RESOLUTION NO. 2021-005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA APPROVING SPECIFIC PLAN SP-164-17 (FILE NO. 2017-023), SUBJECT TO CONDITIONS, FOR CONSTRUCTION OF A 4,293- SQUARE FOOT (SF), SINGLE STORY, SINGLE-FAMILY RESIDENCE WITH A 650 SF ATTACHED GARAGE, ON A 62,562-SF (1.44 ACRES) UNDEVELOPED LOT IN THE P-D (PLANNED DEVELOPMENT) ZONING DISTRICT AT OHLONE POINT, LOT 3 (APN 022-150-470), AND ADOPTING AN ADDENDUM TO THE HARMONY @ 1 ROBERTS ROAD SUBDIVISION FINAL ENVIRONMENTAL IMPACT REPORT (EIR) CERTIFIED BY THE CITY COUNCIL ON NOVEMBER 13, 2007, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Javier Chavarria ("Applicant").

WHEREAS, an application has been submitted for the construction of a 4,293-square foot (sf), single story, single-family residence, with a 650-sf attached garage, on a 62,562-sf undeveloped lot known as Lot 3 of the Harmony @ 1 subdivision (RSM 139/36-42) (APN 022-150-470), now commonly known as the Ohlone Point subdivision ("Project"); and

WHEREAS, the Project is located in the P-D (Planned Development) Zoning District and requires approval of a specific plan prior to issuance of a building permit pursuant to Pacifica Municipal Code ("PMC") Section 9-4.2202); and

WHEREAS, a Final environmental impact report ("EIR") was certified by the Planning Commission on October 15, 2007, and by the City Council on November 13, 2007, pursuant to the California Environmental Quality Act ("CEQA"), for the Harmony @1 Roberts Road Subdivision, State Clearinghouse No. 2006112071 ("Final EIR"); and

WHEREAS, the application proposes certain modifications to the project analyzed in the Final EIR; and

WHEREAS, an addendum to the Final EIR has been prepared pursuant to CEQA Guidelines Section 15164, to analyze all potential environmental impacts of the Project as modified from the project reviewed in the Final EIR; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on April 5, 2021, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference.

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pacifica as follows:

1. The above recitals are true and correct and material to this Resolution.

2. In making its findings, the Planning Commission relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica considered the Addendum with the Harmony @ 1 Roberts Road Subdivision Final EIR ("Final EIR") certified by the Planning Commission on October 15, 2007, and by the City Council on November 13,

2007, and does hereby approve the Addendum to the Final EIR prepared pursuant to CEQA Guidelines 15164.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby make the following findings pertaining to Specific Plan SP-164-17:

(a) *That the specific plan is consistent with the approved development plan.*

The City Council adopted Ordinance No. 755-C.S. approving Development Plan DP-70-07 for the Ohlone Point subdivision on November 26, 2007. Development Plan DP-70-07 authorizes development of single-family residences within the subdivision. The project proposes one single-family residence on the site. Therefore, staff recommends that the Planning Commission find the proposed project consistent with the approved development plan for the site.

(b) That the specific plan is consistent with the City's adopted Design Guidelines

Discussion

The proposed project, as conditioned, is consistent with the City's adopted Design Guidelines. Major areas of project consistency with the Design Guidelines include the following (Design Guidelines guidance followed by discussion):

SITE PLANNING

a. Site Improvements. *Locate site improvements such as buildings, parking areas, and walkways to take advantage of desirable site features. For example, existing healthy trees and distinctive berms or rock outcroppings should be incorporated into site design. Buildings should be oriented to capitalize on views of hills and ocean.*

Site improvements should be designed to work with site features, not against them. Lot grading should be minimized and disruption of natural features such as trees, ground forms, rocks, and water courses should be avoided.

The proposed building is oriented to take advantage of the views of the Pacific Ocean in the westerly direction. The site design follows along the natural topography of the site and the building is located to avoid the steeper areas on the site. The project proposes to retain two of the three existing trees on site, as shown on the Topographic Survey (Sheet A-1.0, Attachment D of the staff report). A condition of approval would require that the preserved trees be shown on the project's final landscape plan.

Furthermore, despite the relatively large 4,293-sf proposed single-family residence, a proportionately small amount of grading of approximately 1,924 cubic yards would be associated with the project. The project would also balance this grading on-site notably with the construction of berms to reduce the project's visual impact. Thus, this Design Guideline is satisfied.

b. Building Location. *Buildings should be sited to consider shadows, changing climatic conditions, the potential for passive or active solar energy, safety, and privacy of adjacent outdoor spaces.*

Building placement should take into account potential impacts on adjacent property. Existing views, privacy, and solar access of surrounding properties should be preserved whenever possible.

The applicant has proposed a building featuring large, naturally illuminated areas utilizing daylight, and roof mounted solar panels. The project proposes a low lying building with deep setbacks from adjacent properties. The project does not impact privacy, existing views, and solar access of surrounding properties, as the nearest development is located approximately 420 feet to the northwest on the other side of Roberts Road (223 Roberts Road). Therefore, the project would not impact adjacent structures or properties with respect to existing views, privacy and solar access of surrounding properties.

c. Lighting. *Exterior lighting should be subdued, and should enhance building design as well as provide for safety and security. Lighting which creates glare for occupants or neighbors should not be used. In general, large areas should be illuminated with a few low shielded fixtures. Tall fixtures which illuminate large areas should be avoided.*

The project proposes outdoor lighting consisting of wall sconces, and eave flush mount light fixtures on the building facades, as shown in the project plans (Sheet A-7.1, Attachment D of the staff report). Additionally, the project proposes exterior lighting, along the walkway adjacent to the driveway, from the entrance to the site to the building entrance. All proposed fixtures would be downward lighting and, thus, unlikely to cause glare for the occupants or neighboring properties. The areas illuminated with the proposed exterior lighting, being those areas immediately surrounding the proposed building, are also the areas to be most frequently utilized by project occupants. Therefore, the proposed lighting would also enhance safety and security of the project occupants and visitors to the site. The exterior lighting is subdued, and enhances building design and safety and security.

d. Screening. *Exterior trash and storage areas, service yards, landing docks and ramps, electrical utility boxes, etc., should be screened from view of all nearby streets and adjacent structures in a manner that is compatible with building and site design. Such facilities should be conveniently located, but must not interfere with the circulation and parking on the site.*

The trash storage area for the residence is incorporated adjacent to the garage within the proposed building. It would, thus, be screened from adjacent properties. A walkway on the eastern side of the garage will provide access for the trash storage area from the main driveway that would not obstruct vehicular circulation from and to the property. Thus, this Design Guideline is satisfied.

e. Parking. *The visual impact of parking areas should be minimized when appropriate to the site by locating parking areas to the rear or side of the property, rather than along street frontages. Ample landscaping should be used to help screen parking areas from both exterior and interior views.*

The proposed attached garage will be located facing the entrance to the site from Ohlone Drive. However, the garage is at a setback of approximately 83'-10" feet from the front property line at its nearest point; this factor in combination with the proposed green roof and garage doors will create a pleasing design that will serve to mitigate visual impacts.

The garage would meet the requirements for a hidden garage within the approved Ohlone Point architectural review guidelines because the garage would be located on the interior side of project site and visible only from within the Ohlone Point subdivision. Furthermore, the garage would be excavated between three and seven feet into the existing grade of the project site, would have retaining walls on two sides with the main building on a third side, and would leave only the garage door exposed to the interior of the Ohlone Point subdivision.

BUILDING DESIGN

f. Scale. *An important aspect of design compatibility is scale. Scale is the measure of the relationship of the relative overall size of one structure with one or more other structures. Scale is also used to refer to a group of buildings, a neighborhood, or an entire city. A development can be "out of scale" with its surrounding due to its relative height, bulk, mass or density.*

A structure which is out of scale with its site and neighborhood threatens the integrity of the overall streetscape, and residential projects, particularly single-family dwellings, which are much larger than neighboring structures are therefore discouraged. The City's height limitation is a maximum only, and the maximum height may often be inappropriate when considered in the context of surrounding development and topography. The "carrying capacity" of a given site is also an important factor in determining appropriate scale and lot coverage. As with the height limitation, the City's lot coverage limitation is a maximum only.

The vicinity of the subject is largely undeveloped. The only approved development within the subdivision is a two-story single-family residence is under construction at the eastern terminus of Ohlone Drive on Lot D. The proposed project would be largely setting the context of the area, and thus, would not be out of scale with the site and neighborhood.

Moreover, the proposed building draws upon the Architectural Review Guidelines for Ohlone Point, approved by the City of Pacifica on February 2, 2021. These guidelines would serve as the framework for future developments within the subdivision, which would ensure compatibility of scale between buildings in the neighborhood.

g. Materials. *Compatibility of materials is an essential ingredient in design quality. In areas with either historic or architecturally significant structures, the use of similar exterior construction materials should be used in new construction in order to maintain neighborhood character. Consistency and congruity of materials and design elements on individual structures is also important.*

The proposed building incorporates stucco, use of dark colored brown siding with natural stone veneer accents, deep moldings in shades of white and glass windows of glass and windows. In staff's assessment, these materials appear compatible with each other in the modern design of the proposed building, consistent with the requirements of this Design Guideline. The project's consistency with the Ohlone Point subdivision architectural review guidelines, and the requirement for all future development within this subdivision to be consistent with the same, will also ensure compatibility, consistency, and congruity of the materials used in this and all other proposed development within the Ohlone Point subdivision.

h. Color. *Building color should be compatible with the neighborhood and should reinforce and complement the visual character of the building's environment. Multiple colors applied to a single building should relate to changes of material or form.*

As indicated above, the vicinity of the subject is largely undeveloped except for a two-story single-family residence, which is under construction at the eastern terminus of Ohlone Drive on Lot D. This building features predominantly dark colors. The predominant colors in the proposed building are shades of white followed by brown (in siding on the walls). The neighborhood character as it develops would be shaped by the Architectural Review Guidelines for Ohlone Point, approved by the City of Pacifica on February 2, 2021, which permit off-white colors with a Light Reflectance Value (LRV) of no more than 79, which, according to these guidelines, should be used in combination with darker materials and colors, and "should not be the dominant color in the overall architectural color palette."

The dominant colors in the proposed building are shades of off-white used for the deep moldings and walls. Therefore, a condition of approval would require a modification to the color scheme to diminish the dominance of the "Crystal White" color in the palette with an inclusion of more earth tones to establish compliance with the direction regarding exterior colors in the Architectural Review Guidelines for Ohlone Point, which is necessary also to comply with Mitigation Measure AES-1 of the Final EIR (see CEQA discussion, below). The replacement color shall be Benjamin Moore Maritime White (OC-5) with an LRV of 73, which is below the 79 LRV maximum of the Ohlone Point architectural review guidelines.

i. Consistency. *There should be architectural consistency among all building elevations. All elevations need not be identical, but a sense of overall design continuity must occur. Window treatment and trim, for example, should be carried out around the entire building, not just on the most visible sides.*

The proposed building is architecturally consistent on all four elevations. The southern façade of the building is not as articulated with windows as the eastern, western and northern facades. However, the applicant has carried the same materials, architectural theme throughout all sides of the building.

LANDSCAPING

j. Amount and Variety. *Applicants are encouraged to exceed the minimum amount of landscaping required by the zoning ordinance and landscaping plans should incorporate a variety of plant species. The amount, scale, and nature of landscape materials should be appropriate to the site and/or structure. Large-scale buildings should be complemented by large-scale landscaping. Development along major streets should also include large scale trees.*

The project proposes landscaping that exceeds the minimum amount required. As proposed, the project would include turf, cultivated landscape, transitional landscaping and landscaped buffer zone between these areas and land left undisturbed. The landscaping will also include a variety of trees. A total of 22 conifers, 56 small broad leaf trees, and 88 ornamental trees are proposed throughout the site.

The choice of species and landscape plan were reviewed by Patrick Kobernus, Principal Biologist, Coast Ridge Ecology, LLC (Attachment H of the staff report) to ensure consistency of the landscape plan and plantings with local native ecosystems. As indicated in the review report, several of the proposed plant species are non-native and should be replaced. Therefore, a condition of approval would require the submittal of a final landscape plan incorporating species replacement as recommended in the "Review of Landscape Plan prepared for Lot 3 (Ohlone Point), Pacifica, CA", prepared by Coast Ridge Ecology, LLC, dated February 26, 2021, for approval by the Planning Director and a qualified biologist prior to building permit issuance.

WATER CONSERVATION POLICY AND LANDSCAPE DESIGN GUIDELINES FOR NEW DEVELOPMENT

k. Planting Design: *The combined turf and water area shall be limited to 25 percent of landscaped areas for landscapes over 1,000 square feet. The limit is intended to allow larger turf grass areas in small backyards typical of townhouse types of residential developments. This will reduce water needs and evaporation losses.[...] Groundcover other than turf shall be used on all slopes exceeding 10 percent. Model homes shall demonstrate low water: using plants and a maximum of 25 percent turf area.*

The combined water and turf area proposed with the subject development is 12 percent of the proposed landscaped area (18,283.43 square feet). Turf area is limited to areas where the grade does not exceed 10 percent.

Additionally, new construction project with a total landscape area greater than 500 sq. ft. are required to comply with the State Model Water Efficient Landscape Ordinance (MWELO).[1] Therefore, staff has included a condition of approval

[1] MWELO is a statewide water efficiency law for new and renovated landscapes in California. It sets limits on high water use plants and irrigation equipment and incentivizes a holistic approach to landscaping.

requiring the applicant to demonstrate compliance with the MWELO requirements for single-family residential projects, prior to building permit issuance.

HILLSIDE DEVELOPMENT

1. Excavation. *Large amounts of cut and/or fill are unattractive on hillsides, and can have a detrimental impact on the immediate and surrounding environment.*

(a) Structures should relate to and follow site topography to work with the slope, not against it.

(b) Whenever feasible, buildings and roads should be sited to align with existing contours of the land.

(c) Retaining walls should be avoided or, if necessary, their height should be reduced to the minimum feasible.

(d) Avoid one-level solutions which would result in excessive lot coverage and more disruption of the site. Multi-level structures which step down the slope can help to minimize cut and fill.

The project proposes 1,924.25 cubic yards of cut and 1,924.25 cubic yards of fill on site. Grading on the site will occur to prepare the site for the construction of the proposed residence with the attached garage, and associated improvements and will include grading for the proposed 4 to 6 feet high berms.

The proposed building, while one story, and the driveway relate to the site topography in that they are located in the relatively level area of the site. Additionally, they are aligned with the site contours, as feasible. Retaining walls are located to the eastern side of the driveway, to the east and rear of the building and would be shielded from prominent views from the west of the site and Ohlone Drive. Additionally, the height of the retaining walls is reduced by terracing such that they are no more than 5 feet tall from lower adjacent grade.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica hereby approves Specific Plan SP-164-17 for the construction of a 4,293-sf, single story, single-family residence, with a 650-sf attached garage, on a 62,562-sf undeveloped lot in the P-D (Planned Development) Zoning District at Ohlone point, Lot 3 (APN 022-150-470), subject to conditions of approval included as Exhibit A to this resolution.

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 5th day of April 2021.

AYES, Commissioners:	BERMAN, DOMURAT, GODWIN, HAUSER, LEAL
NOES, Commissioners:	FERGUSON
ABSENT, Commissioners:	NIBBELIN
ABSTAIN, Commissioners:	N/A

Lauren Berman, Vice Chair

ATTEST:

Tina Wehrmeister, Planning Director
/Assistant City Manager

APPROVED AS TO FORM:

Michelle Kenyon, City Attorney

Exhibit A

Conditions of Approval: Specific Plan SP-164-17, for construction of the construction of a 4,293-square foot (sf), single story, single-family residence, with a 650-sf attached garage, on a 62,562-sf undeveloped lot in the P-D (Planned Development) Zoning District at Ohlone Point, Lot 3 (APN 022-150-470)

Planning Commission Meeting of April 5, 2021

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled "HARMONY@1 FOR LOT # 3 SUBDIVISION 213-07" received by the City of Pacifica, dated March 16, 2021, except as modified by the following conditions.

2. The approval letter issued by the City and all conditions of approval attached thereto shall be included as plan sheets within all plan sets submitted to the City as part of any building permit application.

3. The project shall not exceed 23.53 percent of the lot area in buildings, pavement, and grading, except for recreation facilities and active recreation areas which can be utilized by all residents of the development. Applicant shall demonstrate compliance with this condition of approval prior to issuance of a building permit by a reduction of 130 square foot in the size of one or more of the areas currently proposed as buildings, pavement, or grading.

4. The pine tree and the multi trunk tree shown on the Topographic Survey included in the plan set, dated March 16, 2021, and proposed for preservation shall be shown on the Final Landscape Plan in the same plan set.

5. Prior to the issuance of a building permit, Applicant shall provide a detailed finishing schedule with modified building colors for approval by the Planning Director. The colors shall be modified to replace the proposed "Crystal White" paint color over stucco areas with Benjamin Moore Maritime White (OC-5) color with a maximum Light Reflective Value of 73, or equivalent to the satisfaction of the Planning Director, to ensure an off-white color is not the predominant color on the structure as required by the Architectural Review Guidelines for Ohlone Point, as approved by the City of Pacifica on February 2, 2021.

6. Prior to the issuance of a building permit, Applicant shall submit a final landscape plan for approval by the Planning Director and City approved certified biologist. The final landscape plan shall incorporate replacement of the non-native and/or invasive species with native species as recommended in the "Review of Landscape Plan prepared for Lot 3 (Ohlone Point), Pacifica, CA", prepared by Coast Ridge Ecology, LLC, dated February 26, 2021, attached hereto as Exhibit C to this Resolution. The final landscaping plan shall be to the satisfaction of the Planning Director. All landscaping shall be installed consistent with the final landscape plan prior to issuance of a certificate of occupancy.

7. Landscaping on the site shall be adequately maintained in a healthful condition and replaced when necessary by the property owner.

8. Prior to issuance of building permit, Applicant shall submit a detailed on-site exterior lighting plan for review and approval by the Planning Director. The plan comply with any applicable standards of the Ohlone Point covenants, conditions, and restrictions (CC&Rs) and Ohlone Point architectural review guidelines, and shall indicate fixture design (architecturally integrated with the building style, materials and colors), illumination designed to minimize glare (photometric plan), location, height, and method of shielding.

9. Prior to issuance of building permit, Applicant shall submit calculations to demonstrate the project shall be constructed to achieve at least 100 points on the Green Point Rating System, to the satisfaction of the Planning Director.

10. The project shall include low intensity illumination. All light fixtures shall be LED fixtures.

11. The rainwater harvesting system shall be maintained for collection, retention and re-use of water for gardens and landscaping.

12. No wastewater (including equipment cleaning wash water, vehicle wash water, cooling water, air conditioner condensate, and floor cleaning washwater) shall be discharged to the storm drain system, the street or gutter.

13. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever possible.

14. Prior to the issuance of a building permit, Applicant shall submit a roof plan with spot elevations showing the location of all roof equipment including vents, stacks and skylights. All roof equipment shall be screened to the Planning Director's satisfaction.

15. All transformers, HVAC units, backflow preventers and other ground-mounted utility equipment shall be shown on the landscape and irrigation plans and shall be located out of public view and/or adequately screened through the use or combination of walls or fencing, berming, painting, and/or landscaping, to the satisfaction of the Planning Director.

16. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within an approved enclosure. The enclosure design shall be consistent with the adjacent and/or surrounding building materials, and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Recology of the Coast. Trash enclosure and dumpster areas shall be covered and protected from roof and surface drainage. Prior to the issuance of a building permit, Applicant shall provide construction details of any required enclosure for review and approval by the Planning Director.

17. All vents, gutters, downspouts, flashing, and conduits shall be painted to match the colors of adjacent building surfaces. In addition, any mechanical or other equipment such as HVAC attached to or protruding from the building shall be appropriately housed and/or screened to the Planning Director's satisfaction.

18. Prior to issuance of building permit, Applicant shall demonstrate compliance with the MWELO requirements for single-family residential projects. Consult MWELO Guidebook & Ordinance –

California Department of Water Resources. www.water.ca.gov/Programs/Water-Use-And-Efficiency

19. That the approval or approvals is/are valid for a period of two years from the date of final determination. If the use or uses approved is/are not established within such period of time, the approval(s) shall expire unless Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director or Planning Commission approves the extension request as provided below. The Planning Director may administratively grant a single, one year extension provided, in the Planning Director's sole discretion, the circumstances considered during the initial project approval have not materially changed. Otherwise, the Planning Commission shall consider a request for a single, one year extension. In the event of litigation filed to overturn the City's determination on the approval or approvals, the Planning Director may toll the expiration of the approval or approvals during the pendency of such litigation.

20. Prior to issuance of a building permit, Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction.

21. Applicant/Property Owner shall keep the property in a clean and sanitary condition at all times, maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the Pacifica Municipal Code.

22. No wastewater (including equipment cleaning wash water, vehicle wash water, cooling water, air conditioner condensate, and floor cleaning washwater) shall be discharged to the storm drain system, the street or gutter.

23. The applicant shall comply with all Mitigation Measures of the Mitigation Monitoring and Reporting Program ("MMRP") of the "Harmony @ 1 Roberts Road Subdivision Final Environmental Impact Report," CEQA Clearinghouse No. 2006112072, certified by the Planning Commission on October 15, 2007, and by the City Council on November 13, 2007, and attached hereto as Exhibit D to this Resolution, except as follows:

    a. The Project may deviate from the building footprint identified in the Preliminary Grading Plan of the Draft EIR as originally required by Mitigation Measure AES-1, and shall be allowed to construct the Project within the footprint identified in the Project plans entitled "HARMONY@1 FOR LOT # 3 SUBDIVISION 213-07" received by the City of Pacifica, dated March 16, 2021.

24. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.

25. The Applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments,

approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the Applicant's Project ("Challenge"). City may, but is not obligated to, defend such Challenge as City, in its sole discretion, determines appropriate, all at Applicant's sole cost and expense. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the Applicant, City, and/or parties initiating or bringing such Proceeding. If the Applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City. Per Government Code Section 66474.9, the City shall promptly notify Applicant of any Proceeding and shall cooperate fully in the defense.

Building Division of the Planning Department

26. The project requires review and approval of a building permit by the Building Official. Applicant shall apply for and receive approval of a building permit prior to commencing any construction or demolition activity.

27. A grading permit is required per the Pacifica Municipal Code prior to commencement of grading; a haul route must be approved by the City Engineer prior to issuance of a grading permit.

Engineering Division of Public Works Department

28. Construction shall be in conformance with the City of Pacifica Storm Water Management and Discharge Control Ordinance and the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented, and the construction BMPs plans sheet from the Countywide program shall be included in the Project plans.

29. Applicant shall provide updated stormwater calculations with the construction drawings for the project to determine the size of all proposed storm drain facilities and stormwater treatment measures to document that the peak post-construction flow into the street and/or storm drain system does not exceed the pre-construction peak. Calculation report shall be signed and stamped by a registered engineer.

30. Before construction can begin, a seasonally-appropriate erosion control plan must be approved by the City Engineer showing how mud or other contaminants will be prevented from being tracked into the street or washed into the storm drain system.

31. The following notes are required to be prominently shown on the plans:
    a) "Streets and sidewalks shall be maintained clear of construction materials and debris at all times. Daily cleanup will be enforced."
    b) "Construction equipment or vehicles must not be parked on the street overnight."
    c) "Holes or trenches in "public" areas (outside of the individual parcel) must be backfilled before leaving each night unless written permission is provided by the City Engineer, which must be requested at least 24 hours in advance. No open holes or trenches may be left without being adequately protected to prevent persons or vehicles from entering them."
    d) "Lighted barricades must be placed at obstructions or other hazards in "public" areas at night."

e) "All recorded survey points shall be protected and preserved. If any survey points are altered, removed or destroyed, the applicant shall be responsible for obtaining the services of a licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to completion of the building permit."
f) "Existing curb and sidewalk adjacent to this parcel's frontage that is damaged or displaced shall be repaired or replaced even if damage or displacement occurred prior to any work performed for this project."
g) "Any damage to public or private property - whether adjacent to subject parcel or not - that is determined by the City Engineer to have resulted from construction activities related to this project shall be repaired or replaced as directed by the City Engineer."

32. In order to convey storm run-off into the street, under-sidewalk drainage must be installed per City Standard Detail #104. A portion of new sidewalk must be removed by saw-cutting along the back of curb and existing score lines or an expansion joint.

33. If any cuts or excavations are made in the newly paved street, whether in asphalt or concrete paving, the pavement shall be restored to a smooth condition to the satisfaction of the City Engineer prior to issuance of a certificate of occupancy.

Wastewater Department

34. Prior to issuance of building permit, Applicant shall submit materials demonstrating the location and size of sewer laterals, appurtenances, and method of compliance with Wastewater Department standards and specifications.

North County Fire Authority

35. Prior to or concurrent with an application for a building permit, Applicant shall submit plans for the required fire sprinklers per Pacifica Municipal Code requirements and 2019 California Fire Code (CFC).

36. Prior to final inspection, Applicant shall provide a horn strobe on the front of the building for the fire sprinkler.

37. Prior to issuance of a building permit, Applicant shall provide a fire flow report from North Coast County Water District (NCCWD) showing a fire flow of 750 gallons per minute (gpm) or greater per 2019 CFC Appendix B, Table B105.1 for structures over 3600 sq. ft.

38. Prior to final inspection, the Applicant shall mark cul-de-sac's and road per 2019 CFC Appendix D, D103.6 through D103.6.2 including signs per D103.6.

39. Prior to final inspection, the Applicant shall install and permanently maintain clearly visible illuminated premises identification (address) per 2019 CFC.

40. Prior to final inspection, the Applicant shall install smoke detectors and carbon monoxide (CO) monitors per 2019 CFC and 2019 California Building Code (CBC).

41. The Applicant shall not begin construction without approved plans and a permit on-site at all times.

42. Prior to final inspection, the applicant shall provide fire protection per 2019 CFC and National Fire Protection Association (NFPA) for rooftop gardens and landscaping if such is installed on the structure.

43. The applicant shall provide fire apparatus access per 2019 CFC Appendix D Sections D103.5 if there is a gate to be installed to the development.

44. The applicant shall provide a key box per 2019 CFC Chapter 5 Section 506 for the gate, if installed.

45. The Applicant shall conform to 2019 CFC Chapter 33 for fire safety during all construction.

Added by Planning Commission of April 5, 2021

46. Prior to issuance of a building permit, Applicant shall revise the floor plan on Sheet A-5 of Attachment D of the staff report to install a non-solid gate at the exterior opening of the garbage room with a maximum solid surface equal to or less than the definition of an "open work fence" as defined in PMC Section 9-4.2502(b), to the satisfaction of the Planning Director.

*** END OF CONDITIONS ***

EXHIBIT B

ADDENDUM TO THE "HARMONY @ 1 ROBERTS ROAD SUBDIVISION FINAL ENVIRONMENTAL IMPACT REPORT," CEQA CLEARINGHOUSE NO. 2006112072, CERTIFIED BY THE PLANNING COMMISSION ON OCTOBER 15, 2007, AND BY THE CITY COUNCIL ON NOVEMBER 13, 2007.

LOT 3 @ HARMONY 1 PROJECT

Harmony @ 1 Roberts Road Subdivision Final EIR Addendum

prepared by

City of Pacifica
Planning Department
1800 Francisco Boulevard
Pacifica, California 94044
Contact: Ranu Aggarwal, AICP, Contract Planner

prepared with the assistance of

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Campbell, CA 95009

March 2021

GROUP

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ATTACHMENT C. Project Plans 70

1 Introduction

This Addendum to the Harmony @ 1 Roberts Road Subdivision Final EIR (Final EIR) was prepared because of minor changes made to the project, as described in the Project Description section that do not raise important new issues about the significant impacts on the project. The Final EIR was recommended for adoption by the Planning Commission on October 15, 2007 and certified by the City Council on November 13, 2007. The Final EIR contemplated subsequent individual development of the subdivision as lots were sold to those constructing custom-built houses.

In accordance with the California Environmental Quality Act (CEQA) and Section 15164 of the CEQA Guidelines, an Addendum to a certified EIR may be prepared if only minor technical changes or additions are necessary or none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred. Under CEQA Guidelines Section 15162, the lead agency shall prepare a subsequent EIR if it determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

> *(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
>
> *(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
>
> *(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted, shows any of the following:*
>
> > *(A) The project will have one or more significant effects not discussed in the previous EIR;*
> >
> > *(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
> >
> > *(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
> >
> > *(D)Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (CEQA Guidelines Section 15162(a); see also Public Resources Code Section 21166).*

2 Project Description

2.1 Project Location and Setting

The Project site is located in the City of Pacifica in San Mateo County. The site, identified as Lot 3 (APN 022-150-470), is a vacant 1.43 acre parcel located in Ohlone Point (previously known as Harmony @ 1), a subdivision planned for 14 residences. The subdivision is improved with infrastructure, including roadway access through Ohlone Drive and wet and dry utilities. The lots within the subdivision remain undeveloped, aside from the construction on Lot D. The Project site is bordered by Ohlone Drive to the north and adjacent undeveloped parcels to the east, west, and south.

2.2 Project Characteristics

The proposed Project would involve the development of a custom 4,999 square foot, single-story, single-family residence, which consists of 4,293 square feet of living area, 650 square feet of garage parking, and 56 square feet of garage utility space. The site is a 62,562 square foot (1.43 acre) lot in the P-D/HPD (Planned Development/Hillside Preservation District) zoning district on Lot 3 of the previously approved subdivision.

Figure 1: Regional Location

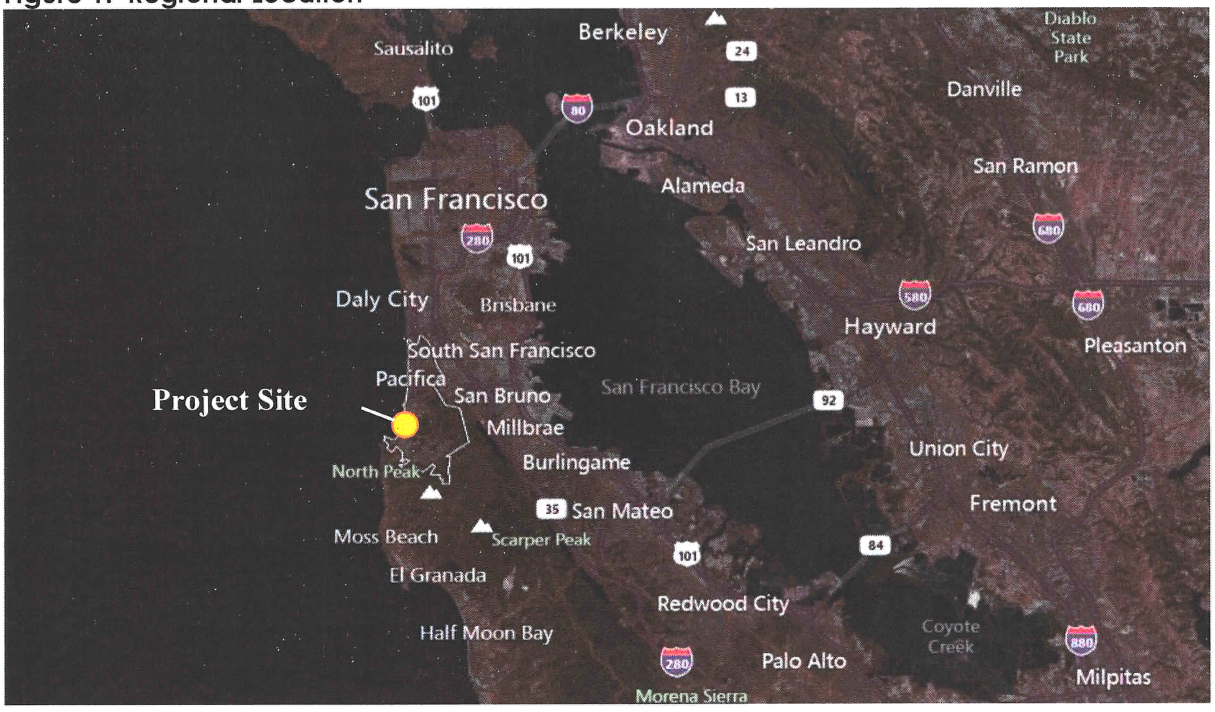


Figure 1- Regional Location in County of San Mateo *(Source: Bing Maps, Accessed on June 12, 2020)*

Figure 2: Project Site Location

***Figure 2** - Project Site Location (Source: Google Maps with parcel overlay, created on June 19, 2020)*

Figure 3: Photographs of Project Site and Surrounding Development

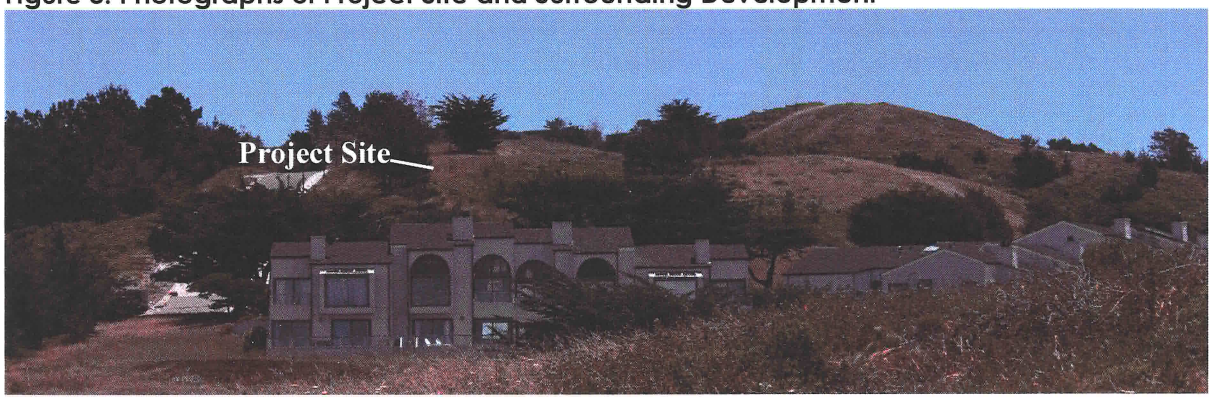


Figure 3a *– View looking southeast from off site (Source: M-Group, accessed on June 16, 2020)*

Figure 3b *– View looking southwest from northeast corner of site (Source: M-Group, accessed on June 16, 2020)*

Figure 3c *– View looking northeast from near southwest corner of site (Source: M-Group, accessed on June 16, 2020)*

In anticipation of future development, each lot of the subdivision had a prescribed building envelope as described in Mitigation Measure AES-1 of the certified environmental impact report for the "Harmony @ 1 Roberts Road Subdivision" development project (State Clearinghouse # 2006112072), where development would occur. For Lot 3, the subdivision prescribed an approximately 5,023 square foot building envelope. The Project proposes a 4,999 square foot building, with 4,293 square feet of living area, however, the building footprint does not fully occupy the initially planned building envelope. The new building footprint largely expands west of the initial footprint, but a portion of the proposed garage would still occupy approximately 12% of the initially planned building envelope. The proposed building footprint moves the proposed development to a lower elevation on site. Table 1 shows the characteristics of the proposed building and Figure 4 shows the proposed site plan.

Table 1: Project Characteristics

Address	No Address (Lot 3, Harmony @ 1 Roberts Road Subdivision)
Assessor's Parcel Number (APN)	022-150-470
Lot Area	1.43 acre
Site Coverage	5,053 square feet
Gross Floor Area	4,293 square feet (house) 650 square feet (garage parking) 56 square feet (garage utility) *54 square feet (garbage room – exterior space excluded from total floor area)* 4,999 square feet (total)
Height	17 feet (single story)
Setbacks	Front: 47 feet Right Side: 68 feet Left Side: 33 feet Rear: 99 feet
Use	Single-family Residence
Vehicle Parking	3 garage parking spaces

Figure 4: Proposed Site Plan & Elevations

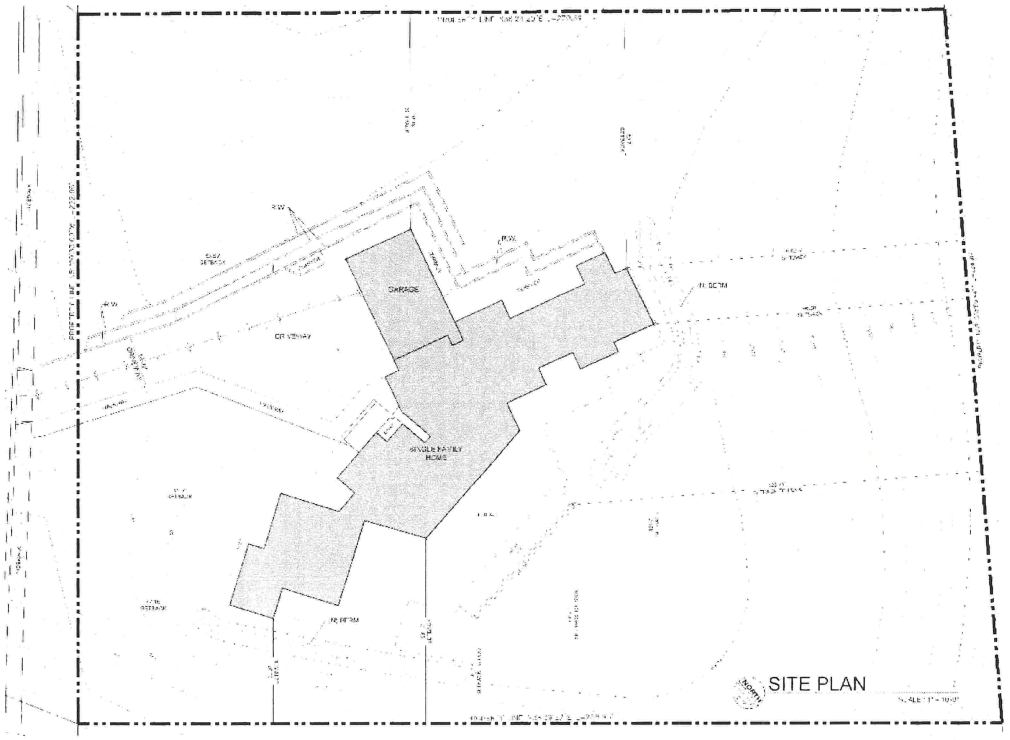


***Figure 4a** – Project Site Plan (Source: Plan Set prepared by J.C. Engineering, dated 07-13-20)*

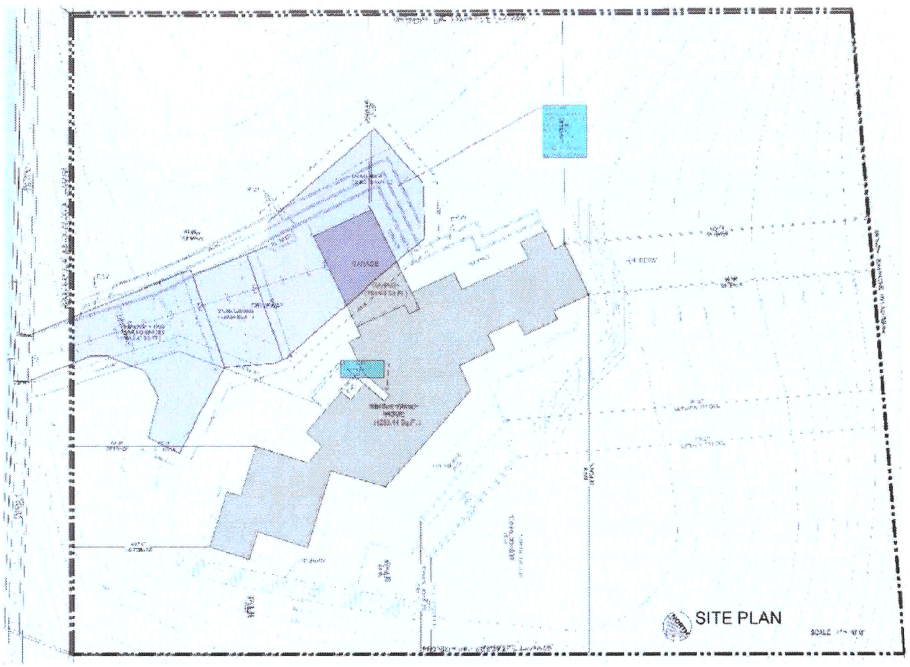


***Figure 4b** – Project Footprint in Comparison to Initially Planned Building Envelope (Source: Plan Set prepared by J.C. Engineering, dated 12-10-18 and 07-13-20)*

Figure 4c *– Project Elevations (Source: Plan Set prepared by J.C. Engineering, dated 7-13-20)*

2.3 Landscaping and Open Space

The site and surrounding properties are undeveloped parcels covered by natural vegetation. The Project proposes to develop the site, which includes grading and new landscaping. The front yard consists of a native vegetation buffer zone surrounded by small broadleaf trees. Conifers and small broadleaf trees are planted at the front property line and rear yard. Ornamental trees and vines are planted in terraced landscaped areas at the northern portion of the property. A total of 22 conifers, 56 small broad leaf trees, and 88 ornamental trees are proposed throughout the site. Existing trees on site include an approximately 8-inch diameter pine tree that will be removed, a 13-inch diameter pine tree that would remain, and a multi-trunk tree to remain. Berms proposed at the rear of the residence help screen the house. These features, along with the bioswale and lawn area, provide a transition into a transitional planting area and then a native vegetation buffer at the eastern portion of the property, which is adjacent to undeveloped open space.

2.4 Site Access and Circulation

Access to the site is provided by a driveway on site that connects the proposed three-car garage to Ohlone Drive.

2.5 Construction

Construction would occur over approximately 16 months. The Project proposes 1,924 cubic yards of cut that will be used as fill on site, including the creation of berms.

2.6 Approvals

The Project requires entitlements and regulatory approval from the following agencies:

- City of Pacifica
    - Specific Plan SP-164-17 - Construction of one single-family residence

3 CEQA Analysis

3.1 Overview

The analysis in this Chapter summarizes the impacts and findings of the certified Harmony @ 1 Roberts Road Subdivision Final Environmental Impact Report (Final EIR). The analysis in this Chapter tiers off the Final EIR and provides a comparison of the Project to the Project analyzed in the Final EIR as well as a summary of the potential environmental impacts that may result from the Project. All mitigation measures identified in the EIR that would apply to the Project are listed in Attachment A to this document, which is incorporated by reference into this CEQA analysis. If this Addendum or its attachment inadvertently misidentifies or omits a mitigation measure identified in the Final EIR, the applicability of that mitigation measure to the Project is not affected.

As demonstrated in this Addendum, none of the conditions for preparation of a subsequent EIR per CEQA Guidelines Section 15162 apply to the Project:

> (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
>
> > (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
> >
> > (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
> >
> > (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
> >
> > > (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
> > >
> > > (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
> > >
> > > (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
> > >
> > > (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

This CEQA analysis hereby incorporates by reference the discussion and analysis of all potential environmental impact topics as presented in the certified Harmony @ 1 Final EIR. This CEQA analysis uses a checklist approach to determine if the conditions of Section 15162 calling for preparation of a subsequent EIR are met. This checklist approach is based on significance criteria in the Harmony @ 1 Final EIR to organize the analysis and provide a determination of whether the Project would result in:

- Equal or Less Severity of Impact Previously Identified in the EIR;
- Substantial Increase in Severity of Previously Identified Significant Impact in the EIR; and/or
- New Significant Impact.

Where the severity of the impacts of the Project would be the same as or less than the severity of the impacts described in the EIR, the checkbox for "Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR" is checked.

Where the checkbox for "Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR" or "New Significant Impact" is checked, there would be significant impacts that are:

- Due to substantial changes in the Project;
- Due to substantial changes in circumstances under which the Project will be undertaken; and/or
- Due to substantial new information not known at the time the EIR was certified.

Further, no new information of substantial importance has been provided or otherwise identified that would result in new or substantially more severe significant impacts. Although there may have been changes and updates to the relevant regulatory setting or to Appendix G of the CEQA Guidelines, these changes are not considered new information of substantial importance as described in the CEQA Guidelines. Furthermore, they would not result in new physical impacts not previously analyzed or in substantially increasing the severity of previously identified physical impacts. Therefore, none of the

aforementioned conditions were found for the Project, as demonstrated above and throughout the following CEQA analysis.

3.2 Aesthetics

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Have a substantial adverse effect on a scenic vista?	☒	☐	☐
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	☒	☐	☐
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐
d. Create a new source of substantial light or glare which would substantially and adversely affect day or nighttime views in the area?	☒	☐	☐

3.2.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) found that aesthetics is a potentially significant impact of the subdivision, which can be reduced to less than significant impacts through mitigation. The EIR identified potentially significant impacts that may be reduced to less than significant impacts, in regard to substantial adverse effects on a scenic vista, substantially damaging scenic resources, and substantial degradation of the existing visual character or quality of the site. Mitigation measures addressing significant impacts related to new sources of light and glare would also reduce impacts to less-than-significant levels.

Development of the subdivision would create impacts to scenic resources and the existing visual character. The Pacifica General Plan acknowledges that the ridges in Pacifica contribute to the open space quality of the City. The ridgeline situated through the project site with undeveloped lower slopes are prominent features and visible south of the project site. Although State Highway 1 does not have a Scenic Highway designation within Pacifica, the City considers scenic views from the highway to be important. The southern slopes and ridges are visible from U.S. Highway 101.

Visual impacts may be mitigated through implementation of design guidelines on site development. Projects would apply a style of architecture called "Coastal Green Architecture" intended to demonstrate harmony between the community and the environment. The design principles of Coast Green Architectural were incorporated into Covenants, Conditions, and Restrictions (CC&Rs), which provide specific restrictions intended to control the visual impact of the project and future development. The CC&Rs have been recorded as part of the required mitigation measures. The design concept for the custom homes would have a low profile, and the southern profile would be minimized for residents of the Linda Mar and Pedro Point neighborhoods and motorists on State Highway 1. Architecture, building siting, excavation and berm siting would contribute to a minimized visual impact. Berms are expected to be three to 10 feet in height, five feet wide, and 20 feet long to help obscure the home from view.

The building envelopes in the subdivision were selected to minimize visual impact. The CC&Rs would also restrict the size of the home to be 4,300 square feet in living area to minimize the footprint on each site. Proposals are reviewed by the subdivision's homeowner's association and through the City's design review entitlement process.

Measure AES-1: The Covenants, Conditions and Restrictions (CC&Rs) for the Harmony@ 1 development shall, consistent with the Project Description (section 2.0) and Project Design Features (section 4.2.2) herein, fully define the term "Coastal Green Architecture." The CC&Rs shall provide detailed descriptions of specific measures or features that shall be imposed to ensure that the custom homes conform to the definition of Coastal Green Architecture and incorporate the design measures discussed in this EIR that reduce or eliminate visual impacts. The specific features to be described in the CC&Rs shall include those identified in Exhibit D, including, but not limited to, the following design and construction measures:

- Homes shall be located in the building envelope presented in the Preliminary Grading Plan described in this EIR. Homes located outside the identified building envelope could have greater visual impact than what was analyzed in this EIR.

- Excavation of the building pad. The homes shall be designed with a lowered or excavated building pad in order to reduce the mass of the homes. The degree or amount of excavation shall be determined by the custom home architect, the Harmony@1 Architectural Control Committee, and the City's design review process.

- Berming: The CC&Rs shall require berming of excavated soil to help hide homes and describe desirable locations and methods for such berming.

- Hidden garages: The CC&Rs shall describe what constitutes a "hidden garage" and establish when a home shall have the garage under the main structure in order to minimize visual impacts.

- Living Roofs: The CC&Rs shall describe what constitutes a "living roofs" and establish when a home shall include a living roof in order to minimize visual impacts.

- The CC&Rs shall describe appropriate exterior materials and color palette to ensure compatibility of the homes with the surrounding areas.

Measure AES-2: To ensure night light and glare from the project is minimize the following measures shall be implemented:

- Exterior lighting shall include low-mounted, downward casting and shielded light that does not cause spillover onto adjacent properties.

- No flood lights shall be used in public areas or the conserved habitat areas. Night security lighting within residential lots shall be restricted to normal exterior lighting.

- Language shall be added to the development's CC&Rs stating that lighting fixtures shall not be located at the periphery of individual lots. Lighting shall be restricted to the area immediately around the house and any landscaped areas.

3.2.2 Project Analysis

The Project site does not result in significant impacts on aesthetics that would be substantially greater than those considered in the Final EIR. The Project would be required to implement applicable mitigation measures, which include compliance with CC&Rs.

The existing visual character of the undeveloped property would be changed by the Project, as it would from any development to construct a projected single-family residence on the site, but the impacts would be less than significant. The Project design incorporates principles of the Coastal Green Architecture design guidelines established in the Covenants, Conditions and Restrictions (CC&Rs). Compliance with the CC&Rs and the design guidelines would reduce or eliminate visual impacts.

The Final EIR identifies aesthetics as a potentially significant impact than can be reduced through mitigation. The subdivision proposed development of single-family homes along a prominent ridgeline highly visible to the Linda Mar area. With implementation of *Measures AES-1* and *AES-2*, the homes would be designed to minimize structural mass visible from Linda Mar and nighttime lighting would be restricted. *Measure AES-1* prescribes the location of homes within the previously identified building envelope, as there may be potential for greater visual impact if they were located outside of the building envelope. The proposed residence occupies a footprint that expands beyond the projected footprint considered in the EIR but would not substantially increase the severity of visual impacts. As described further, the Project is designed to better fit the natural topography of the site and complies with Coastal Green Architecture design principles incorporated into *Measure AES-1*, which continues to reduce potential for greater visual impacts.

The visual impacts of the development would not create impacts that substantially increase the severity of visual impacts considered in the Final EIR. The one-story design of the home minimizes the height and features a green roof above the garage. The Project's design includes features that help hide the home, such as berms at rear of the home as well as trees planted in the front yard and at the rear of the home. The footprint of the proposed design is shifted slightly to the west to expand to a lower elevation, which minimizes cut into the steeper sloping grades of the site located within the originally approved building footprint.

As shown in the visual simulations (Figures 1.2.3 to 1.2.7), the proposed development maintains a low profile and uses architectural and site design to integrate with the surroundings. Figures 1.2.2 and 1.2.5 show the project location as viewed from the northwest and southwest. The Project design involves a one-story design shown in Figures 1.2.3 and 1.2.6. For comparison, an alternative two-story design as allowed by the Final EIR that fits the original projected building envelope is shown in Figures 1.2.4 and 1.2.7. Visual simulations include proposed berms to be created at the west and south elevations but do not include proposed trees and other landscaping.

Figure 1.2.1. View Location Map

Source: M-Group, March 2021

Figure 1.2.2. View 1 – Existing

Source: M-Group, March 2021

Figure 1.2.3. View 1 – Proposed Development

Source: M-Group, March 2021

Figure 1.2.4. View 1 – Alternative Two-Story Concept (Original Building Envelope)

Source: M-Group, March 2021

Figure 1.2.5. View 2 – Existing

Source: M-Group, March 2021

Figure 1.2.6. View 2 – Proposed Development

Source: M-Group, March 2021

Figure 1.2.7. View 2 – Alternative Two-Story Concept (Original Building Envelope)

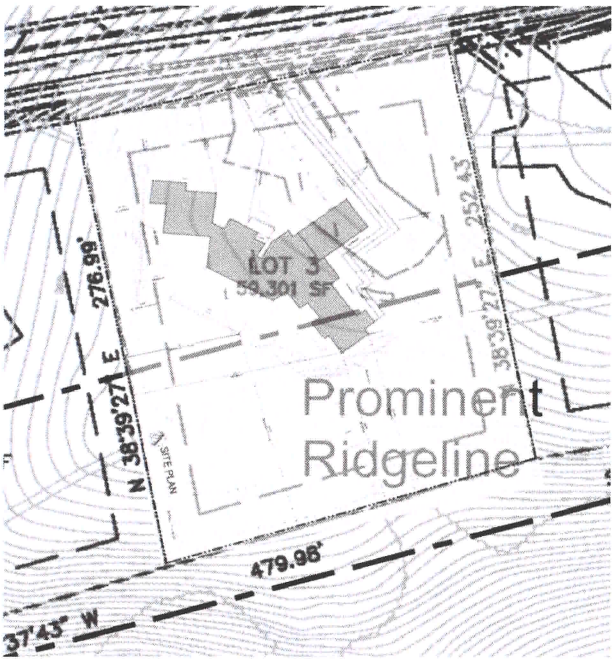
Source: M-Group, March 2021

A relatively small portion of the eastern wing of the building appears to extend into an area noted as a Prominent Ridgeline in Figure 10 of the Final EIR, but it would not result in a substantial impact. The Project design reflects more specific consideration of the unique topography to better follow the natural topography of the site, while avoiding major development where the slope steepens at the southwestern portion of the site that would increase visibility. The Prominent Ridgeline area consists of an elongated circular area across several lots of the subdivision. The Project proposes to use some of the relatively flat area that had been captured in the general shape of the ridgeline area in order to avoid more extensive grading and cuts into the hillside (Figure 1.2.6). Development is focused away from the steep slopes of the ridgeline area, and the relatively low height of the one-story building, following Coastal Green Architecture design principles, allows the structure to follow the terrain and to minimize verticality of the structure. As shown in Figures 1.2.3 to 1.2.6, the proposed design follows the topography and minimizes height as much as possible. Both the proposed building footprint and the subdivision's development envelope focus development largely on the northern half of the lot to avoid steep slopes and minimize the appearance of structures at the ridgeline as possible, although the proposed footprint is shifted west relative to the subdivision's envelope.

In comparison to the two-story concept using the original building envelope, the proposed project would have no more visual impact. The two-story concept had a similar amount of massing visible from the two vantage points.

Furthermore, the proposed site development applies features to minimize visual impact in context with the planned development at this subdivision. The Project site includes the creation of berms from excavated soil on the south and west elevations that provides some screening of the building through earthwork. Berms on the south side would be provided together with new trees planted immediately south of the building footprint, which offer additional screening. Berms are proposed on the western side, but the proposed building would be largely visible due its location on the slope. In comparison to the two-story concept using the original building envelope, no amount of berming can minimize the view of the second floor massing within the prescribed design guidelines the way berming can minimize the view of a one-story building. As the adjoining lots and other lots within the Ohlone Point subdivision are developed, other homes will also become visible around the Project as the subdivision reaches build-out of the planned residential lots as evaluated in the Final EIR.

Figure 1.2.8. Proposed Footprint



The Project would remain consistent with the General Plan, which intends to limit development on Prominent Ridgelines as much as possible but recognizes development could be permitted on the ridge with careful design (as noted below). The Project incorporates the Coast Green Architecture design guidelines in the CC&Rs and as required by *Measure AES-1*. Through the application of these design guidelines and site design, the Project proposes development that would be located on the suitable building areas that minimize grading and cuts to the hillside and maintains low building heights to allow structures to remain as inconspicuous as possible.

> Prominent Ridgelines – A designation assigned to the most scenic of the City's ridges in order to protect their visual importance. The intent is to limit development on these ridges as much as possible. Zoning would require owners to focus development on suitable portions of their property off the ridges. Where there is no suitable property off the ridge itself, then carefully designed and regulated development could be permitted on the ridge. Such ridgeline development would be required to use creative grading and structural design to make the resulting residential units as inconspicuous as possible to those viewing them from a distance. Roadways would be permitted on prominent ridgelines provided they are graded into the contours of the hillside.

The Project site is in the City's Hillside Preservation District. Regulations within this district include standards for lot coverage based on average slope of the property and design and siting criteria to preserve natural features and scenic qualities. The City of Pacifica Design Guidelines establish desirable attributes to guide the design of new development. The Project would be required to comply with development standards and address design guidelines through the Specific Plan application process.

The Project would introduce new night lighting for the residential development. *Measure AES-2* from the Final EIR would be implemented to bring lighting and glare impacts to conditions considered less than significant.

3.2.3 Conclusion

Based on an examination of the analysis, findings, and conclusions of the Final EIR, implementation of the Project would not substantially increase the severity of significant impacts identified in the EIR, nor would it result in new significant impacts related to aesthetics that were not identified in the EIR. *Measures AES-1 and AES-2* (see Attachment A) would be applicable to and would be implemented by the Project to ensure that impacts related to aesthetics would be less than significant.

3.3 Agricultural and Forestry Resources

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☒	☐	☐
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☒	☐	☐
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☒	☐	☐
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☒	☐	☐
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☒	☐	☐

3.3.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) found that there would be no impact to agricultural and forestry resources, as identified through the initial study checklist for the project.

3.3.2 Project Analysis

The Project would not create additional impacts changing the determination in the Final EIR. The Project site remains in an area that was not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The site is part of an approved residential subdivision that does not conflict with existing zoning for agricultural use or a Williamson Act contract. The site does not contain forest land, timberland, or timberland production, and it does not result in the loss of forest land. The Project does not involve other changes that could result in conversion of Farmland or forest land. As determined in the Final EIR, the subdivision does not result in impacts to agricultural and forestry resources, and the Project site remains consistent with this determination.

3.3.3 Conclusion

Implementation of the Project would create no new impacts that would change the determination of the Final EIR. Therefore, the Project would continue to have no impacts on agricultural and forestry resources.

3.4 Air Quality

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐
c. Exposure of sensitive receptors to substantial pollutant concentrations?	☒	☐	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☒	☐	☐

3.4.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) found that there would be less than significant impacts to air quality, as identified through the initial study checklist for the project. The Bay Area Air Quality Management District (BAAQMD) adopted the 2017 Bay Area Clean Air Plan (CAP) and the updated BAAQMD CEQA Air Quality Guidelines in May 2017, which were after the adoption of the Final EIR and General Plan EIR. As such, the Project was reviewed to determine consistency with the 2017 Bay Area CAP and evaluated using the updated BAAQMD CEQA Guidelines. In general, a project is considered consistent with the CAP if it: a) supports the primary goals of the CAP, b) includes control measures, and c) does not conflict with implementation of CAP measures. The Project would not conflict with or obstruct implementation of the Bay Area Air Quality Management Plan and is consistent with growth allowed by City of Pacifica land use policies. The scope of the development is below the BAAQMD CEQA Guidelines threshold indicating potential significant air quality impacts and is required to follow BAAQMD Construction Best Management Practices to minimize short-term construction impacts. The Project is consistent with the determination of a less than significant impact to air quality from the Final EIR, and evaluation under more recent BAAQMD policies also indicate the Project air quality impacts would be less than significant.

3.4.2 Project Analysis

The Project would not create additional impacts changing the determination in the Final EIR and does not conflict with the implementation of the BAAQMD Clean Air Plan. Consistent with the discussion in Initial Study of the Final EIR, the Project would have less than significant air quality impacts due to short-term construction emissions and long-term vehicle emissions.

The Project is considered consistent with the CAP in that it: a) supports the primary goals of the CAP, b) includes control measures, and c) does not conflict with implementation of CAP measures. The Project is a single residential house that would not result in significant generation of greenhouse gas emissions, construction would be required to comply with BAAQMD standards, and construction of the building is required to comply with the latest energy efficiency standards in heating, cooling, and powering the home. The Project includes control measures during construction to minimize air quality impacts.

Construction would be required to follow BAAQMD Construction Best Management Practices, as specified in the EIR. The Project is not at a scale that would result in an impact conflicting with implementation of CAP measures. Furthermore, BAAQMD CEQA Guidelines establish a "screening criteria" that provides a conservative estimate for a level of development above which a project may reasonably be considered to have a potentially significant impact to air quality. For single-family residential development, the screening criteria is 325 units for operational oxides of nitrogen (NOX), 56 units for operational greenhouse gases, and 114 units for construction-related reactive organic gases (ROG). The emission concentrations generated by 14 new single-family homes would not be considered significant.

The Project is considered to have a less than significant cumulative impact as the project contribution to vehicle emissions is considered to be negligible when compared to total trips within the San Francisco Bay Area Air Basin.

The Project would have no impacts on sensitive receptors as primary pollutants are generated by dust during construction and vehicle emissions from residents, which are dispersed and would not affect Cabrillo Elementary School located about a half mile away. The Project would not create objectionable odors from the residential use.

The scope of the Project as the development of one residence remains consistent with the analysis and findings in the Initial Study of the Final EIR in regards to air quality: it does not conflict with an air quality plan, substantially contribute to air quality issues, result in a cumulatively considerable increase in pollutants, affect sensitive receptors, or create objectionable odors. The Project is within the scope of the Final EIR, with the construction of one of the planned homes in the subdivision.

3.4.3 Conclusion

Implementation of the Project would create no new impacts that changes the determination of the Final EIR. The Project is within the scope of development considered under the Final EIR. Therefore, the Project impact on air quality would remain as less than significant.

3.5 Biological Resources

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☒	☐	☐

3.5.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) found potential significant impacts to sensitive wildlife species and movement of migratory species, which may be reduced to less-than-significant levels with mitigation measures contained in the EIR. From records in the vicinity of the subdivision and habitat types found in the subdivision, the EIR determined a moderate to high potential for occurrence of sensitive bird species. The subdivision did not contain suitable habitat to support California red-legged frog, but the eastern portion of the subdivision may be a dispersal corridor for known frog populations to the north and south. Due to the proposed removal of heritage trees that were identified as being in poor health and inclusion of an associated tree removal mitigation measure to address tree removal, less than significant impacts were determined regarding local policies or ordinances protecting biological resources. No project impacts were identified for adverse effects on riparian habitats and sensitive communities and on federally protected wetlands. No impacts were identified for conflicts with adopted conservation plans.

Development of the subdivision was not determined to substantially interfere with the movement of resident or migratory bird species. Development would be concentrated along a linear cluster at the northern ridge, which minimizes impact on open space and wildlife movement. Further, natural landscape

vegetation would be restricted to native plants and habitats through the development's covenant, conditions, and restrictions (CC&Rs). *Measures BIO-4 and BIO-5* would be applicable.

Project construction activities have strong potential to disrupt bird nesting. Birds impacted were expected to be common species. Pre-construction surveys and mitigations would be required, and *Measure BIO-7* would be applicable.

Special status wildlife species considered to be potentially impacted by the development of the subdivision include the San Francisco dusky-footed woodrat, three bird species (white-tailed kit, loggerhead shrike, and California thrasher), Mission blue butterfly, Callippe silverspot butterfly, California red-legged frog, and San Francisco garter snake. Development was not expected to create significant adverse impacts to these species with implementation of mitigation measures in the Final EIR. *Measures BIO-4, BIO-7, BIO-8, BIO-9, and BIO-10* would be applicable.

Two special status plant communities (Central Coast Riparian Scrub and coastal terrace prairie) were identified on site. Coast riparian scrub would not be impacted, since proposed development is several hundred feet away. The development would impact approximately seven percent of grassland where coastal terrace prairie may be found, however this was not considered a significant impact as most coastal terrace prairie (93 percent) would be protected in designated open space. Special status plant species were not observed in a survey of the site.

Twelve heritage trees were identified at the subdivision, of which seven were proposed for removal. The trees were determined to show symptoms of pine pitch canker disease and in poor condition. Removal was recommended for these trees. *Measure BIO-3* would be applicable.

The following mitigation measures in the Mitigation and Monitoring Reporting Program of the Final EIR would apply to the Project and reduce biological resource impacts to less than significant levels:

Measure BIO-1: Prior to construction, a temporary barrier fence shall be erected along the northern open space habitat areas to prevent damage to the areas during construction of project infrastructure improvements. Authorized construction staging areas shall be designated on the final version of the site plan, so all contractors know where they are allowed to park vehicles and equipment and store building materials. Appropriate construction staging areas would include existing roads or areas slated for development or grading. Storm water runoff and management of any fluids would be according to the required Storm Water Pollution Prevention Plan, described in the Hydrology section. Storm water runoff from construction staging areas shall be directed away from open space habitat areas.

Measure BIO-2: In order to provide continued wildlife values on the project site, trees in designated open space areas (Lot A, Lot B, and Parcel A) shall not be removed. Tree removal on individual lots shall be approved only upon demonstration that: 1) the tree is within the designated building envelope and removal is required for construction, 2) the tree is close to the building envelope and its condition represents a safety hazard to the proposed residence, or 3) the tree is substantially dead (at least 50%) as determined by a certified arborist or if visually apparent. Conditional tree removal would prevent unnecessary reductions in wildlife resources on the site while protecting the safety and enjoyment of property by landowners. All trees specified for removal in Specific Plans for individual lots shall be replaced with a native species.

Measure BIO-3: The Applicant shall comply with all provisions of the City's Municipal Code (sec. 4-12-04) for preservation of Heritage Trees. Prior to the removal of the seven (7) Heritage Trees, the Applicant must obtain a Heritage Tree Removal Permit from the City. The Applicant shall replace the seven Heritage Trees removed with 7 new native shrub/tree species suitable for the site (e.g. coast silk tassel (Garrya elliptica), California buckeye (Aesculus californica), or others). Recommended planting locations are shown in Figure 17 of this EIR.

Measure BIO-5: The development's Covenants, Conditions, and Restrictions (CC&Rs) shall contain language restricting all landscape planting so that those plants identified by the California Invasive Plant Council (Cal-IPC) in Table 1 of the California Invasive Plant Inventory shall not be planted. In addition, only native plant species may be used for landscaping that are consistent with the regional plant communities found in the local region. A qualified biologist shall review all propose planting lists and compare it to the most recent Cal-IPC list to ensure no invasive plants on the list are planted. The biologist shall also check the plants to insure consistency with local native ecosystems. The biologist shall inspect the plants at the time of installation to make sure no substitutions have been made by the landscape contractor. (The most recent version of the California Invasive Plant Inventory can be found at http://www.cal-ipc.org/ip/inventory/pdf/Inventory2006.pdf). This measure shall apply to all landscaping within the project site, including landscaping of common areas and within each of the housing lots.

Measure BIO-6: Invasive species shall be removed during project construction on a quarterly basis within the graded areas and on adjacent open space lands. Species to be removed include existing invasive species on site, such as French broom, fennel, pampas grass, and cotoneaster as well as any others that establish as a result of project grading activities. In addition, to ensure long-term control of invasive species, this provision shall be included in the Management Plan required in Measure BIO-4.

Measure BIO-7: If any trees or shrubs are proposed to be removed during the nesting season (February 15 to August 31), pre-construction surveys for nesting birds shall be conducted. This measure shall apply to all construction occurring on the project site, both the infrastructure improvements and construction within each of the housing lots. The surveys shall identify active nests and establish a disturbance buffer if nests are located. A minimum buffer of 50 feet is required by CDFG for songbird nests and a minimum of 250 feet for raptor nests. Construction activity within an established buffer area is prohibited until nesting is complete.

Measure BIO-8: The following mitigation plan shall be implemented:

1. Preconstruction surveys for woodrat houses. A preconstruction survey of woodrat houses shall be conducted within all areas proposed for disturbance, prior to any disturbance on site. These surveys shall include surveys for carnivore dens (such as bobcat) on site. If any carnivore dens are detected within the construction area, CDFG shall be contacted for guidance to avoid impacting any dens.

2. Preconstruction woodrat house dismantling and/or relocation. For all woodrat houses that will be impacted by construction impacts, the houses shall be dismantled and relocated to appropriate locations within the open space areas on the project site, and any woodrats captured and released into their relocated houses. House dismantling and/or relocation shall be conducted only when necessary, during the non-breeding season (September to February), under guidance from the CDFG.

3. Control of non-native species. The management of the onsite common open space area (Lot A), per Measure BIO-4, shall include control of non-native invasive weeds to maintain the native plant species that provide important cover and food resources for the San Francisco dusky-footed woodrat, prohibit the use of rodenticides with the open space area shall be prohibited unless approved by CDFG and the control of feral cats and limitations on domestic cat ownership.

Measure BIO-9: A qualified biologist shall be retained by the applicant to oversee construction and ensure that take of the San Francisco garter snake (SFGS) or California red-legged frog (CRLF) does not occur during construction. The following procedures shall apply:

- Prior to any grading or vegetation removal, a biologist shall conduct a preconstruction survey for San Francisco garter snake and California red-legged frog. During construction, a trained biologist or a trained on-site monitor (such as the construction foreman) shall check the site in the morning and in the evening for the presence of California red-legged frog and San Francisco garter snake. This includes checking holes, under vehicles and under boards left on the ground. If any CRLF or SFGS are found, construction shall be halted until they disperse naturally, and the monitor shall immediately notify the biologist in charge and the USFWS. Construction shall not proceed until adequate measures are taken to prevent dispersal of any individuals into the construction zone, as directed by the USFWS. Subsequent recommendations made by the USFWS shall be followed. The monitor shall not handle or otherwise harass the animal. The biologist in charge shall train the on-site monitor in the identification of CRLF and SFGS. The biologist in charge shall visit the site at least once a week during construction and confer with the trained on-site monitor.

- Construction workers shall be informed of the potential presence of California red-legged frog and San Francisco garter snake, that these species are to be avoided, that the foreman must be notified if they are seen, and that construction shall be halted until authorization to proceed is obtained from the USFWS. Construction workers shall be informed that harassment of these species is a violation of federal law.

- During construction, all holes shall be covered at night to prevent CRLF and/or SFGS from becoming trapped in holes on the construction site.

Measure BIO-10: Project development shall avoid Mission blue butterfly host plant Lupinus formosus and provide a minimum 50-foot setback from areas containing the host plant. Any parcel containing Mission blue butterfly host plants shall be subject to a Covenants, Conditions, and Restrictions provision that requires the owner to obtain permission from the US Fish and Wildlife Service to undertake any activities that result directly or indirectly in the removal of Mission blue butterfly host plants. The owners of lots containing Mission blue host plant shall also coordinate with the Homeowner's Association in the implementation of the open space management plan required in *Measure BIO-4*.

3.5.2 Project Analysis

The Project site as part of the Final EIR would be required to follow applicable mitigation measures to minimize the impact of invasive plant species. *Measure BIO-6* requires the removal of invasive plants during construction. *Measure BIO-5* places restrictions on planting of invasive species, and some modifications to the Project can ensure compliance. Coast Ridge Ecology prepared a biological survey on February 26, 2021

that reviewed the proposed planting list. Two proposed conifer species Hesperocyparis Macrocarpa/Cupressus Macrocarpa (Monterey Cypress) and Pinus Radiata (Monterey Pine), were noted as invasive and may convert native grasslands and coastal scrub habitats to pine/cypress forest if uncontrolled. Native trees can be used as replacement, which may include coast live oak (Quercus agrifolia) and madrone (Arbutus menziesii). Removal of the two invasive conifer species (Monterey Cypress and Monterey Pine) from the planting list and landscaping plan is recommended as a condition of approval. Additionally, the biological survey prepared by Coast Ridge Ecology identifies other non-native species in the proposed landscaping plan and provides recommendations on native species that may be considered as alternatives.

The Final EIR determined potentially significant impacts, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in plans, policies, or regulations, which could be reduced to less than significant impacts with implementation of mitigation measures in the EIR. The biological survey report prepared by WRA and referenced in the Final EIR concluded that the site may contain habitats for sensitive bird species. The eastern portion of the subdivision may act as a dispersal corridor for California red-legged frog. Mitigation measures in the EIR were designed reduce potential impacts to a less than significant level. *Measure BIO-1* ensures conserved open space areas would not be damaged due to use for construction staging areas or heavy construction equipment encroachment into open space areas. *Measure BIO-8* requires preconstruction survey of woodrat habitats and any needed woodrat relocations to reduce impact on potential woodrat habitats that may be discovered. Although there is an extremely low chance of impact to San Francisco garter snakes or California red-legged frog as suitable aquatic habitats are not present, *Measure BIO-9* requires retention of a biologist to oversee construction and ensure that take of these species do not occur during construction. The Project would be required to identify and avoid impacts to Mission blue butterflies and their host plant Lupinus formosus under *Measure BIO-10*.

The Final EIR initial study found no sensitive communities at the site. Features that may be potential jurisdictional wetlands are located outside the area of development. The EIR found no impact in this regard, and the Project does not alter the scope examined in the EIR. Thus, the Project would be consistent with the Final EIR and would have no impact on sensitive habitats or communities and have no impact on federally-protected wetlands.

The Final EIR determined potentially significant impacts regarding movement of native resident or migratory fish or wildlife species, established wildlife corridors, or impede the use of native wildlife nursery sites, which could be reduced to less than significant impacts with implementation of mitigation measures in the Final EIR. The Project is unlikely to create significant impacts on wildlife movement corridors due to the site location and mitigation measures in the EIR. The site is located outside of wildlife movement corridors identified in EIR (Figure 15. Potential Wildlife Movement Corridors). Where trees or shrubs are proposed for removal during nesting season, *Measure BIO-7* requires pre-construction surveys for nesting birds to identify active nests and establish buffer distances that prohibit construction within the buffer until nesting is complete. Application of mitigation measures in the EIR can reduce potential impacts to a less than significant level.

The Final EIR identified 12 heritage trees, of which seven were proposed for removal, and impacts were determined to be less than significant. The biological impact of tree removal was not expected to be significant in the Final EIR; the trees were determined to be in poor health and were recommended for

removal. On the Project site, the Final EIR identified one heritage tree proposed for removal, which has been removed.

The Project proposes the removal of vegetation on the site, including the removal of an eight-inch diameter pine tree. The tree is not part of a larger cluster of trees. It is located in close proximity to the driveway area of the building envelope in the Final EIR. Maintaining the tree may result in potential safety issues. The tree does not meet the size for consideration as a Heritage Tree under the Pacifica Municipal Code, defined as a tree that has a trunk with a circumference of 50 inches (approximately 16 inches in diameter) or more, measured at 24 inches above the natural grade. A tree removal permit would not be required. Moreover, the Project proposes the planting of new trees as part of the landscape plan. Therefore, impacts would be less than significant.

The Final EIR determined no impact regarding conflict with a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved habitat conservation plan. There were no habitat conservation plans governing the site. The Project would not conflict with habitat conservation plans governing other areas in the region. There remains no habitat conservation affecting the site. Therefore, the Project impact regarding conflicts to adopted conservation plans remains as no impact.

3.5.3 Conclusion

Based on an examination of the analysis, findings, and conclusions of the Final EIR, implementation of the Project would not substantially increase the severity of significant impacts identified in the Final EIR, nor would it result in new significant impacts related to biology that were not identified in the Final EIR, with some project modifications. *Measures BIO-1, BIO-2, BIO-5, BIO-6, BIO-7, BIO-8, BIO-9, and BIO-10* would be applicable to and implemented by the Project. It is recommended that the Project remove Monterey Cypress and Monterey Pine from the planting list and landscaping plan to address *Measure BIO-5*. Compliance with the mitigation measures would ensure impacts related to biology remain less than significant as determined in the Final EIR.

3.6 Cultural Resources

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☒	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☒	☐	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐

3.6.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) found that there would be no impact to cultural resources, as identified through the initial study checklist for the project. There are no known cultural or historic resources located at the site.

3.6.2 Project Analysis

The Project would not create additional impacts changing the determination in the Final EIR. As described in the Final EIR, the Project does not change a historical resource or an archaeological resource, destroy paleontological resources or unique geological features, or disturb a site containing human remains. In the event cultural resources are discovered during ground disturbance activities, the City of Pacifica requires the work to stop and a qualified archaeologist to be consulted.

3.6.3 Conclusion

Implementation of the Project would create no new impacts that would change the determination of the Final EIR. The Project is within the scope of development considered under the Final EIR. Therefore, the Project impact on cultural resources remain as no impact.

3.7 Energy

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	☒	☐	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐

3.7.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) did not provide a discussion on the current CEQA checklist items regarding energy. However, the City of Pacifica General Plan EIR, adopted in 2015, did consider environmental impacts regarding energy, and the Project would be required to comply with the General Plan. Additionally, the review of development for energy efficiency is conducted through the building permit process when any development contained within the Final EIR proposes construction. Any new development would be required to comply with the current local policies and building code standards, including energy efficiency standards, at the time a building permit application is submitted.

3.7.2 Project Analysis

The Project would have a less than significant impact on energy. The City of Pacifica General Plan EIR determined that projected growth would not result in a substantial increase in the service population energy consumption, with an estimated seven percent increase in non-transportation residential energy use at buildout. The impact was determined to be less than significant. The Project involves the construction of one single-family residence accompanied by a minor increase in the number of residents, which is consistent with projected population growth in the General Plan.

Through the building permit review process, the City of Pacifica reviews construction plans to ensure compliance with renewable energy and energy efficiency standards and building code requirements. The California Building Code, Title 24 of the California Code of Regulations, governs building construction, including standards regulating energy consumption in buildings. The City of Pacifica adopted the California Building Code with local amendments and implements requirement through the building permit review process. The process reduces potential for wasteful, inefficient, or unnecessary consumption of energy during construction or ongoing occupancy of the residence. The Project would be required to comply with state or local plans for renewable energy or energy efficiency, including the City's Climate Action Plan. Implementation of energy efficiency and green building standards in the California Building Code is consistent with one of the goals in the Climate Action Plan.

3.7.3 Conclusion

The Project is within the projected growth in City's General Plan EIR, in which impacts were determined to be less than significant. Plans would be reviewed through the building permit process to determine compliance with energy efficiency standards to reduce wasteful, inefficient, or unnecessary consumption

of energy. Application of energy standards in the building code for the new construction is consistent with local policies for green building and energy efficiency. Therefore, the Project would have less than significant impacts on energy.

3.8 Geology and Soils

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☒	☐	☐
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Publication 42.	☒	☐	☐
ii. Strong seismic ground shaking?	☒	☐	☐
iii. Seismic-related ground failure, including liquefaction?	☒	☐	☐
iv. Landslides?	☒	☐	☐
b. Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☒	☐	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☒	☐	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☒	☐	☐
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐

3.8.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) found that project construction would result in less than significant impacts with implementation of identified mitigation measures. Mitigation measures addressed potentially significant impacts, including ground shaking associated with a major earthquake that could damage the building or endanger health; surficial landslides degrading the Roberts Road cut slope and producing sediment on the roadway; erosion of clayey sand surface; potential (but unlikely) deep erosion on southern slopes impacting Lots 9 and 10; and near surface clay soils and bedrock with moderate plasticity and expansive soil that can detrimentally affect foundations and site improvements. Other impacts were determined to be less than significant without implementation of mitigation measures, which include impacts due to rupture of a known earthquake fault, strong seismic ground shaking, and landslides. No impacts were determined regarding location on a geologic unit or soil that may be unstable, location on expansive soil creating substantial risk, and soils incapable of adequately supporting use of septic tanks or wastewater disposal.

The subdivision has potentially significant impacts that can be reduced through mitigation and would be applicable to the Project, as described below:

Measure GEO-1: The new residential construction and any other site improvements shall comply with the provisions of Title 24 of the California Administrative Code, and the most recent edition of the Uniform Building Code, Seismic Zone 4 standards, or local seismic requirements, whichever is more stringent. All recommendations included in the June 19, 2006 EIC preliminary soil investigation report shall be met, including: 1) City review of all plans and specifications and observation by the project geotechnical engineer with the recommendations in the project geotechnical report; and 2) Observation and testing of engineered fill, finish subgrade and aggregate base for new pavements by the project geotechnical engineer.

Measure GEO-3: The impacts from erosion can be mitigated by incorporating appropriate grading and drainage measures into the project design. A final grading plan and drainage plan shall be prepared for the project. These plans shall provide for positive drainage on building pads and removal of water from foundation areas into area drains and closed pipe systems which carries runoff to a suitable drainage facility located below the erodible colluvial deposits which exist downhill of the ridgeline. Slopes shall be graded so that water is directed away from the slope face. Permanent slopes shall be protected from erosion through use of erosion-resistant vegetation and jute netting. Erosion control seed mixes used on site shall utilize native grasses and forbes appropriate for the site to replace and improve existing habitat values of grasslands disturbed on the site. Temporary erosion control measures such as positive gradients away from slopes, straw bales, silt fences and swales shall be used during construction.

Measure GEO-5: The EIC report provides recommended measures for mitigating the effects of expansive soils on the project improvements. These protective measures include: 1) mixing on-site soils to a plasticity index of 15 or less; 2) moisture conditioning of fill materials to three percent over optimum; and 3) over-excavation of slab subgrade areas. The following additional measures shall also be taken to minimize the effects of expansive soils: a) providing a layer of non-expansive granular materials beneath slabs-on-grade as a cushion against building slab movement; b) the use of aggregate base under exterior flatwork; and c) control of irrigation adjacent to the new buildings.

3.8.2 Project Analysis

The Project proposes a building footprint that varies from the building envelope envisioned in the Final EIR, however, the site-specific geotechnical report indicates the Project can be developed without significant impacts, consistent with the findings of the EIR. The Project included a geotechnical report by GeoForensics Inc, dated November 7, 2015, that provides a detailed site-specific assessment that expands upon the broader subdivision assessment in the geotechnical study prepared by Earth Investigation Consultants (EIC) for the Final EIR. The report found the Project site is generally covered by a relatively thin veneer of soil over sandstone and siltstone bedrock, although conditions can change significantly over short distances, with some areas of the subdivision exposing moderately expansive soils or thicker soil profiles. The site is underlain by resistant bedrock materials at shallow depths, which were identified through subsurface investigation and site observations during grading. Areas of undocumented fill mentioned in the Final EIR were in the northeast corner of the subdivision area and along unimproved trails, neither are in proximity to the Project site. The Project would be required to demonstrate adequate compacted fill for pavement

handling vehicular traffic. All areas receiving fill would also apply the soil composition and compaction recommendations identified in the Project geotechnical report.

The potential for primary ground rupture due to fault offset is low. The geotechnical report indicated a lack of mapped active fault traces through the site that would contribute to this impact. Thus, the impact due to ground rupture is less than significant and consistent with the Final EIR.

The potential for strong ground shaking is present due to active faults in the three major fault zones in the Bay Area region. New development projects on a vacant site require structural engineering and civil engineering drawings that would be reviewed for compliance with building code seismic standards and site engineering standards through the building permit review process. Thus, the impact due to ground shaking is less than significant and consistent with the Final EIR.

Seismically-induced ground failure was identified as a potentially-significant impact that could be reduced to less than significant impacts with implementation of mitigation measures identified in the Final EIR. The Final EIR initial study found that lateral spreading during a seismic event and undocumented fill susceptible to earthquake-induced settlement could potentially be significant impacts, however, these conditions are not expected to be significant issues for the site. The report prepared by GeoForensics indicated that conditions for lateral spreading were not encountered on the Project site, therefore hazards due to lateral spreading were determined to be very low and would not have a significant impact. The geotechnical report prepared by GeoForensics did not determine ground failure, including liquefaction, to be a likely impact at the Project site, as the site is underlain by bedrock materials that can support the building foundation. Other aspects related to ground failure were identified as having no significant impact (seismically-induced landsliding) or less than significant (settlement/subsidence). Hazards due to these ground failure impacts were determined to be low or very low in the geotechnical report. Additionally, *Measure GEO-1* of the Final EIR minimizes potential impacts and would be implemented through the building permit review process, which requires projects to demonstrate compliance with building code standards and apply geotechnical report recommendations applicable to the Project site. Thus, the impact due to ground failure is less than significant and consistent with the Final EIR.

The geotechnical report notes that hazards due to seismically-induced landslides were determined to be very low. Competent bedrock materials underlay the site at a shallow depth. The report determined that there is moderate probability of non-seismic sliding due to heavy rainfall, but the effect will be limited to the thin veneer of upper sandy soils on the steeper southwestern slopes, which would not affect the residence. Thus, the impact due to landslides is less than significant and consistent with the Final EIR.

The Project would have less than significant impacts resulting from substantial soil erosion or the loss of topsoil. The implementation of *Measure GEO-3* of the Final EIR, which requires the preparation of grading and drainage plans and includes erosion protection requirements, applies to this Project, and shall be implemented. Additionally, the Project's geotechnical report provides further recommendations for placement of surface drain lines with a separation distance to direct discharge away from the house and away from erodible rear slopes. Discharge locations would also be protected by energy dissipaters to reduce potential for erosion. Thus, the impact due to erosion is less than significant, with implementation of mitigation measures and recommendations, and consistent with the Final EIR.

The geotechnical report found that the proposed development could be safely constructed. The location of the likely building area would be on generally good quality bedrock materials at generally shallow depths. Foundations are recommended to derive support from the site bedrock to provide the best long-term stability. On or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse was not determined to be significant impacts to the site, and implementation of recommendations in the geotechnical report promote geological stability in site preparations. Thus, there would be no impact due to geologic or soil instability, consistent with the Final EIR.

The geotechnical report provides recommendations on encounter or use of any expansive soil on site. Recommendations include the removal of exposed expansive soils in the building pad to a depth of at least 24 inches. These recommendations, along with implementation of *Measure GEO-5*, provide guidance for mitigating the effects of any encountered expansive soils. Where native expansive soils are used for fill, the GeoForensics geotechnical report recommends that expansive soils be thoroughly mixed with non-expansive soils to reduce PI to less than 18, which would minimize fill expansion potential. If soil is not mixed, they are recommended to be placed at three to five percent over Optimum Moisture Content and compacted to between 85 to 90 percent of their Maximum Dry Density. The Project and all required technical studies, including the soils/geotechnical report, are also reviewed through the building permit process to ensure plans follow current building code standards. Thus, there would be no impact due to expansive soils, consistent with the Final EIR.

The Project does not propose the use of septic tanks or wastewater disposal systems other than sewer lines. The construction plans identifying the specific location and details on the wastewater utilities serving the site are reviewed through the building permit process to confirm that installation meets code standards. Thus, there would be no impact due to location of septic tanks and wastewater disposal systems on soils, consistent with the Final EIR.

The Project site was not found to be a location of any known paleontological resources. The Final EIR determined there are no significant paleontological resources on or near the subdivision. A determination of no impact was made regarding paleontological resources.

3.8.3 Conclusion

Based on an examination of the analysis, findings, and conclusions of the Final EIR, implementation of the Project would not substantially increase the severity of significant impacts identified in the Final EIR, nor would it result in new significant impacts related to geology and soils that were not identified in the EIR. *Measures GEO-1, GEO-3, and GEO-5* would be applicable to and would be implemented by the Project. Further, implementation of recommendations included in the site-specific geotechnical report for this Project and review of construction plans through the building permit review process for code compliance would minimize potential impacts. The mitigations, recommendations, and processes would ensure that impacts related to geology and soils would be less than significant.

3.9 Greenhouse Gas Emissions

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐

3.9.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) did not provide a discussion on the current CEQA checklist item regarding greenhouse gases. However, the City of Pacifica General Plan EIR, adopted in 2015, did consider impacts environmental impacts regarding greenhouse gases. The construction of one single-family residence is not determined to exceed thresholds indicating significant impact.

The Bay Area Air Quality Management District (BAAQMD) adopted a threshold of significance of 1,100 metric tons carbon dioxide equivalent (CO2e) per year. The BAAQMD 2017 CEQA Guidelines establish screening criteria providing estimates on the scope of development that can reasonably be expected to have less than significant impacts. Under the category of Operational Greenhouse Gas Screening Size, the development of 56 dwelling units for single-family residential development was set as the threshold of significance. As such, the build-out of the subdivision considered in the Final EIR does not exceed the screening threshold to warrant additional analysis.

3.9.2 Project Analysis

The Project would have less than significant impacts due to greenhouse gases. The City of Pacifica General Plan EIR determined that implementation of the Plan would not result in generation of Co_2 equivalent ($MTCO_2e$) greenhouse gases greater than the target of 2.9 $MTCO_2e$ in 2035, and the impact would be less than significant. The scope of one single-family residential dwelling proposed by the Project is consistent with the estimated growth. Pacifica's 2005 emissions per service population was 3.4 $MTCO_2e$ and was projected to be 2.7 $MTCO_2$ at buildout. No mitigation measures were required under the General Plan EIR. The generation of greenhouse gases from the construction and ongoing use of one new single-family residence would not have a direct or indirect significant impact on the environment. The Project and the subdivision as a whole would be under the screening criteria level established in the BAAQMD 2017 CEQA Guidelines, which estimates that a development consisting of less than 56 single-family dwellings may reasonably be expected to result in less than significant impacts relating to operational GHGs. The Project would be considered to have a less than significant impact.

The Project would not conflict with an applicable plan, policy, or regulation aimed at reducing greenhouse gas emissions, including the City of Pacifica Climate Action Plan. The City has adopted the California Green Building Standards Code and applies the current energy standards to the review of new residential buildings to implement sustainable building practices and reduce generation of greenhouse gases.

3.9.3 Conclusion

Due to the small scope of the development in terms of greenhouse gas emission impacts, the Project is not determined to result in significant impacts. Furthermore, the Project would be subject to policies and code requirements that aim to reduce greenhouse gas emissions resulting from new development. Thus, the Project impacts on greenhouse gases would be less than significant

3.10 Hazards and Hazardous Materials

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport of public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☒	☐	☐
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☒	☐	☐

3.10.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) found that there would be less than significant impact to hazards and hazardous materials, as identified through the initial study checklist for the project. The initial study checklist identified less than significant impacts from the routine transport, use, or disposal of hazardous materials and from release of hazardous materials. No significant hazardous materials impacts are expected for the subdivision. The presence of potentially hazardous materials related to construction activities would be temporary and the risk of public exposure to hazardous volumes is low. These materials may include, but not limited to gasoline, diesel fuels, lubricants, paints, solvents, insulation, and electrical wiring. Furthermore, the applicant will comply with all federal, state, and local regulations governing the transportation, use, handling, storage, and disposal of potentially hazardous materials. Less than significant impacts were identified for exposure of people and structures to wildland fires. The open space areas covered by vegetation at the project location would expose a small number of people to potential for wildland fire. The site is served by access streets that meet emergency vehicle and access requirements. It was determined that there were no impacts regarding the remaining checklist items, including hazardous materials within one-quarter mile of a school, location on a listed hazardous materials site, location near an airport or airstrip, and interference with an emergency response plan.

3.10.2 Project Analysis

The Project would not create additional impacts changing the determination in the Final EIR. The Project is residential development on a single lot, in which the impacts of hazardous materials during construction are considered to be less than significant as described in the Initial Study for the Final EIR. The applicant will comply with current federal, state, and local safety regulations governing the transportation, use, handling, storage, and disposal of potentially hazardous materials. The less than significant impacts determined for exposure to wildfire risk remain consistent with the previous analysis. Similarly, the determinations of no impact remain the same as the location aspects and effects on emergency plans have not changed.

3.10.3 Conclusion

Implementation of the Project would create no new impacts that would change the determination of the Final EIR. Therefore, the Project impacts from hazards and hazardous materials would remain as less than significant.

3.11 Hydrology and Water Quality

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☒	☐	☐
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☒	☐	☐
i) result in substantial erosion or siltation on- or off-site;	☒	☐	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☒	☐	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐
iv) impede or redirect flood flows?	☒	☐	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☒	☐	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐

3.11.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) found that the scope of the development within the subdivision would alter the drainage pattern of the site, which may result in substantial erosion or siltation on- or off-site, and it identified mitigation measures that would reduce these impacts to less than significant levels.

Hydrology and Water impacts that are potentially significant for construction activity in the subdivision can be reduced through mitigation.

Measure HYD-1: The applicant shall apply to the RWQCB to obtain coverage under the State General Construction Activity National Pollutant Discharge Elimination System (NPDES) Permit. The applicant shall comply with all provisions and conditions of the general permit and prepare a Storm Water Pollution Prevention Plan (SWPPP). Project construction shall conform to the requirements of the general permit and the SWPPP. Construction BMPs that will be used to reduce or avoid impacts shall include:

- Keeping materials out of the rain by covering exposed piles of soil or construction materials with plastic sheeting; sweeping paved surfaces that drain to creeks or wetlands; using dry cleanup methods whenever possible, and if water must be used, use just enough to keep the dust down;

- Use of hay bales or other mechanical barriers to trap sediment on the project site and prevent discharge into storm water drainage;

- Scheduling construction activities for periods of dry weather; and

- Restricting fueling of construction vehicles to approved staging areas.

3.11.2 Project Analysis

The Project would not violate any water quality standards or waste discharge requirements. Through the development review process, the Project is reviewed for compliance with stormwater management standards and construction best management practices in its site design, source control, and stormwater treatment measures on site. Best management practices include information provided through the San Mateo County Stormwater Pollution Prevention Program and guidelines provided by the Bay Area Stormwater Management Agencies Association, which may be applied to the Project. As a result of development review, the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

The Project does not involve extracting groundwater or using ground water. As determined in the Final EIR, the development of the site with impervious surfaces would direct some rainwater as stormwater runoff and redirect it from percolation into the underlying groundwater table. The EIR analysis found that reduction in ground water due to the addition of impervious surfaces would affect approximately eight percent (8%) of the subdivision – the majority of which would be on paved roads of the subdivision and the other portion would be attributed to the development of the other residential lots. This reduction in potential was determined to be less than significant. Thus, the Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge, and the impact remains less than significant.

The Project would involve grading and creating approximately 5,000 square feet of new impervious surface on site, which would alter drainage patterns. Through the development review process, stormwater drainage flows are evaluated to promote the retention of stormwater on site and in compliance with all regulatory requirements. Thus, the Project would not substantially alter the existing drainage pattern on the site or substantially increase the rate or amount of surface runoff. The impact remains less than significant.

Any runoff from the Project would be discharged to the City storm drainage system, which the Final EIR has reviewed and determined to have adequate capacity. As the Project fits within the scope of the EIR and will be further reviewed through the development review process for stormwater management on site, the Project would have less than significant impacts on the capacity of existing or planned stormwater drainage systems. The Project would have less than significant impacts on creating additional sources of polluted runoff.

The Project is not located in a flood hazard, tsunami, or seiche zones that would risk release of pollutants due to inundation.

The Project would implement *Measure HYD-1* of the Final EIR to apply construction best management practices specified in the EIR, or as recommended in current construction best practices provided by regional agencies and municipal consortiums, that minimize the potential impact of erosion and runoff from construction. Evaluation of stormwater management measures for the Project site is conducted through the standard permit review process.

3.11.3 Conclusion

Based on an examination of the analysis, findings, and conclusions of the Final EIR, implementation of the Project would not substantially increase the severity of significant impacts identified in the Final EIR, nor would it result in new significant impacts related to hydrology and water quality that were not identified in the Final EIR. *Measure HYD-1* (see Attachment A) would be applicable and ensure that impacts related to hydrology and water quality would be less than significant. Therefore, the Project impacts on hydrology and water quality would be less than significant.

3.12 Land Use and Planning

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Physically divide an established community?	☒	☐	☐
b. Cause a significant impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐

3.12.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) found that there would be less than significant impacts to land use and planning, as identified through the initial study checklist for the Project. The Project would not physically divide an established community. As such, this aspect was determined in the Final EIR as no impact. It was determined that there would be a less than significant impact regarding conflict with any applicable land use plan, policy, or regulation.

3.12.2 Project Analysis

The Project would not create additional impacts changing the determination in the Final EIR. The Project is located in the same area analyzed by the Final EIR. The Project proposes a single-family home that is consistent with the assumptions in the Final EIR for the residential subdivision. The Project is determined to have no impact on physically dividing a community and would not cause a significant conflict with any land use plan, policy or regulation adopted for avoiding or mitigating an environmental effect. The impacts of developing the single-family home within the subdivision is no more than analyzed in the Final EIR.

3.12.3 Conclusion

Implementation of the Project would create no new impacts that would change the determination of the Final EIR. Therefore, the Project impacts on land use and planning would remain as no impacts or less than significant impacts in their respective categories.

3.13 Mineral Resources

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state	☒	☐	☐
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☒	☐	☐

3.13.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) found that there would be no impact to mineral resources, as identified through the initial study checklist for the project. The City of Pacifica General Plan does not identify any significant mineral resources in the project area.

3.13.2 Project Analysis

The Project would not create additional impacts changing the determination in the Final EIR. As there are no locally-important mineral resources identified in the area, the Project would not result in the loss of a locally or regionally valuable mineral resource or site of a locally-important mineral resources.

3.13.3 Conclusion

Implementation of the Project would create no new impacts that would change the determination of the Final EIR. Therefore, the Project impacts on mineral resources would remain as no impact.

3.14 Noise

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐
c. For a project within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☒	☐	☐

3.14.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) found that there would be less than significant impacts to noise, as identified through the initial study checklist for the project. The review found less than significant impacts on exposure of persons to noise levels in excess of standards in the General Plan, noise ordinance, and applicable standards as development. No impacts would be created from ground bourne vibration or noise levels. The development would have a less than significant permanent increase in ambient noise levels as traffic noise would result in increases of 1dBA Ldn, which would not typically be measurable and are not considered substantial. A temporary increase in noise level due to construction would result in less than significant impacts with application of construction noise restrictions from 7:00am to 7:00pm on weekdays and from 9:00am to 5:00pm on weekends. The development is not located within an airport land use plan, within two miles of a public use airport, or private air strip and was determined to have no impact on exposing residents or workers in the project area to excessive noise levels.

3.14.2 Project Analysis

The Project would not create additional impacts changing the determination in the Final EIR. The impacts are consistent with the findings in the Initial Study of the Final EIR as the project is a single-family residential development within the scope of the previous analysis. The Project would have less than significant impacts on exposure of persons to noise level standards as development would place new residents on the site, but the residence would be required to comply with noise standards established in the General Plan and Municipal Code. No impacts would be created from ground bourne vibration or noise levels due to the location of the property around adjoining vacant lots. The Project would have a less than significant permanent increase in ambient noise levels as traffic noise was previously described in the Initial Study of the Final EIR. Temporary noise increase due to construction is regulated by the City of Pacifica and restricted from 7:00am to 7:00pm on weekdays and from 9:00am to 5:00pm on weekends, which would result in less than significant impacts. The site is not located within an airport land use plan, within two miles of a public use airport, or private air strip, and the Project would have no impact regarding exposure to excessive noise due to proximity to these facilities.

3.14.3 Conclusion

Implementation of the Project would create no new impacts that would change the determination of the Final EIR. Therefore, the Project impacts on noise would remain as less than significant.

3.15 Population and Housing

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Induce substantial unplanned 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. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☒	☐	☐

3.15.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) found that there would be less than significant impacts on population and housing, as identified through the initial study checklist for the subdivision. The build out of the subdivision was projected to result in a population increase of 38 persons, which was determined to be a less than significant increase in the city population and would not expand infrastructure inducing population growth. The Project would have no impact on displacement of existing housing and persons necessitating replacement housing as the Project is for residential use.

3.15.2 Project Analysis

The Project would not create additional impacts changing the determination in the Final EIR. The development of a single-family residential property proposed in the Project is considered within the projected population growth of the entire subdivision. The development of the subdivision was determined to have a less than significant impact, and the Project is consistent with this determination as a part of the subdivision. The Project has no impact on displacing housing or persons as it is a vacant site.

3.15.3 Conclusion

Implementation of the Project would create no new impacts that would change the determination of the Final EIR. Therefore, the Project impacts on population and housing would remain as less than significant.

3.16 Public Services

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	☒	☐	☐
a. Fire protection?	☒	☐	☐
b. Police protection?	☒	☐	☐
c. School?	☒	☐	☐
d. Parks?	☒	☐	☐
e. Other public facilities?	☒	☐	☐

3.16.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) found that there would be less than significant impacts on public services, as identified through the initial study checklist for the subdivision. The addition of 14 new homes within the Final EIR was not determined to result in the need for additional public services such as fire stations, law enforcement, schools, parks or recreational facilities, or other public facilities. The Linda Mar fire station is located approximately two miles from the subdivision. It is served with an adequate response time of less than six minutes, and the development would not significantly increase the number of calls or affect the ability to maintain existing fire protection service by the North County Fire Authority. The development was estimated to result in the addition of 10 new students to school districts in the area, and the Pacifica School District and Jefferson Union High School District were found to be able to accommodate students from the subdivision. An estimated 38 residents were projected for the build out of the subdivision, which was not found to result in substantial physical deterioration of park facilities or to create need for increased park space. The subdivision would dedicate approximately 28 acres of the site's 65 total acres as natural open space, which provides passive recreation opportunities for residents but would eliminate informal passive recreation use by non-project residents. The broader Pacifica community would not be impacted by loss of the subdivision's recreational use, and the impact is less than significant.

3.16.2 Project Analysis

The Project land uses and associated demand for public services are well within the maximum build-out for the entire project and thus within the impact envelope of the Final EIR.

The Project is one out of 14 residences analyzed for the subdivision. The scope of the subdivision development was analyzed as part of the Final EIR, and impacts were found to be less than significant. Likewise, the Project would be less than significant as part of the analyzed development. Additionally, the Project would be required to comply with the latest building and fire code standards through the building permit review process. The Project was reviewed by North County Fire Authority. The Project would not require the construction of new police facilities, and project plans are routed to the Police Department through the permit process for confirmation. The Project can be served by schools as previously analyzed in the Final EIR. Furthermore, projects are required to submit applicable school fees to the school districts for the development impact as part of the permit process to offset potential impacts. The estimated increase of 38 residents resulting from build out of the subdivision was not found to result in substantial physical deterioration of park facilities or create need for increased park space, and the Project is one component of the previously analyzed subdivision. No other public facilities were determined to be adversely impacted. Therefore, the Project would have no impact on other public facilities.

3.16.3 Conclusion

Based on an examination of the analysis, findings, and conclusions of the Final EIR, implementation of the Project would not substantially increase the severity of significant impacts identified in the Final EIR, nor would it result in new significant impacts related to public services and recreation that were not identified in the Final EIR

3.17 Recreation

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☒	☐	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☒	☐	☐

3.17.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) found that there would be less than significant impacts on recreation, as identified through the initial study checklist for the subdivision. An estimated 38 residents from the development of the subdivision were not determined to increase demand resulting in the occurrence or acceleration of physical deterioration on a significant level for recreation facilities. Increased demand would be minor, and impacts fees assessed for new development would contribute to the development and rehabilitation of parks and recreational facilities. Additionally, the subdivision includes the conserving portions of the subdivision as open space. Development would not result in increased use of existing recreational facilities requiring construction or expansion of facilities.

3.17.2 Project Analysis

The Project would not create additional impacts changing the determination in the Final EIR. The Project as one single-family residential development would not result in the occurrence or acceleration of deterioration of parks and recreational facilities; and the impacts would be less than significant. The Project would not require construction or expansion of recreational facilities.

3.17.3 Conclusion

Based on an examination of the analysis, findings, and conclusions of the Final EIR, implementation of the Project would not substantially increase the severity of significant impacts identified in the Final EIR, nor would it result in new significant impacts related to public services and recreation that were not identified in the Final EIR

3.18 Transportation

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☒	☐	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐
d. Result in inadequate emergency access?	☒	☐	☐

3.18.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) found that traffic was a potentially significant impact for the subdivision, which could be reduced through mitigation. Mitigations have been addressed through work already completed on the subdivision. The described potential impact involved the intersection of the subdivision access road (now known as Ohlone Drive) and Roberts Road and visibility concerns. Ohlone Drive intersects Roberts Road on the inside of a curve, which had the potential to create inadequate line of sight and limited visibility for vehicles exiting onto Roberts Road. Implementation of the mitigation measure provided in the Final EIR reduced the potentially significant impact to a less than significant level.

3.18.2 Project Analysis

The mitigation measure identified in the Final EIR applies to the subdivision as a whole and does not have specific application to the Project. Ohlone Drive has been constructed and is now an established road serving the Project site. The mitigation measure attributed to the road and the subdivision has been applied, and no further mitigation measures applicable to the Project site were provided in the Final EIR.

The development of the Project site is consistent with the development potential analyzed in the Final EIR for a single-family residential development. The transportation impact for construction of one single-family residential lot as proposed in the Project would not create a significant traffic impact, as previously determined in the Final EIR.

The development of single-family residences was considered in the analysis, findings, and recommendations of the Final EIR, and the development of one single-family residence in the Project is within the scope of the analysis. As the Project is consistent with the scope of development analyzed in the Final EIR, transportation impacts are consistent with the determination of a less than significant impact. The Project does not increase hazards due to geometric design features and incompatible uses, nor would it result in inadequate emergency access, since the Project involves a single-family residence on a private lot planned for residential use and would not affect circulation on and access from Ohlone Drive. Development is consistent with the General Plan and the Final EIR as a residential use accounted in the projected scope of development. The Project site is not surrounded by a built urban environment and would generally be accessed by vehicular

travel due to the lack of bicycle facilities and transit stops in the proximity. It would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities.

3.18.3 Conclusion

Based on an examination of the analysis, findings, and conclusions of the Final EIR, implementation of the Project would not substantially increase the severity of significant impacts identified in the EIR, nor would it result in new significant impacts related to transportation that were not identified in the EIR.. Therefore, the Project impacts on transportation would remain as less than significant.

3.19 Tribal Cultural Resources

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☒	☐	☐
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☒	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐

3.19.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) found that there would be no substantial adverse impact to archaeological resources with no known cultural resources identified at the site.

3.19.2 Project Analysis

The Project would not create substantial additional impacts to tribal cultural resources. The project site is undeveloped land covered by natural vegetation and is not listed or eligible for listing in the California Register of Historic Resources. The site has not been found to contain known cultural resources and thus is not considered to be a significant resource through the Final EIR initial study. As noted in the initial study, the City requires immediate work stoppage and consultation with a qualified archaeologist as a standard condition in the event cultural resources are discovered.

3.19.3 Conclusion

Implementation of the Project would create no new additional impacts that would require change to the Final EIR. Therefore, the Project would have no impacts on tribal cultural resources.

3.20 Utilities and Service Systems

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☒	☐	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☒	☐	☐

3.20.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) found that there would be less than significant impacts on utilities and service systems, as identified through the initial study checklist for the subdivision. The analysis determined less than significant impacts on most aspects related to the provision of utility services; no impacts were determined for stormwater drainage facilities and compliance with solid waste regulations. Wastewater treatment is provided through the City of Pacifica's Calera Creek Water Recycling Plant (CCWRP). The growth generated by the addition of 14 single-family dwellings was determined to be consistent with growth projected in the General Plan and the wastewater treatment plant design accommodates the projected build-out of the General Plan. Water service is provided by the North Coast County Water District (NCCWD), and it was determined through the subdivision analysis that NCCWD has water availability and adequate pressure to provide water to the site. The Final EIR found that Ox Mountain Landfill, operated by Browning Ferris Industries and serving the city's waste management needs, has capacity to accommodate solid waste generation of the proposed subdivision development. Development would be required to comply with all federal, state, and local statues and regulations related to solid waste.

3.20.2 Project Analysis

The Project would not create additional impacts changing the determination in the Final EIR. Utility requirements for the subdivision were previously analyzed for the subdivision. The Project would result in the residential development of one lot within the subdivision. Development would be required to comply

with regional wastewater treatment regulations through the permit review process, and the determination of no impact continues to apply. Proposed development is consistent with the scope of the subdivision regarding waste management capacity for the residential use and would be required to comply with all federal, state, and local statues and regulations related to solid waste disposal through the permit process for construction. The Project would be consistent with the no impact determination.

Previously determined less than significant impacts continue to remain applicable to this project. The Project would not require or result in the construction of new or expanded water, wastewater treatment, stormwater drainage facilities. Additionally, the development of a single-family residence in a subdivision planned for single-family residential development would not involve construction or relocation of electric power, natural gas, or telecommunications facilities that cause significant environmental impacts. Sufficient water supplies have been identified to serve the subdivision, including the proposed single-family residential development in this Project. The waste management provider has been determined to have landfill capacity for the subdivision, including the proposed single-family residential development in this Project.

3.20.3 Conclusion

Implementation of the Project would create no new impacts that would change the determination of the Final EIR. Therefore, the Project impacts on utilities and service systems would remain as less than significant.

3.21 Wildfire

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:			
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☒	☐	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☒	☐	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☒	☐	☐

3.21.1 Harmony @ 1 EIR Findings

At the time the Harmony @ 1 EIR (Final EIR) was certified, Wildfire was not an individual item in the CEQA checklist for evaluation for projects. As such, the Final EIR did not provide a discussion on the specific CEQA checklist item regarding wildfires that are currently applicable. However, wildfires were considered in the context of the hazards and hazardous materials discussions under CEQA. The site and surroundings are located in an area identified as moderate fire risk in the City of Pacifica General Plan EIR and designated as a local responsibility area. As the area is not near a state responsibility area or classified as a very high fire hazard severity zone, the impact is determined to be less than significant.

3.21.2 Project Analysis

The Project would not create significant impacts on exposure of people to wildfire risk. The development of one single-family residence would not add a large number of residents to the site. The Project would be reviewed through the building permit review process to ensure construction is built to the latest California Building Code standards, which contain standards for building materials, systems, and assemblies used in design and construction of new buildings. The Project would not impair an emergency response or evacuation plan as one single-family residence constructed according to current required fire-resistive construction standards.

The Project would not exacerbate fire risk and expose project occupants to hazards due to pollutant concentrations from a wildfire due to slope, prevailing winds, or other factors. The site is part of a mostly open, windy hilltop with coastal chaparral vegetation consisting of scrub brush, grasses, and wildflowers. The open environment and coastal location do not promote concentration of pollutants from wildfire at the location.

The Project does not require installation or maintenance of infrastructure that may exacerbate fire risk. General utilities (electricity, gas, water, sewer lines) associated with single-family residential development is reviewed through the building permit process to determine utilities serving the residence would comply with building codes.

The Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The Project proposes landscape improvements, grading, and irrigation. Stormwater management best practices are required to be implemented during construction. Stormwater management in site design is reviewed for compliance with local and regional standards for runoff and drainage requirements.

3.21.3 Conclusion

Development of the project would comply with all regulatory requirements for construction regarding fire resistive construction and site impacts due to fire impacts. Therefore, the Project impacts related to wildfires would be less than significant.

3.22 Mandatory Findings of Significance

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐

3.22.1 Harmony @ 1 EIR Findings

The Harmony @ 1 EIR (Final EIR) found that there would be potentially significant impacts, but impacts may be reduced to less than significant levels with implementation of identified mitigation measures, as identified through the initial study checklist for the project.

3.22.2 Project Analysis

The Project would not create additional impacts changing the determination in the Final EIR. The Project does not have potential to degrade environmental quality, substantially reduce habitats, cause wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of periods of history. With implementation of mitigation measures regarding biology contained in the Final EIR, the Project as conditioned would not result in significant impacts to threatened or endangered species or their habitats. The Project would not have cumulative considerable impacts. As part of the subdivision, the subject parcel and development potential were considered in the certified Final EIR for the subdivision. The Project is further reviewed through evaluation based on the current CEQA initial study checklist to consider whether the proposed project is consistent with the findings of the Final EIR and whether new significant impacts are found, and no additional impacts were determined that would change the determination of the Final EIR. The Project's proposed change to the building envelope and proposed grading do not significantly change the site, as the new envelope and development footprint minimizes grading into the hillside, the location would not significantly increase the visibility of the building as a one story development embracing design principles of coastal architecture, and the scope of the project remains a single-family residential development consistent with the development potential analyzed in the Final EIR. The Project is not determined to cause substantial adverse direct or indirect effects on human beings, as a

single-family residence that would be required to comply with regulatory requirements for construction and site development through the development review process.

3.22.3 Conclusion

Implementation of the Project would create no new impacts that would change the determination of the Final EIR. The Project would not create a potentially significant impact based on the most recent CEQA initial study checklist. Therefore, the Project impacts would remain as less than significant impacts with implementation of mitigation measures in the EIR.

ATTACHMENT A. Mitigation Measures Applicable to the Project

Measure AES-1: The Covenants, Conditions and Restrictions (CC&Rs) for the Harmony@ 1 development shall, consistent with the Project Description (section 2.0) and Project Design Features (section 4.2.2) herein, fully define the term "Coastal Green Architecture." The CC&Rs shall provide detailed descriptions of specific measures or features that shall be imposed to ensure that the custom homes conform to the definition of Coastal Green Architecture and incorporate the design measures discussed in this EIR that reduce or eliminate visual impacts. The specific features to be described in the CC&Rs shall include those identified in Exhibit D, including, but not limited to, the following design and construction measures:

- Homes shall be located in the building envelope presented in the Preliminary Grading Plan described in this EIR. Homes located outside the identified building envelope could have greater visual impact than what was analyzed in this EIR.

- Excavation of the building pad. The homes shall be designed with a lowered or excavated building pad in order to reduce the mass of the homes. The degree or amount of excavation shall be determined by the custom home architect, the Harmony@1 Architectural Control Committee, and the City's design review process.

- Berming: The CC&Rs shall require berming of excavated soil to help hide homes and describe desirable locations and methods for such berming.

- Hidden garages: The CC&Rs shall describe what constitutes a "hidden garage" and establish when a home shall have the garage under the main structure in order to minimize visual impacts.

- Living Roofs: The CC&Rs shall describe what constitutes a "living roofs" and establish when a home shall include a living roof in order to minimize visual impacts.

- The CC&Rs shall describe appropriate exterior materials and color palette to ensure compatibility of the homes with the surrounding areas.

Measure AES-2: To ensure night light and glare from the project is minimize the following measures shall be implemented:

- Exterior lighting shall include low-mounted, downward casting and shielded light that does not cause spillover onto adjacent properties.

- No flood lights shall be used in public areas or the conserved habitat areas. Night security lighting within residential lots shall be restricted to normal exterior lighting.

- Language shall be added to the development's CC&Rs stating that lighting fixtures shall not be located at the periphery of individual lots. Lighting shall be restricted to the area immediately around the house and any landscaped areas.

Measure BIO-1: Prior to construction, a temporary barrier fence shall be erected along the northern open space habitat areas to prevent damage to the areas during construction of project infrastructure

improvements. Authorized construction staging areas shall be designated on the final version of the site plan so all contractors know where they are allowed to park vehicles and equipment and store building materials. Appropriate construction staging areas would include existing roads or areas slated for development or grading. Storm water runoff and management of any fluids would be according to the required Storm Water Pollution Prevention Plan, described in the Hydrology section. Storm water runoff from construction staging areas shall be directed away from open space habitat areas.

Measure BIO-2: In order to provide continued wildlife values on the project site, trees in designated open space areas (Lot A, Lot B, and Parcel A) shall not be removed. Tree removal on individual lots shall be approved only upon demonstration that 1) the tree is within the designated building envelope and removal is required for construction, 2) the tree is close to the building envelope and its condition represents a safety hazard to the proposed residence, or 3) the tree is substantially dead (at least 50%) as determined by a certified arborist or if visually apparent. Conditional tree removal would prevent unnecessary reductions in wildlife resources on the site while protecting the safety and enjoyment of property by landowners. All trees specified for removal in Specific Plans for individual lots shall be replaced with a native species.

Measure BIO-5: The development's Covenants, Conditions, and Restrictions shall contain language restricting all landscape planting so that those plants identified by the California Invasive Plant Council (Cal-IPC) in Table 1 of the California Invasive Plant Inventory shall not be planted. In addition, only native plant species may be used for landscaping that are consistent with the regional plant communities found in the local region. A qualified biologist shall review all propose planting lists and compare it to the most recent Cal-IPC list to ensure no invasive plants on the list are planted. The biologist shall also check the plants to insure consistency with local native ecosystems. The biologist shall inspect the plants at the time of installation to make sure no substitutions have been made by the landscape contractor. (The most recent version of the California Invasive Plant Inventory can be found at http://www.cal-ipc.org/ip/inventory/pdf/Inventory2006.pdf). This measure shall apply to all landscaping within the project site, including landscaping of common areas and within each of the housing lots.

Measure BIO-6: Invasive species shall be removed during project construction on a quarterly basis within the graded areas and on adjacent open space lands. Species to be removed include existing invasive species on site, such as French broom, fennel, pampas grass, and cotoneaster as well as any others that establish as a result of project grading activities. In addition, to ensure long-term control of invasive species, this provision shall be included in the Management Plan required in Measure BIO-4.

Measure BIO-7: If any trees or shrubs are proposed to be removed during the nesting season (February 15 to August 31), pre-construction surveys for nesting birds shall be conducted. This measure shall apply to all construction occurring on the project site, both the infrastructure improvements and construction within each of the housing lots. The surveys shall identify active nests and establish a disturbance buffer if nests are located. A minimum buffer of 50 feet is required by CDFG for songbird nests and a minimum of 250 feet for raptor nests. Construction activity within an established buffer area is prohibited until nesting is complete.

Measure BIO-8: The following mitigation plan shall be implemented:

4. Preconstruction surveys for woodrat houses. A preconstruction survey of woodrat houses shall be conducted within all areas proposed for disturbance, prior to any disturbance on site. These surveys

shall include surveys for carnivore dens (such as bobcat) on site. If any carnivore dens are detected within the construction area, CDFG shall be contacted for guidance to avoid impacting any dens.

5. Preconstruction woodrat house dismantling and/or relocation. For all woodrat houses that will be impacted by construction impacts, the houses shall be dismantled and relocated to appropriate locations within the open space areas on the project site, and any woodrats captured and released into their relocated houses. House dismantling and/or relocation shall be conducted only when necessary, during the non-breeding season (September to February), under guidance from the CDFG.

6. Control of non-native species. The management of the onsite common open space area (Lot A), per Measure BIO-4, shall include control of non-native invasive weeds to maintain the native plant species that provide important cover and food resources for the San Francisco dusky-footed woodrat, prohibit the use of rodenticides with the open space area shall be prohibited unless approved by CDFG and the control of feral cats and limitations on domestic cat ownership.

Measure BIO-9: A qualified biologist shall be retained by the applicant to oversee construction and ensure that take of the San Francisco garter snake or California red-legged frog does not occur during construction. The following procedures shall apply:

- Prior to any grading or vegetation removal, a biologist shall conduct a preconstruction survey for San Francisco garter snake and California red-legged frog. During construction, a trained biologist, or a trained on-site monitor (such as the construction foreman) shall check the site in the morning and in the evening for the presence of California red-legged frog and San Francisco garter snake. This includes checking holes, under vehicles and under boards left on the ground. If any CRLF or SFGS are found, construction shall be halted until they disperse naturally, and the monitor shall immediately notify the biologist in charge and the USFWS. Construction shall not proceed until adequate measures are taken to prevent dispersal of any individuals into the construction zone, as directed by the USFWS. Subsequent recommendations made by the USFWS shall be followed. The monitor shall not handle or otherwise harass the animal. The biologist in charge shall train the on-site monitor in the identification of CRLF and SFGS. The biologist in charge shall visit the site at least once a week during construction and confer with the trained on-site monitor.

- Construction workers shall be informed of the potential presence of California red-legged frog and San Francisco garter snake, that these species are to be avoided, that the foreman must be notified if they are seen, and that construction shall be halted until authorization to proceed is obtained from the USFWS. Construction workers shall be informed that harassment of these species is a violation of federal law.

- During construction, all holes shall be covered at night to prevent CRLF and/or SFGS from becoming trapped in holes on the construction site.

Measure BIO-10: Project development shall avoid Mission blue butterfly host plant Lupinus formosus and provide a minimum 50-foot setback from areas containing the host plant. Any parcel containing Mission blue butterfly host plants shall be subject to a CC&R provision that requires the owner to obtain permission from the US Fish and Wildlife Service to undertake any activities that result directly or indirectly in the removal of

Mission blue butterfly host plants. The owners of lots containing Mission blue host plant shall also coordinate with the Homeowner's Association in the implementation of the open space management plan required in Mitigation Measure BIO-4.

Measure GEO-1: The new residential construction and any other site improvements shall comply with the provisions of Title 24 of the California Administrative Code, and the most recent edition of the Uniform Building Code, Seismic Zone 4 standards, or local seismic requirements, whichever is more stringent. All recommendations included in the June 19, 2006 EIC preliminary soil investigation report shall be met, including: 1) City review of all plans and specifications and observation by the project geotechnical engineer with the recommendations in the project geotechnical report; and 2) Observation and testing of engineered fill, finish subgrade and aggregate base for new pavements by the project geotechnical engineer.

Measure GEO-3: The impacts from erosion can be mitigated by incorporating appropriate grading and drainage measures into the project design. A final grading plan and drainage plan shall be prepared for the project. These plans shall provide for positive drainage on building pads and removal of water from foundation areas into area drains and closed pipe systems which carries runoff to a suitable drainage facility located below the erodible colluvial deposits which exist downhill of the ridgeline. Slopes shall be graded so that water is directed away from the slope face. Permanent slopes shall be protected from erosion through use of erosion-resistant vegetation and jute netting. Erosion control seed mixes used on site shall utilize native grasses and forbes appropriate for the site to replace and improve existing habitat values of grasslands disturbed on the site. Temporary erosion control measures such as positive gradients away from slopes, straw bales, silt fences and swales shall be used during construction.

Measure GEO-5: The EIC report provides recommended measures for mitigating the effects of expansive soils on the project improvements. These protective measures include: 1) mixing on-site soils to a plasticity index of 15 or less; 2) moisture conditioning of fill materials to three percent over optimum; and 3) over-excavation of slab subgrade areas. The following additional measures shall also be taken to minimize the effects of expansive soils: a) providing a layer of non-expansive granular materials beneath slabs-on-grade as a cushion against building slab movement; b) the use of aggregate base under exterior flatwork; and c) control of irrigation adjacent to the new buildings.

Measure HYD-1: The applicant shall apply to the RWQCB to obtain coverage under the State General Construction Activity National Pollutant Discharge Elimination System (NPDES) Permit. The applicant shall comply with all provisions and conditions of the general permit and prepare a Storm Water Pollution Prevention Plan (SWPPP). Project construction shall conform to the requirements of the general permit and the SWPPP. Construction BMPs that will be used to reduce or avoid impacts shall include:

- Keeping materials out of the rain by covering exposed piles of soil or construction materials with plastic sheeting; sweeping paved surfaces that drain to creeks or wetlands; using dry cleanup methods whenever possible, and if water must be used, use just enough to keep the dust down;
- Use of hay bales or other mechanical barriers to trap sediment on the project site and prevent discharge into storm water drainage;
- Scheduling construction activities for periods of dry weather; and

- Restricting fueling of construction vehicles to approved staging areas.

ATTACHMENT B. Review of Landscape Plan Prepared for Lot 3 (Ohlone Point)

Prepared by Coast Ridge Ecology, February 26, 2021

[SEE ATTACHMENT]

COAST RIDGE ECOLOGY LLC
BIOLOGICAL SURVEYS • MONITORING • PERMITTING • RESEARCH

February 26, 2021

Sheldon S. Ah Sing, AICP
Principal Planner
The M-Group

Subject: Review of Landscape Plan prepared for Lot 3 (Ohlone Point), Pacifica, CA

Dear Mr. Ah Sing:

Please see the attached review of the proposed Landscape Plan for Lot 3 (Ohlone Point), (APN:022-150-470), Pacifica, CA prepared by JC Engineering. The review is based on the requirements in the *Mitigation, Monitoring and Reporting Program for the Harmony@1 EIR, City of Pacifica, October 2007*.

The plants proposed as alternatives to the nonnative species in the Landscape Plan are shown in the attached Table. Other native wildflowers, grasses, vines, shrubs and trees that are native to the Pacifica coastal region would also be acceptable. The City of Pacifica should make final determinations on which plant species are suitable for the site.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Patrick Kobernus
Principal Biologist
Coast Ridge Ecology, LLC

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SPECIES	RECOMMENDATION
SMALL BROADLEAF TREES	
CERCIS OCCIDENTALIS -- REDBUD	This species is not native to California and should be replaced with a similar sized shrub, such as California buckeye (*Aesculus californica*) or blue elderberry (*Sambucus racemosa or Sambucus nigra L. ssp. caerulea*) or another California native shrub proposed as part of the Landscape Plan[1], or included in this Table.
LAGERSTROEMIA INDICA -- CRAPE MYRTLE	This species is not native to California and should be replaced with a similar sized shrub, such as California buckeye (*Aesculus californica*) or blue elderberry (*Sambucus racemosa or Sambucus nigra L. ssp. caerulea*) or another California native shrub proposed as part of the Landscape Plan, or included in this Table.
SMALL ORNAMENTAL TREES	
ACER PALMATUM -- JAPANESE MAPLE	This species is not native to California and should be replaced with a similar sized shrub, such as California buckeye (*Aesculus californica*) or blue elderberry (*Sambucus racemosa or Sambucus nigra L. ssp. caerulea*) or another California native shrub proposed as part of the Landscape Plan, or included in this Table.
ACER SHIRASAWANUM – "AUREUM" - GOLDEN FULL MOON MAPPLE	This species is not native to California and should be replaced with a similar sized shrub, such as California buckeye (*Aesculus californica*) or blue elderberry (*Sambucus racemosa or Sambucus nigra L. ssp. caerulea*) or another California native shrub proposed as part of the Landscape Plan, or included in this Table.
CONIFERS	
HESPEROCYPARIS MACROCARPA (*CUPRESSUS MACROCARPA*) MONTEREY CYPRESS *PINUS RADIATA* MONTEREY PINE	Both of these species are not believed to be native to this Pacifica area[2], though both are native to Monterey and southern coastal San Mateo County (near Ano Nuevo). Utilizing other trees or shrubs is preferable as both of these species are invasive and as currently uncontrolled are expanding and converting native grasslands and coastal scrub habitats to pine/cypress forest. Native trees such as coast live oak (*Quercus agrifolia*), madrone (*Arbutus menziesii*) can be used as replacements, or another California native tree proposed as part of the Landscape Plan, or included in this Table.

[1] *Landscape Plan prepared by JC Engineering for 648 Burns Court, (House for Lot 3; (APN:022-150-470), Pacifica, CA. Sheet A-4, Plan date: 07/13/2020*

[2] USDA, https://www.fs.fed.us/database/feis/plants/tree/hesmac/all.html;
USFS, https://www.fs.fed.us/psw/publications/documents/psw_rp082/psw_rp082.pdf

VINE	
TRACHELOSPERMUM JASMINOIDES STAR JASMINE	This species is not native to California and should be replaced with a similar sized vine, such as California honeysuckle (*Lonicera hispidula*), Coast man-root (*Marah oregano),* California man-root (*Marah fabacea*), American vetch *(Vicia Americana),* and/or Common pacific pea *(Lathyrus vestitus*).
NATIVE BUFFER ZONE	
ARTEMISIA CALIFORNICA CALIFORNIA SAGEBRUSH	This species is native to the Pacifica area and suitable.
ERIOGONUM LATIFOLIUM BUCKWHEAT	This species is native to the Pacifica area and suitable.
CEANOTHUS THYRSIFLORUS 'ARROYO DE LA CRUZ CALIFORNIALILAC	This species is not native to the Pacifica area. Replace with blue blossom Ceanothus (*Ceanothus thyrsiflorus*) from a local native plant supplier, or Thimbleberry (*Rubus parviflorus*), Twinberry (*Lonicera involucrata*), Coast silktassel (*Garrya elliptica*), Oceanspray (*Holodiscus discolor*); or another native shrub proposed in the Landscape Plan or included in this Table.
ARCTOSTAPHYLOS CRUSTACEA BRITTLE LEAF MANZANITA	This species is native to the Pacifica area and is suitable.
MIMULUS AURANTIACUS STICKY MONKEY FLOWER	This species is native to the Pacifica area and is suitable.
NATIVE GRASS MIX* SEED	This species mix should be composed of species native to the Pacifica area.
TRANSITIONAL PLANTING	
ERIOGONUM LATIFOLIUM WILD BUCKWHEAT	This species is native to the Pacifica area and suitable.
FREMONTODENDRON CALIFORNICUM FLANNELBUSH	This species is not native to the Pacifica area. Replace with blue blossom Ceanothus (*Ceanothus thyrsiflorus*) from a local native plant supplier, or Thimbleberry (*Rubus parviflorus*), Twinberry (*Lonicera involucrata*), Coast silktassel (*Garrya elliptica*), Oceanspray (*Holodiscus discolor*); or another native shrub proposed in the Landscape Plan or included in this Table.

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AGAVE ATTENUATA FOX TAIL AGAVE	This species is not native to California and should be replaced with a similar sized plant proposed in this plan, or one of the following local succulents, Pacific stone crop (*Sedum spathulifolium*), Sand lettuce (*Dudleya caespitos)* and/or Sea lettuce (*Dudleya farinose*).
IRIS DOUGLASIANA DOUGLAS IRIS	This species is native to the Pacifica area and is suitable.
MORELLA CALIFORNICA PACIFIC WAX MYRTLE	This species is native to the Pacifica area and is suitable.
FRAGARIA CHILOENSIS COAST STRAWBERRY	This species is native to the Pacifica area and is suitable.
CULTIVATED LANDSCAPE	
OTATEA ACUMINATA AZTECORUM MEXICAN WEEPING BAMBOO	This species is not native to California and should be replaced with any suitable native species proposed in the Landscape Plan or included in this Table.
MYOPORUM PARVIFOLIUM MYOPORUM	This species is not native to California and should be replaced with any suitable native species proposed in the Landscape Plan or included in this Table.
POLYSTICHUM MUNITUM WESTERN SWORD FERN	This species is native to the Pacifica area and is suitable.
MEADOW GRASSES	
CALAMAGROSTIS NUTKAENSIS PACIFIC REEDGRASS	This species is native to the Pacifica area and is suitable.
FESTUCA CALIFORNICA 'RIVER HOUSE BLUES' CALIFORNIA FESCUE	This species is not native to the Pacifica area should be replaced with California fescue (*Festuca California*) from a local native plant supplier or use another native grass species listed in the Landscape Plan or included in this Table.
NASSELLA PULCHRA PURPLE NEEDLE GRASS	This species is native to the Pacifica area and is suitable.

KOELERIA MACRANTHA JUNEGRASS	This species is native to the Pacifica area and is suitable.
BIO-RETENTION PLANTING	
LAWN SOD TURF	Use native grass sod, or request clarification from City on use of lawn sod.
FESTUCA IDAHOENSIS BLUE FESCUE	This species is not native to the Pacifica area and should be replaced with Idahoe fescue (*Festuca idahoensis*) from a local native plant supplier or use another native grass species listed in the Landscape Plan.
ESCHSCHOLZIA CALIFORNICA CALIFORNIA POPPY	This species is native to the Pacifica area and is suitable.
NASSELLA PULCHRA PURPLE NEEDLE GRASS	This species is native to the Pacifica area and is suitable.
CHONDROPETALUM TECTORUM CAPE RUSH	This species is not native to the Pacifica area and should be replaced with a native rush or sedge such as dense sedge (*Carex densa*), Common bog rush (*Juncus effusus*) or coastal rush (*Juncus patens*) from a local native plant supplier, or use another native species listed in the Landscape Plan or included in this Table.
FESTUCA CALIFORNICA CALIFORNIA FESCUE	This species (if native to the Pacifica area) is suitable.
CAREX PANSA CALIFORNIA MEADOW SEDGE	This species is not native to the Pacifica area and should be replaced with a native rush or sedge such as dense sedge (*Carex densa*), Common bog rush (*Juncus effusus*) or coastal rush (*Juncus patens*) from a local native plant supplier, or use another native species listed in the Landscape Plan or included in this Table.

- Plant species recommended based on knowledge of regional flora, native species distributions as shown on *Calflora.org*, and the requirements for the project in the *Mitigation, Monitoring and Reporting Program for the Harmony@1 EIR, City of Pacifica, October 2007*.

- The plants proposed as alternatives to the nonnative species in the Landscape Plan are recommended. Other native wildflowers, grasses, vines, shrubs and trees that are native to the Pacifica coastal region would also be acceptable. The City of Pacifica should make final determinations on which plant species are suitable for the site.

- Some species such as California coffeeberry (*Frangula californica*), toyon (*Heteromeles arbutifolia*), poison oak (*Toxicodendron diversilobum*), and coyote brush (*Baccharis pilularis*) are common throughout the region and will likely colonize areas on their own.

ATTACHMENT C. Project Plans

[SEE ATTACHMENT]

HARMONY @ 1 HOUSE FOR LOT #3

SAN MATEO COUNTY
PACIFICA CALIFORNIA
APN: 022-150-470

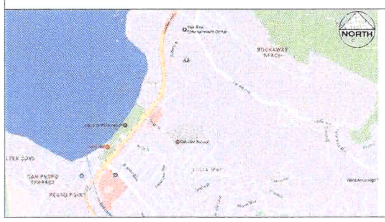
PROJECT INFORMATION

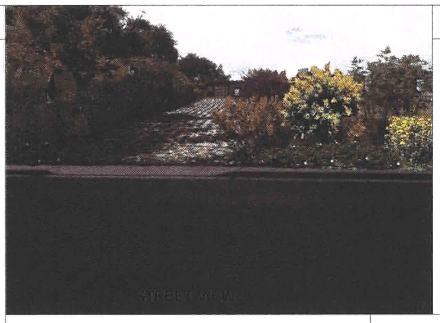
OWNER BIJAN KHOSRAVI
SITE
ZONNING: P-D/HPD
OCCUPANCY GROUP R3/U
BUILDING TYPE VB

ITEM	DESCRIPTIONS	CRITERIA	CALCULATIONS	OBSERVATIONS
1	LOT AREA	-	62 562.40 SQ FT	
2	AVERAGE SLOPE	S=0.00229 X INTERVAL X LENGTH OF CONTOURS	S=0.00229 X 2 X 5243.17 FT = 24.01 %	PER PMC 9-4.2256
3	COEFFICIENT "C"	C= 40- (2/3S)	C= 40 - (24.01 /3S) = 23.97	PER PMC 9-4.2256
4	MAXIMUM ALLOWABLE AREA TO BE DISTURBED	LOT AREA X (40-S /3S)	62 562.40 X 0.2353 = 14,720.93 SQ.FT	PER PMC 9-4.2256
5	MAX FLOOR AREA	2800+12(SQRT(LOT AREA -5000))	2800 +12 (SQRT(62 562.40-5000)) = 5,675.06 SQ.FT	PER PMC 9-4.3301
	PROPOSED VS CONDITIONS OF APPROVAL			
ITEM	DESCRIPTIONS	PROPOSED CONDITIONS	CONDITIONS OF APPROVAL	OBSERVATIONS
6	MAX HEIGHT	17'-0"	29' (ALLOWED)	MEETS CONDITION OF APPROVAL
7	MAXIMUM ALLOWABLE AREA TO BE DISTURBED	12 521.404 SQ. FT -AREA OF BUILDING, DRIVEWAY TERRACE)	14 720.93 SQ FT. (PER ITEM 4)	MEETS CONDITION OF APPROVAL
8	MAX FLOOR AREA	4 293.42 SQ.FT (6.86 %)	5 300 SQ FT	MEETS CONDITION OF APPROVAL
9	GARAGE AREA	650 SQ. FT (1.04%)	650 SQ. FT	MEETS CONDITION OF APPROVAL
10	LOT COVERAGE	6 943.92 SQ FT (7.31%)	23.53 %	MEETS CONDITION OF APPROVAL
11	LANDSCAPE AREA	18283.431 SQ. FT (29.22 %)		

AERIAL VIEW

VICINITY MAP





APPLICABLE CODES:

ALL PROPOSED WORK WILL BE PERFORMED UNDER THE 2016 EDITION OF THE FOLLOWING CODES:

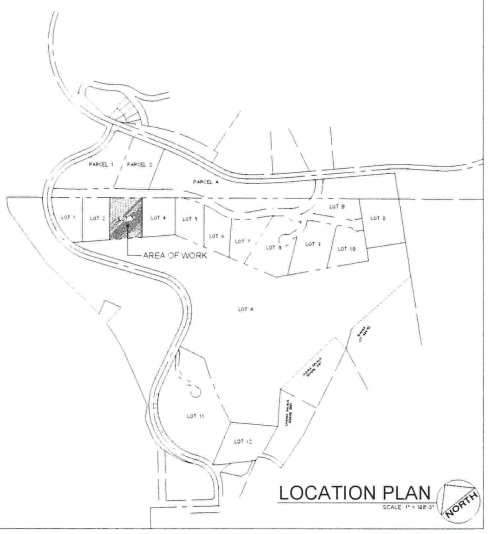
-CALIFORNIA RESIDENTIAL CODE (CRC)
-CALIFORNIA BUILDING CODE (CBC)
-CALIFORNIA MECHANICAL CODE (CMC)
-CALIFORNIA PLUMBING CODE (CPC)
-CALIFORNIA ELECTRICAL CODE (CEC)
-CALIFORNIA ENERGY EFFICIENCY STANDARDS
-CALIFORNIA GREEN BUILDING CODE
-CALIFORNIA FIRE CODE

AND ALL LOCAL AND STATE REGULATIONS APPLICABLE TO THIS PROJECT

INDEX OF DRAWING

SCOPE OF WORK

- CONSTRUCTION OF A NEW SINGLE FAMILY HOME



LOCATION PLAN
SCALE 1" = 100'-0"

J C ENGINEERING
848 BURNS CT
PACIFICA CA 94044
(650) 155 3611
FAX (650) 155 1665
CIVIL AND STRUCTURAL ENGINEERS

REMARKS

HARMONY @ 1
HOUSE FOR LOT #3
SAN MATEO COUNTY
PACIFICA CALIFORNIA
APN 022-150-470

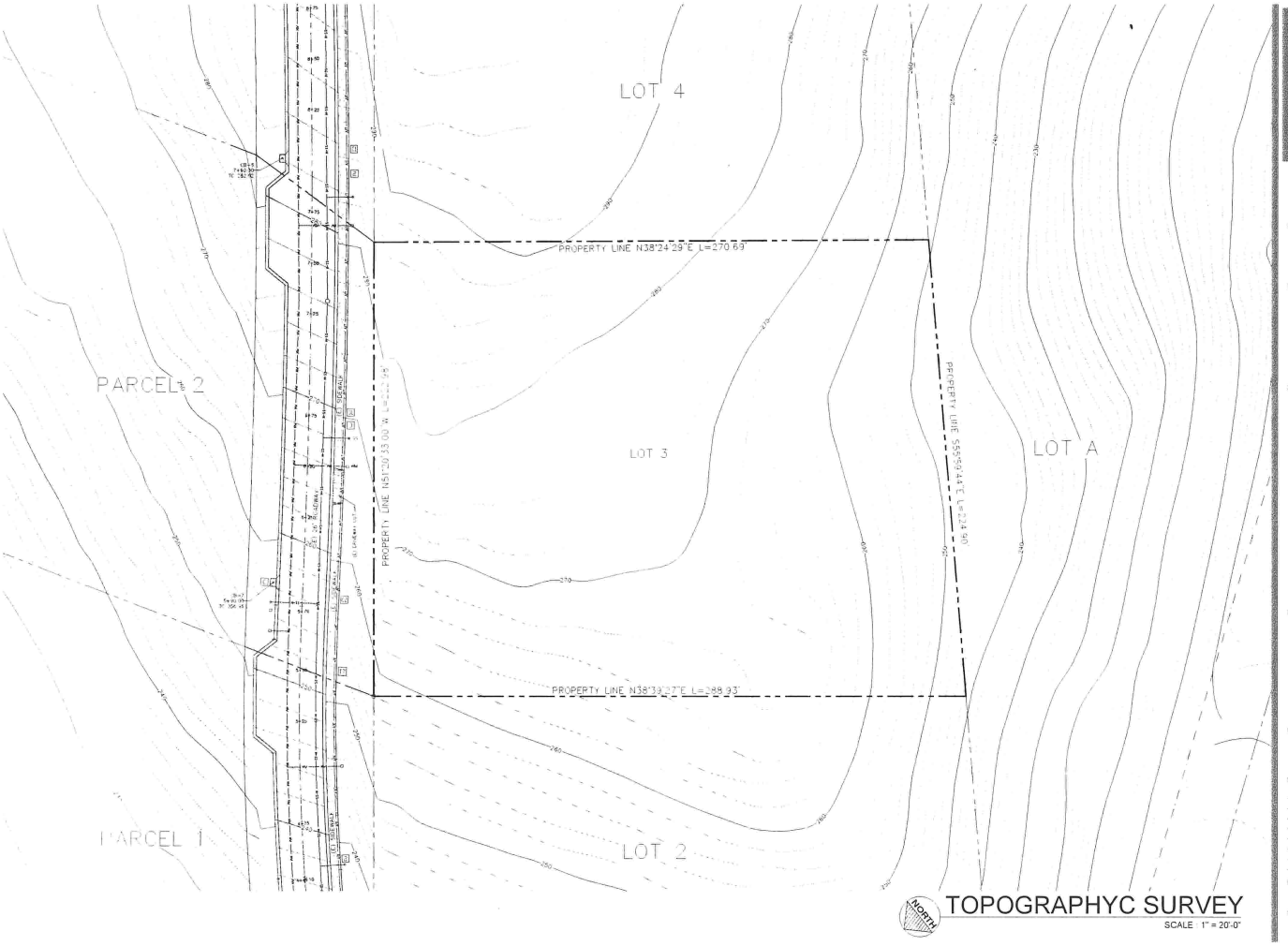
Sheet
PROJECT INFORMATION

DATE	ISSUED FOR
03/16/2021	FINAL PLANING

Drawn by
Checked by JC

project no

sheet no
A-0



TOPOGRAPHYC SURVEY

SCALE : 1" = 20'-0"

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CIVIL AND STRUCTURAL ENGINEERS

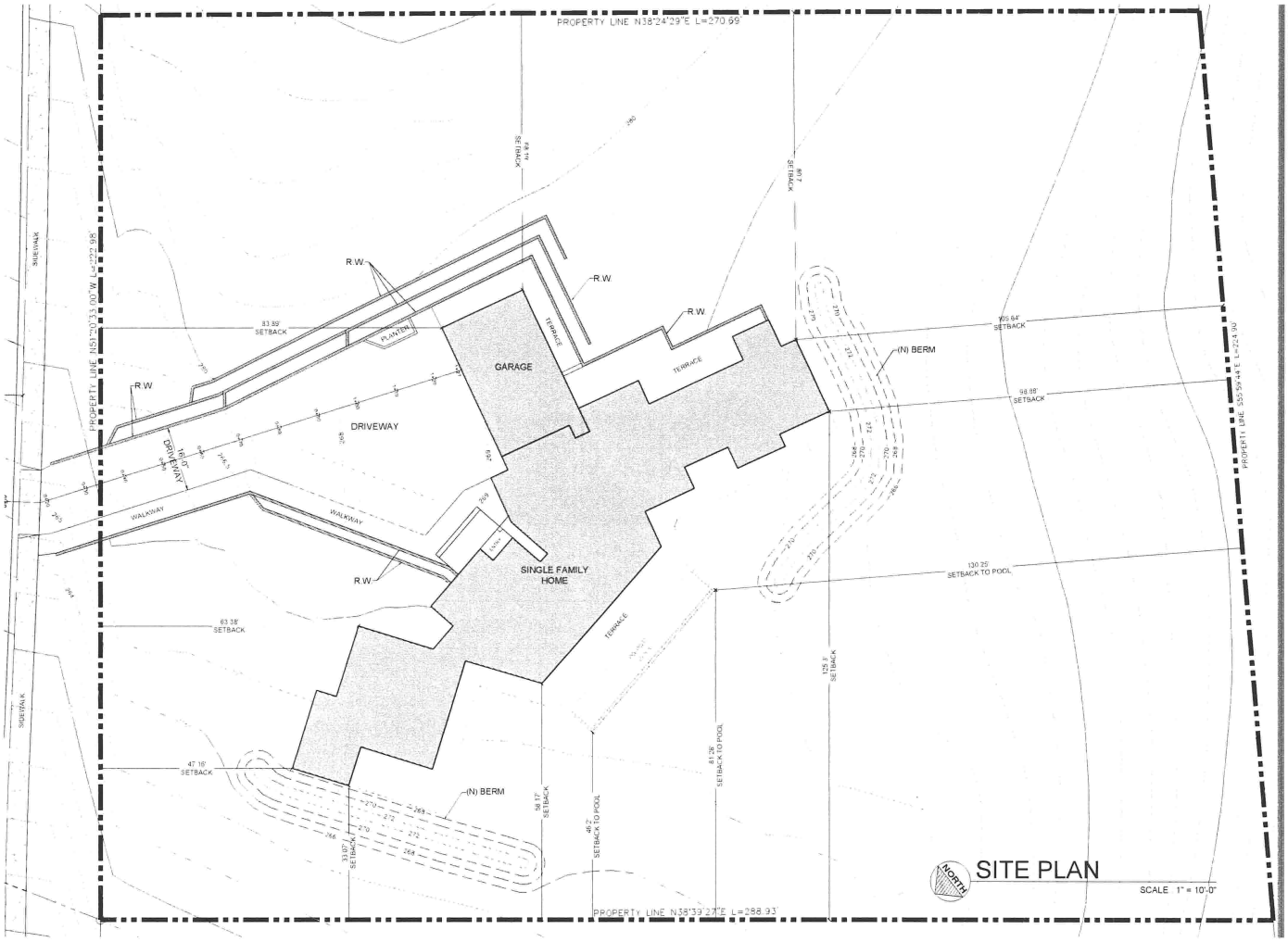
REMARKS

HARMONY @ 1
HOUSE FOR LOT# 3
SAN MATEO COUNTY
PACIFICA CALIFORNIA
APN 022-150-470

Sheet
(E) TOPOGRAPHIC SURVEY

DATE	ISSUED FOR
03/16/21	FINAL PLANING

Drawn by
Checked by JC
project no
sheet no A-1.0



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CIVIL AND STRUCTURAL ENGINEERS

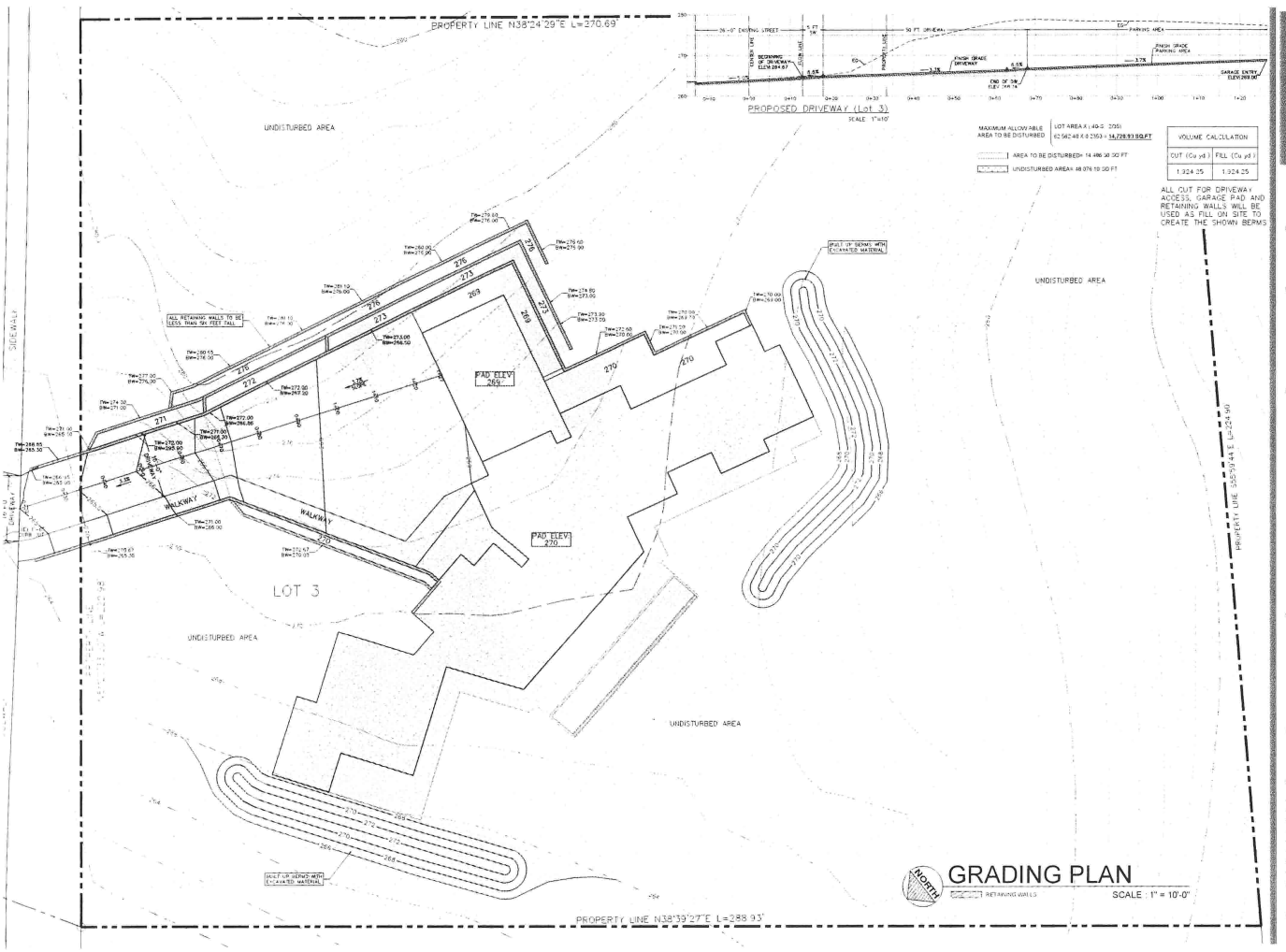
REMARKS

HARMONY @ 1
HOUSE FOR LOT# 3
SAN MATEO COUNTY
PACIFICA CALIFORNIA
APN 022-150-470

Sheet
SITE PLAN

DATE	ISSUED FOR
03/10/21	FINAL PLANING

Drawn by
Checked by JC
project no
sheet no A-1.1



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CIVIL AND STRUCTURAL ENGINEERS

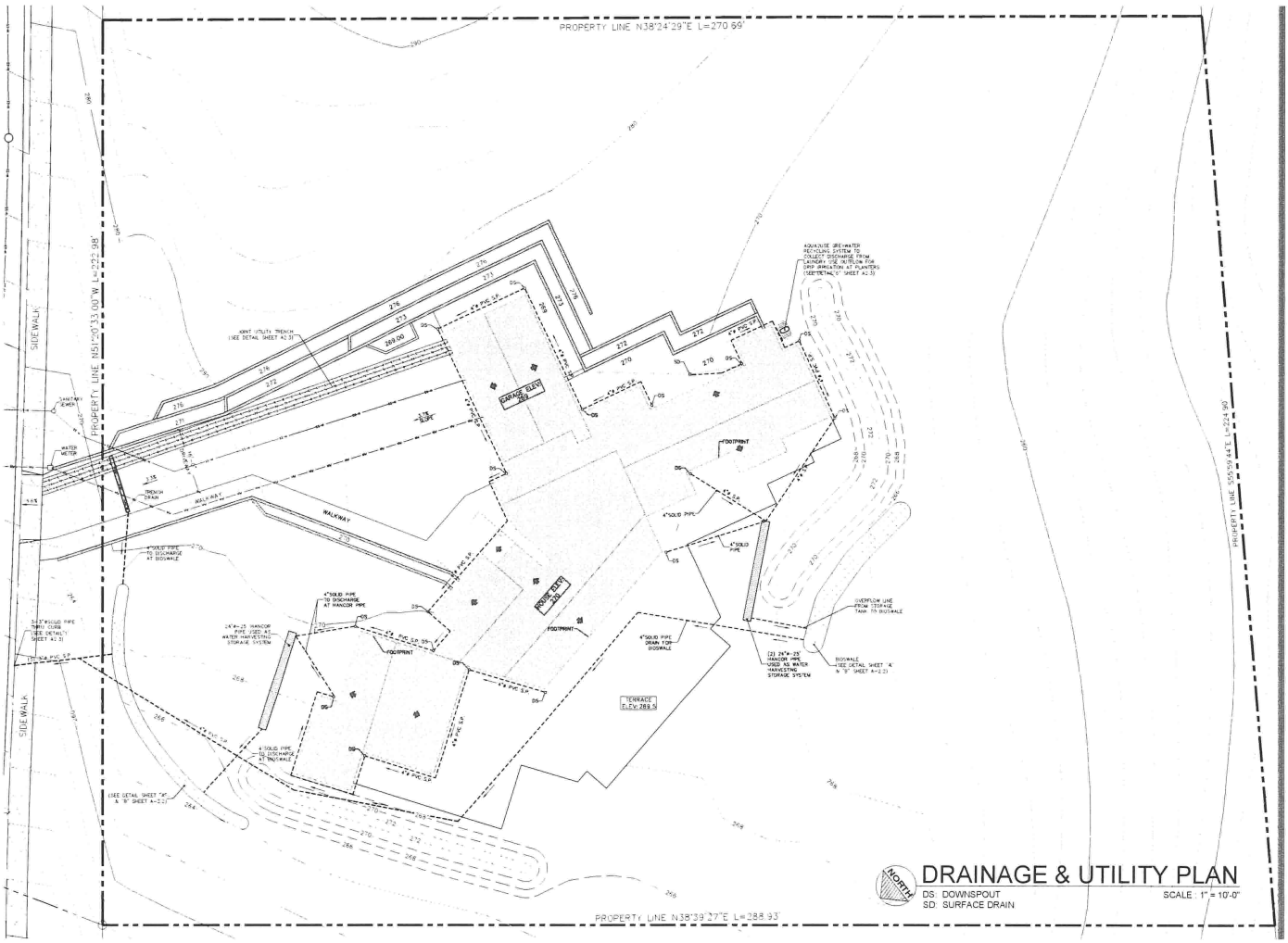
REMARKS

HARMONY @ 1
HOUSE FOR LOT# 3
SAN MATEO COUNTY
PACIFICA CALIFORNIA
APN:022-150-470

Sheet
GRADING PLAN

DATE	ISSUED FOR
03/10/21	FINAL PLANING

Drawn by
Checked by JC
project no
sheet no A-2



NORTH

DRAINAGE & UTILITY PLAN

DS: DOWNSPOUT
SD: SURFACE DRAIN

SCALE : 1" = 10'-0"

J C ENGINEERING

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CIVIL AND STRUCTURAL ENGINEERS

REMARKS

HARMONY @ 1
HOUSE FOR LOT# 3
SAN MATEO COUNTY
PACIFICA CALIFORNIA
APN 022-150-470

Sheet
DRAINAGE & UTILITY PLAN

DATE	ISSUED FOR
03/16/21	FINAL PLANING

Drawn by
Checked by JC

project no

sheet no
A-2.1

GRADING PLAN AND SITE NOTES

A PRIOR TO GRADING AND WALL CONSTRUCTION VERIFY SITE LAYOUT WITH ARCHITECTURAL DRAWINGS IF DISCREPANCIES ARE FOUND CONTACT THE ENGINEER FOR A CLARIFICATION PRIOR TO STARTING ANY WORK

B FILL IF REQUIRED SHALL BE PLACED USING A "SHEEPFOOT" ROLLER IN UNIFORM HORIZONTAL LIFTS NOT EXCEEDING 8" UNCOMPACTED THICKNESS EACH LIFT MUST BE MOISTURE CONDITIONED AND MIXED THOROUGHLY AREAS TO BE FILLED SHALL BE PREPARED BY REMOVING VEGETATION TOPSOIL NON-COMPLYING FILL OR ANY UNSUITABLE MATERIAL AS TERMINATED BY THE SOILS ENGINEER ON THE FIELD ALL FILL AREAS SHALL BE COMPACTED TO 90 %ASTM METHOD D1557-91) FILL EXCEEDING 3' IN THICKNESS SHALL BE SUBDRAINED THE SOILS ENGINEER SHALL SUBMIT A GRADING REPORT TO THE COUNTY AND THE RESULTS OF THE COMPACTION TEST SHALL ALSO BE SUBMITTED IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE MEASURES TO PREVENT EROSION ON FRESHLY GRADED AREAS DURING CONSTRUCTION AND UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED

C THE SOILS REPORT PREPARED BY GEOFORENSICS IS AN INTEGRAL PART OF THIS DESIGN AND ALL ITS RECOMMENDATIONS SHALL BE FOLLOWED IF DISCREPANCIES OCCUR BETWEEN THESE PLANS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER CONTACT THE ENGINEER

D PRIOR TO INSTALLING FINAL PAVEMENT OR GROUND CONCRETE BASE AND COMPACTION SHALL BE APPROVED BY SOILS ENGINEER

E EXAMINATION OF SITE THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED THE CONTRACTORS SHALL VERIFY AT THE SITE ALL GRADES MEASUREMENTS AND CONDITIONS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF IT THE CONTRACTOR ALONE IS RESPONSIBLE FOR JOB SITE SAFETY SITE REVIEW OF THE CONSTRUCTION BY THE ENGINEER IF ANY IS TO DETERMINE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS
IT DOES NOT ENCOMPASS SAFETY PROCEDURES GENERAL CONSTRUCTION PROCEDURES SCHEDULING OR OPERATIONS

SPECIAL INSPECTIONS
1 GRADING AND DRAINAGE SYSTEM BY DESIGN CIVIL ENGINEER
2 ALL OTHER INSPECTIONS BY THE BUILDING AND ENGINEERING DEPARTMENT OF THE CITY ISSUING THE BUILDING PERMIT
3 EXCAVATION AND FILL OPERATIONS BY SOILS ENGINEER
4 A WRITTEN REPORT FROM THE SOILS ENGINEER SHALL BE FILED FOR FILL OPERATION AND PIER DRILLING OPERATIONS

GENERAL SITE NOTES
1 PRIOR TO ANY CUTTING OR FILLING THE SITE SHALL BE STRIPPED TO A SUFFICIENT DEPTH TO REMOVE ALL GRASS WEEDS ROOTS AND OTHER VEGETATION THE STRIPPED MATERIAL SHALL EITHER BE REMOVED FROM THE SITE OR STOCKPILED FOR REUSE LATER AS TOPSOIL BUT NONE OF THE STRIPPED MATERIAL MAY BE USED FOR ENGINEERING FILL WHERE TREES ARE REMOVED THE SOIL LOOSENED AND THE ROOTS SHALL BE OVER-EXCAVATED AT LEAST TO THE BOTTOM OF THE ROOT SYSTEM
2 ALL ENGINEERING INSPECTIONS REQUIRE 24 HOURS NOTICE
3 CONSTRUCTION WORKING HOURS SHALL NOT EXTEND BEYOND 7 A M TO 4 P M MONDAY THROUGH FRIDAY WITHOUT SPECIFIC WRITTEN PERMISSION FROM THE CITY OF PACIFICA ROADWAYS SHALL BE MAINTAINED CLEAR OF CONSTRUCTION MATERIALS AND DEBRIS AT ALL TIMES DAILY CLEAN UP WILL BE ENFORCED
4 DUST CONTROL MEASURES SHALL BE IMPLEMENTED AS NECESSARY
5 ON SITE UTILITIES SHALL BE INSTALLED UNDERGROUND
6 SURFACE AND RUNOFF DRAINAGE PIPING SHALL BE KEPT ENTIRELY SEPARATED FROM BACKDRAINS/UBDRAIN SYSTEMS
7 THE CONTRACTOR OR OWNER SHALL CONTACT THE ENGINEERING DIVISION 24 HOURS PRIOR TO COVERING ANY DRAINAGE SYSTEM COMPONENTS OR POURING ANY CONCRETE DRAINAGE STRUCTURE
8 EXISTING CURB SIDEWALK OR STREET ADJACENT TO PROPERTY THAT IS DAMAGED OR DISPLACED SHALL BE REPAIRED OR REPLACED EVEN IF THE DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED FOR THIS PROJECT
9 ANY DAMAGE TO IMPROVEMENTS WITHIN THE CITY RIGHT OF WAY OR TO ANY PRIVATE PROPERTY WHETHER ADJACENT TO SUBJECT PUBJECT PROPERTY OR NOT THAT IS DETERMINED BY TOWN ENGINEERS TO HAVE RESULTED FROM CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE TOWN ENGINEER
10 ALL IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE CITY OF PACIFICA SPECIFICATIONS AND WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY
11 THE CONTRACTOR OR OWNER SHALL CONTACT THE WASTEWATER DIVISION 24 HOURS PRIOR TO STARTING ANY OF THE FOLLOWING ACTIVITIES BACKFILLING TRENCHING PAVEMENT RESTORATION SEWER TAP PIPE INSTALLATION OR ANY OTHER SEWAGE WORK
12 ALL SEWER CONNECTIONS STREET TRENCHING AND DRIVEWAY CONSTRUCTION SHALL BE MADE ACCORDING TO THE CITY OF PACIFICA STANDARDS
13 ALL SURFACE WATER SHALL BE DIVERTED AWAY FORM FOUNDATIONS SLOPE GRADING AT LEAST 2%
14 CLEAN OUTS (C O) TO BE INSTALLED AT ALL BENDS IN THE SUB-DRAIN PIPE LAYOUT
15 ALL DOWNSPOUTS SHALL BE CONNECTED TO SOLID PIPES DRAINING AWAY FROM THE FOUNDATION IT IS PROPOSED TO CONNECT THE PIPES TO A DISSIPATION SYSTEM AS SHOWN ON THE DRAINAGE PLAN SHEET THE DISSIPATION SYSTEM SHALL BE CAREFULLY MONITORED TO PREVENT EROSION OR MALFUNTIONING OF THE SYSTEM

NOTES FOR STORM WATER POLLUTION PREVENTION
1 CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS INCLUDING SOLID WASTE PAINTS CONCRETE PETROLEUM PRODUCTS CHEMICALS WASH WATER OR SEDIMENT AND NON STORM WATER DISCHARGES TO STORM DRAINS AND WATERCOURSES
2 AVOID CLEANING FUELING OR MAINTAINING VEHICLES ON SITE EXCEPT IN DESIGNATED AREAS IN WHICH RUNOFF IN CONTAINED AND TREATED
3 STORE HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS & WASTES PROPERLY SO AS TO PREVENT THEIR CONTACT WITH STORM WATER
4 USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT
DELINEATE CLEARING LIMITS EASEMENTS SETBACKS SENSITIVE OR CRITICAL AREAS BUFFER ZONES TREES AND DRAINAGE COURSES WITH FIELD MARKERS
5 PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS SEDIMENT BARRIERS PILTERS DIKES MULCHING OR OTHER APPROPRIATE MEASURES
6 PERFORM EARTH AND CLEARING ACTIVITIES ONLY DURING DRY WEATHER
7 LIMIT THE USE AND APPLICATION OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF
8 LIMIT CONSTRUCTION ACCESS ROUTS TO STABILIZED DESIGNATED ACCESS POINTS
9 AVOID TRACKING DIRT OR OTHER MATERIALS OFF SITE CLEAN OFF SITE-PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS

BIOSWALE NOTES

VEGETATION

- PLANT SPECIES SHOULD BE SUITABLE TO WELL-DRAINED SOIL AND OCCASIONAL INUNDATION SEE
- PLANTING GuIDANCE IN APPENDIX A
- SHRUBS AND SMALL TREES SHALL BE PLACED TO ANCHOR THE BIORETENTION AREA COVER
- TREE PLANTING SHALL BE AS REQUIRED BY THE MUNICIPALITY IF LARGER TREES ARE SELECTED PLANT
- THEM AT THE PERIPHERY OF BIORETENTION AREA
- UNDERDRAIN TRENCH SHALL BE OFFSET AT EDGE OF TREE PLANTING ZONE AS NEEDED TO MAXIMIZE
- DISTANCE BETWEEN TREE ROOTS AND UNDERDRAIN
- USE INTEGRATED PEST MANAGEMENT (IPM) PRINCIPLES IN THE LANDSCAPE DESIGN TO HELP AVOID
- OR MINIMIZE ANY USE OF SYNTHETIC PESTICIDES AND QUICK-RELEASE FERTILIZER CHECK WITH THE
- LOCAL JURISDICTION FOR ANY LOCAL POLICIES REGARDING THE USE OF PESTICIDES AND FERTILIZERS
- IRRIGATION SHALL BE PROVIDED TO MAINTAIN PLANT LIFE
- TREES AND VEGETATION DO NOT BLOCK INFLOW CREATE TRAFFIC OR SAFETY ISSUES OR OBSTRUCT UTILITIES

SOIL CONSIDERATIONS SPECIFIC TO BIORETENTION AREAS

- PLANTING SOIL SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES PER HOUR AND A
- MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR SOIL GUIDANCE IS PROVIDED IN APPENDIX K
- CHECK WITH MUNICIPALITY FOR ANY ADDITIONAL REQUIREMENTS
- BIORETENTION AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF 18 INCHES
- PROVIDE 3-INCH LAYER OF MULCH IN AREAS BETWEEN PLANTINGS
- AN UNDERDRAIN SYSTEM IS GENERALLY REQUIRED DEPENDING ON THE INFILTRATION RATE OF IN SITU
- SOILS THE LOCAL JURISDICTION MAY ALLOW INSTALLATION WITHOUT AN UNDERDRAIN ON A CASE-BYCASE
- BASIS
- UNDERDRAIN TRENCH SHALL INCLUDE A 12-INCH THICK LAYER OF CALTRANS STANDARD SECTION 68
- 1 0)2) PERMEABLE MATERIAL CLASS 2 OR SMN AR
- MUNICIPALITY APPROVED MATERIAL A
- MINIMUM 4-INCH DIAMETER PERFORATED PIPE SHALL BE PLACED WITHIN THE BACKFILL LAYER TO
- HELP PREVENT CLOGGING TWO ROWS OF PERFORATION MAY BE USED
- IF THERE IS AT LEAST A 10-FOOT SEPARATION BETWEEN THE BASE OF THE UNDERDRAIN AND THE
- GROUNDWATER TABLE AND GEOTECHNICAL CONDITIONS ALLOW THERE SHALL BE AT LEAST 6-INCH
- SEPARATION BETWEEN THE PERFORATED PIPE AND THE BASE OF THE TRENCH TO ALLOW PERCOLATION

SOIL CONSIDERATIONS FOR ALL BIOTREATMENT SYSTEM

- FILTER FABRIC SHALL NOT BE USED IN OR AROUND UNDERDRAIN TRENCH
- IF THERE IS LESS THAN 10 FEET SEPARATION TO THE GROUNDWATER TABLE AN IMPERMEABLE FABRIC SHALL BE PLACED AT THE BASE OF THE UNDERDRAIN AND THE PERFORATED PIPE SHALL BE PLACED ON THE IMPERMEABLE FABRIC
- THE UNDERDRAIN SHALL INCLUDE A PERFORATED PIPE WITH CLEANOUTS AND CONNECTION TO A STORM DRAIN OR DISCHARGE POINT CLEAN-OUT SHALL CONSIST OF A VERTICAL RIGID NON-PERFORATED PVC PIPE WITH A MINIMUM DIAMETER OF 4 INCHES AND A WATERTIGHT CAP FIT FLUSH WITH THE GROUND OR AS REQUIRED BY MUNICIPALITY
- THERE SHALL BE ADEQUATE FALL FROM THE UNDERDRAIN TO THE STORM DRAIN OR DISCHARGE POINT
- BEGINNING DECEMBER 1 2011 SOILS IN THE AREA OF INUNDATION WITHING THE FACILITY SHALL MEET BIOTREATMENT SOIL SPECIFICATIONS APPROVED BY THE REGIONAL WATER BOARD (APPENDIX K) WHICH SUPERSEDE OTHER SOIL SPECIFICATIONS THE MINIMUM PERCOLATION RATE FOR THE BIOTREATMENT SOIL IS 5 INCHES PER HOUR THE LONG-TERM DESIRED MAXIMUM INFILTRATION RATE IS 10 INCHES PER HOUR ALTHOUGH INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME

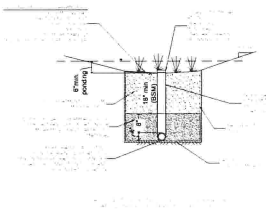
CONSTRUCTION REQUIREMENTS FOR ALL BIOTREATMENT SYSTEMS

- WHEN EXCAVATING AVOID SPREADING FINES OF THE SOILS ON BOTTOM AND SIDE SLOPES REMOVE ANY SMEARED SOILED SURFACES AND PROVIDE A NATURAL SOIL INTERFACE INTO WHICH WATER MAY PERCOLATE
- MINIMIZE COMPACTION OF EXISTING SOILS PROTECT FROM CONSTRUCTION TRAFFIC
- PROTECT THE AREA FROM CONSTRUCTION SITE RUNOFF RUNOFF FROM UNSTABILIZED AREAS SHALL BE DIVERTED AWAY FROM BIOTREATMENT FACILITY

MAINTENANCE CONSIDERATIONS FOR ALL TREATMENT MEASURES

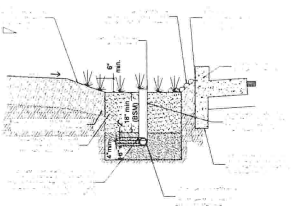
- A MAINTENANCE AGREEMENT SHALL BE PROVIDED
- MAINTENANCE AGREEMENT SHALL STATE PARTIES RESPONSIBILITY FOR MAINTENANCE AND UPKEEP
- PREPARE A MAINTENANCE PLAN AND SUBMIT WITH MAINTENANCE AGREEMENT

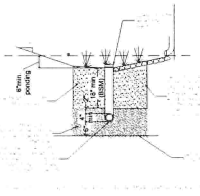
SAN MATEO COUNTY WATER POLLUTION PREVENTION PROGRAM



BIORETENTION DETAIL "A"

STORMWATER TECHNICAL GUIDANCE





BIORETENTION DETAIL "B"

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CIVIL AND STRUCTURAL ENGINEERS

REMARKS

HARMONY @ 1
HOUSE FOR LOT# 3
SAN MATEO COUNTY
PACIFICA CALIFORNIA
APN 022-150-470

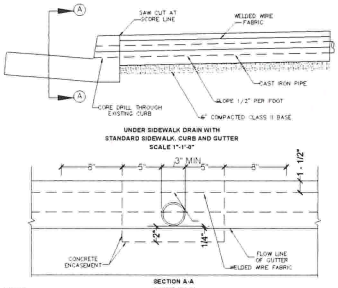
Sheet
DETAILS

DATE	ISSUED FOR
03/16/21	FINAL PLANING

Drawn by
Checked by JC

project no

sheet no
A-2.2



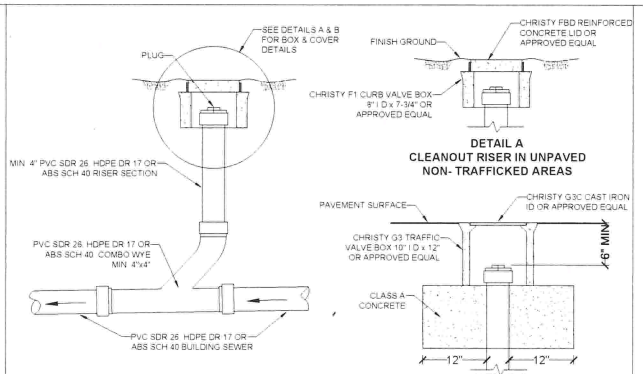
UNDER SIDEWALK DRAIN WITH STANDARD SIDEWALK, CURB AND GUTTER
SCALE 1"=1'-0"

SECTION A-A
SCALE 1"= 5'

NOTES

1) 5" MINIMUM CAST IRON PIPE OR AS APPROVED BY THE CITY ENGINEER. CORE DRILL THROUGH EXISTING CURB
2) 6"x6" -10/10 WELDED WIRE FABRIC
3) CONCRETE TO BE CLAS "B" PER STATE SPECIFICATION, 3/4" MAX. AGGREGATE
4) EXISTING SIDEWALK TO BE REMOVED SHALL BE CUT WITH A CONCRETE SAW ALONG SCORE JOINTS
5) SCORE JOINTS SHALL BE 1/4 INCH DEEP
6) ALL CURB, GUTTER & SIDEWALK WILL BE REPLACED ON A MIN. OF 4" COMPACTED CLASS II AGGREGATE BASE
SEE STD. 100
7) EPOXY DOWEL NEW CONCRETE TO ADJACENT CONCRETE WITH #4+10" DEFORMED STEEL BAR @ 2' O.C.

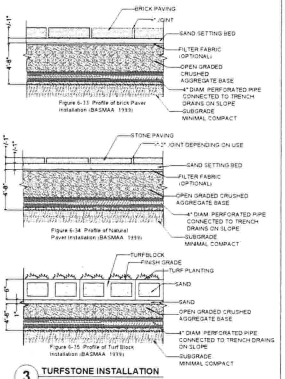
CITY OF PACIFICA DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION	STANDARD UNDER SIDEWALK DRAIN (EXISTING SIDEWALK, CURB AND CUTTER)	△			FEB. 2002 1 DWG. NO 104 B
		△			
		△	2/02	A.N.A.	
		REV	DATE	BY	



CITY OF PACIFICA DEPARTMENT OF PUBLIC WORKS WASTEWATER DIVISION	STANDARD SANITARY SEWER COLLEXTION SYSTEM STANDAR CLEANOUT	△			SEPT. 2013 CREATED BY: M AGUILAR	DWG NO 2 WW101
		△				
		REV	DATE	BY		

SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM

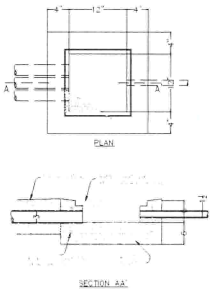
- IF THE BASE LAYER HAS SUFFICIENT CAPACITY IN THE VOID SPACE TO STORE THE C.3.D AMOUNT OF RUNOFF FOR BOTH THE AREA OF PERVIOUS PAVING AND THE AREA THAT DRAINS TO IT, IT IS NOT CONSIDERED AN IMPERVIOUS SURFACE AND CAN FUNCTION AS A SELF-RETAINING AREA. DESCRIBED IN SECTION 4.3
- IF AN UNDERDRAIN IS USED, ALLOW A MINIMUM OF 2 INCHES BETWEEN UNDERDRAIN AND BOTTOM OF BASE COURSE. TO BE CONSIDERED A SELF-TREATING AREA OR SELF-RETAINING AREA, THE UNDERDRAIN SHALL BE POSITIONED ABOVE THE PORTION OF THE BASE LAYER THAT IS SIZED TO MEET THE C.3.D SIZING CRITERIA



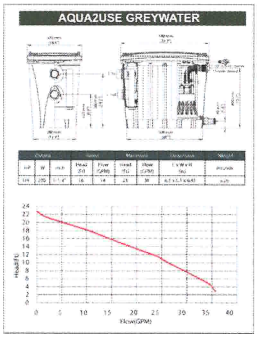
3 TURFSTONE INSTALLATION

4 PERMEABLE PAVER NOTES

- THE SUB-GRADE SHALL BE ABLE TO SUSTAIN TRAFFIC LOADING WITHOUT EXCESSIVE DEFORMATION.
- THE TURF BLOCK OR PERMEABLE JOINT PAVERS SHALL GIVE SUFFICIENT LOAD-BEARING TO PROVIDE AN ADEQUATE SUPPORT FOR LOADING
- THE PAVER MATERIALS SHOULD NOT CRACK OR SUFFER EXCESSIVE BREAKAGE UNDER THE INFLUENCE OF TRAFFIC
- BOTH TURF BLOCK AND PAVERS REQUIRE A SINGLE SIZE GRADING BASE TO PROVIDE OPEN VOIDS. THE CHOICE OF MATERIALS IS THUS A COMPROMISE BETWEEN STIFFNESS, PERMEABILITY AND STORAGE CAPACITY
- THE UNIFORMLY GRADED SINGLE SIZE MATERIAL CANNOT BE COMPACTED AND IS LIABLE TO MOVE WHEN CONSTRUCTION TRAFFIC PASSES OVER IT. THIS EFFECT CAN BE REDUCED BY THE USE OF
- ANGULAR CRUSHED ROCK MATERIAL WITH A HIGH SURFACE FRICTION
- THE BASE SHALL BE SIZED FOR STRENGTH AND DURABILITY OF THE AGGREGATE PARTICLES WHEN SATURATED AND SUBJECTED TO WETTING AND DRYING TO ALLOW FOR SUBSURFACE WATER STORAGE. THE BASE MUST BE OPEN GRADED CRUSHED STONE, NOT PEA GRAVEL, MEANING THAT THE PARTICLES ARE OF A LIMITED SIZE RANGE, WITH NO FINES, SO THAT SMALL PARTICLES DO NOT CHOKE THE VOIDS BETWEEN LARGE PARTICLES. IF SUBSURFACE WATER STORAGE IS NOT AN OBJECTIVE, UN-COMPACTED SOIL WITH A SAND BED TO SUPPORT THE TURF BLOCK OR PAVER MAY BE CONSIDERED. THE BASE SHOULD BE REVIEWED BY MANUFACTURER OF TURF BLOCKS OR PAVERS



5 JUNCTION BOX DETAIL



6 GREYWATER DETAIL

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CIVIL AND STRUCTURAL ENGINEERS

REMARKS

HARMONY @ 1
HOUSE FOR LOT# 3
SAN MATEO COUNTY
PACIFICA CALIFORNIA
APN 022-150-470

Sheet
DETAILS

DATE	ISSUED FOR
03/10/21	FINAL PLANING

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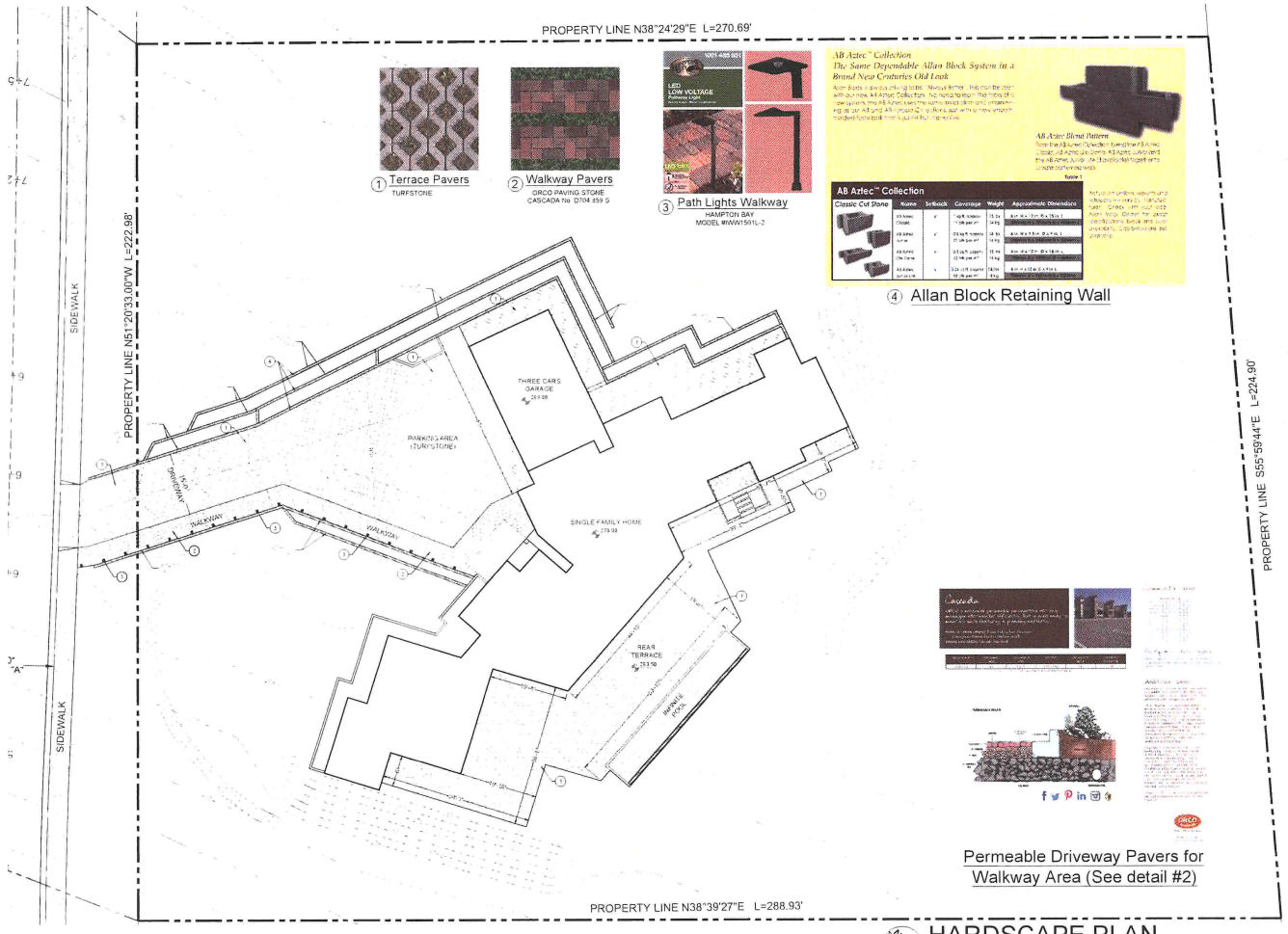
A-2.3



HARDSCAPE PLAN

SCALE 3/32" = 1'-0"

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REMARKS

HARMONY @ 1
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HARDSCAPE PLAN

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03/16/21	FINAL PLANING

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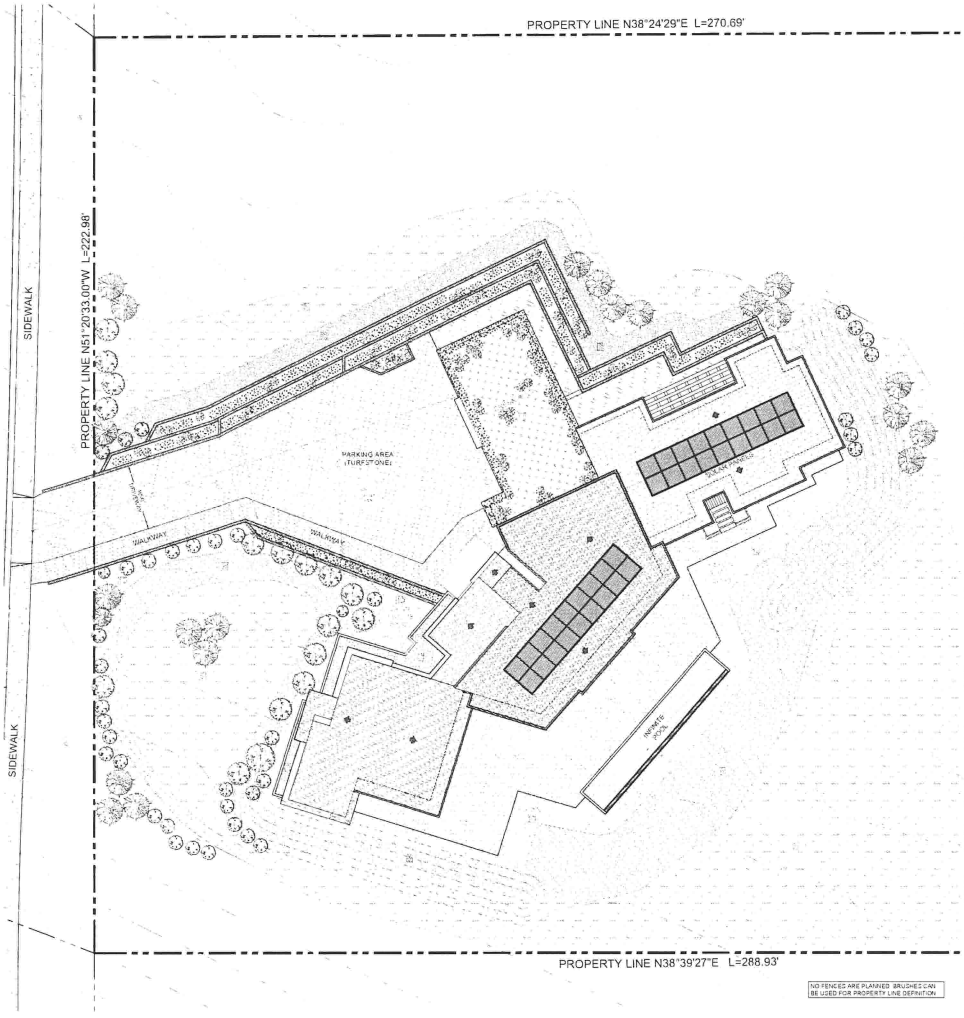
Sheet no A-3



NO FENCES ARE PLANNED. BRUSHES CAN BE USED FOR PROPERTY LINE DEFINITION

SMALL BROADLEAF TREES

ABBREV	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
ARC HUR	Arbutaphylos "Dr. Hurd"*	Dr. Hurd Manzanita Tree	15 Gal	10'x3' white flowers in spring
HET ARB	Heteromeles arbutifolia*	Toyon	15 Gal	15'x10' red berries in fall
RHA MON	Rhapiolepis x 'Monric'	Majestic Beauty Indian Hawthorn	24" Box	20'x9' evergreen w/ showy pink flowers

SMALL ORNAMENTAL TREES

ABBREV	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	Cercis Occidentalis*	Western Redbud		
CEA RAY	Ceanothus 'Ray Hartman'**	Ray Hartman Wild Lilac	15 Gal	15'x15' blue flowers Mar-May

CONIFERS

ABBREV	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	Hesperocyparis macrocarpa (cupressus macrocarpa)*	Monterey cypress		
	Pinus radiata*	Monterey pine		
JUN CHI	Juniperus chinensis 'Torulosa'	Hollywood Juniper	15 Gal	

VINE

ABBREV	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	Trachelospermum jasminoides	Star jasmine	1 Gal	Cont
BOU	Bougainvillea 'Barbara Karst'	Barbara Karst Bougainvillea	5 Gal	15' bright red to blush crimson
ROS GYM	Rosa gymnocarpa*	Wood Rose	5 Gal	1.5'x2' fragrant pink flowers

NATIVE BUFFER ZONE

ABBREV	BOTANICAL NAME		COMMON NAME	SIZE	COMMENTS
	Artemisia californica*	☆	California sagebrush	1 Gal	Cont
	Eriogonum latifolium*	☆	Buckwheat	1 Gal	Cont
	Ceanothus thyrsiflorus 'arroyo de la chal'*	☆	California lilac	1 Gal	Cont
	Arctostaphylos crustacea*	☆	Brittle leaf manzanita	1 Gal	Cont
	Mimulus aurantiacus*	☆	Sticky monkey flower	1 Gal	Cont
	Baccharis pularis 'Pigeon Point'*		Dwarf Coyote Bush	1 Gal	4'x6' cut back every other year
	Garrya elliptica*		Wavy leaf Silk tassel	15 Gal	12'x8' showy winter cream colored tassels

TRANSITIONAL PLANTING

ABBREV	BOTANICAL NAME		COMMON NAME	SIZE	COMMENTS
	Eriogonum latifolium*	☆	Wild buckwheat	1 Gal	Cont
	Fremontodendron californicum*	☆	Flannelbush	5 Gal	Cont
	Agave attenuata	☆	Fox tail agave	5 Gal	Cont
	Morella californica*	☆	Pacific wax myrtle	5 Gal	Cont
	Iris douglasiana*	☆	Douglas iris	1 Gal	Cont
	Fragaria chiloensis*		Coast strawberry	4"pots	Cont
	Frangula californica 'Mound San Bruno'*		Coffeeberry	5 Gal	3.5'x5' evergreen habitat plant' yellow spring flowers & fall berries
	Ribes sanguineum 'Barrie Coate'*		B. Coate Pink Flowering current	5 Gal	7'x7' habitat plant' fragrant spring flowers

CULTIVATED LANDSCAPE

ABBREV	BOTANICAL NAME		COMMON NAME	SIZE	COMMENTS
	Otatea acuminata aztecorum		Mexican weeping bamboo	5 Gal	Cont
	Myoporum parvifolium	☆	Myoporum	4"pots	Cont
	Polystichum munitum*		Western sword fern	1 Gal	Cont

MEADOW GRASSES

ABBREV	BOTANICAL NAME		COMMON NAME	SIZE	COMMENTS
	Calamagrostis nutkaensis*		Pacific reedgrass	1 Gal	Cont
	Festuca californica 'river house blues'*	☆	California fescue	1 Gal	Cont
	Nassella pulchra*	☆	Purple needle grass	1 Gal	Cont
	Koeleria macrantha*	☆	Junegrass	1 Gal	Cont

BIO-RETENTION PLANTING

ABBREV	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	Chondropetalum tectorum	Cape rush	1 Gal	Cont
	Nassella pulchra*	Purple needle grass	1 Gal	Cont
	Festuca californica*	California fescue	1 Gal	Cont

ABBREV	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	Delta Bluegrass blends	Bluegrass	1 Gal	Cont

ABBREV	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	Festuca idahoensis*	Blue fescue	1 Gal	Cont
	Eschscholzia californica*	California poppy	1 Gal	Cont
	Nassella pulchra*	Purple needle grass	1 Gal	Cont

ABBREV	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	Carex pansa	California meadow sedge	1 Gal	Cont

SEE SHEET A-4.1 & A-4.2 FOR PLANTING PICTURES

LANDSCAPE PLAN

SCALE : 3/32" = 1'-0"

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REMARKS

HARMONY @ 1
HOUSE FOR LOT# 3
SAN MATEO COUNTY
PACIFICA CALIFORNIA
APN 022-150-470

Sheet
LANDSCAPE & ROOF PLAN

DATE	ISSUED FOR
03/16/21	FINAL PLANING

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project no
sheet no A-4

DR. HURD MANZANITA

TOYON

MAJESTIC BEAUTY INDIAN HAWTHORN

WESTERN REDBUD

RAY HARTMAN WILD LILAC

MONTEREY CYPRESS

MONTEREY PINE

HOLLYWOOD JUNIPER

STAR JASMINE

BARBARA KARST BOUGAINVILLEA

WOOD ROSE

CALIFORNIA SAGEBRUSH

BUCKWHEAT

CALIFORNIA LILAC

BRITTLE LEAF MANZANITA

STICKY MONKEY FLOWER

DWARF COYOTE BUSH

WAVY LEAF SILK TASSEL

WILD BUCKWHEAT

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CIVIL AND STRUCTURAL ENGINEERS

REMARKS

HARMONY @ 1
HOUSE FOR LOT# 3
SAN MATEO COUNTY
PACIFICA CALIFORNIA
APN 022-150-470

Sheet
PLANTING PICTURES

DATE	ISSUED FOR
03/19/21	FINAL PLANING

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Checked by JC

project no

sheet no
A-4.1

FLANNEL BUSH

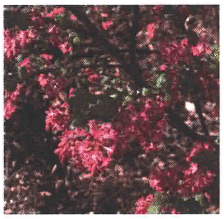
FOX TAIL AGAVE

PACIFIC WAX MYRTLE

DOUGLAS IRIS

COAST STRAWBERRY

COFFEEBERRY



B.COATE PINK FLOWERING CURRENT

MEXICAN WEEPING BAMBOO

MYOPORUM

WESTERN SWORD FERN

PACIFIC REEDGRASS

CALIFORNIA FESCUE

PURPLE NEEDLE GRASS

JUNE GRASS

CAPE RUSH

BLUEGRASS

BLUE FESCUE

CALIFORNIA POPPY

CALIFORNIA MEADOW SEDGE

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REMARKS

HARMONY @ 1
HOUSE FOR LOT# 3
SAN MATEO COUNTY
PACIFICA CALIFORNIA
APN:022-150-470

Sheet
PLANTING PICTURES

DATE	ISSUED FOR
03/16/21	FINAL PLANING

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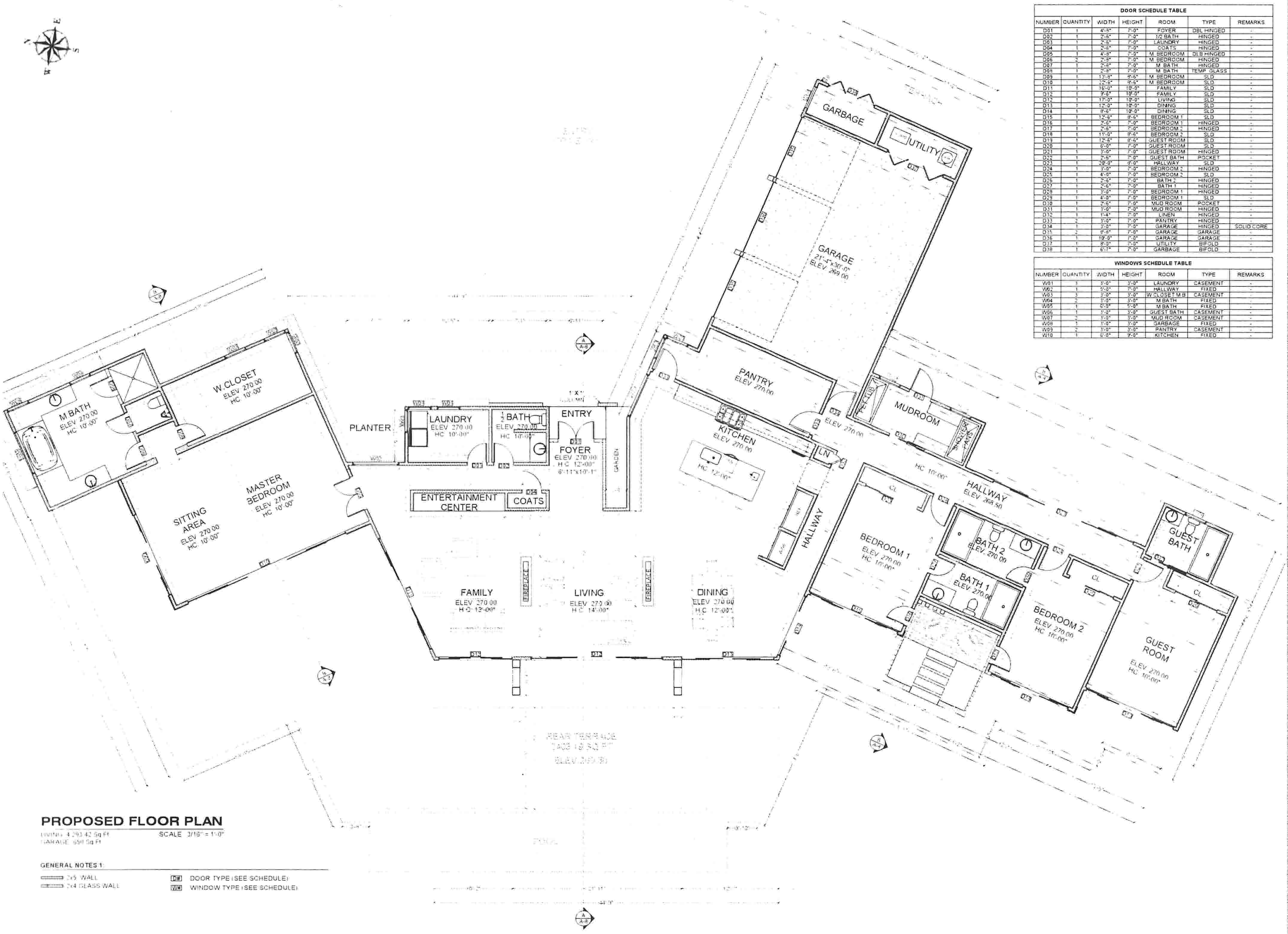
A-4 2



DOOR SCHEDULE TABLE						
NUMBER	QUANTITY	WIDTH	HEIGHT	ROOM	TYPE	REMARKS
D01	1	4'-8"	7'-0"	FOYER	DBL HINGED	-
D02	1	2'-6"	7'-0"	1/2 BATH	HINGED	-
D03	1	2'-6"	7'-0"	LAUNDRY	HINGED	-
D04	1	2'-6"	7'-0"	COATS	HINGED	-
D05	1	4'-8"	7'-0"	M BEDROOM	DLB HINGED	-
D06	2	2'-8"	7'-0"	M BEDROOM	HINGED	-
D07	1	2'-8"	7'-0"	M BATH	HINGED	-
D08	1	2'-8"	7'-0"	M BATH	TEMP GLASS	-
D09	1	13'-8"	8'-6"	M BEDROOM	SLD	-
D10	1	22'-6"	8'-6"	M BEDROOM	SLD	-
D11	1	16'-0"	10'-0"	FAMILY	SLD	-
D12	1	3'-6"	10'-0"	FAMILY	SLD	-
D12	1	17'-0"	10'-0"	LIVING	SLD	-
D13	1	12'-0"	10'-0"	DINING	SLD	-
D14	1	8'-6"	10'-0"	DINING	SLD	-
D15	1	12'-6"	8'-6"	BEDROOM 1	SLD	-
D16	1	2'-6"	7'-0"	BEDROOM 1	HINGED	-
D17	1	2'-6"	7'-0"	BEDROOM 2	HINGED	-
D18	1	11'-0"	8'-6"	BEDROOM 2	SLD	-
D19	1	12'-6"	8'-6"	GUEST ROOM	SLD	-
D20	1	6'-0"	7'-0"	GUEST ROOM	SLD	-
D21	1	3'-0"	7'-0"	GUEST ROOM	HINGED	-
D22	1	2'-6"	7'-0"	GUEST BATH	POCKET	-
D23	1	20'-0"	9'-0"	HALLWAY	SLD	-
D24	1	3'-0"	7'-0"	BEDROOM 2	HINGED	-
D25	1	4'-0"	7'-0"	BEDROOM 2	SLD	-
D26	1	2'-6"	7'-0"	BATH 2	HINGED	-
D27	1	2'-6"	7'-0"	BATH 1	HINGED	-
D28	1	3'-0"	7'-0"	BEDROOM 1	HINGED	-
D29	1	4'-0"	7'-0"	BEDROOM 1	SLD	-
D30	1	2'-6"	7'-0"	MUD ROOM	POCKET	-
D31	1	3'-0"	7'-0"	MUD ROOM	HINGED	-
D32	1	1'-4"	7'-0"	LINEN	HINGED	-
D33	2	3'-0"	7'-0"	PANTRY	HINGED	-
D34	1	3'-0"	7'-0"	GARAGE	HINGED	SOLID CORE
D35	2	9'-8"	7'-0"	GARAGE	GARAGE	-
D36	1	10'-0"	7'-0"	GARAGE	GARAGE	-
D37	1	8'-0"	7'-0"	UTILITY	BIFOLD	-
D38	1	6'-7"	7'-0"	GARBAGE	BIFOLD	-

WINDOWS SCHEDULE TABLE						
NUMBER	QUANTITY	WIDTH	HEIGHT	ROOM	TYPE	REMARKS
W01	1	3'-0"	3'-0"	LAUNDRY	CASEMENT	-
W02	1	5'-0"	7'-0"	HALLWAY	FIXED	-
W03	3	3'-0"	3'-0"	W CLOSET M.B	CASEMENT	-
W04	2	3'-0"	3'-0"	M BATH	FIXED	-
W05	1	6'-0"	5'-0"	M BATH	FIXED	-
W06	1	3'-0"	3'-0"	GUEST BATH	CASEMENT	-
W07	2	3'-0"	3'-0"	MUD ROOM	CASEMENT	-
W08	1	3'-0"	3'-0"	GARBAGE	FIXED	-
W09	2	3'-0"	3'-0"	PANTRY	CASEMENT	-
W10	1	6'-0"	9'-0"	KITCHEN	FIXED	-

PROPOSED FLOOR PLAN

LIVING 4,293.42 Sq Ft
GARAGE 650 Sq Ft

SCALE 3/16" = 1'-0"

GENERAL NOTES 1:

- 2x5 WALL
- 2x4 GLASS WALL
- D# DOOR TYPE (SEE SCHEDULE)
- W# WINDOW TYPE (SEE SCHEDULE)

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REMARKS

HARMONY @ 1 FOR LOT# 3 SUBDIVISION 213-07

SAN MATEO COUNTY
PACIFICA CALIFORNIA

Sheet

- PROPOSED FLOOR PLAN

DATE	ISSUED FOR
03/16/2021	FINAL PLANING

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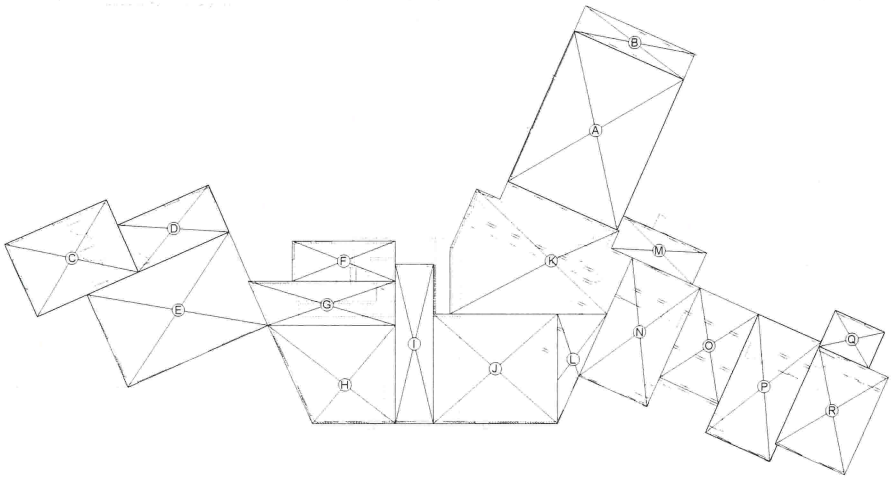

FLOOR PLAN AREA CALCULATIONS

SCALE 1/8" = 1'-0"

AREA CALCULATION	
AREAS	Area (Sq.Ft.)
A (GARAGE)	650.09
B (UTILITY/GARBAGE)	110.38

AREA CALCULATION	
AREAS	Area (Sq.Ft.)
C	281.76
D	170.24
E	519.48
F	137.77
G	201.88
H	344.14
I	201.72
J	456.26
K	869.33
L	89.61
M	103.43
N	319.80
O	211.00
P	286.19
Q	71.08
R	269.93
TOTAL AREA	4,293.42

GREEN ARCHITECTURE		
ITEM	DESCRIPTION	APPLY
1	All plumbing fixtures to be water conserving fixtures	
2	Appliances will be of the water saving type	
3	All plumbing pipes will be insulated	
4	Thankless water heaters will be used along with re-circulation pumps	
5	Grey water system collector used	
6	Lighting level will be designed for actual use	
7	Lighting for proposed buildings will be geared to reduce pollution, glare and reflection	
8	All fixtures and lamps will be energy efficient	
9	Occupancy sensors and hight efficacy lighting will be used	
10	Appliances will be Energy Star	
11	Natural gas will be used instead of electricity for appliances that offer that option	
12	Large overhangs for shade, 6" walls with R19 insulation and other passive solar techniques are part of the building design	
13	Hight efficiency natural ventilation	
14	Insulation will exceed the minimum requirements	
15	Insulation will be used free of formaldehyde	
16	High efficiency filters to be provided to improve interior air quality	
17	Wood burning fireplaces will not be used	
18	House will be fitted with solar panels	
19	Vents, gutters and downs pouts will be painted to match the building	
20	Street lights will be LED downwards oriented	
21	Low or no VOC, form aldehyde free carpets and cabinetry will be used	
22	Carpet selection will be with Green architecture immmind	
23	Plug in electric car ports will be provided	
24	Energy footprint will be reduced to the maximum feasible extent	
25	Berms are incorporated on the design to minimize bulk	
26	Turf will be limited to less than 2000 sq ft	
27	Natural cooling will be used by using overhangs and shades	
28	Efficient dishwasher and water saving machines will be used	
29	Refrigerator will be energy star	
30	Horizotal axis washing machines will be used	
31	Energy star dryers will be used	
32	Gas stoves will be used	
33	Recycle aggregate to be used in non structural concrete	
34	Decking material will be sustainable	
35	Green roofs will be implemented	
36	Piping to be used with sustainable materials allowed by code	
37	Whole building fans to be used at all buildings	
38	Solar panels will be used	
39	Exposed concrete will be used as finish floor at certain areas of the home	
40	Sustainable materials used for flooring, cabinets and finishes	
41	Natural building materials will be used	
42	Radiant heating system be installed	
43	LED low pollution lights are to be used	
44	There will be no exposed trash enclosure areas	
45	No wastewater is to be discharged to the strorm drain system	
46	All trash and recycling areas are properly screened	
47	All mechanical equipment will be painted to match the building	

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REMARKS

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SUBDIVISION 213-07
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PACIFICA CALIFORNIA

Sheet
- PROPOSED FLOOR PLAN AREA CALCULATION

DATE	ISSUED FOR
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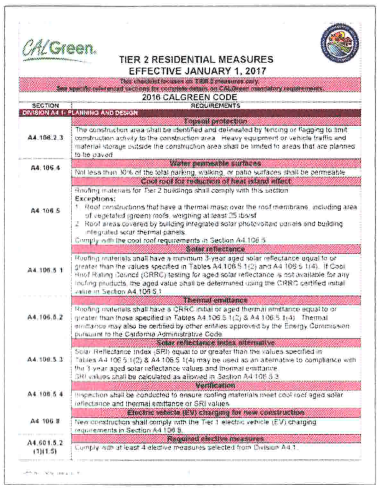


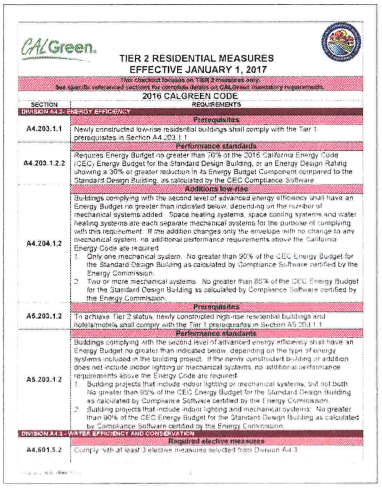
CALGreen.

TIER 2 RESIDENTIAL MEASURES
EFFECTIVE JANUARY 1, 2017

This checklist focuses on TIER 2 measures only.
See specific referenced sections for complete details on CALBreen mandatory requirements.

2016 CALGREEN CODE

SECTION	REQUIREMENTS
DIVISION A4.1: PLANNING AND DESIGN	
	Topsoil protection
A4.106.2.3	The construction area shall be identified and delineated by fencing or flagging to limit construction activity to the construction area. Heavy equipment or vehicle traffic and material storage outside the construction area shall be limited to areas that are planned to be paved.
	Water permeable surfaces
A4.106.4	Not less than 30% of the total parking, walking, or patio surfaces shall be permeable.
	Cool roof for reduction of heat island effect
A4.106.5	Roofing materials for Tier 2 buildings shall comply with this section. Exceptions: 1. Roof constructions that have a thermal mass over the roof membrane, including area of vegetated (greens) roofs, weighing at least 25 lb/sf. 2. Roof areas covered by building integrated solar photovoltaic panels and building integrated solar thermal panels. Comply with the cool roof requirements in Section A4.106.5.
	Solar reflectance
A4.106.5.1	Roofing materials shall have a minimum 3-year aged solar reflectance equal to or greater than the values specified in Tables A4.106.5.1(2) and A4.106.5.1(4). If Cool Roof Rating Council (CRRC) testing for aged solar reflectance is not available for any roofing products, the aged value shall be determined using the CRRC certified initial value in Section A4.106.5.1.
	Thermal emittance
A4.106.5.2	Roofing materials shall have a CRRC initial or aged thermal emittance equal to or greater than those specified in Tables A4.106.5.1(2) & A4.106.5.1(4). Thermal emittance may also be certified by other entities approved by the Energy Commission pursuant to the California Administrative Code.
	Solar reflectance index alternative
A4.106.5.3	Solar Reflectance Index (SRI) equal to or greater than the values specified in Tables A4.106.5.1(2) & A4.106.5.1(4) may be used as an alternative to compliance with the 3-year aged solar reflectance values and thermal emittance. SRI values shall be calculated as allowed in Section A4.106.5.3.
	Verification
A4.106.5.4	Inspection shall be conducted to ensure roofing materials meet cool roof aged solar reflectance and thermal emittance or SRI values.
	Electric vehicle (EV) charging for new construction
A4.106.8	New construction shall comply with the Tier 1 electric vehicle (EV) charging requirements in Section A4.106.8.
	Required elective measures
A4.601.5.2 (1)(1.5)	Comply with at least 4 elective measures selected from Division A4.1.



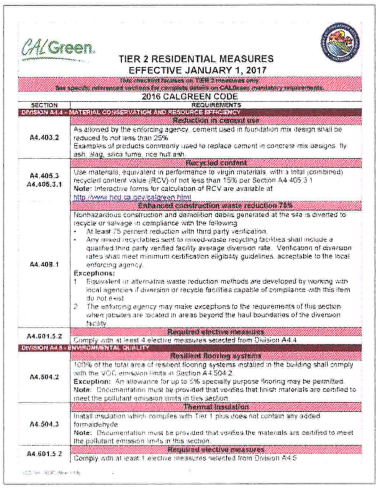
CALGreen.

TIER 2 RESIDENTIAL MEASURES
EFFECTIVE JANUARY 1, 2017

This checklist focuses on TIER 2 measures only.
See specific referenced sections for complete details on CALBreen mandatory requirements.

2016 CALGREEN CODE

SECTION	REQUIREMENTS
DIVISION A4.2: ENERGY EFFICIENCY	
	Prerequisites
A4.203.1.1	Newly constructed low-rise residential buildings shall comply with the Tier 1 prerequisites in Section A4.203.1.1.
	Performance standards
A4.203.1.2.2	Requires Energy Budget no greater than 70% of the 2016 California Energy Code (CEC) Energy Budget for the Standard Design Building, or an Energy Design Rating showing a 30% or greater reduction in its Energy Budget Component compared to the Standard Design Building, as calculated by the CEC Compliance Software.
	Additional low-rise
A4.204.1.2	Buildings complying with the second level of advanced energy efficiency shall have an Energy Budget no greater than indicated below, depending on the number of mechanical systems added. Space heating systems, space cooling systems and water heating systems are each separate mechanical systems for the purpose of complying with this requirement. If the addition changes only the envelope with no change to any mechanical system, no additional performance requirements above the California Energy Code are required. 1. Only one mechanical system. No greater than 90% of the CEC Energy Budget for the Standard Design Building as calculated by Compliance Software certified by the Energy Commission. 2. Two or more mechanical systems. No greater than 85% of the CEC Energy Budget for the Standard Design Building as calculated by Compliance Software certified by the Energy Commission.
	Prerequisites
A5.203.1.2	To achieve Tier 2 status, newly constructed high-rise residential buildings and hotel/motels shall comply with the Tier 1 prerequisites in Section A5.203.1.1.
	Performance standards
A5.203.1.2	Buildings complying with the second level of advanced energy efficiency shall have an Energy Budget no greater than indicated below, depending on the type of energy systems included in the building project. If the newly constructed building in addition does not include indoor lighting or mechanical systems, no additional performance requirements above the Energy Code are required. 1. Building projects that include indoor lighting or mechanical systems, but not both. No greater than 95% of the CEC Energy Budget for the Standard Design Building as calculated by Compliance Software certified by the Energy Commission. 2. Building projects that include indoor lighting and mechanical systems. No greater than 90% of the CEC Energy Budget for the Standard Design Building as calculated by Compliance Software certified by the Energy Commission.
DIVISION A4.3: WATER EFFICIENCY AND CONSERVATION	
	Required elective measures
A4.601.5.2	Comply with at least 3 elective measures selected from Division A4.3.



CALGreen.

TIER 2 RESIDENTIAL MEASURES
EFFECTIVE JANUARY 1, 2017

This checklist focuses on TIER 2 measures only.
See specific referenced sections for complete details on CALBreen mandatory requirements.

2016 CALGREEN CODE

SECTION	REQUIREMENTS
DIVISION A4.4: MATERIAL CONSERVATION AND RESOURCE EFFICIENCY	
	Reduction in cement use
A4.403.2	As allowed by the enforcing agency, cement used in foundation mix design shall be reduced to not less than 25%. Examples of products commonly used to replace cement in concrete mix designs: fly ash, slag, silica fume, rice hull ash.
	Recycled content
A4.405.3 A4.405.3.1	Use materials, equivalent in performance to virgin materials, with a total (combined) recycled content value (RCV) of not less than 15% per Section A4.405.3.1. **Note:** Interactive forms for calculation of RCV are available at: http://www.hcd.ca.gov/calbreen.html
	Enhanced construction waste reduction 75%
A4.408.1	Nonhazardous construction and demolition debris generated at the site is diverted to recycle or salvage in compliance with the following: • At least 75 percent reduction with third party verification. • Any mixed recyclables sent to mixed-waste recycling facilities shall include a qualified third party verified facility average diversion rate. Verification of diversion rates shall meet minimum certification eligibility guidelines, acceptable to the local enforcing agency. Exceptions: 1. Equivalent or alternative waste reduction methods are developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist. 2. The enforcing agency may make exceptions to the requirements of this section when projects are located in areas beyond the haul boundaries of the diversion facility.
	Required elective measures
A4.601.5.2	Comply with at least 4 elective measures selected from Division A4.4.
DIVISION A4.5: ENVIRONMENTAL QUALITY	
	Resilient flooring systems
A4.504.2	100% of the total area of resilient flooring systems installed in the building shall comply with the VOC emission limits in Section A4.504.2. **Exception:** An allowance for up to 5% specialty purpose flooring may be permitted. **Note:** Documentation must be provided that verifies that finish materials are certified to meet the pollutant emission limits in this section.
	Thermal insulation
A4.504.3	Install insulation which complies with Tier 1 plus does not contain any added formaldehyde. **Note:** Documentation must be provided that verifies the materials are certified to meet the pollutant emission limits in this section.
	Required elective measures
A4.601.5.2	Comply with at least 1 elective measures selected from Division A4.5.

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REMARKS

HARMONY @ 1 FOR LOT# 3
SUBDIVISION 213-07
SAN MATEO COUNTY
PACIFICA CALIFORNIA

Sheet
- CAL GREEN

DATE	ISSUED FOR
03/19/2021	FINAL PLANING

Drawn by
Checked by JC

project no

sheet no
A-6.1

AIA|CC CALIFORNIA COUNCIL 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JANUARY 1, 2017 ERRATA)

INSPECTOR SIGNOFF

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary measures are also included in the application checklists and may be included in the design and construction of buildings covered by this code but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations [HCD]. The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned floor area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: Life and other definitions, such as relocated buildings, non-conditioned spaces, additions, or repairs are not to be construed as new construction. Only features and/or systems added to existing buildings to bring them into compliance with applicable green building measures are required to be installed. Examples of this are: certificate of occupancy for "change of occupancy" or "change of use" as defined in the International Code Council (ICC) Publications. Other examples are: replacement of a residential unit's heating system, water heater, or other equipment; or the addition of a new bedroom or bathroom.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of mandatory measures, if CALGreen may apply to all low-rise residential buildings and high-rise residential buildings, as listed below, unless otherwise indicated in this code. Low-rise residential buildings include one- and two-family dwellings and townhouses three stories or less in height above grade plane (Group R-3 and Group R-2 occupancies) and their accessory structures. High-rise buildings are residential buildings four stories or more in height above grade plane.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each area of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
DSA-SS	Division of the State Architect, Structural Safety
DSA-SS/CC	Division of the State Architect, Structural Safety, Access Compliance
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AC	Alternate and Acceptance
N	Newly constructed

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS

The following terms are defined in Chapter 2 (and are included here for reference)

FRENCH DRAIN. A trench, lined or filled with open-graded crushed stone or gravel, that redirects water from surface or subsurface flow.

WATERLESS. Water fixtures and fixture fittings that do not require water to operate. Examples of waterless fixtures are urinals and water closets that use air or other gases, or that use a mechanism, such as a cartridge, that contains a liquid barrier to separate the sewer gases from the indoor space. Waterless fixtures do not require water to operate.

4.103 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, vegetation and soils, or mitigation of erosion shall be addressed during all phases of site work, including pre-construction, construction, and post-construction.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and not part of a larger common plan of development which will disturb one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent pollution, and retain soil on the site:

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, pollutant control, such as gravel or similar filtration method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grades or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exceptions: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 to facilitate future installation and use of EV chargers. Electric utility service equipment and/or panel capacity shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions: On a case-by-case basis, where the local enforcing agency has determined EV charging and installation are not feasible based upon one or more of the following conditions:

1. Where there is insufficient electrical supply.
2. Where there is evidence a substantial physical barrier, as defined in Section 202, limits the installation or use of EVSE.

4.106.4.1 New multifamily dwellings. Where 17 or more multifamily dwelling units are constructed on a building site, 3 percent of the total number of parking spaces provided for all types of parking facilities, but not less than one, shall be electrically capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the next whole number.

Note: Surface-mounted receptacles are intended to be mounted to the underside of elevated parking structures and are designed and installed to be inaccessible to the vehicle operator and/or passengers, and without damaging the electric vehicle charging equipment.

4.106.4.2 Electric vehicle charging space (EVCS). Calculations for the number of EVCS required by Section 4.106.4.2.1 and 4.106.4.2.2 shall be rounded up to the next whole number. Where more than one EVCS is required, at least one EVCS shall be provided for each type.

1. The EVCS shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space(s).
2. The EVCS shall not be counted as one of the minimum number of required parking spaces for the project, or designated as a reserved parking space for any other purpose, unless the project is a hotel/motel with required parking spaces served by valet parking.
3. Each EVCS shall be located at a location with designated charging equipment adjacent to the EV space(s) that it serves.

4.106.4.2.1 Multifamily buildings. Where seven or more multifamily dwelling units are constructed on a building site, 10 percent of the total number of parking spaces, but not less than one, shall be electrically capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the next whole number. Where more than one EVCS is required, at least one EVCS shall be provided for each type.

1. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE".
2. Conduit for the circuit shall be sized and securely installed between the service panel and the future EV charging space(s). Conduit shall not be enclosed in or penetrate any moisture, vapor or air barrier unless provisions are made to maintain the integrity of the barrier.
3. The service panel shall have sufficient busbar or busbar space capacity to accommodate a minimum 40-ampere dedicated branch circuit and associated reserved space.
4. Reserved space shall be permanently labeled "For Future EV Charging Purposes."

4.106.4.2.2 Single EV space required. Install a 208/240 volt branch circuit, a minimum of 40 amperes capacity, and a receptacle outlet or electric vehicle charger. The receptacle outlet or charger shall be located within 3 feet (914 mm) of the parking space it serves. Construction documents shall indicate the proposed location of future EV equipment and the raceway termination point. Raceway and related components that are planned to be installed during initial construction shall be sized so that the circuit may be extended to any EV charging space. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and subpanel shall be provided with capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.3 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Notes:

1. The California Department of Transportation protects and publishes the "California Manual on Uniform Traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official traffic control devices in California. Caltrans' Policy Directive 13-01 (Zero-Emission Vehicles) directs that all new conventional highways comply with the latest edition of the California MUTCD. Additional information and resources may be found on the Office of Traffic Engineering's Policy Directive 13-01 (ZEV) webpage.
2. Two Listing Guide sections (2081 for EV charging station signage in all zones allowing for the placement of on-site directional signs) have been established in the Caltrans Sign Policy and Procedures Manual.
3. The Governor's Office of Planning and Research (OPR) published a "Zero Emission Vehicles in California: Community Readiness Guidebook" which provides helpful information for local governments, residents and businesses.
4. Helpful information can be found on the OPR website.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of their battery energy efficiency standards in this code, the California Energy Commission is authorized to adopt mandatory measures.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets) shall comply with the following:

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type toilets shall be certified to the requirements of ASME A112.19.6 or WaterSense, Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. This effective flush volume for all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only have one showerhead in operation at a time.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. The minimum flow rate of lavatory faucets shall not be less than 0.35 gallons per minute at 20 psi.

4.303.1.4.3 Metering Faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a flow rate lower than 1.8 gallons per minute at 60 psi.

Note: Where consumer faucets are unavailable, variations of other requirements may be used to achieve WaterSense.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1401.1 of the California Code.

NOTE:
1 GPM = 3.785 LPM, 1 PSI = 6.895 KPA, 1 INCH = 25.4 MM, 1 GALLON = 3.785 LITERS
1 GPM INCLUDES AS A GUARANTEE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	2.5 GPM @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUB. PUBLIC AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.25 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINAL	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 IRRIGATION CONTROLLERS. Automatic irrigation system controllers for landscaping provided by the owner or applicant and installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather or soil moisture based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather based controllers without integral rain sensors or communication systems that receive current information from the Internet or other sources shall have a rain sensor in operation.

Note: Many jurisdictions regarding irrigation controller functions and specifications is available from the Irrigation Association.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 ROOFING. Roof surfaces around and under roof mounted solar collectors or other openings for penetration zones of exterior walls shall be protected against the passage of moisture by covering such openings with corrosion resistant flashing and roofing material as specified by the manufacturer of the roofing system.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2 or 4.408.3, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycling facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. Where the enforcing agency has other ordinances in the jurisdiction that do not allow materials to be taken off-site, then all of the requirements of this section shall be considered voluntary.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction or demolition waste materials will be sorted on-site (source separation) or mixed (co-mingled).
3. Identify diversion facilities where the materials collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.

Note: The owner or contractor may make the determination if the construction and demolition waste material is delivered to a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of concrete, steel and gypsum board wallboard (GWB) debris which is not diverted 2.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of concrete, steel and gypsum board wallboard (GWB) debris which is not diverted 2.4 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5; Section 4.408.3 or Section 4.408.4.

Notes:

1. Identify the Model 1, 1A, 1A-Alt-1 in the California Green Building Standards Code Residential Compliance Manual (CALGreen Compliance Manual) that may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition (C & D) debris may be processed at certified or non-certified facilities in accordance with the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other built-in appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the importance of maintenance contracts, and typical costs and frequency for HVAC systems.
6. Information about water conservation measures that may qualify for rebates or other incentives.
7. Instructions for mechanical, electrical and plumbing systems and equipment.
8. Instructions for testing of interconnected smoke alarms and carbon monoxide alarms.
9. Information on how to maintain the structure's energy efficiency.
10. A copy of all special inspections verifications required by the enforcing agency or this California Green Building Standards Code.

4.410.2 HISTORIC REQUIREMENTS. Where historic requirements, buildings, sites, districts or elements of a building or property are formally identified, whether listed or eligible for listing in the National Register of Historic Places or listed in the California Register of Historical Resources, or identified as historical or significant by a local jurisdiction, the provisions of this section shall not apply.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope

The requirements set forth in Chapter 4 of this code shall apply to the building, site and systems that are altered, added or repaired.

ADHESIVE PRODUCTS. Non-flat products include, but are not limited to, adhesives used on site-built, site-assembled, or site-installed interior and exterior finish systems, such as fiberglass reinforced panels.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. Composite wood products do not include hardboard, oriented strand board, or structural panels. Structural panels are limited to underlayment, structural subfloor, roof and wall sheathing, and those used for concrete forming. Hardboard is a panel manufactured from lignocellulosic fibers and bonded with resin or binder and pressed into sheets.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside environment and vents the flue gases to the outside environment.

HIGH-VOLUME HOSPITAL CAPACITY UNIT. A healthcare facility that has a total licensed capacity of 100 beds or more and has a combined average annual occupancy of 60 percent or more of the total licensed capacity.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weight-incremental MIR for all ingredients in a product subject to the scope. The PWMIR is the total product reactivity expressed in milligrams of ozone per gram of product (benefit or footwear and packaging).

Note: PWMIR is calculated according to procedures found in CCR, Title 17, Section 94521(a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound, or mixture of compounds, containing at least one atom of carbon except for those compounds listed in Table 1 of Regulation for Reducing Emissions from Consumer Products.

SECTION 4.503 FIREPLACES

4.503.1 GENERAL. Any wood-burning fireplace shall have a mechanical damper and a flue shall have a readily accessible control system capable of being operated from the normal living area of the dwelling unit without requiring the use of a ladder. The damper control shall be permanently labeled with legible lettering stating operation of the damper control.

SECTION 4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution openings and openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with the section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution control or air quality management district rules apply:

1. Architectural adhesives, sealants and caulks, except for specialty products listed in Item 2, shall not exceed the VOC limits in Table 4.504.1 unless more stringent local VOC limits are in effect. Adhesives, sealants and caulks used on the project that are regulated by SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or Rule 1168 VOC limits, as shown in Table 4.504.2, as applicable, shall comply with the Rule 1168 prohibition on the use of certain VOC compounds. Local jurisdictions, air districts or districts (SCAQMD, Bay Area Air Quality Management District, etc.) may have adopted more stringent VOC limits than those listed in this section. Where more than one limit is applicable, the most stringent limit shall apply.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealants or caulking compounds (in units of fluid ounces or pounds packaging), which are not weight or volume listed in Table 4.504.1 or 4.504.2 shall comply with statewide VOC limits and other requirements, including prohibitions of use, specified in California Code of Regulations, Title 17, Section 94507 through 94517. Software and other compliance assistance is available from the California Air Resources Board. Consumer Products Program (Regulation for Reducing Emissions from Consumer Products).

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3 (unless more stringent local limits apply). The following compliant coatings shall have lower VOC limits than listed in Table 1 of the ARB Suggested Control Measure and shall be labeled as specified in Table 4.504.3 and be formulated to meet the following standards. Manufacturer's recommendations for proper use of the product shall be followed. Where no applicable limit is listed, no VOC limits apply except for traffic marking coatings, which shall comply with the limits for Nonflat-High Gloss (HG) coatings.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the product-weighted MIR limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions of use, of California Code of Regulations, Title 17, commencing with Section 94522, and all other applicable requirements of the Air Resources Board. Paints and coatings that are regulated by this section that are not listed in Table 1 of the ARB Suggested Control Measure and are manufactured after January 1, 2005, shall not exceed the limits specified for "Other" categories in Table 4.504.3 unless otherwise specified by subsequent phases of the ARB Suggested Control Measure.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Any calculations may include data not available to the end user, including:

1. Manufacturer's product specification.
2. Field verification of on-site product constituents.

TABLE 4.504.1 - ADHESIVE VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	GRAMS VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
CLOVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ABS/PVC PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. For adhesives that is subject to more than one limit, the limit shall be the lowest limit allowed for any of the specific applications for which the adhesive is recommended by the manufacturer.
2. For additional information regarding recreational methods of measurement, see Section 94508(a). The VOC content specified in this Table does not include colorants added to tint opaque coatings. See Section 94508(a)(2)(A).

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by a unit of a compound when added to the emissions inventory of the entire atmosphere of a region per unit of compound added, expressed to hundredths of a gram of ozone per gram of compound added.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weight-incremental MIR for all ingredients in a product subject to the scope. The PWMIR is the total product reactivity expressed in milligrams of ozone per gram of product (benefit or footwear and packaging).

Note: PWMIR is calculated according to procedures found in CCR, Title 17, Section 94521(a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound, or mixture of compounds, containing at least one atom of carbon except for those compounds listed in Table 1 of Regulation for Reducing Emissions from Consumer Products.

SECTION 4.503 FIREPLACES

4.503.1 GENERAL. Any wood-burning fireplace shall have a mechanical damper and a flue shall have a readily accessible control system capable of being operated from the normal living area of the dwelling unit without requiring the use of a ladder. The damper control shall be permanently labeled with legible lettering stating operation of the damper control.

SECTION 4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution openings and openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with the section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution control or air quality management district rules apply:

1. Architectural adhesives, sealants and caulks, except for specialty products listed in Item 2, shall not exceed the VOC limits in Table 4.504.1 unless more stringent local VOC limits are in effect. Adhesives, sealants and caulks used on the project that are regulated by SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or Rule 1168 VOC limits, as shown in Table 4.504.2, as applicable, shall comply with the Rule 1168 prohibition on the use of certain VOC compounds. Local jurisdictions, air districts or districts (SCAQMD, Bay Area Air Quality Management District, etc.) may have adopted more stringent VOC limits than those listed in this section. Where more than one limit is applicable, the most stringent limit shall apply.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealants or caulking compounds (in units of fluid ounces or pounds packaging), which are not weight or volume listed in Table 4.504.1 or 4.504.2 shall comply with statewide VOC limits and other requirements, including prohibitions of use, specified in California Code of Regulations, Title 17, commencing with Section 94507 through 94517. Software and other compliance assistance is available from the California Air Resources Board. Consumer Products Program (Regulation for Reducing Emissions from Consumer Products).

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3 (unless more stringent local limits apply). The following compliant coatings shall have lower VOC limits than listed in Table 1 of the ARB Suggested Control Measure and shall be labeled as specified in Table 4.504.3 and be formulated to meet the following standards. Manufacturer's recommendations for proper use of the product shall be followed. Where no applicable limit is listed, no VOC limits apply except for traffic marking coatings, which shall comply with the limits for Nonflat-High Gloss (HG) coatings.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the product-weighted MIR limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions of use, of California Code of Regulations, Title 17, commencing with Section 94522, and all other applicable requirements of the Air Resources Board. Paints and coatings that are regulated by this section that are not listed in Table 1 of the ARB Suggested Control Measure and are manufactured after January 1, 2005, shall not exceed the limits specified for "Other" categories in Table 4.504.3 unless otherwise specified by subsequent phases of the ARB Suggested Control Measure.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Any calculations may include data not available to the end user, including:

1. Manufacturer's product specification.
2. Field verification of on-site product constituents.

TABLE 4.504.1 - ADHESIVE VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	GRAMS VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
CLOVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ABS/PVC PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. For adhesives that is subject to more than one limit, the limit shall be the lowest limit allowed for any of the specific applications for which the adhesive is recommended by the manufacturer.
2. For additional information regarding recreational methods of measurement, see Section 94508(a). The VOC content specified in this Table does not include colorants added to tint opaque coatings. See Section 94508(a)(2)(A).

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REMARKS

HARMONY @ 1 FOR LOT# 3
SUBDIVISION 213-07
SAN MATEO COUNTY
PACIFICA CALIFORNIA

Sheet
- RESIDENTIAL MANDATORY MEASURES

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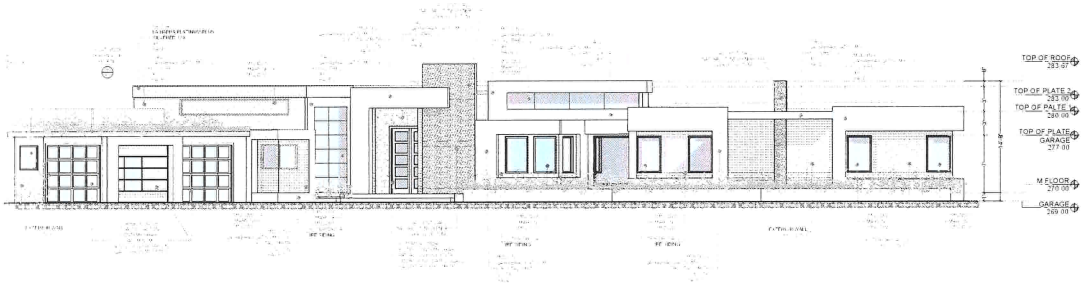
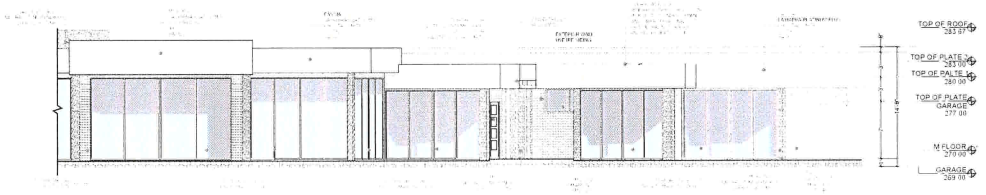


EASTERN ELEVATIONS

SCALE 3/16" = 1'-0"



WESTERN ELEVATION

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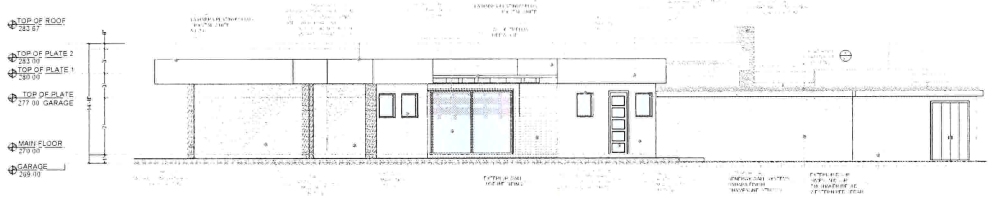

SOUTHERN ELEVATION

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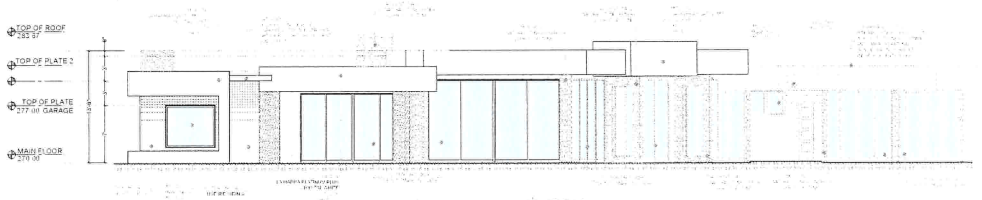

NORTHERN ELEVATION

SCALE 3/16" = 1'-0"

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REMARKS

HARMONY @ 1 FOR LOT# 3
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- PROPOSED ELEVATIONS

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07/16/2021	FINAL PLANING

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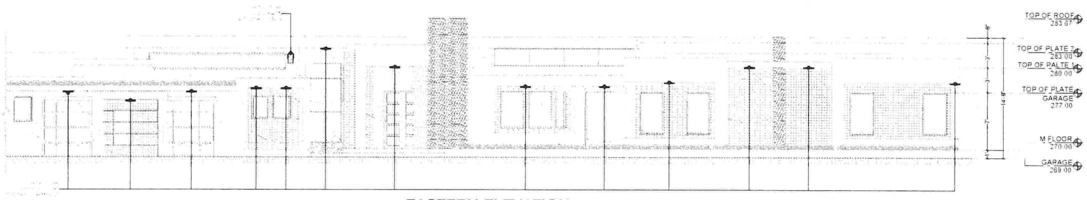
sheet no A-7



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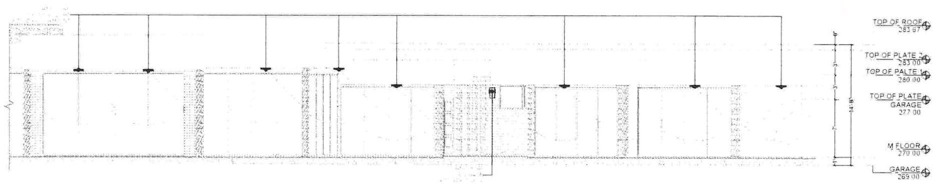

WESTERN ELEVATION
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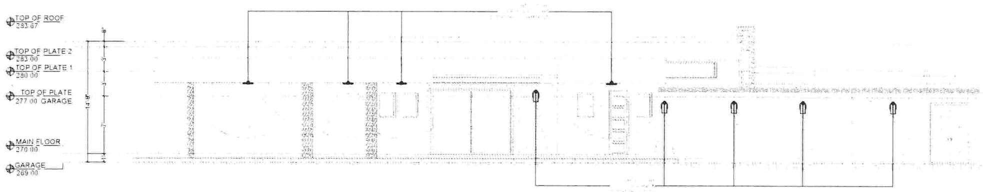

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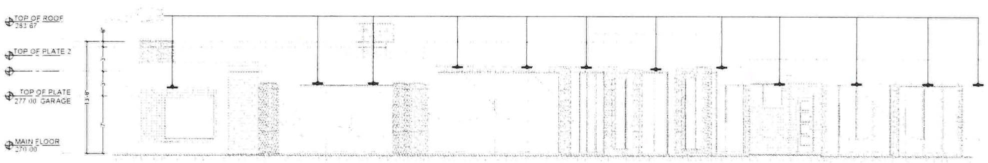

NORTHERN ELEVATION
SCALE 3/16" = 1'-0"

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REMARKS

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Sheet

- LIGHT FIXTURE ELEVATIONS

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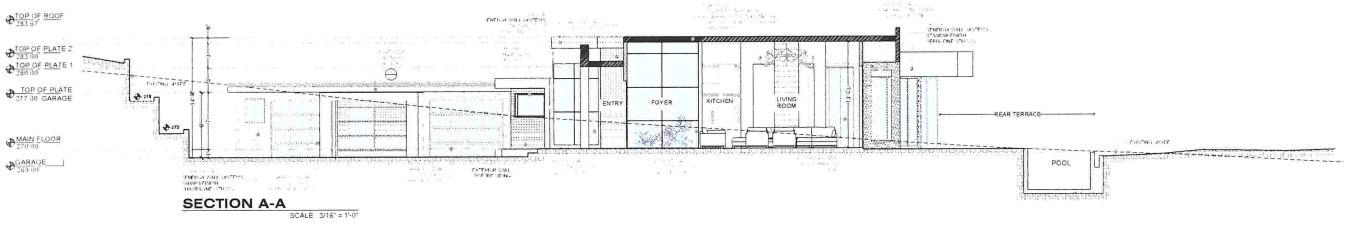

SECTION A-A

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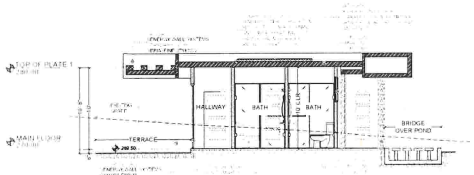

SECTION B-B

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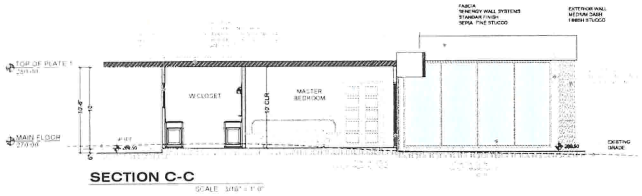

SECTION C-C

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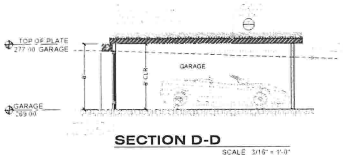

SECTION D-D

SCALE 3/16" = 1'-0"

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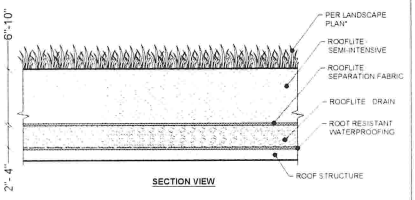

SECTION VIEW

*PLANT MATERIAL, LAWN SOD AND TURF GRASSES

A/A-8 ROOFLITE® GREEN ROOF SOIL SYSTEMS

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- SECTIONS

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EASTERN ELEVATIONS

SCALE 3/16" = 1'-0"

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- COLOR AND MATERIAL BOARD

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• A

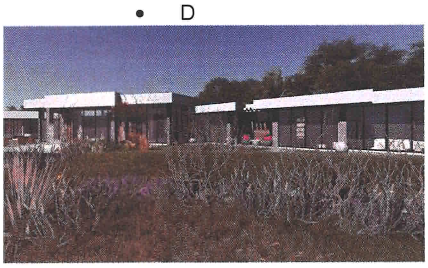
• B

• C

• D

• E

• F



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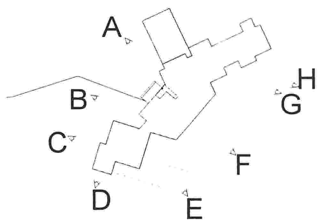

• KEY MAP

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- 3D VIEW

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EXHIBIT C

RECOMMENDED SPECIES REPLACEMENTS EXCERPT FROM "REVIEW OF LANDSCAPE PLAN PREPARED FOR LOT 3 (OHLONE POINT), PACIFICA, CA", PREPARED BY COAST RIDGE ECOLOGY, LLC, DATED FEBRUARY 26, 2021.

COAST RIDGE ECOLOGY LLC
BIOLOGICAL SURVEYS • MONITORING • PERMITTING • RESEARCH

February 26, 2021

Sheldon S. Ah Sing, AICP
Principal Planner
The M-Group

Subject: Review of Landscape Plan prepared for Lot 3 (Ohlone Point), Pacifica, CA

Dear Mr. Ah Sing:

Please see the attached review of the proposed Landscape Plan for Lot 3 (Ohlone Point), (APN:022-150-470), Pacifica, CA prepared by JC Engineering. The review is based on the requirements in the *Mitigation, Monitoring and Reporting Program for the Harmony@1 EIR, City of Pacifica, October 2007*.

The plants proposed as alternatives to the nonnative species in the Landscape Plan are shown in the attached Table. Other native wildflowers, grasses, vines, shrubs and trees that are native to the Pacifica coastal region would also be acceptable. The City of Pacifica should make final determinations on which plant species are suitable for the site.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Patrick Kobernus
Principal Biologist
Coast Ridge Ecology, LLC

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EMAIL: CRECOLOGY@GMAIL.COM – WWW.CRECOLOGY.COM

SPECIES	RECOMMENDATION
SMALL BROADLEAF TREES	
CERCIS OCCIDENTALIS -- REDBUD	This species is not native to California and should be replaced with a similar sized shrub, such as California buckeye (*Aesculus californica*) or blue elderberry (*Sambucus racemosa or Sambucus nigra L. ssp. caerulea*) or another California native shrub proposed as part of the Landscape Plan[1], or included in this Table.
LAGERSTROEMIA INDICA -- CRAPE MYRTLE	This species is not native to California and should be replaced with a similar sized shrub, such as California buckeye (*Aesculus californica*) or blue elderberry (*Sambucus racemosa or Sambucus nigra L. ssp. caerulea*) or another California native shrub proposed as part of the Landscape Plan, or included in this Table.
SMALL ORNAMENTAL TREES	
ACER PALMATUM -- JAPANESE MAPLE	This species is not native to California and should be replaced with a similar sized shrub, such as California buckeye (*Aesculus californica*) or blue elderberry (*Sambucus racemosa or Sambucus nigra L. ssp. caerulea*) or another California native shrub proposed as part of the Landscape Plan, or included in this Table.
ACER SHIRASAWANUM – "AUREUM" - GOLDEN FULL MOON MAPPLE	This species is not native to California and should be replaced with a similar sized shrub, such as California buckeye (*Aesculus californica*) or blue elderberry (*Sambucus racemosa or Sambucus nigra L. ssp. caerulea*) or another California native shrub proposed as part of the Landscape Plan, or included in this Table.
CONIFERS	
HESPEROCYPARIS MACROCARPA (*CUPRESSUS MACROCARPA*) MONTEREY CYPRESS *PINUS RADIATA* MONTEREY PINE	Both of these species are not believed to be native to this Pacifica area[2], though both are native to Monterey and southern coastal San Mateo County (near Ano Nuevo). Utilizing other trees or shrubs is preferable as both of these species are invasive and as currently uncontrolled are expanding and converting native grasslands and coastal scrub habitats to pine/cypress forest. Native trees such as coast live oak (*Quercus agrifolia*), madrone (*Arbutus menziesii*) can be used as replacements, or another California native tree proposed as part of the Landscape Plan, or included in this Table.

[1] *Landscape Plan prepared by JC Engineering for 648 Burns Court, (House for Lot 3; (APN:022-150-470), Pacifica, CA. Sheet A-4, Plan date: 07/13/2020*

[2] USDA, https://www.fs.fed.us/database/feis/plants/tree/hesmac/all.html;
USFS, https://www.fs.fed.us/psw/publications/documents/psw_rp082/psw_rp082.pdf

VINE	
TRACHELOSPERMUM JASMINOIDES STAR JASMINE	This species is not native to California and should be replaced with a similar sized vine, such as California honeysuckle (*Lonicera hispidula*), Coast man-root (*Marah oregano),* California man-root (*Marah fabacea*), American vetch *(Vicia Americana),* and/or Common pacific pea *(Lathyrus vestitus*).
NATIVE BUFFER ZONE	
ARTEMISIA CALIFORNICA CALIFORNIA SAGEBRUSH	This species is native to the Pacifica area and suitable.
ERIOGONUM LATIFOLIUM BUCKWHEAT	This species is native to the Pacifica area and suitable.
CEANOTHUS THYRSIFLORUS 'ARROYO DE LA CRUZ CALIFORNIALILAC	This species is not native to the Pacifica area. Replace with blue blossom Ceanothus (*Ceanothus thyrsiflorus*) from a local native plant supplier, or Thimbleberry (*Rubus parviflorus*), Twinberry (*Lonicera involucrata*), Coast silktassel (*Garrya elliptica*), Oceanspray (*Holodiscus discolor*); or another native shrub proposed in the Landscape Plan or included in this Table.
ARCTOSTAPHYLOS CRUSTACEA BRITTLE LEAF MANZANITA	This species is native to the Pacifica area and is suitable.
MIMULUS AURANTIACUS STICKY MONKEY FLOWER	This species is native to the Pacifica area and is suitable.
NATIVE GRASS MIX* SEED	This species mix should be composed of species native to the Pacifica area.
TRANSITIONAL PLANTING	
ERIOGONUM LATIFOLIUM WILD BUCKWHEAT	This species is native to the Pacifica area and suitable.
FREMONTODENDRON CALIFORNICUM FLANNELBUSH	This species is not native to the Pacifica area. Replace with blue blossom Ceanothus (*Ceanothus thyrsiflorus*) from a local native plant supplier, or Thimbleberry (*Rubus parviflorus*), Twinberry (*Lonicera involucrata*), Coast silktassel (*Garrya elliptica*), Oceanspray (*Holodiscus discolor*); or another native shrub proposed in the Landscape Plan or included in this Table.

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AGAVE ATTENUATA FOX TAIL AGAVE	This species is not native to California and should be replaced with a similar sized plant proposed in this plan, or one of the following local succulents, Pacific stone crop (*Sedum spathulifolium*), Sand lettuce (*Dudleya caespitos)* and/or Sea lettuce (*Dudleya farinose*).
IRIS DOUGLASIANA DOUGLAS IRIS	This species is native to the Pacifica area and is suitable.
MORELLA CALIFORNICA PACIFIC WAX MYRTLE	This species is native to the Pacifica area and is suitable.
FRAGARIA CHILOENSIS COAST STRAWBERRY	This species is native to the Pacifica area and is suitable.
CULTIVATED LANDSCAPE	
OTATEA ACUMINATA AZTECORUM MEXICAN WEEPING BAMBOO	This species is not native to California and should be replaced with any suitable native species proposed in the Landscape Plan or included in this Table.
MYOPORUM PARVIFOLIUM MYOPORUM	This species is not native to California and should be replaced with any suitable native species proposed in the Landscape Plan or included in this Table.
POLYSTICHUM MUNITUM WESTERN SWORD FERN	This species is native to the Pacifica area and is suitable.
MEADOW GRASSES	
CALAMAGROSTIS NUTKAENSIS PACIFIC REEDGRASS	This species is native to the Pacifica area and is suitable.
FESTUCA CALIFORNICA 'RIVER HOUSE BLUES' CALIFORNIA FESCUE	This species is not native to the Pacifica area should be replaced with California fescue (*Festuca California*) from a local native plant supplier or use another native grass species listed in the Landscape Plan or included in this Table.
NASSELLA PULCHRA PURPLE NEEDLE GRASS	This species is native to the Pacifica area and is suitable.

KOELERIA MACRANTHA JUNEGRASS	This species is native to the Pacifica area and is suitable.
BIO-RETENTION PLANTING	
LAWN SOD TURF	Use native grass sod, or request clarification from City on use of lawn sod.
FESTUCA IDAHOENSIS BLUE FESCUE	This species is not native to the Pacifica area and should be replaced with Idahoe fescue (*Festuca idahoensis*) from a local native plant supplier or use another native grass species listed in the Landscape Plan.
ESCHSCHOLZIA CALIFORNICA CALIFORNIA POPPY	This species is native to the Pacifica area and is suitable.
NASSELLA PULCHRA PURPLE NEEDLE GRASS	This species is native to the Pacifica area and is suitable.
CHONDROPETALUM TECTORUM CAPE RUSH	This species is not native to the Pacifica area and should be replaced with a native rush or sedge such as dense sedge (*Carex densa*), Common bog rush (*Juncus effusus*) or coastal rush (*Juncus patens*) from a local native plant supplier, or use another native species listed in the Landscape Plan or included in this Table.
FESTUCA CALIFORNICA CALIFORNIA FESCUE	This species (if native to the Pacifica area) is suitable.
CAREX PANSA CALIFORNIA MEADOW SEDGE	This species is not native to the Pacifica area and should be replaced with a native rush or sedge such as dense sedge (*Carex densa*), Common bog rush (*Juncus effusus*) or coastal rush (*Juncus patens*) from a local native plant supplier, or use another native species listed in the Landscape Plan or included in this Table.

- Plant species recommended based on knowledge of regional flora, native species distributions as shown on *Calflora.org*, and the requirements for the project in the *Mitigation, Monitoring and Reporting Program for the Harmony@1 EIR, City of Pacifica, October 2007*.

- The plants proposed as alternatives to the nonnative species in the Landscape Plan are recommended. Other native wildflowers, grasses, vines, shrubs and trees that are native to the Pacifica coastal region would also be acceptable. The City of Pacifica should make final determinations on which plant species are suitable for the site.

- Some species such as California coffeeberry (*Frangula californica*), toyon (*Heteromeles arbutifolia*), poison oak (*Toxicodendron diversilobum*), and coyote brush (*Baccharis pilularis*) are common throughout the region and will likely colonize areas on their own.

EXHIBIT D

MITIGATION MONITORING AND REPORTING PROGRAM ("MMRP") OF THE "HARMONY @ 1 ROBERTS ROAD SUBDIVISION FINAL ENVIRONMENTAL IMPACT REPORT," CEQA CLEARINGHOUSE NO. 2006112072, CERTIFIED BY THE PLANNING COMMISSION ON OCTOBER 15, 2007, AND BY THE CITY COUNCIL ON NOVEMBER 13, 2007.

4.0 MITIGATION, MONITORING, AND REPORTING PLAN

This Mitigation, Monitoring and Reporting Plan (MMRP) has been prepared pursuant to CEQA Guidelines (California Code of Regulations, Title 14), which state the following:

"In order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented, the public agency, [here, the City of Pacifica (City)] shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects." (CEQA Guidelines §15097(a))

"The public agency may choose whether its program will monitor mitigation, report on mitigation, or both. 'Reporting' generally consists of a written compliance review that is presented to the decision making body or authorized staff person. A report may be required at various stages during project implementation or upon completion of the mitigation measure. 'Monitoring' is generally an ongoing or periodic process of project oversight. There is often no clear distinction between monitoring and reporting and the program best suited to ensuring compliance in any given instance will usually involve elements of both." (CEQA Guidelines §15097 (c))

Table 1 lists the potentially significant impacts and proposed mitigation measures identified in the Environmental Impact Report (EIR). The Table also lists certain impacts that, although less than significant and no mitigation is required, the EIR suggests additional measures as good practice to further reduce the already less than significant impact. Table 1 also describes the timing of implementation of the mitigation measures (i.e., when the measure will be implemented) and the City department or individual responsible for ensuring implementation of the measures. Finally, Table 1 describes the City department of individual responsible for monitoring the mitigation measures.

According to CEQA Guidelines Section 15126.4 (a) (2), "Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally-binding instruments." Therefore, the City Council will consider whether to adopt the mitigation measures when it considers whether to approve the project.

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
	AESTHETICS			
Impact: The custom homes could have a significant visual impact if they are not designed and constructed using the Coastal Green Architecture described in this EIR. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less-than-Significant	**Measure AES-1:** The Codes, Covenants and Restrictions (CC&Rs) for the Harmony @ 1 development shall, consistent with the Project Description (section 2.0) and Project Design Features (section 4.2.2) herein, fully define the intent of the term "Coastal Green Architecture." The CC&Rs shall provide detailed descriptions of specific measures or features that shall be imposed to ensure that the custom homes conform to the definition of Coastal Green Architecture and incorporate the design measures discussed in this EIR that reduce or eliminate visual impacts. The specific features to be described in the CC&Rs shall include, but not be limited to, the following design and construction measures: Homes shall be located in the building envelope presented in the Preliminary Grading Plan described in this EIR. Excavation of the building pad. The homes shall be designed with a lowered or excavated building pad in order to reduce the mass of the homes. The degree or amount of excavation shall be determined by the custom home architect, the Harmony @ 1 Architectural Control Committee, and the City's design review process. Berming: The CC&Rs shall require berming of excavated soil to help hide homes, and shall describe desirable locations and methods for such berming.	**Implementation Responsibility:** Individual lot owners shall submit building plans to HOA Architectural Control Committee (ACC) and City of Pacifica for design review. Lot owners shall submit a letter to City Planning Department confirming ACC's review and acceptance of the proposed building design. **Timing:** City Planning Department shall confirm compliance with Design Guidelines prior to City issuance of Building Permits.	**Monitoring Responsibility:** City of Pacifica Planning Department.	Initials_____ Date_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
	Hidden garages: The CC&Rs shall describe what constitutes a "hidden garage" and establish when a home shall have the garage under the main structure in order to minimize visual impacts. Living Roofs: The CC&Rs shall describe what constitutes a "living roofs" and establish when a home shall include a living roof in order to minimize visual impacts. The CC&Rs shall describe appropriate exterior materials and color palette to ensure compatibility of the homes with the surrounding area.			
Impact: The proposed project could have nighttime light and glare impacts. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less-than-Significant	**Measure AES-2:** To ensure night light and glare from the project is minimized the following measures shall be implemented: • Exterior lighting shall include low mounted, downward casting and shielded light that does not cause spillover onto adjacent properties. • No flood lights shall be used in public areas or the conserved habitat areas. Night security lighting within residential lots shall be restricted to normal exterior lighting. • Language shall be added to the development's CC&Rs stating that lighting fixtures shall not be located at the periphery of individual lots. Lighting shall be restricted to the area immediately around the house and any landscaped areas.	**Implementation Responsibility:** Applicant shall submit exterior lighting plan to City Planning Department. **Timing:** City Planning Department shall review lighting plan for conformance prior to Building Permit approvals.	**Monitoring Responsibility:** City of Pacifica Planning Department.	Initials_____ Date_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
		BIOLOGY		
Impact: Conserved open space areas could be damaged if used for construction staging areas or if heavy construction equipment strays into open space areas. **Significance of Impact Before Mitigation:** Less-than-Significant, Recommended as a Good Practice Measure **Significance of Impact After Mitigation:** Less-than-Significant	**Measure BIO-1:** Prior to construction, a temporary barrier fence shall be erected along the northern open space habitat areas to prevent damage to the areas during construction of project infrastructure improvements. Authorized construction staging areas shall be designated on the final version of the site plan so all contractors know where they are allowed to park vehicles and equipment and store building materials. Appropriate construction staging areas would include existing roads or areas slated for development or grading. Storm water runoff and management of any fluids would be according to the required Storm Water Pollution Prevention Plan, described in the Hydrology section. Storm water runoff from construction staging areas shall be directed away from open space habitat areas.	**Implementation Responsibility:** Applicant shall designate construction equipment staging areas on the final grading plan submitted to the City Building Division. The final grading plan shall provide details on how the open space areas would be protected from construction disturbance. Applicant shall erect barrier fence to prevent equipment access into open space habitat areas. Applicant shall include these measures in project specifications. The HOA shall be responsible for maintaining the fencing. A qualified biologist shall make weekly inspections of the site during construction to assure fences are left intact and biological resources in open space areas have not been damaged. **Timing:** Documentation specifying staging areas shall be submitted to the City Building Division	**Monitoring Responsibility:** City of Pacifica Building Division of Planning Department.	Initials_____ Date_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
		prior to grading permit approvals. Biological monitoring shall occur throughout construction of project improvements.		
IMPACT: The project proposes removal of 122 Monterey pine and 3 Monterey cypress trees most of which are diseased and in poor condition, but provide wildlife habitat. 31 trees occur in the project road and building envelope areas, 48 occur on individual lots outside of the construction zone, and 46 occur on a lot to be held in private open space. (For impacts to Heritage Trees, see Measure BIO-3). **Significance of Impact Before Mitigation:** Less-than-Significant, Recommended as a Good Practice Measure	**Measure BIO-2:** In order to provide continued wildlife values on the project site, trees in designated open space areas (Lot A, Lot B and Parcel A) shall not be removed. Tree removal on individual lots shall be approved only upon demonstration that 1) the tree is within the designated building envelope and removal is required for construction, 2) the tree is close to the building envelope and its condition represents a safety hazard to the proposed residence, or 3) the tree is substantially dead (at least 50%) as determined by a certified arborist or if visually apparent. Homeowners shall be encouraged to retain impaired trees where there is no impact to use and enjoyment of property. Conditional tree removal would prevent unnecessary reductions in wildlife resources on the site while protecting the safety and enjoyment of property by landowners. All trees specified for removal in Specific Plans for individual lots shall be replaced with a native species.	**Implementation Responsibility:** Applicant shall specify tree protection language in CC&Rs. Lot owners shall specify all trees proposed for removal on site development plan submitted to City Planning Department. **Timing:** Site plans showing tree removal locations shall be submitted to City Planning Department prior to site plan approval.	**Monitoring Responsibility:** City of Pacifica Planning Department.	Initials_____ Date_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
Significance of Impact After Mitigation: Less-than-Significant				
IMPACT: Construction of the proposed project would result in the removal of 12 trees that meet the definition of Heritage Tree in the local ordinance. With preservation of trees on the private open space parcel under Measure BIO-2, the number of heritage trees removed by the project is reduced to 7. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less-than-Significant	**Measure BIO-3:** The Applicant shall comply with all provisions of the City's Municipal Code (sec. 4-12-04) for preservation of Heritage Trees. Prior to the removal of the 7 Heritage Trees, the Applicant must obtain a Heritage Tree Removal Permit from the City. The Applicant shall replace the 7 Heritage Trees removed with 7 new native shrub/tree species suitable for the site (e.g. coast silk tassel (*Garrya elliptica*), California buckeye (*Aesculus californica*), or others). Recommended planting locations are shown in Figure 17 of this EIR.	**Implementation Responsibility:** Applicant shall show location of heritage tree replacements on a planting plan submitted to the City Planning Department. **Timing:** Documentation shall be submitted to City Planning Department prior to issuance of Heritage Tree Removal Permit.	**Monitoring Responsibility:** City of Pacifica Planning Department.	Initials_____ Date_____
IMPACT: The new residential use and increased human activity on the site could adversely impact	**Measure BIO-4:** The development's Covenants, Codes, and Restrictions (CC&Rs) shall contain language that shall ensure the protection of all open space habitat (including Lot A, other open space areas and the portions of lot 11 that are not built	**Implementation Responsibility:** Applicant shall include required language in CC&Rs submitted to	**Monitoring Responsibility:** City of Pacifica Planning Department.	Initials_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
biological resources found within the open space habitat areas and result in a significant decline of habitat values for wildlife over time. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less-than-Significant	upon) from degradation as a result of resident activities and shall ensure that the open space habitat is managed and protected in a manner that would ensure the long-term viability of all the biological resources currently found on the project site. The CC&Rs shall include provisions that prevent activities within the open space habitat that would permanently damage native vegetation, cause erosion, or harass or harm wildlife. These restrictions do not apply to any authorized native habitat management efforts such as invasive species control, erosion repair, or native plant revegetation. The CC&Rs shall include the following restrictions on human activity: New volunteer trails within the open space areas shall be controlled so that trails do not damage vegetation and cause erosion. All pets (dogs and cats) shall be controlled within open space areas so that they do not hunt, harm, or harass wildlife or otherwise damage biological resources. Residents shall not store or dispose of items (including yard trimmings) within the open space areas. The use of rodenticides within the open space areas shall be prohibited unless approved by CDFG. Management of the open space areas shall also include the control of feral cats, and limitations on domestic cat ownership The large, vegetated drainage along the eastern boundary of the project property may contain	City as project specifications. Applicant shall submit habitat Management and Monitoring Plan to City Planning Department and US Fish and Wildlife Service (USFWS) for review and approval. Applicant shall submit evidence of consultation with USFWS to City. **Timing:** City Planning Department shall review Management Plan and USFWS documentation prior to issuance of Building Permits.		Date_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
	USACE jurisdictional waters (this drainage does not support perennial flow, but has a defined drainage channel). The drainage shall be protected from impacts of runoff from urban areas, damage due to humans or pets, or other activities that degrade the natural habitat. In addition, through consultation with City of Pacifica, US Fish and Wildlife Service and the CDFG, a Management and Monitoring Plan shall be developed and implemented for the open space areas and the portions of lot 11 that are not built upon. The Plan shall include the following: 1. A description of the goals of the Management Plan. The goals should foster the protection of native habitat and wildlife diversity at the site, should protect the wildlife corridor, and should support a healthy ecosystem. 2. A description of methods to protect and enhance native habitat on the site, including coastal terrace prairie, coastal riparian scrub, and northern coastal scrub. A program to control exotic invasive plant species shall be included in these methods. 3. A description of the methods to protect and enhance habitat of sensitive species on the site, including the Mission blue butterfly, the San Francisco dusky-footed woodrat, the loggerhead shrike, and the white-tailed kite, and how individually-owned lots with restriction on them (see Measure BIO-10) may fit into the scheme.			

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
	4. A schedule of management and enhancement activities. Management activities shall address open space habitat areas and include routine maintenance and care of replacement and screening trees planted as part of the project. 5. Annual monitoring and reporting, including surveys of the species of concern and the results of any enhancement activities undertaken at the site. 6. An educational component, so that lot owners understand the purpose of the management plan and can choose to apply the measures to their own lots. The applicant or homeowner's association shall request a letter of concurrence from the US Fish and Wildlife Service that the management plan will not result in take of the Mission blue butterfly or any other federally-listed species.			
Impact: Non-native, invasive plants could escape from landscaped areas within yards and colonize and spread into the open space areas, converting native habitat and significantly reducing biological diversity. **Significance of Impact Before Mitigation:**	**Measure BIO-5:** The development's Covenants, Codes, and Restrictions shall contain language restricting all landscape planting so that those plants identified by the California Invasive Plant Council (Cal-IPC) in Table 1 of the California Invasive Plant Inventory shall not be planted. In addition, only native plant species may be used for landscaping that are consistent with the regional plant communities found in the local region. A qualified biologist shall review all proposed planting lists and compare it to the most recent Cal-IPC list to ensure no invasive plants on the list are planted. The biologist shall also check the plants to insure consistency with local	**Implementation Responsibility:** Applicant shall include language prohibiting invasive species identified in Cal-IPC Invasive Plant Inventory. Applicant shall submit letter from qualified biologist confirming plant lists specified on landscaping plans do not contain species on most recent Cal-IPC inventory list and are	**Monitoring Responsibility:** City of Pacifica Planning Department.	Initials_____ Date_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
Potentially Significant **Significance of Impact After Mitigation:** Less-than-Significant	native ecosystems. The biologist shall inspect the plants at the time of installation to make sure that no substitutions have been made by the landscape contractor. (The most recent version of the California Invasive Plant Inventory can be found at http://www.cal-ipc.org/ip/inventory/pdf/Inventory2006.pdf). This measure shall apply to all landscaping within the project site, including landscaping of common areas and within each of the housing lots.	consistent with local native ecosystems. Biologist shall inspect landscaping after installation. Subsequent homeowners shall submit landscape plans to HOA for review. HOA shall provide written confirmation to City that homeowner landscape plans comply with this measure. **Timing:** City Planning Department shall review CC&Rs for compliance with measure prior to issuance of Grading Permit. Biologist letter of inspection shall be submitted to City Planning Department prior to issuance of Occupancy Permits. HOA documentation shall be submitted to City Planning Department prior to issuance of Building Permits.		
Impact: Construction of the proposed project would result in ground disturbance that could facilitate the spread of invasive plant species	**Measure BIO-6:** Invasive species shall be removed during project construction on a quarterly basis within the graded areas and on adjacent open space lands. Species to be removed include existing invasive species on site, such as French broom, fennel, pampas grass, and cotoneaster as well as any	**Implementation Responsibility:** Applicant shall include measures to control exotic species in Grading Plan specifications and in habitat Management Plan	**Monitoring Responsibility:** City of Pacifica Planning Department.	Initials_____ Date_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
within the designated open space areas on site, and result in increased erosion that would adversely impact plant and wildlife habitat. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less-than-Significant	others that establish as a result of project grading activities. In addition, to ensure longterm control of invasive species, this provision shall be included in the Management Plan required in Measure BIO-4.	established by the HOA. **Timing:** City Planning Department shall review Grading Plan and Management Plan for compliance prior to issuance of Building Permits.		
Impact: Special status bird species could use and potentially nest within the project site. Project construction could adversely impact the breeding of special status bird species resulting in violation of CDFG code and the Migratory Bird Treaty Act and a significant impact. **Significance of Impact Before Mitigation:** Potentially Significant	**Measure BIO-7:** If any trees or shrubs are proposed to be removed during the nesting season (February 15 to August 31), pre-construction surveys for nesting birds shall be conducted. This measure shall apply to all construction occurring on the project site, both the infrastructure improvements and construction within each of the housing lots. The surveys shall identify active nests and establish a disturbance buffer if nests are located. A minimum buffer of 50 feet is required by CDFG for songbird nests and a minimum of 250 feet for raptor nests. Construction activity within an established buffer area is prohibited until nesting is complete.	**Implementation Responsibility:** Applicant and subsequent homeowners shall submit pre-construction surveys to City Planning Department. **Timing:** City Planning Department shall review results of nesting bird survey and determine Grading Plan compliance with measure prior to issuance of Grading Permit.	**Monitoring Responsibility:** City of Pacifica Planning Department.	Initials_____ Date_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
Significance of Impact After Mitigation: Less-than-Significant				
Impact: Construction of the proposed project would result in the removal of four to six San Francisco dusky footed woodrat houses within the proposed roadway on the north side of the property, and potentially one more woodrat house from grading of building sites on the western portion of the property. Removal of coastal scrub habitat could adversely impact carnivores in violation of CDFG code if any are denning there. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact**	**Measure BIO-8:** The following mitigation plan shall be implemented: 1. Preconstruction surveys for woodrat houses. A preconstruction survey for woodrat houses shall be conducted within all areas proposed for disturbance, prior to any disturbance on site. These surveys shall include surveys for carnivore dens (such as bobcat) on site. If any carnivore dens are detected within the construction area, CDFG shall be contacted for guidance to avoid impacting any dens. 2. Preconstruction woodrat house dismantling and/or relocation. For all woodrat houses that will be impacted by construction impacts, the houses shall be dismantled and relocated to appropriate locations within the open space areas on the project site, and any woodrats captured and released into their relocated houses. House dismantling and/ or relocation shall be conducted only when necessary, during the non-breeding season (September to February), and under guidance from the CDFG. 3. Control of non-native species. The	**Implementation Responsibility:** A qualified biologist shall conduct a pre-construction survey documenting the number and location of woodrat houses impacted by project improvements. Biologist shall dismantle and relocate houses. Bioologist shall prepare a letter report to the City documenting the survey and relocation effort. **Timing:** City Planning Department shall review pre-construction survey report for project compliance with this measure prior to issuance of Grading Permits.	**Monitoring Responsibility:** City of Pacifica Planning Department.	Initials_____ Date_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
After Mitigation: Less-than-Significant	management of the onsite common open space area (Lot A) per Measure BIO-4, shall include control of non-native invasive weeds to maintain the native plant species that provide important cover and food resources for the San Francisco dusky-footed woodrat, prohibit the use of rodenticides within the open space area unless approved by CDFG and the control of feral cats and limitations on domestic cat ownership.			
Impact: While suitable aquatic habitat for California red-legged frog (CRLF) and San Francisco garter snake (SFGS) is not present with the project site, there remains an extremely low chance that CRLF and/or SFGS could disperse through the project site from the eastern border. Project construction has a low potential to impact dispersing CRLF and SFGS, however if take of either of these species occurred, it would be significant. **Significance of Impact Before Mitigation:**	**Measure BIO-9:** A qualified biologist shall be retained by the applicant to oversee construction and ensure that take of the San Francisco garter snake or California red-legged frog does not occur during construction. The following procedures shall apply: Prior to any grading or vegetation removal, a biologist shall conduct a preconstruction survey for San Francisco garter snake and California red-legged frog. During construction, a trained biologist or a trained on-site monitor (such as the construction foreman) shall check the site in the morning and in the evening for the presence of California red-legged frog and San Francisco garter snake. This includes checking holes, under vehicles and under boards left on the ground. If any CRLF or SFGS are found, construction shall be halted until they disperse naturally, and the monitor shall immediately notify the biologist in charge and the USFWS. Construction shall not proceed until adequate measures are taken to prevent dispersal of any individuals into the construction zone, as directed by the USFWS. Subsequent recommendations made by	**Implementation Responsibility:** Applicant shall include these measures on the grading plan specifications. Monitoring biologist shall submit a letter report to City Planning Department documenting the monitoring activity and results. **Timing:** City Planning Department shall review monitoring report for project compliance prior to issuance of Building Permits.	**Monitoring Responsibility:** City of Pacifica Planning Department.	Initials_____ Date_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
Potentially Significant **Significance of Impact After Mitigation:** Less-than-Significant	the USFWS shall be followed. The monitor shall not handle or otherwise harass the animal. The biologist in charge shall train the on-site monitor in the identification of CRLF and SFGS. The biologist in charge shall visit the site at least once a week during construction and confer with the trained on-site monitor. Construction workers shall be informed of the potential presence of California red-legged frog and San Francisco garter snake, that these species are to be avoided, that the foreman must be notified if they are seen, and that construction shall be halted until authorization to proceed is obtained from the USFWS. Construction workers shall be informed that harassment of these species is a violation of federal law. During construction, all holes shall be covered at night to prevent CRLF and/or SFGS from becoming trapped in holes on the construction site.			
Impact: Construction of the proposed project could impact the federally endangered Mission blue butterfly. Mission blue butterfly adults have not been observed on site during field surveys however eggs were found on the host plants. The site plan for Lot 11 has	**Measure BIO-10:** Project development shall avoid Mission blue butterfly host plant *Lupinus formosus* and provide a minimum 50-foot setback from areas containing the host plant. Any parcel containing Mission blue butterfly host plants shall be subject to a CC&R provision that requires the owner to obtain permission from the US Fish and Wildlife Service to undertake any activities that result directly or indirectly in the removal of Mission blue butterfly host plants. The owners of lots containing Mission blue host plant shall also coordinate with the Homeowner's Association in the implementation of	**Implementation Responsibility:** Applicant and subsequent homeowners shall include location of *Lupinus formosus* on site plans for individual lots. Grading Plans for lots containing *Lupinus formosus* shall specify 50' buffer zones around plants with protective fencing.	**Monitoring Responsibility:** City of Pacifica Planning Department.	Initials_____ Date_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
been redesigned to avoid the Mission blue host plant Lupinus formosus. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less-than-Significant	the open space management plan required in Measure BIO-4.	A qualified biologist shall monitor during site grading activity to ensure adequate placement of fencing and that no damage occurs to plants. Biologist shall submit monitoring report to City Planning Department documenting monitoring activity and results. **Timing:** City Planning Department shall review monitoring report for compliance with measure prior to issuance of Building Permits.		
Impact: The project is subject to applicable state and federal laws governing endangered species. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less-than-Significant	**Measure BIO-11:** The applicant shall obtain all necessary permits from California Department of Fish and Game and U.S. Fish and Wildlife Service as required by federal and State law to avoid, minimize, or offset impacts to any species listed under either the State or federal Endangered Species Acts or protected under any other State or federal law. Evidence that the applicant has secured any required authorization from these agencies shall be submitted to the City of Pacifica Planning Department prior to issuance of any grading or building permits for the project.	**Implementation Responsibility:** Applicant shall submit evidence of project compliance with State and federal Endangered Species Act to City Planning Department. **Timing:** City Planning Department and Building Division shall review documentation for compliance prior to issuance of Grading Permits.	**Monitoring Responsibility:** City of Pacifica Planning Department and Building Division.	Initials_____ Date_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
GEOLOGY				
Impact: Strong groundshaking associated with a major earthquake in the region could impact the project development by causing damage or collapse of buildings or endanger the health and welfare of persons. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less-than-Significant	**Measure GEO-1**: The new residential construction and any other site improvements shall comply with the provisions of Title 24 of the California Administrative Code, and the most recent edition of the Uniform Building Code, Seismic Zone 4 standards, or local seismic requirements, whichever is most stringent. All recommendations included in the June 19, 2006 EIC preliminary soil investigation report shall be met, including: 1) City review of all plans and specifications and observation by the project geotechnical engineer of foundation excavations to ensure compliance with the recommendations in the project geotechnical report; and 2) Observation and testing of engineered fill, finish subgrade and aggregate base for new pavements by the project geotechnical engineer.	**Implementation Responsibility:** Applicant and subsequent lot owners shall submit detailed construction plans incorporating recommendations of EIC soil investigation report (dated June 19, 2006). Project Geotechnical Consultant shall inspect foundation excavations and engineered fill and submit observations to City Engineer for review. **Timing:** City Building Official, City Engineer and City Geotechnical Consultant shall review site plans and specifications for each lot for compliance with EIC report recommendations. City shall confirm compliance with soil recommendations prior to issuance of Grading Permits. City Engineer shall review observation letter from Project	**Monitoring Responsibility:** City of Pacifica Building Division of Planning Department.	Initials_____ Date_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
		Geotechnical Consultant prior to issuance of Building Permits.		
Impact: Surficial landslides affecting the Roberts Road cut slope will continue to degrade the cut slope and produce sediment onto the traveled roadway. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less-than-Significant	**Measure GEO-2:** A detailed remediation plan that addresses the surficial landsliding affecting the Roberts Road cut slope shall be prepared by a qualified engineering geologist. The remediation plan shall identify any grading and drainage improvements necessary to, prevent future landsliding. The remedial grading improvements shall be implemented by the applicant.	**Implementation Responsibility:** Applicant shall submit a landslide remediation plan to City Engineer. **Timing:** City Building Division, City Engineer, and City Geotechnical Consultant shall review and approve landslide remediation plan. City Engineer shall review Final Grading Plan for compliance with landslide remediation plan prior to issuance of Grading Permits.	**Monitoring Responsibility:** City of Pacifica Building Division of Planning Department.	Initials_____ Date_____
Impact: The potential for erosion of the clayey sand surface soils on the project site is moderate to high. Erodible soils at the site present potentially significant impacts. **Significance of Impact Before Mitigation:** Potentially Significant	**Measure GEO-3:** The impacts from erosion can be mitigated by incorporating appropriate grading and drainage measures into the project design. A final grading plan and drainage plan shall be prepared for the project. These plans shall provide for positive drainage on building pads and removal of water from foundation areas into area drains and closed pipe systems which carries runoff to a suitable drainage facility located below the erodible colluvial deposits which exist downhill of the ridgeline. Slopes shall be graded so that water is directed away from the slope face. Permanent slopes shall be protected from erosion through the use of erosion-	**Implementation Responsibility:** Applicant shall incorporate these measures into the Final Grading and Drainage Plan. **Timing:** City Building Division shall review Final Grading and Drainage Plan for compliance with these measures prior to issuance of Grading Permit.	**Monitoring Responsibility:** City of Pacifica Building Division of Planning Department.	Initials_____ Date_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
Significance of Impact After Mitigation: Less-than-Significant	resistant vegetation and jute netting. Erosion control seed mixes used on site shall utilize native grasses and forbes appropriate for the site to replace and improve existing habitat values of grasslands disturbed on the site. Temporary erosion control measures such as positive gradients away from slopes, straw bales, silt fences and swales shall be used during construction.			
Impact: Although considered unlikely by the EIC report (June 2006), deep erosion and landsliding on the southern slopes could impact Lots 9 and 10. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less-than-Significant	**Measure GEO-4:** Although the house sites appear to be sufficiently far from the deep erosion gullies and landsliding on the southern slopes and existing data indicates that the house sites are on shallow bedrock, design-level geotechnical investigations for Lots 9 and 10 shall be conducted to determine whether surface or subsurface drainage improvements are necessary to prevent accelerating erosion trends in these gully areas and to mitigate encroachment into the building sites. Any necessary improvements shall be implemented by applicant or future owners of Lots 9 and 10.	**Implementation Responsibility:** Applicant or subsequent lot owners shall submit design-level geotechnical investigation for Lots 9 and 10. Recommendations of investigation shall be incorporated into project site plans. **Timing:** Building Official, City Engineer, and City Geotechnical Consultant shall review geotechnical investigation for Lots 9 and 10. City Engineer shall review site plans to determine compliance with recommendations of geotechnical report prior to issuance of Grading Permits.	**Monitoring Responsibility:** City of Pacifica Building Division of Planning Department.	Initials_____ Date_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
Impact: The near surface clay soils and bedrock have a moderate plasticity as discussed in the EIC report. Expansive soils can detrimentally affect building foundations, slabs, pavements, retaining walls and other site improvements. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less-than-Significant	**Measure GEO-5:** The EIC report provides recommended measures for mitigating the effects of expansive soils on the project improvements. These protective measures include: 1) mixing on-site soils to a plasticity index of 15 or less; 2) moisture conditioning of fill materials to three percent over optimum; and 3) overexcavation of slab subgrade areas. The following additional measures shall also be taken to minimize the effects of expansive soils: a) providing a layer of non-expansive granular materials beneath slabs-on-grade as a cushion against building slab movement; b) the use of aggregate base under exterior flatwork; and c) control of irrigation adjacent to the new buildings.	**Implementation Responsibility:** City shall include these measures on the building permits. **Timing:** The City Building Division shall review plans for compliance prior to issuance of Building and Grading Permits.	**Monitoring Responsibility:** City of Pacifica Building Division of Planning Department.	Initials_____ Date_____
HYDROLOGY				
Impact: The proposed project could result in water quality impacts to the city's storm drain line and Calera Creek as a result of increased siltation of surface water runoff from construction grading	**Measure HYD-1:** The applicant shall apply to the RWQCB to obtain coverage under the State General Construction Activity NPDES Permit. The applicant shall comply with all provisions and conditions of the general permit and prepare a Storm Water Pollution Prevention Plan (SWPPP). Project construction shall conform to the requirements of the general permit and the SWPPP. Construction BMPs that will be used to reduce or avoid impacts shall	**Implementation Responsibility:** Applicant to prepare Notice of Intent (NOI), Storm Water Pollution Prevention Program (SWPPP) and Storm Management Program (SMP) per the San Francisco Regional Water Quality Control Board	**Monitoring Responsibility:** City of Pacifica Planning Department and Building Division	Initials_____ Date_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
activities. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less-than-Significant	include: • Keeping materials out of the rain by covering exposed piles of soil or construction materials with plastic sheeting; sweeping paved surfaces that drain to creeks or wetlands; using dry cleanup methods whenever possible, and if water must be used, use jus enough to keep the dust down; • Use of hay bales or other mechanical barriers to trap sediment on the project site and prevent discharge into storm water drainage; • Scheduling construction activities for periods of dry weather; and • Restricting fueling of construction vehicles to approved staging areas.	guidelines as listed in the websites (also see http://www.swrcb.ca.gov/stormwtr/construction.html SWPPP shall be submitted to City Engineering Division. **Timing:** City Engineer, City Building Division, and City Planning Department shall review prior to issuance of Grading Permit.		
Impact: Up to six acres of the project site would be developed with building envelopes and roads. Site development will introduce impervious surfaces to the property and increase the amount of stormwater runoff generated on site. Detention basins constructed for the	**Measure HYD-2:** The Project shall implement the site design, source control, and stormwater treatment measures detailed in the Stormwater Control Plan, included as Appendix B. The project applicant shall also enter an Operations and Maintenance (O&M) agreement with the City, as required by the County-wide NPDES permit. This O&M agreement shall run with the land.	**Implementation Responsibility:** Applicant shall submit engineered drawings of detention basins and a signed Operations and Maintenance agreement with the City of Pacifica to the City Building Division. **Timing:** City Engineer, City Building Division, and City Planning Department shall review	**Monitoring Responsibility:** City of Pacifica Planning Department and Building Division.	Initials_____ Date_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
project have adequate capacity to handle the increased runoff and would require routine maintenance. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact After Mitigation:** Less-than-Significant		stormwater plan and engineering drawings prior to issuance of Grading Permit. City Planning Department and Building Division shall review operation and maintenance agreement prior to issuance of Grading Permit.		
TRAFFIC				
Impact: The project access road intersects Roberts Road on the inside of a curve where there are inadequate sight line distances for vehicles exiting the project street onto Roberts Road. The limited visibility creates unsafe an unsafe traffic condition. **Significance of Impact Before Mitigation:** Potentially Significant **Significance of Impact**	**Measure TRF-1:** Project slopes at the intersection of the new access road and Roberts Road shall be trimmed back to establish the minimum safe sight line distance of 200 feet. The site distance at the driveway shall be increased as much as feasible beyond the minimum requirement to provide additional safety at the intersection. Landscaping placed in these areas shall be restricted in height to prevent reduction of the sight line.	**Implementation Responsibility:** Applicant shall submit documentation demonstrating adequate sight line distances and necessary treatment of sight corners to City Engineer. **Timing:** City Engineer shall review documentation for compliance prior to issuance of Grading Permit.	**Monitoring Responsibility:** City of Pacifica Building Division of Planning Department.	Initials_____ Date_____

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
After Mitigation: Less-than-Significant				