

**1. WOULD THE PROJECT RESULT IN 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	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**2. WOULD THE PROJECT RESULT IN EXPOSURE OF PERSONS TO OR GENERATION OF EXCESSIVE GROUNDBORNE VIBRATION OR GROUNDBORNE NOISE LEVELS?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**3. WOULD THE PROJECT RESULT IN A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
			✓	

**4. WOULD THE PROJECT RESULT IN A SUBSTANTIALLY TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
		✓		

DISCUSSION –The project area is within an urban setting. Libraries typically do not generate significant levels of noise. However, there will be short-term increases in ambient noise levels during project-related demolition and construction activities. Mitigation measures are proposed to reduce the duration and severity of the short-term increases in ambient noise levels.

**MITIGATIONS**

1. Days and hours of demolition and construction activities, (except interior work). shall be limited to 7:30 a.m. to 7:30 p.m. Monday through Saturday, no work is permitted on Sunday.
2. All power equipment shall be in good operating condition and properly maintained.
3. All equipment and tools powered by internal combustion engines shall have mufflers that meet or exceed manufacturer specifications.

SOURCE - Review of the proposed project and experience with similar projects; Pacific Grove General Plan, Health and Safety, Chapter 10.

**X. POPULATION AND HOUSING.**

**1. WOULD THE PROJECT 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)?**

<b>IMPACT</b>	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**2. WOULD THE PROJECT DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING, NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?**

<b>IMPACT</b>	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**3. WOULD THE PROJECT DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE, NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?**

<b>IMPACT</b>	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

DISCUSSION –The project area includes an existing public library site and a public street that is adjacent to a public park. The project involves expansion of a public library including a community room addition. The project does not include elimination of any housing units. The general plan, local coastal program land use plan, and zoning designations required for the project do not allow residential uses. Therefore, the project will not generate or contribute to the need for additional housing.

SOURCE- Review of the proposed project and project area.

**XI. PUBLIC SERVICES**

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government 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 following public services:

**1. FIRE AND/OR POLICE PROTECTION? SCHOOLS? PARKS OR OTHER PUBLIC FACILITIES?**

<b>IMPACT</b>	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

DISCUSSION– The project area is located in an established service area and will be accommodated within existing levels of public facilities and services. Pacific Grove Fire and Police Departments have reviewed the proposed project and determined that City public safety facilities or service deliveries

will not be adversely impacted. The Fire Department has identified suitable alternative routes based on the proposed closure of a segment of Grand Avenue.

SOURCE—Review of the proposed project; Pacific Grove Fire Department; Pacific Grove Police Department; Pacific Grove Recreation Department; Pacific Grove Public Works Department.

**XII. RECREATION**

**1. WOULD THE PROJECT INCREASE THE USE OF EXISTING NEIGHBORHOOD OR REGIONAL PARKS OR OTHER RECREATIONAL FACILITIES SUCH THAT SUBSTANTIAL PHYSICAL DETERIORATION OF THE FACILITY WOULD OCCUR OR BE ACCELERATED?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**2. DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES THAT MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

DISCUSSION – The project involves a community room addition to the west side of the Pacific Grove Public Library adjacent to Jewell Park. The project does not include removal or changes to existing site features in the park, all existing buildings, structures, and trees in the park will remain. There will be periodic increases in pedestrian traffic through the park to attend events at the proposed community room.

SOURCE – Review of the proposed project; Pacific Grove Recreation Department, Pacific Grove Museum of Natural History.

**XIII. TRANSPORTATION / TRAFFIC / PARKING**

**1. WOULD THE PROJECT CAUSE AN INCREASE IN TRAFFIC THAT IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO CAPACITY RATIO ON ROADS, OR CONGESTION AT INTERSECTIONS)?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
				✓

**2. WOULD THE PROJECT EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact

**3. WOULD THE PROJECT 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	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact

**4. WOULD THE PROJECT SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G. FARM EQUIPMENT)?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact

**5. WOULD THE PROJECT RESULT IN INADEQUATE EMERGENCY ACCESS?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact

**6. WOULD THE PROJECT CONFLICT WITH ADOPTED POLICIES OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact

**7. WOULD THE PROJECT RESULT IN INADEQUATE PARKING CAPACITY?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No Impact
			✓	

DISCUSSION - Higgins Associates, Civil and Traffic Engineers prepared the traffic and parking analysis of the proposed project. The report analyzed existing conditions, existing plus project conditions, and cumulative conditions from other approved and proposed projects within the city. The analysis included vehicle, pedestrian, transit and bicycle issues. Data collection methods and calculations worksheets are included in the report. A copy of the report is included as an attachment to this Initial Study.

The Pacific Grove Public Library Board and Higgins Associates, Civil and Traffic Engineers invited residents and business owners to participate in a neighborhood workshop that was held on January 21, 2003. The purpose of the workshop was to provide preliminary project information and to receive early input from neighboring residents and business owners regarding potential project-related traffic and parking issues.

The City Traffic Commission considered the proposed project at public meetings held June 10, 2003, January 13, 2004, and February 10, 2004. The Traffic Commission voted unanimously to support the

request to close Grand Avenue between Central Avenue and Park Place and to recommend approval of the plan to the City Council at the January 13, 2004 meeting. At the February 10, 2004 meeting, the Commission voted unanimously to recommend converting Park Place to one-way eastbound between Grand and Fountain Avenues and to convert Fountain Avenue to one-way southbound between Park Place and Lighthouse Avenue. However, the Commissioners voted unanimously to recommend "squaring off" the intersection at Fountain and Central Avenues and not to install the fourth stop sign noting that the additional stop sign may be added to this intersection at a later time if necessary. At that meeting the Commission also deferred making a recommendation regarding a location for a curbside book drop until such time as construction nears completion. The Commission noted that there was be a book drop at the Library entrance so a curbside book drop may not be needed. Copies of Traffic Commission meeting minutes are available for public review in the Community Development Department.

Traffic Impacts

The report determined that the proposed community room would not generate a substantial amount of traffic. The proposed project would result in an additional 60 daily trips when there is a program that has at least 50 attendees, a minimal trip addition to roads. When there is no program there will be no increase in traffic associated with the community room. The report included a Traffic Infusion on Residential Environments (TIRE) index to measure resident perceptions of impacts to neighborhood vehicle traffic. The TIRE index determines the amount of vehicle traffic that could be increased before residents would notice a difference. According to the report "The proposed project is not expected to add traffic to any of the neighborhood street segments to a level that would cause at least 0.1 change in the TIRE index."<sup>1</sup> As stated in the report, a change of at least 0.1 or greater would result in an increase that would be noticed by residents.

The table below shows the number of daily trips that would need to occur in order for an increase in vehicle traffic to be noticed to neighboring residents. The number of projected trips generated by the proposed project falls well below the number of daily trips that would be required to cause a 0.1 change in the TIRE index.

STREET	SEGMENT	Existing Daily Traffic	Existing TIRE Index Value	Daily trips required to cause 0.1 Change in the TIRE Index	Daily Project Trips Added
Park Place	Fountain to Grand	350	2.5	59	21
Fountain Ave.	Park Place to Ocean View	200	2.3	39	3
Fountain Ave.	Central to Park Place	500	2.7	99	12
Grand Ave.	Park Place to Ocean View	400	2.6	69	3
Forest Ave.	Park Place to Ocean View	1,000	3.0	179	3

Level of Service (LOS) at all existing and existing plus project study intersections operates at LOS A or B which is above the City 's accepted minimum, LOS C. The proposed project will not generate a significant increase in vehicle traffic that would reduce the LOS rating.

<sup>1</sup> Pacific Grove Library Conference Room Addition, Traffic and Parking Analysis, Higgins Associates, (May 29, 2003) 8.

<sup>2</sup> Ibid

Circulation Impacts

The proposed project includes vacating a portion of Grand Avenue between Park Place and Central Avenue adjacent to the east side of Jewell Park. Vacating a portion of a street affects traffic circulation patterns. Currently, the subject segment of Grand Avenue is one-way southbound with a drive-up book drop on the east side of the street. Park Place is a two-way street with parallel parking permitted on both sides. The traffic and parking study examined several alternatives related to project traffic displacement and parking demand. Alternative 3 in the traffic and parking study was identified as the preferred alternative. This alternative recommends converting Park Place to one-way eastbound and Fountain Avenue between Park Place and Central Avenue to one-way southbound. Converting this segment of Fountain Avenue to one-way southbound would provide continuous one-way southbound travel from Ocean View Boulevard to Central Avenue. The report concluded that the proposed alternative provides improved sight distances, provides opportunities for parking spaces, and would have virtually no impact on levels of service. All intersections in the study area would continue to operate at Level of Service A or B under Existing Plus Project conditions.

As stated in an earlier section, the City Council will make a determination regarding the proposed street vacation. State and Highway Code Section 8324 requires the Council to find from the evidence submitted that the street is unnecessary for present or prospective use in order to adopt a resolution vacating the street. The existing Library and proposed Community Room will remain accessible from remaining public streets if the subject portion of Grand Avenue is approved for vacation as shown on the proposed site plan and the traffic study prepared for the project. The City's Traffic Commission has recommended approval of the proposed street vacation to the City Council.

Parking Impacts

The traffic and parking study examined existing parking demand and the impact that the proposed addition would have on parking demand. The report determined that the existing library use creates a demand for 42 parking spaces. The proposed addition will generate a demand for an additional 30 spaces when it is used for an event with at least 50 attendees. Closing a portion of Grand Avenue will result in the loss of 12 parking spaces. The project results in a net additional parking demand of 42 spaces (30 for the addition and 12 spaces eliminated because of the Grand Avenue closure).

The ultimate parking solution for any project should identify a solution where parking supply equals parking demand with minimum impacts; however, that is not always possible. The Library is located in the downtown and there is no on-site parking. Patrons and library employees compete with other users for available on-street spaces and municipal parking lot spaces. The traffic and parking analysis identified and evaluated a number of parking alternatives to recapture displaced spaces on Grand Avenue and to accommodate projected project needs. Existing parking layouts and time limits were modified to create additional parking spaces. The preferred alternative is identified as Parking Mitigation Package #3 in the report. The recommendation is as follows.

Parking Mitigation Package #3

This package is recommended if Park Place is converted to one-way eastbound travel. This is the preferred mitigation package selected by the Library Board and it is the recommended parking mitigation. The package is graphically depicted on Exhibit 31 and includes a combination of the following alternatives.

- Alternative 1 Remove Time Restriction on Grand Avenue on Saturdays
- Alternative 2C Add Parallel Parking to the South Side of Park Place
- Alternative 3 Provide Additional Parking on Central Avenue