

RESOLUTION NO. 986

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PACIFICA RECOMMENDING THAT THE CITY COUNCIL ENACT AN ORDINANCE APPROVING GENERAL PLAN AMENDMENT GPA-93-16 TO APPLY THE LOW DENSITY RESIDENTIAL LAND USE DESIGNATION AND REZONING RZ-195-16 TO CHANGE THE ZONING CLASSIFICATION TO R-1 (SINGLE FAMILY RESIDENTIAL), APPROVING TENTATIVE SUBDIVISION MAP SUB-234-16, SUBJECT TO CONDITIONS, INCLUDING A PRIVATE STREET AND, AUTHORIZING REMOVAL OF HERITAGE TREES, SUBJECT TO CONDITIONS, IN RELATION TO A SEVEN-LOT SUBDIVISION AT THE WESTERLY TERMINUS OF SAN PEDRO TERRACE ROAD (APN 023-075-050); AND ADOPTING THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Initiated by: Mike O'Connell, P.E. ("Applicant").

WHEREAS, an application has been submitted to amend the General Plan land use designation from High Density Residential to Low Density Residential, to change the zoning classification from the C-3 (Service Commercial) zoning district to the R-1 (Single Family Residential) zoning district, to subdivide a 2.42-acre lot into six residential lots ranging in size from 9,379 to 34,145 square feet (sf) for future single-family residential development and one lot measuring 15,742 sf for a private street, and, to authorize the removal and replacement of heritage trees ("Project"), at the Project site located at the western terminus of San Pedro Terrace Road, Pacifica (APN 023-075-050) in the West Linda Mar neighborhood; and

WHEREAS, the Project would require City Council enactment of a General Plan amendment and rezoning; and

WHEREAS, Article 3 of Chapter 4 of Title 9 of the City of Pacifica Municipal Code sets forth the designations, locations, and boundaries of the zoning districts established which zoning districts are delineated upon the Zoning Map of the City of Pacifica, California, as amended; and

WHEREAS, Article 3 of Chapter 4 of Title 9 of the City of Pacifica Municipal Code specifies that for convenience, the Zoning Map may be divided into section maps, and each such section map may be separately referred to or amended for the purposes of amending the Zoning Map; and

WHEREAS, the Project would subdivide the 2.42 acre parcel into seven lots which include six lots for future residential development and one lot for a private street; and

WHEREAS, the Project would require Planning Commission approval of a tentative subdivision map in accordance with PMC Section sections 10-1.407; and

WHEREAS, the proposed Project would require City Council issuance of 6 residential development allocations per PMC Section 9-5.03 prior to issuance of a building permit; and

WHEREAS, the Project would require Planning Commission authorization to remove two heritage trees pursuant to PMC Section 4-12.07; and

WHEREAS, City of Pacifica is the Lead Agency for preparing the environmental review for the Project pursuant to the California Environmental Quality Act (CEQA) ; and

WHEREAS, M-Group, on behalf of the City of Pacifica published a Notice of Determination to Adopt a Mitigated Negative Declaration posted at the application site on August 21, 2017, and published in the Pacifica Tribune for the Project, which was distributed in compliance with CEQA Guidelines Section 15072; and

WHEREAS, the San Pedro Terrace Subdivision, General Plan Land Use Designation and Zoning Map Amendments Initial Study, State Clearinghouse No. 2017082062 was made available to the public for review on August 21, 2017, with the 30-day comment period ending September 19, 2017; and

WHEREAS, on September 29, 2017, a 10 day extension to the 30-day public comment period for the Draft IS/MND ended; and

WHEREAS, on August 21, 2017, the City of Pacifica Planning Division distributed copies of the Draft Initial Study/Mitigated Negative Declaration (IS/MND) to public agencies which have jurisdiction by law with respect to the Project and to publically accessible repositories and invited comments on the Draft IS/MND in compliance with CEQA Guidelines Sections 15085, 15087, and 15105 and Public Resources Code Sections 21091 and 21092; and

WHEREAS, written comments on the Draft IS/MND were collected and responses to comments were considered in the revisions made to the Draft IS/MND to comprise the Final IS/MND; and

WHEREAS, the IS/MND identified certain potentially significant environmental impacts and recommends certain mitigation measures regarding such effects; and

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on November 20, 2017, and January 16, 2018, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference; and

WHEREAS, the Planning Commission has read and considered the Initial Study/Mitigated Negative Declaration in making its recommendation to the City Council to adopt the Mitigated Negative Declaration.

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.
3. An Initial Study/Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program have been prepared, circulated for public review, and adopted pursuant to the requirements of the California Environmental Quality Act ("CEQA").

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby recommend City Council enactment of the proposed ordinance in Exhibit A to change the land use designation in the Land Use Element of the General Plan for the Project site to Low Density Residential (LDR). The Planning Commission relied on the following findings when determining that on balance the change in designation would be consistent with the General Plan and its policies that are intended to:

- a. Provide safe and consistent access for the development (Circulation Element #4);
- b. Promote orderly growth in land uses and circulation (Circulation Element #15);
- c. Prohibit development in hazardous areas (Safety and Seismic Safety #1);
- d. Establish and enforce noise emission standards for Pacifica which are consistent with the residential character of the City and environmental, health, and safety needs of the residents (Noise Element #2);
- e. Place the priority on residential infilling (Housing Element #4);
- f. New development shall be compatible with existing development and shall have safe access (Housing Element #5); and
- g. Year-round creeks and their riparian habitat shall be protected (Conservation Element #5);
- h. Preserve the unique qualities of the City's neighborhoods (Community Design Element #1); and
- i. Land use and development shall protect and enhance the individual character of each neighborhood (Land Use Element #8).

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby recommend City Council enactment of an ordinance to change the land use designation in the Land Use Element of the General Plan for the Project site to Low Density Residential (LDR) as shown in Attachment 1 of Exhibit A because the Project would result in lower development densities as a result of changing the land use designation of the site to Low Density Residential; because development densities would be further reduced to the lower end of the Low Density Residential density range by application of the Net Developable Area methodology; because flood channel improvements along San Pedro Creek have reduced flood risks across most of the site; and, because the Project would incorporate permanent development restrictions in areas proximate to San Pedro Creek to protect sensitive habitat areas. For these

reasons, the proposed General Plan Amendment GPA-93-16 would be consistent with the General Plan and would protect public health, safety, and welfare.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby recommend City Council enactment of an ordinance to reclassify the Project site to the R-1 (Single Family Residential) zoning district, as shown in Attachment 2 of Exhibit A, because it would resolve an inconsistency in the existing zoning to achieve consistency with the General Plan land use designation for the site; because it would achieve development of land uses compatible with existing uses surrounding the site including single-family residences and a rehabilitation facility; because it would result in development consistent with the existing surrounding single-family development in the area; and, because the elimination of potential significant noise and odor impacts from industrial development at the site would better protect sensitive habitat areas along San Pedro Creek; therefore, the proposed Rezoning RZ-195-16 would be consistent with the General Plan and would best protect public health, safety, and welfare.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby approve Subdivision SUB-234-16 subject to the conditions of approval in Exhibit B because the subdivision proposed in the tentative subdivision map would result in lots which are consistent with R-1 zoning standards; because the subdivision would provide for adequate utilities, circulation, and emergency vehicle access; and, because the subdivision would include measures to protect future development from hazards as well as protect sensitive creek habitat areas; and, because the Applicant has met the requirements of PMC sections 10-1.402 and 10-1.403; therefore, the proposed Subdivision SUB-234-16 would be consistent with the General Plan and zoning regulations, and would preserve public health, safety, and welfare.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby authorize removal of two heritage trees.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Pacifica does hereby certify that the IS/MND has been prepared in accordance with CEQA, has been circulated via the State Clearinghouse (SCH #2017082062) for review and comment by relevant agencies, has provided for and considered public comment, has been presented to and reviewed by this Planning Commission prior to the Commission's decision on the Project, and reflects the City of Pacifica's independent judgement and analysis. Therefore, the Planning Commission does hereby adopt the IS/MND and Mitigation Monitoring and Reporting Program (MMRP) included as Exhibit C as the valid environmental review for this Project.

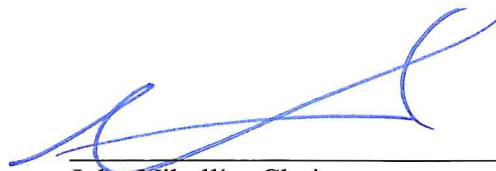
Passed and adopted at a regular meeting of the Planning Commission of the City of Pacifica, California, held on the 16th day of January 2018.

AYES, Commissioners: CLIFFORD, COOPER, GORDON, KRASKE, NIBBELIN

NOES, Commissioners: STEGINK

ABSENT, Commissioners: CAMPBELL

ABSTAIN, Commissioners: N/A



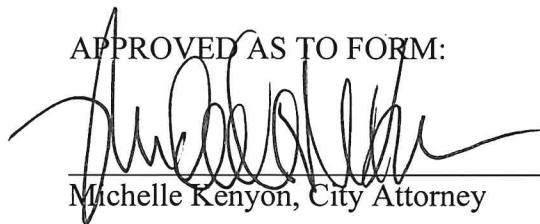
John Nibellin, Chair

ATTEST:



Tina Wehrmeister, Planning Director

APPROVED AS TO FORM:



Michelle Kenyon, City Attorney

Exhibit A

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PACIFICA APPROVING GENERAL PLAN AMENDMENT GPA-93-16 TO APPLY THE LOW DENSITY RESIDENTIAL LAND USE DESIGNATION AND REZONING RZ-195-16 TO CHANGE THE ZONING CLASSIFICATION TO R-1 (SINGLE FAMILY RESIDENTIAL), FOR A 2.42-ACRE VACANT PARCEL LOCATED ADJACENT TO SAN PEDRO CREEK AT THE WESTERLY TERMINUS OF SAN PEDRO TERRACE ROAD (APN 023-075-050); AND ADOPTING THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

WHEREAS, an application has been submitted to amend the General Plan land use designation to change the General Plan Land Use Designation from High Density Residential to Low Density Residential, to change the zoning classification from the C-3 (Service Commercial) zoning district to the R-1 (Single Family Residential) zoning district, to subdivide a 2.42-acre lot into six residential lots ranging in size from 9,379 to 34,145 square feet (sf) for future single-family residential development, 15,742 sf private street, and, to authorize the removal and replacement of heritage trees, at the Project site located at the western terminus of San Pedro Terrace Road, Pacifica (APN 023-075-050) in the West Linda Mar neighborhood;

WHEREAS, the Planning Commission held a duly noticed public hearing on the proposed Project on November 20, 2017, and January 16, 2018, and adopted Resolution No. ### recommending City Council approval of GPA-93-16 and Rezoning RZ-195-16 on and January 16, 2018; and

WHEREAS, the City Council of the City of Pacifica held a duly noticed public hearing on [DATE], and introduced the Ordinance.

NOW, THEREFORE, the City Council of the City of Pacifica does ordain as follows:

Section 1. Recitals. The City Council of the City of Pacifica does hereby find that the above referenced recitals are true and correct and material to the adoption of this Ordinance.

Section 2. Findings. Specific findings of fact for approval of the General Plan Amendment and Rezoning are contained in the Planning Commission Resolution No. ### on January 16, 2018, including without limitation findings related to the consistency of the residential development with the General Plan, and the City Council concurs with said findings and incorporates the findings herein by reference.

Section 3. Amendment. The West Linda Mar Land Use Map of the General Plan of the City of Pacifica, as described in the Land Use Element: Description by Neighborhood of the Pacifica General Plan, is hereby amended as depicted in Attachment A-1 to this Ordinance. The specific area affected by this reclassification is more particularly described in the legal description included as Attachment A-3 to this Ordinance.

Section 4. Reclassification. Section Map 32 of the Zoning Map of the City of Pacifica, as described in Section 9-4.302 of the Pacifica Municipal Code, is hereby amended as depicted in Attachment A-2 to this Ordinance. The specific area affected by this reclassification is more particularly described in the legal description included as Attachment A-3 to this Ordinance.

Section 5. Compliance with CEQA. The City Council hereby finds that the action to adopt this Ordinance was analyzed in the San Pedro Terrace Subdivision General Plan Land Use Designation and Zoning Map Amendments Final Mitigated Negative Declaration Report, State Clearinghouse No. 2017082062. The City Council does hereby certify that the IS/MND has been prepared in accordance with CEQA, has been circulated via the State Clearinghouse (SCH #2017082062) for review and comment by relevant agencies, has provided for and considered public comment, has been presented to and reviewed by this City Council prior to the Council's decision on the Ordinance, and reflects the City of Pacifica's independent judgement and analysis. Therefore, the City Council does hereby adopt the IS/MND and Mitigation Monitoring and Reporting Program (MMRP) Attachment A-4 to this Ordinance

Section 6. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it should have adopted the Ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

Section 7. Publication. The City Clerk is hereby ordered and directed to certify to the passage of this Ordinance by the City Council of the City of Pacifica, California, and cause the same to be published once in The Pacifica Tribune, a newspaper of general circulation, published and circulated in the City of Pacifica, California.

PASSED AND ADOPTED this _____ day of _____, 2018, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

John Keener, Mayor

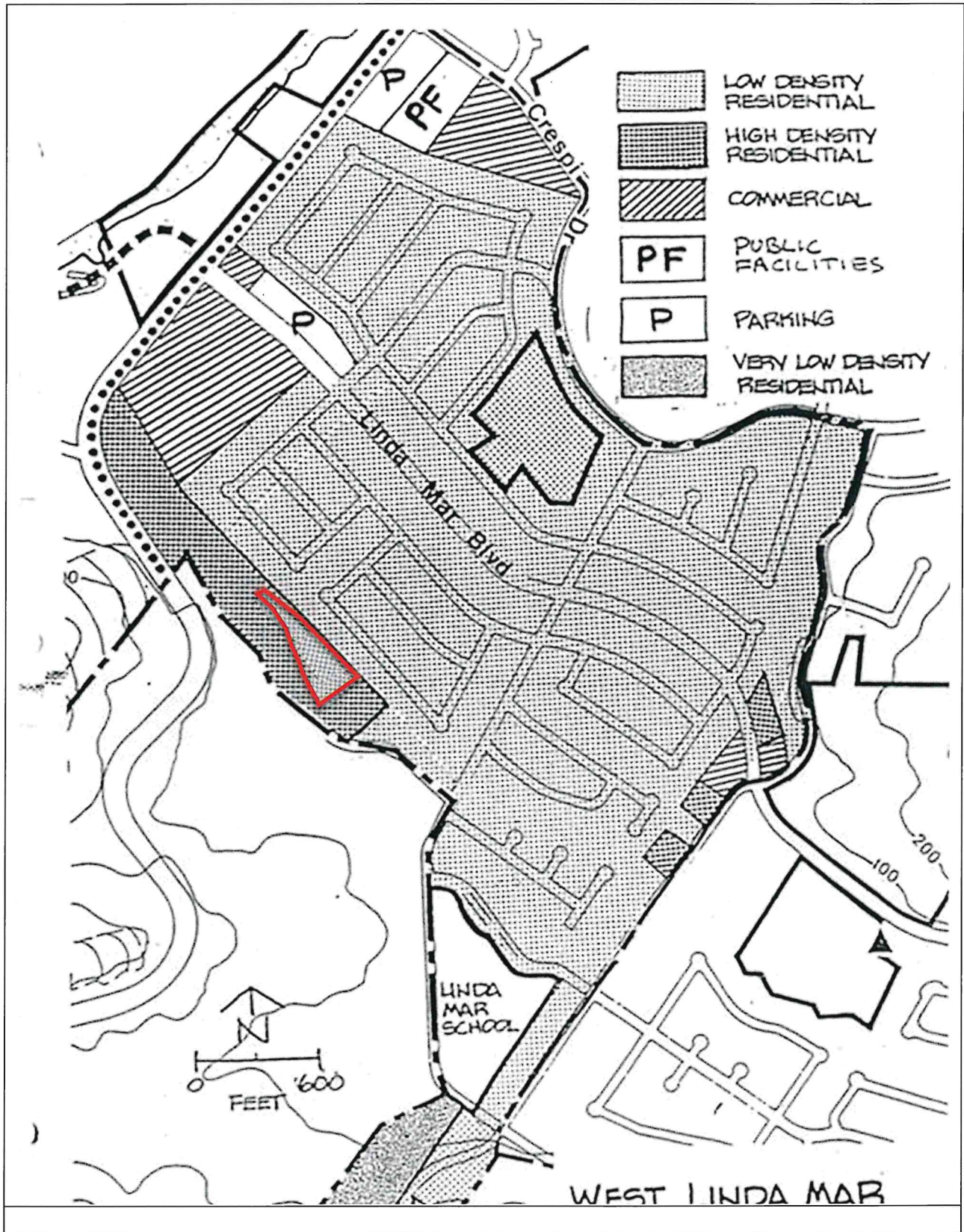
ATTEST:

APPROVED AS TO FORM:

Kathy O'Connell, City Clerk

Michelle Kenyon, City Attorney

ATTACHMENT A-1



ATTACHMENT A-3

LEGAL DESCRIPTION:

Real property in the City of Pacifica, County of San Mateo, State of California, Described as follows:

LOT 3 AS DESIGNATED ON THE MAP ENTITLED "MARGIN PARK SUBDIVISION, UNIT NO.1, PACIFICA, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON NOVEMBER 30, 1962, IN BOOK 57 OF MAPS AT PAGE 19.

EXCEPTING THEREFROM, THAT PORTION OF SAID LOT 3 AS CONTAINED IN THE DEED EXECUTED BY VICTOR MARGRIN AND JENNIE MAGRIN, HIS WIFE, RECORDED APRIL 1, 1970, BOOK 5764, PAGE 669, OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF THE PROPERTY VACATED AND CLOSED TO THE PUBLIC BY RESOLUTION NO. 64-2006, BY THE CITY COUNCIL OF THE CITY OF PACIFICA RECORDED ON OCTOBER 13, 2006 AS INSTRUMENT NO. 2006154854 OF OFFICIAL RECORDS.

APN: 023-075-050, JPN: 023-077-075-05A

Exhibit B

Conditions of Approval: Subdivision SUB-234-16 for a tentative subdivision map to subdivide one 2.42 acre parcel into seven lots at the westerly terminus of San Pedro Terrace Road (APN 023-075-050)

Planning Commission Meeting of January 16, 2018

Planning Division of the Planning Department

1. The subdivision shall be substantially in accord with the plans entitled "Tentative Map, San Pedro Terrace, City of Pacifica, San Mateo County, California," dated December 15, 2017, December 26, 2017, and stamped received by the City of Pacifica on December 26, 2017, except as modified by the following conditions.
2. Prior to final map approval, the City Council of the City of Pacifica must enact an ordinance adopting General Plan Amendment GPA-93-16 and Rezoning RZ-195-16.
3. Prior to the issuance of a building permit for any dwelling unit on any lot or lots in the subdivision, Applicant must receive City Council approval of one residential development allocation for each dwelling unit to be constructed in accordance with the PMC Section 9-5.03.
4. The Applicant shall incorporate all mitigation measures, as detailed in the San Pedro Terrace Subdivision General Plan Land Use Designation and Zoning Map Amendments Final Mitigated Negative Declaration Report (August 2017).
5. Prior to the issuance of a building permit for any structure on any lot or lots in the subdivision, Applicant shall submit a detailed on-site exterior lighting plan for review and approval by the Planning Director. Said plan shall indicate fixture design, illumination, location, height, and method of shielding so as not to adversely affect adjacent properties or the sensitive San Pedro Creek habitat. Buffering techniques to reduce light and glare impacts to residences and the Creek shall be required. Building lighting shall be architecturally integrated with the building styles, materials and colors and shall be designed to minimize glare. Show fixture locations, where applicable, on all building elevations.
6. Prior to the issuance of a building permit for any structure on any lot or lots in the subdivision, Applicant shall submit a final landscape plan for approval by the Planning Director. The landscape plan shall show each type, size, and location of plant material, as well as the irrigation system. Landscaping materials included on the plan shall be coastal compatible, drought tolerant and shall be predominantly native. All landscaping shall be completed consistent with the final landscape plans prior to occupancy. In addition, the landscaping shall be maintained as shown on the landscape plan and shall be designed to incorporate efficient irrigation to reduce runoff, promote surface filtration, and minimize the use of fertilizers, herbicides, and pesticides. Landscaping on the site shall be adequately maintained in a healthful condition and replaced when necessary as determined by the Planning Director.

7. All transformers, HVAC units, backflow prevention 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 of combination of walls or fencing, berming, painting, and/or landscaping, to the satisfaction of the Planning Director.
8. That the tentative map is valid for a period of two years from the date of final determination. If a final map is not recorded within this time, the tentative map approval shall expire unless Applicant submits a written request for an extension, stating the reasons for requesting the extension, and applicable fee to the Planning Director at least 30 days prior to the expiration date as provided in Pacifica Municipal Code Section 10-1.412. The Planning Director shall process an extension request in accordance with Section 10-1.412 and submit it for consideration by the Planning Commission. The Planning Commission may grant an extension request for a period not exceeding three years beyond the expiration date of the original tentative map approval.
9. All outstanding and applicable fees associated with the processing of this Project, including but not limited to park fees and transportation impact fees, shall be paid prior to final map approval.
10. 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, but excluding any approvals governed by California Government Code Section 66474.9. 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.
11. Each lot shall have an independent driveway providing access between the private street and off-street parking facilities including but not limited to garages.
12. Applicant shall comply with all mitigation measures incorporated into the Mitigation Monitoring and Reporting Program adopted as part of the Initial Study and Mitigated Negative Declaration prepared for the project and included as Exhibit A to this Resolution.

Building Division of the Planning Department

13. Future construction and grading, including grading not associated with building construction, on the lots subject to this subdivision shall require review and approval of a building permit and/or grading permit by the Building Official. Applicant shall apply for and receive approval of a building permit and/or grading permit prior to commencing any construction or grading activity.

Engineering Division of Public Works Department

14. All recorded survey points, monuments, railroad spikes, pins, cross cuts on top of sidewalks and tags on top of culvert headwalls or end walls whether within private property or public right-of-way shall be protected and preserved. If survey point/s 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 the sooner of 180 days from notification by the City Engineer or occupancy of the first unit.
15. Applicant must dedicate a Public Service Easement (PSE) for all utilities except sanitary sewer and storm drain that lie outside the public right-of-way.
16. Applicant must dedicate a Private Storm Drainage Easement (PSDE) for the proposed storm drain system. This system shall be privately maintained and must be designed per 100-yr storm, Section C.3 of the Municipal Regional Permit and to the satisfaction of the Director of Public Works or the City Engineer.
17. The Applicant shall make an offer of easements and/or other dedications, including but not limited to those for Emergency Vehicle Access and Public Use Access, prior to final map approval.

Applicant shall also submit for review and approval by the City Engineer, Planning Director, and Fire Chief, a proposed name and alternate name for the street serving the development, prior to final map approval. The street is currently labeled only as "Street A."

18. Applicant must dedicate a Private Sanitary Sewer Easement (PSSE) for the proposed sanitary sewer system. This system shall be privately maintained.
19. Existing curb, sidewalk or other street improvements adjacent to the property frontage that are damaged or displaced shall be repaired or replaced as determined by the City Engineer even if damage or displacement occurred prior to any work performed for this Project.
20. New driveway approach ramp shall be per City Standards. Applicant may relocate at their own expense the existing facilities at the trail head, including bollards, trash enclosure and bench, west to better facilitate the driveway connection to San Pedro Terrace Road. Placement and construction of any such relocation shall be subject to review and approval by the City Engineer.
21. The existing street pavement shall be cold-planed (ground) to a depth of 2" across the entire frontage of the property and out to the centerline of San Pedro Terrace Road, or to the extent of the longest utility trench if beyond the centerline or property frontage, and an overlay of Caltrans specification ½" Type 'A' hot mix asphalt concrete shall be placed. If, in the opinion of the City Engineer, damage to the pavement during construction is more extensive, a larger area may have to be ground & overlaid.

22. All utilities shall be installed underground from the nearest joint pole or box. Joint trench shall connect to the nearest joint pole on same side of San Pedro Terrace Road.
23. The applicant shall submit a final map to the Engineering Division for approval by the City Engineer. All required monumentation shall be shown on the map and set prior to recordation of the map.
24. Applicant shall enter into a Subdivision Improvement Agreement with the City of Pacifica (subject to the approval of the City Attorney and City Engineer) to construct all on-site and off-site improvements, as depicted on the approved Tentative Map and any conditions and mitigations imposed on this Project, prior to approval of the final map. Should the applicant desire to obtain final map prior to completion and acceptance of improvements, any necessary bonds and fees in an amount determined by the City Engineer must be provided. The bond maybe in the form of cash, instrument of credit or surety bond.
25. Prior to the execution of the Subdivision Improvement Agreement, applicant shall submit to Engineering Division the construction plans and necessary reports and engineering calculations for all on-site and off-site improvements to the satisfaction of the City Engineer. Such plans and reports shall include but are not limited to:
 - A. All plans and reports must be signed and stamped by a California licensed professional.
 - B. Design Geotechnical Report analyzing the proposed on-site and off-site improvements.
 - C. All site improvements including utilities and connections to existing mains must be designed according to the City Standards and to the satisfaction of the City Engineer
26. Applicant shall submit to Engineering Division the construction plans and necessary reports and engineering calculations for all on-site and off-site improvements to the satisfaction of the City Engineer. Such plans and reports shall include but are not limited to:
 - A. All plans and reports must be signed and stamped by a California licensed professional.
 - B. All site improvements including utilities and connections to existing mains must be designed according to the City Standards and to the satisfaction of the City Engineer.
 - C. An accurate survey plan, showing:
 - i. survey marks and identifying the reference marks or monuments used to establish the property lines;
 - ii. property lines labeled with bearings and distances;
 - iii. edge of public right-of-way
 - iv. any easements

D. A site plan, showing:

- i. the whole width of right-of-way of San Pedro Terrace Road, including existing and proposed improvements such as, but not limited to, pavement overlay, under-sidewalk drain, driveway approach, sidewalk, curb & gutter, existing underground utilities and trenches for proposed connections, boxes for underground utility connections and meters, existing power poles and any ground-mounted equipment, street monuments, any street markings and signage;
- ii. the slope of San Pedro Terrace Road at the centerline;
- iii. adjacent driveways within 25' of the property lines;
- iv. any existing fences, and any structures on adjacent properties within 10' of the property lines.

E. Details for construction within the public right-of-way or public easements such as, but not limited to:

- i. structural sections for pavements, sidewalks, driveways;
- ii. water, storm drainage and sanitary sewer pipes and structures;
- iii. gas, electric and communications facilities;
- iv. retaining walls, fences, planters, steps or stairways, or any other fixed structures;

F. All plans and reports must be signed and stamped by a California licensed professional.

G. All site improvements including utilities and connections to existing mains must be designed according to the City Standards and to the satisfaction of the City Engineer.

27. Prior to approval of the Building Permit, applicant shall provide an erosion control plan for review and approval by the City Engineer.
28. Prior to approval of the final map, the applicant shall verify that all public and private utilities have been provided to serve the subdivision. Approvals and/or agreements shall be obtained from all utilities.
29. Per the "Rules and Regulations for Excavation and Occupancy in City Streets" no construction may be performed within the public right-of-way except between 9:00 AM and 4:00 PM without the prior written approval of the City Engineer.
30. No private structures, including but not limited to walls or curbs, fences, mailboxes, or stairs shall encroach into the public right-of-way
31. Construction shall be in conformance with 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.

32. A traffic control plan shall be submitted for review by the City Engineer. Lane closures shall be requested 72 hours in advance of schedule and coordinated with Pacifica Police and Fire Departments. Through traffic shall be maintained at all times along San Pedro Terrace Road.
33. Roadways shall be maintained clear of construction materials, equipment, storage, and debris, especially mud and dirt tracked onto San Pedro Terrace Road. Dust control and daily road cleanup will be strictly enforced. A properly signed no-parking zone may be established during normal working hours only.
34. A City of Pacifica Encroachment Permit shall be obtained for all work undertaken in the public right-of-way. All work shall be done in accordance with City Standards, Standard Specifications for Public Works Construction (Green Book) or Caltrans Standard Specifications, Pacifica Municipal Code, Administrative Policies and to the satisfaction of the City Engineer or his designee and shall be completed prior issuance of the Certificate of Occupancy. Permit fees shall be determined per the current adopted fee schedule at the time of permit issuance.
35. The property owner is responsible for the maintenance of the creek bank as well as acquiring all the necessary permits from federal, State, or local agencies for any improvements along the creek bank. The property owner shall comply with section 6-12.208 of the Pacifica Municipal Code pertaining to water course protection.
36. Prior to the issuance of a building permit, Applicant shall determine the domestic water requirements in accordance with the Uniform Plumbing Code so that the NCCWD can provide the properly sized domestic meter or meters. Applicant must complete a Single-Family Residence Water Service Application and submit it to the District. Storage and Transmission Fees, Administrative Fee, and Installation Deposit must be paid in accordance with the District's Rate and Fee Schedule before the District installs any meters. The application is available on the District's website at http://nccwd.com/images/PDFs/_WATER%20SERVICE%20APPLICATION.pdf.

North County Fire Authority

37. Clearly visible and illuminated, address identification required for each property. Project shall conform to the 2016 CFC Appendix D Section D103.6.
38. Project shall comply with fire Apparatus Access per 2016 CFC Appendix D. Additionally the curb of the entire A. Hammer head shall be painted red and marked as "Fire Lane No Parking" in 4 inch white block lettering.
 - A. Lot 6 shall have Fire Apparatus Access Road within 150 feet of all portions of the first story of the building as approved by the AHJ.
39. Project shall comply with Fire service features installed per 2016 CFC Chapter 5 Section 501.4.
40. Fire systems per 2016 CFC Chapter 9.

41. The Applicant shall install and make serviceable all fire service features including fire hydrants and road prior to beginning construction.
42. The applicant shall provide fire hydrant location and spacing per 2016 CFC Appendix C.
43. The applicant shall provide a fire hydrant at the end of the Hammer head per 2016 CFC Appendix C, Table C105.1 for flows of 1750 or less and notes (a) and (d). A 200-foot maximum to nearest hydrant.
44. The applicant shall provide the fire apparatus turnaround to conform to the dimensions, including a 28' foot width, in 2016 CFC Appendix D figure D103.1 for a Hammer head.
45. Project shall comply with the 2016 CFC Chapter 33 – Fire Safety during construction and demolition.

Special Conditions

46. Applicant shall revise the tentative subdivision map to delineate and label the 25-foot riparian setback as a “Protected Creek Setback Area” where structural development, digging, filling, and grading are prohibited. Applicant shall also include within any deed or deeds for conveyance of any lot or lots within the subdivision a note indicating that “Structural development within the Protected Creek Setback Area shown on the final subdivision map is prohibited.”
47. Applicant shall install a wildlife-safe fence, monoliths, or combination thereof, within the limits of the subdivision and along the boundary of the 25-foot riparian setback (“Protected Creek Setback Area”) consistent with Sheet C3.0-2. The fence and/or monoliths shall contain informational signs placed at regular intervals facing southward to identify the area beyond them as a Protected Creek Setback Area where development, digging, filling, and grading are prohibited. The fence and/or monoliths and signs shall be installed and permanently maintained along the limits of the 25-foot riparian setback. The specific design, materials, height, and placement of the fence, monoliths, and signs shall be subject to review and approval by the Planning Director prior to final map approval. Applicant shall revise the tentative map to include the locations of the fencing and/or monoliths and signs, as approved by the Planning Director, prior to filing the final map for review and approval by the City. The fence and/or monoliths, and signs shall be installed throughout the entire subdivision prior to issuance of a certificate of occupancy for any structure on any lot in the subdivision.
48. Applicant shall revise the tentative subdivision map prior to filing of a final map to include a landscaped buffer along the southern property line of Lot 6 to screen the proposed home from the adjoining pedestrian trail system (within the San Pedro Terrace Road) consistent with the landscaped buffer installed along the private street. The landscape screening and maintenance plan shall be subject to the review and approval of the Planning Director prior to issuance of a Building Permit for the residence on Lot 6. All landscaping improvements

required on Lot 6 shall be installed prior to issuance of a certificate of occupancy for the residence on Lot 6.

49. Prior to the issuance of a building permit for any structure on any lot or lots in the subdivision, Applicant shall provide detailed drawings for Planning Director, Public Works Director, and Fire Chief approval of the site entrance which includes a section of the road and the sidewalk, including a rolled curb.

Condition Added by Planning Commission on January 16, 2018

50. Applicant shall submit a mutually acceptable agreement between the Applicant and San Pedro Creek Watershed Coalition for access to the designated buffer area for future creekside improvements as offered by the applicant at the public hearing on January 16, 2018. The essence of the terms of this condition is intended to apply to other agencies or groups for similar improvements.

EXHIBIT C

MITIGATION MONITORING AND REPORTING PROGRAM

The Mitigation Monitoring and Reporting Program (MMRP) has been prepared in accordance with Section 21081.6 of the California Environmental Quality Act (CEQA) and 15097 of the CEQA Guidelines, which requires a MMRP as part of the Mitigated Negative Declaration (MND) process. The results of the environmental analysis, including findings related to the proposed mitigation measures.

CEQA requires that agencies adopting MNDs take the necessary steps to ensure that designated mitigation measures are appropriately implemented during all stages of the project including construction and throughout the project buildout. Therefore, the purpose of this MMRP is to document execution of required mitigations, identify the appropriate entity responsible for mitigation monitoring and reporting, document and establish frequency/duration of monitoring and reporting, and ultimately to ensure compliance.

The following MMRP matrix lists each of the mitigation measures adopted as a condition of project approval, the method required for implementation, the party or permit responsible for implementing the measures, the timeframe for which the measure is relevant, and the status of compliance.

Mitigation Measures	Method of Verification	Responsible for Verification	Action Schedule	Verification of Completion
<p>Air Quality</p> <p>AQ-1: Include basic measures to control dust and exhaust during construction. During any construction period ground disturbance, the applicant shall ensure that the Project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less than significant level. The contractor shall implement the following best management practices that are required of all projects:</p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph). 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly 	<p>Incorporation into Project design and construction documents; monitoring during scheduled inspections.</p>	<p>City of Pacifica, Contractor and City's Public Works Inspector will perform visual inspections during grading to assure that these are executed.</p>	<p>Prior to grading and building permits and during Project construction.</p>	

Mitigation Measures

Method of Verification

Responsible for Verification

Action Schedule

Verification of Completion

tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

AQ-2: Selection of equipment during construction to minimize emissions. The Project shall develop and implement a plan demonstrating that the off-road equipment used on-site to construct the Project would achieve a fleet-wide average 69 percent reduction in PM2.5 exhaust emissions or more. One feasible plan to achieve this reduction would include the following:

1. All mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days continuously shall meet, at a minimum, U.S. EPA particulate matter emissions standards for Tier 2 engines or equivalent; and
2. All diesel-powered portable equipment (i.e., aerial lifts, air compressors, concrete and industrial saws, forklifts, and generators) operating on the site for more than two days shall meet U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent. Note that the construction contractor could use other measures to minimize construction period DPM emission to reduce the predicted cancer risk below the thresholds. The use of equipment that includes CARB-certified Level 3 Diesel Particulate Filters or alternatively-fueled equipment (i.e., non-diesel) would meet this requirement. Other measures may be the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce community risk impacts to less than significant.

Proof of standards compliance; monitoring during scheduled inspections.

City of Pacifica, Contractor and City's Public Works Inspector will perform visual inspections during grading to assure that these are executed.

Prior to issuance of grading and building permits.

Biological Resources

Mitigation Measures	Method of Verification	Responsible for Verification	Action Schedule	Verification of Completion
<p>BIO-1: Salix laevigata Alliance Habitat</p> <ol style="list-style-type: none"> Prior to the initiation of construction, the construction manager shall flag or otherwise note the location of all areas to be disturbed within the riparian area; this area will be surveyed by the Project Biologist prior to construction. Any willows removed during the course of construction will be replaced at a 3:1 ratio from locally collected cuttings. A Habitat Restoration plan shall be submitted to and approved by the Pacifica Planning Department for restoration of the S. laevigata area. The restoration plan shall require the removal of invasive exotic species within the riparian area on the bench between the bank and the lower creek area, adjacent to the proposed Project. The plan shall include a five-year mitigation monitoring and reporting plan with defined success criteria. 	<p>Submittal of pre-construction survey results; on-site observations and inspections.</p>	<p>City of Pacifica, CDFW, USFWS, Qualified Biologist and Contractor.</p>	<p>15 days prior to site-disturbing activities. Prior to issuance of any grading or building permits on the entire subdivision or the any individual lot, the applicant shall maintain a deposit with the City and pay hourly time and material costs to recover the staff time in reviewing, monitoring and documenting the mitigation, monitoring and reporting program.</p>	
<p>BIO-2: Yellow Warbler</p> <ol style="list-style-type: none"> Not more than one week prior to construction, a qualified biologist shall conduct a pre-construction survey for nesting Yellow Warblers within the S. laevigata alliance habitat area, if construction will occur during the breeding season (typically April 1 through July 31). If nesting Yellow warblers are found, a construction buffer of 50 feet shall be established around each active nest. No work shall occur within the construction buffer for the duration of the breeding season or until it has been confirmed that all young have fledged and are independent. 	<p>Incorporate timing and provisions into Project construction plans; submittal of pre-construction survey results; on-site observations and inspections.</p> <p>If grading occurs during the nesting season, provide a report documenting</p>	<p>City of Pacifica, CDFW, USFWS, Qualified Biologist and Contractor.</p>	<p>No more than seven (7) days prior to site-disturbing activities.</p>	

Mitigation Measures	Method of Verification	Responsible for Verification	Action Schedule	Verification of Completion
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the pre-construction survey.

<p>BIO-3: Migratory Birds</p> <ol style="list-style-type: none"> A qualified biologist shall conduct a pre-construction survey for tree-nesting birds in all trees to be removed within 15 days of the onset of ground disturbance, if such disturbance will occur during the breeding season typically (February 1 through August 31). If nesting raptors are detected on the site during the survey, a construction buffer of 300 feet shall be established around each active nest. If other nesting migratory birds are found, a construction buffer of 50 feet shall be established around each active nest. No work shall occur within the construction buffer for the duration of the breeding season or until it has been confirmed that all young have fledged and are independent. 	<p>Submittal of pre-construction survey results; on-site observations and inspections.</p>	<p>City of Pacifica, CDFW, USFWS, Qualified Biologist and Contractor.</p>	<p>15 days prior to site-disturbing activities.</p>	
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<p>BIO-4: San Francisco Garter Snake</p> <ol style="list-style-type: none"> All grading, dredging, and construction activity related to the outfall shall be conducted during the dry season, generally between May 1 and October 15, or before the onset of the rainy season, whichever occurs first. No sooner than 48 hours prior to the beginning of construction of the outfall, a pre-construction survey will be conducted by a qualified biologist to ensure that no SFGS are present in the construction area. In the event that SFGS are present, the snake(s) shall be allowed to leave the Project site of their own volition. The qualified biologist shall be responsible for determining when construction activities can begin. At all times, if SFGS are observed within the active construction area, all work shall cease until such a time that the snake leaves the construction area of its own volition. 	<p>Incorporate timing and provisions into Project construction plans; submittal of pre-construction survey results; on-site observations and inspections.</p>	<p>City of Pacifica, CDFW, USFWS, Qualified Biologist and Contractor.</p>	<p>Pre-construction survey no sooner than 48 hours prior to the beginning of construction of the outfall.</p> <p>All grading, dredging, and construction activity related to the outfall shall be conducted during the dry season, generally between May 1 and October</p>	
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Mitigation Measures	Method of Verification	Responsible for Verification	Action Schedule	Verification of Completion
<p>4. Any erosion control fabric or matting used on the site shall be tightly woven fiber netting or similar material to ensure that SFGS do not get trapped. Plastic monofilament netting, rolled erosion control products or similar material shall not be used at the Project site because red-legged frogs and other species may become entangled or trapped in it.</p> <p>5. In the event that a SFGS is injured or killed, all construction activities shall cease, and USFWS and CDFW shall be immediately notified. Construction shall not resume until further instruction has been received from USFWS and CDFW.</p>			<p>15, or before the onset of the rainy season, whichever occurs first.</p>	
<p>BIO-5: Western Pond Turtle</p> <p>1. All grading, dredging, and construction activity related to the outfall shall be conducted during the dry season, generally between May 1 and October 15, or before the onset of the rainy season, whichever occurs first.</p> <p>2. No sooner than 48 hours prior to the beginning of grading of the upland habitat areas, a pre-construction survey will be conducted by a qualified biologist to determine if turtles are using the area for nesting.</p> <p>3. In the event that nesting turtles are observed, a construction buffer of 50 feet shall be established around each active nest.</p> <p>4. No work shall occur within the construction buffer for the duration of the breeding season or until it has been confirmed that all turtles have left the nest.</p>	<p>Incorporate timing and provisions into Project construction plans; submittal of pre-construction survey results; on-site observations and inspections.</p>	<p>City of Pacifica, CDFW, USFWS, Qualified Biologist and Contractor.</p>	<p>Pre-construction survey no sooner than 48 hours prior to the beginning of grading, dredging, and construction activity related to the outfall shall.</p>	
<p>BIO-6: California Red-Legged Frogs</p> <p>1. All grading activity shall be conducted during the dry season, generally between May 1 and October 15, or before the onset of the rainy season, whichever occurs first, unless exclusion fencing is utilized.</p> <p>2. Construction that commences in the dry season may continue</p>	<p>Incorporate timing and provisions into Project construction plans; submittal of pre-construction survey results; on-site observations and</p>	<p>City of Pacifica, CDFW, USFWS, Qualified Biologist and Contractor.</p>	<p>After the exclusion fence is installed, but no sooner than 48 hours prior to the beginning of construction, a pre-construction</p>	

Mitigation Measures	Method of Verification	Responsible for Verification	Action Schedule	Verification of Completion
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into the rainy season if exclusion fencing is placed between the construction site and San Pedro Creek to keep the frog from entering the construction area. Exclusion fencing will be erected around the Project boundary prior to the onset of construction activities. Fencing will be a minimum of 3 feet in height and buried in the soil to inhibit California red-legged frogs from entering the Project area.

3. After the exclusion fence is installed, but no sooner than 48 hours prior to the beginning of construction, a pre-construction survey will be conducted by a qualified biologist to ensure that no California red-legged frogs are present in the construction area. In the event that red-legged frogs are present, an appropriate section of the exclusion fencing shall be removed and the frog(s) shall be allowed to leave the Project site of their own volition. The qualified biologist shall be responsible for determining when construction activities can begin.

4. Construction surveys for CRLF shall be conducted each day prior to the start of construction during grading and periods of non-vertical construction activities. Construction surveys shall be conducted weekly during vertical construction. If CRLF are observed in the construction area or access areas, they shall be removed from the area by a USFWS permitted biologist and temporarily relocated to nearby suitable aquatic habitat.

5. At all times, if CRLF are observed within the active construction area, all work shall cease until such a time that either the frog leaves the construction area of its own volition or the frog is moved by a USFWS permitted biologist and temporarily relocated to nearby suitable aquatic habitat.

6. Any erosion control fabric or matting used on the site shall be tightly woven fiber netting or similar material to ensure that CRLF do not get trapped. Plastic monofilament netting, rolled erosion control products or similar material shall not be used

inspections.
survey by a qualified biologist.

Mitigation Measures	Method of Verification	Responsible for Verification	Action Schedule	Verification of Completion
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at the Project site because red-legged frogs and other species may become entangled or trapped in it.

7. In the event that a CRLF is injured or killed, all construction activities shall cease, and USFWS shall be immediately notified. Construction shall not resume until further instruction has been received from USFWS.
8. A Habitat Restoration plan shall be submitted to and approved by the Pacifica Planning Department for restoration of the B. pilularis alliance habitat area disturbed by the construction of the stormwater outlet. The restoration plan shall require the planting of native species in the disturbed area. The plan shall include a five-year mitigation monitoring and reporting plan with defined success criteria.
9. Additional items are to be implemented as required by the USFWS Programmatic Biological Opinion for construction of the stormwater outlet.

BIO-7: Steelhead Salmon

1. All grading, dredging, and construction activity related to the outfall shall be conducted during the dry season, generally between May 1 and October 15, or before the onset of the rainy season, whichever occurs first.
2. All work on the outfall shall occur only when dry conditions are present and no water from San Pedro Creek is flowing or likely to flow in the Project impact area.

Incorporate timing and provisions into Project construction plans.	City of Pacifica, CDFW, USFWS, NMFS, Qualified Biologist and Contractor.	All grading, dredging, and construction activity related to the outfall shall be conducted during the dry season, generally between May 1 and October 15, or before the onset of the rainy season, whichever occurs first.
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BIO-8: Monarch Butterfly

1. All tree removal shall occur outside of the monarch overwintering season (typically September 15-February 15)

Incorporate timing and provisions into Project construction	City of Pacifica, CDFW, USFWS, Qualified	All tree removal shall occur outside of the monarch
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Mitigation Measures	Method of Verification	Responsible for Verification	Action Schedule	Verification of Completion
<p>Cultural Resources</p> <p>CUL-1: A qualified archaeological monitor shall be present during any and all ground-disturbing activities that occur in association with the proposed Project, including any utility and sewer hookups within the public streets. If during the course of ground disturbing activities, including, but not limited to, excavation, grading and trenching, a historic or prehistoric archaeological indicator or potentially significant prehistoric or historic resource is encountered within any portion of the site, all work within a 100 foot radius of the find shall be suspended for a time deemed sufficient for a qualified archeologist to adequately evaluate and determine the significance of the discovered resource and provide treatment recommendations. Should a significant archeological resource be identified, the qualified archeologist shall prepare a resource mitigation plan and monitoring program to be carried out during all construction activities. The archeologist shall provide the City of Pacifica Planning Department with a report detailing the results for review and approval by City Planning staff prior to occupancy.</p>	<p>plans.</p>	<p>Biologist and Contractor.</p>	<p>overwintering season (typically September 15-February 15)</p>	
<p>CUL-2: In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities all ground disturbing activities shall immediately halt and a qualified paleontologist shall be procured to evaluate the discovery and make treatment recommendations. The qualified paleontologist shall provide the City of Pacifica Planning Department with a report detailing the results for review and approval by City Planning staff prior to occupancy.</p>	<p>Provide the City a copy of a contract with a qualified archeologist.</p>	<p>City of Pacifica; Qualified Archeologist and Contractor.</p>	<p>In the event that resources are encountered.</p>	
	<p>Provide the City a copy of a contract with a qualified paleontologist.</p>	<p>City of Pacifica; Qualified Paleontologist and Contractor.</p>	<p>In the event that resources are encountered.</p>	

Mitigation Measures	Method of Verification	Responsible for Verification	Action Schedule	Verification of Completion
<p>CUL-3: In the event that human remains are uncovered during earthmoving activities, all construction and excavation activities shall be suspended and the following measures shall be undertaken:</p> <ol style="list-style-type: none"> The San Mateo County Coroner shall be contacted to determine that no investigation of the cause of death is required. The City of Pacifica Planning Department shall also be notified. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours. The Project sponsor shall retain a City-approved qualified archaeologist to provide adequate inspection, recommendations and retrieval, if appropriate. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American, and shall contact such descendant in accordance with state law. The Project sponsor shall be responsible for ensuring that human remains and associated grave goods are reburied with appropriate dignity at a place and process suitable to the most likely descendant. 	<p>Include measure on construction plans.</p>	<p>City of Pacifica; Developer; San Mateo County Coroner; and/or Native American Heritage Commission.</p>	<p>In the event that human remains are uncovered.</p>	
<p>Geology / Soils</p>				
<p>GEO-1. The Geotechnical Report recommended mitigation measures to reduce the potential adverse effect related to unstable geologic units. The applicant will be required to comply with the measures identified to ensure that any impact is reduced to less than significant levels. These measures include the following:</p> <ul style="list-style-type: none"> Construction of the single-family residences shall include a waffle style foundation. This foundation type should be adequate to address the spreading and confine the ground surface distortions under the residence. Any vegetation and organically contaminated soils should be 	<p>Incorporate into Project design and construction documents.</p>	<p>City of Pacifica, Geotechnical Engineer and Contractor.</p>	<p>Verification of incorporation prior to the issuance of grading and building permit.</p>	

cleared from the building area. All holes resulting from removal of tree stumps and roots, or other buried objects, should be overexcavated into firm materials and then backfilled and compacted with native materials.

- The placement of fills at the site is expected to include: utility trench backfill, slab subgrade materials, and finished drainage and landscaping grading. These and all other fills should be placed in conformance with the following guidelines:
 - Fills may use organic-free soils available at the site or import materials. Import soils should be free of construction debris or other deleterious materials and be non-expansive. A minimum of 3 days prior to the placement of any fill, our office should be supplied with a 30 pound sample (approximately a full 5 gallon bucket) of any soil or baserock to be used as fill (including native and import materials) for testing and approval.
 - All areas to receive fills should be stripped of organics and loose or soft near-surface soils. Fills should be placed on level benches in lifts no greater than 6 inches thick (loose) and be compacted to at least 90 percent of their Maximum Dry Density (MDD), as determined by ASTM D-1557. In pavement (concrete or asphalt) areas to receive vehicular traffic, all baserock materials should be compacted to at least 95 percent of their MDD. Also, the upper 6 inches of soil subgrade beneath any pavements should be compacted to at least 95 percent of its MDD.
- Surface Drainage - Adjacent to any buildings, the ground surface should slope at least 5 percent away from the foundations within 5 feet of the perimeter. Impervious surfaces should have a minimum gradient of 2 percent away from the foundation.
- Footing Drain - Due to the potential for changes to surface drainage provisions, it will be required to install a perimeter

Mitigation Measures **Method of Verification** **Responsible for Verification** **Action Schedule** **Verification of Completion**

footing drain to intercept water attempting to enter the crawlspace, or under the floor slabs.

- Additionally, the applicant shall submit the Project grading plans to the City for review and approval, including peer review as necessary, to ensure adequate soil stability.

Noise

NOI-1: Prohibit the use of heavy vibration-generating construction equipment, such as vibratory rollers or excavation using clam shell or chisel drops, and avoid dropping heavy objects or equipment within 25 feet of any adjacent sensitive receptors.

Submittal of construction equipment documents demonstrating compliance.

City of Pacifica; and Contractor

Prior to issuance of grading permit and during construction activities.