RESPONSES TO COMMENTS

INTRODUCTION

This Responses to Comments document contains comments received during the public review period of the Vista Mar Initial Study/Mitigated Negative Declaration (IS/MND). Changes to the IS/MND in response to public comments are summarized in this document, and reflected in an Errata Sheet. The IS/MND in conjunction with the Errata Sheet constitute the Final IS/MND.

According to CEQA Guidelines Sections 15073 and 15074, the lead agency must consider the comments received during consultation and review periods together with the IS/MND. However, unlike with an Environmental Impact Report (EIR), comments received on an IS/MND are not required to be attached to the negative declaration, nor must the lead agency make specific written responses to public agencies. Nonetheless, the lead agency has chosen to provide responses to those specific public comments that are related to the environmental analysis contained in the IS/MND. As noted in several of the responses, non-environmental comments have been considered by the City as part of staff's report to the Planning Commission.

BACKGROUND

The City of Pacifica used the following methods to solicit public input on the IS/MND: a Notice of Completion of the IS/MND was posted with the State Clearinghouse on January 13, 2020. The IS/MND was distributed to applicable public agencies, responsible agencies, and interested individuals. In addition, electronic copies were available on the City's website at https://www.cityofpacifica.org/depts/planning/environmental_documents/default.asp. The public review period ended February 13, 2020.

LIST OF COMMENTERS

The City of Pacifica received four comment letters during the open comment period on the IS/MND for the proposed project, and four letters were received after the close of the comment period. The comment letters were authored by the following interested persons. The letters are organized by the order in which they were received.

Letter 1 .....John Kontrabecki, Project Applicant
Letter 2 ..... Christine Boles, Resident
Letter 3 .....Gary Benjamin, Resident
Letter 4 .....Angela and Gary Viviani, Residents
Letter 5 .....Summer Lee, Resident
Letter 6 ..... Donna Wagner, Resident
Letter 7 ..... John Mockus, Resident
Letter 8 ..... Magnolia Caswell-Mackey, Resident

RESPONSES TO COMMENTS

The Responses to Comments below includes responses to each of the comment letters submitted regarding the Vista Mar Project. Each bracketed comment letter is followed by numbered

responses to each bracketed comment. Where revisions to the IS/MND text were made, new text is double underlined and deleted text is ~~struck through~~.

All such revisions to the IS/MND are relatively minor, and do not affect the adequacy of the conclusions presented therein. CEQA Guidelines Section 15073.5 states the following regarding recirculation requirements for negative declarations:

> (c) Recirculation is not required under the following circumstances:
>
> (1) Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.
>
> (2) New project revisions are added in response to written or verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects.
>
> (3) Measures or conditions of project approval are added after circulation of the negative declaration which are not required by CEQA, which do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect.
>
> (4) New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.

Based on the above, pursuant to CEQA Guidelines Section 15073.5, recirculation of the IS/MND is not warranted.

Letter 1

February 6, 2020

Bonny O'Connor, Associate Planner
City of Pacifica Planning Department
170 Santa Maria Ave. Pacifica, California 94044

Re: Vista Mar Project

Dear Ms. O'Conner:

We reviewed the Initial Study for the Vista Mar Project and noted an error in the preparation of the arborist report by WRA. It appeared that the arborist made an error in determining the number of heritage trees listed in the report by including clusters of new trees when applying the measurement requirements for heritage trees. In this report, the arborist noted on pages 38-39 that there are 26 heritage trees and 23 were to be removed.

1-1 We notified WRA and they checked their work and revised it according to the standards required by the City of Pacifica Municipal Code. In so doing, the arborist determined that the number of heritage trees is actually significantly less than originally reported. The arborist noted on pages 3-4 that there are 8 heritage trees and 7 were to be removed.

This correction demonstrates the minimal impact this project will have on the biological resources associated with this development.

Please find enclosed a copy of the revised arborist report from WRA.

Sincerely,

J. T. Kontrabecki

John Kontrabecki

Arborist Survey Report

VISTA MAR DEVELOPMENT
PACIFICA, SAN MATEO COUNTY, CALIFORNIA

Prepared For:

TKG International
PO Box 29263
San Francisco, CA 94129

Contact: John Kontrabecki
[redacted]

Prepared By:

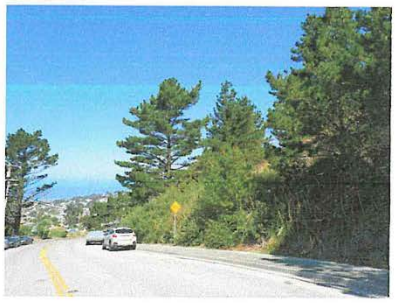
WRA, Inc.
2169-G East Francisco Boulevard
San Rafael, California 94901

Contact:

Gavin Albertoli, ISA-Certified Arborist
#WE-12027A
albertoli@wra-ca.com

Date:
January 2020

WRA Project No:
29036-2



wra
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APPENDICES

1.0 INTRODUCTION

On August 14, 2019, WRA, Inc. (WRA) conducted an arborist survey at the site of the Vista Mar Development Project (Project), located north of Monterey Road in the City of Pacifica (City), San Mateo County, California at Assessor's Parcel Number 009-381-010 (Study Area). The survey was conducted by ISA-Certified Arborist, Gavin Albertoli (ISA #WE-12027A). The purpose of the survey was to identify and document the presence of "heritage trees" and "trees" as defined by Chapter 12, "Preservation of Heritage Trees" of the City of Pacifica Municipal Code (Tree Ordinance) within the Study Area.

Locations for all trees surveyed within the Study Area and information regarding the species, size in diameter at 24 inches above natural grade, estimated crown radius, estimated height, health, condition, and structure ratings were collected and are included in this report. A table with all relevant information pertaining to surveyed trees is provided in Appendix A. A tree survey location map is provided in Appendix B. Representative photographs are provided in Appendix C.

1.1 Study Area Description

The Study Area is approximately 1.26-acres and is composed of a single parcel (Assessor Parcel Number [APN] 009-381-010). The development is anticipated to occur on a 0.78-acre portion of the parcel (Project Area). The Project is anticipated to remove all trees within the Project Area while preserving trees within the Study Area but outside of the development footprint. The Study Area is located on a moderate to steeply sloped west facing hillside approximately 0.5 mile east of Highway 1. The Study Area is bordered to the west by Monterey Road and to the south by a residential house. An undeveloped parcel lies to the north of the Study Area.

The Project Area was delineated based on the most recent site plans for the Project (JC Engineering, July 13, 2015).

1.2 Regulatory Background

City of Pacifica Tree Ordinance

Chapter 12, "Preservation of Heritage Trees" of the City's Municipal Code regulates the protection of certain trees on public and private properties within City limits. The ordinance defines a heritage tree as being any tree with any of the following characteristics:

- all trees within the City of Pacifica, exclusive of eucalyptus, which have a trunk with a circumference of 50 inches (approximately 16 inches in diameter) or more, measured at 24 inches above the natural grade; or
- a tree or grove of trees, including eucalyptus, designated by resolution of the Council to be of special historical, environmental, or aesthetic value regardless of its size.

Because of their value to the City of Pacifica, heritage trees may not be moved, removed, destroyed, or damaged beyond repair without a Heritage Tree Permit. Substantial trimming which threatens the healthy growth of the tree and new construction within the dripline of a heritage tree shall not be allowed without the approval of a permit. Development projects involving heritage trees, which require approval from the Planning Commission, must be accompanied by a tree protection plan. In order to mitigate the adverse effects of tree removal, tree removal permits may require tree relocation on-site, planting of replacement trees, or payment of in lieu fees if on-site replacement is not feasible. The fees associated with an approved tree removal permit shall not exceed the appraised value of the trees for which a permit is required. The applicant may be

required to submit an evaluation, appraisal, or replacement plan prepared by a qualified arborist or licensed landscape architect.

Removal of vegetation or any tree which is not a heritage tree does not require a City tree removal permit. However, a permit shall be required for the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan and if located within one or more of the resource areas defined by the City, in association with other permits required by the City for the project.

City of Pacifica Logging Operations

Logging operations within the City of Pacifica are defined as any removal, destruction or harvesting of 20 or more trees within one year from any parcel or contiguous parcel in the same ownership. In reference to logging regulations, a tree is defined as any tree 6 inches in diameter as measured at 12 inches from the ground. City of Pacifica Ordinance No. 636-C.S. prohibits logging operation unless one of the following conditions is met:

- (a) Said operations are in conjunction with a city permit(s) requiring planning commission and/or city council approval, at which time said operations shall be evaluated and approved or denied at a duly noticed public hearing by the commission and/or council, concurrently with the other permit(s).
- (b) Said operations are necessary immediately for the safety of life or property, as determined by the director of public works or his/her designee.
- (c) Said operations occur on city-owned property and are necessary immediately to maintain public health and safety.

2.0 METHODS

On August 14, 2019 the Study Area was traversed on foot to inventory all trees greater than or equal to 6 inches diameter, including heritage trees as defined per the City's Tree Ordinance. WRA's ISA-Certified Arborist surveyed the area and recorded relevant tree information for each surveyed tree.

2.1 Tree Inventory

Locations of surveyed trees within or directly adjacent to the Study Area were recorded using a handheld GPS unit with sub-meter accuracy capability[1]. Each surveyed tree was given an aluminum tree tag with a unique identification number. However, in some cases impenetrable vegetation prevented tagging trees. In these cases, the tree was given a unique sequential identification number but the tree was not tagged. Trees that were not tagged show "No tag" in the comment column of the tree survey table (Appendix A).

Diameter was calculated for surveyed trees by measuring the trunk diameter at 24 inches above natural grade. Diameter for multi-stem trees was calculated by measuring each individual stem at 24 inches above natural grade. In cases where multi-stem trees had more than five main

[1] GPS accuracy depends on many factors and only under near-perfect conditions will the technology result in sub-meter accuracy. GPS accuracy under heavy tree canopy, in canyons, and conducted during poor weather or bad satellite topology may result in accuracies of up to 4 meters or more.

stems, only the five largest stems were measured. In cases where an irregular buttress or bulge occurred at two feet above ground, measurements were taken above or below the irregular feature in order to best represent the size of the tree. In cases where impenetrable vegetation prevented access to the trunk of the tree, diameter was estimated. Tree circumferences were calculated by multiplying the diameter by 3.14.

2.2 Tree Assessment

General notes on the condition of trees were taken, including health, structure, and overall condition. Assessment of the health, structure, and overall condition of each tree was conducted according to the narratives listed in Table 1.

Table 1. Rating Narratives for Tree Assessment

Health	
Good	Tree is free from symptoms of disease and stress.
Fair	Tree shows some symptoms of disease or stress including twig and small branch dieback, evidence of fungal / parasitic infection, thinning of crown, or poor leaf color.
Poor	Tree shows symptoms of severe decline.
Structure	
Good	Tree is free from major structural defects.
Fair	Tree shows some structural defects in branches but overall structure is stable.
Poor	Tree shows structural failure of a major branch or co-dominant trunk.
General Condition	
Good	Tree shows condition of foliage, bark, and overall structure characteristic of the species and lacking obvious defect, or disease.
Fair	Tree shows condition of foliage, bark, and overall structure characteristic of the species with some evidence of stress, defect, or disease.
Poor	Tree shows condition of foliage, bark, and overall structure uncharacteristic of the species with obvious evidence of stress, defect, or disease.

2.3 Tree Impact Assessment

Potential impacts to heritage trees were calculated based on each trees location in relation to the Project Area. Trees that are located within the Project Area were assumed to be potential impacts via removal. Potential heritage tree impacts requiring a permit from the City include removal or heavy pruning of any heritage tree.

3.0 RESULTS

3.1 Tree Inventory

A total of 80 trees were identified within or directly adjacent to the Study Area. Four tree species were identified and surveyed including plume acacia (*Albizia lophantha)*, Monterey pine (*Pinus radiata*), California wax myrtle (*Morella californica*), and arroyo willow (*Salix lasiolepis*). Eight (8) of the trees surveyed are considered heritage trees as defined by the Tree Ordinance. The

remaining 72 trees are considered trees as defined by the City of Pacifica's logging operations regulations.

The heritage trees range in size from 58.4 inches to 216.7 inches in circumference (18.6 inches to 69.0 inches diameter). The largest heritage tree surveyed was a 216.7-inch circumference (69.0-inch diameter) Monterey pine (#838). Approximate canopy radii averaged from 5 to 25 feet. Approximate height ranged from 10 to 45 feet. A complete list of all trees surveyed is presented in Appendix A. The GPS locations of surveyed trees are shown in Appendix B.

3.2 Tree Assessment

The overall condition, health, and structure of trees inventoried during this assessment ranged from poor to good, with most trees ranking fair in all three categories. Seventy-three (73) percent of surveyed trees ranked fair in general condition with most trees displaying little to no signs of maladies, disease, or mechanical injuries. Seventy-three (73) percent of the trees ranked fair in health further indicating the large quantity of visibly healthy trees surveyed. Trees that received a poor health ranking were observed to be growing under suppressed conditions due to larger trees dominating the upper canopy. The majority of trees surveyed ranked fair in structure with only 20 trees being ranked poor due to having poor growth forms. The two trees that received a poor structure rating had excessive, uncorrected leans. Table 2 below summarizes the assessment results for all trees surveyed.

Table 2. Tree Assessment Results Summary

Criteria Assessed/Rating	Condition	Health	Structure
Good	18 (23%)	18 (23%)	6 (7%)
Fair	59 (73%)	59 (73%)	72 (90%)
Poor	3 (4%)	3 (4%)	2 (3%)

3.3 Tree Impact Assessment

The Project has the potential to remove up to 7 heritage trees and 50 trees. Potential permit, mitigation, and tree protection requirements as required by the Tree Ordinance and City's logging operations regulations are provided below. If Project plans change prior to construction, tree impacts should be assessed based on the final Project design.

4.0 SUMMARY AND RECOMMENDATIONS

A tree removal permit will be required anytime a heritage tree is moved, removed, destroyed, or damaged beyond repair. A project removing, destroying, or harvesting 20 or more trees within one year from any parcel or contiguous parcel in the same ownership will be required to be evaluated at a duly noticed public hearing by the commission in conjunction with required city permits. Application requirements, conditions of approval, and potential mitigation for removals are defined by No. 673-c.s. of the City's Municipal Code.

The Project has the potential to remove up to 7 heritage trees and 50 trees. Any of the 7 heritage trees that may potentially be removed would require a removal permit. Replacement tree plantings may be required by the City as a condition of approval.

In order to avoid and minimize damage to existing trees which are not proposed for direct impact by project activities, the following measures should be implemented during construction:

- All construction activity (grading, filling, paving, landscaping etc.) shall respect the root protection zone (RPZ) around all trees within the vicinity of the project area that are to be preserved. The RPZ should be a distance of 1.0 times the dripline radius measured from the trunk of the tree. Exception to this standard could be considered on a case-by-case basis, provided that it is demonstrated that an encroachment into the RPZ will not affect the root system or the health of the tree, and is authorized by an ISA-Certified Arborist or comparable specialist.
- Temporary protective fencing shall be installed around the dripline of existing trees prior to commencement of any construction activity conducted within 25' of the tree canopy. The fence shall be clearly marked to prevent inadvertent encroachment by heavy machinery.
- Drainage will not be allowed to pond around the base of any tree.
- An ISA-Certified Arborist or tree specialist shall be retained to perform any necessary pruning of trees during construction activity.
- Should any utility lines encroach within the tree protection zone, a single, shared utility conduit shall be used where possible to avoid negative impact to trees.
- Roots exposed, as a result of construction activities shall be covered with wet burlap to avoid desiccation, and should be buried as soon as practicable.
- Construction materials or heavy equipment shall not be stored within the root protection zone of preserved trees.
- An ISA-Certified Arborist or comparable specialist may make specific recommendations as to where any existing trees can safely tolerate some level of fill within the drip line.
- Trenching within RPZ shall be done under the field supervision of an ISA-Certified Arborist and shall be hand dug as much as possible in addition to using auger or drill.
- Construction materials shall be properly stored away from existing trees to avoid spillage or damage to trees.

5.0 REFERENCES

Baldwin, B.G., D.H. Goldman, D.J. Keil, R. Patterson, T.J. Rosatti, and D.H. Wilken (eds.). 2012. The Jepson Manual: Vascular Plants of California, second edition. University of California Press, Berkeley, California.

Google Earth. 2019. Aerial Photography 1993-2019.

Hatch, C. R. 2007. Trees of the California Landscape: A Photographic Manual of Native and Ornamental Trees. University of California Press, Berkeley, CA.

[Pacifica] City of Pacifica. 2019. Chapter 12, "Preservation of Heritage Trees" (Tree Ordinance) of the Pacifica Municipal Code. Available online at: https://library.municode.com/ca/pacifica/codes/code_of_ordinances.

APPENDIX A

TREE SURVEY TABLE

Appendix A. Vista Mar Tree Survey Table

Tag ID	Species	Common Name	Multi-stem	Diameter	Diameter	Diameter	Diameter	Diameter	Total Diameter (inches)	Total Circumference (inches)	Ordinance Status	Potential Impact	Comment	Dripline (feet)	Height (feet)	Condition	Health	Structure
802	*Pinus radiata*	Monterey pine	No	6.4	0.0	0.0	0.0	0.0	6.4	20.1	tree	No impact		6	25	Fair	Fair	Good
803	*Pinus radiata*	Monterey pine	No	7.4	0.0	0.0	0.0	0.0	7.4	23.2	tree	No impact		6	20	Fair	Fair	Good
805	*Pinus radiata*	Monterey pine	No	8.8	0.0	0.0	0.0	0.0	8.8	27.6	tree	No impact		6	20	Fair	Fair	Good
806	*Pinus radiata*	Monterey pine	No	9.2	0.0	0.0	0.0	0.0	9.2	28.9	tree	No impact		6	25	Fair	Fair	Good
807	*Pinus radiata*	Monterey pine	No	8.8	0.0	0.0	0.0	0.0	8.8	27.6	tree	No impact		6	20	Fair	Fair	Good
808	*Pinus radiata*	Monterey pine	No	8.3	0.0	0.0	0.0	0.0	8.3	26.1	tree	No impact		6	20	Fair	Fair	Fair
809	*Pinus radiata*	Monterey pine	No	9.1	0.0	0.0	0.0	0.0	9.1	28.6	tree	No impact		6	25	Fair	Fair	Fair
810	*Pinus radiata*	Monterey pine	No	7.8	0.0	0.0	0.0	0.0	7.8	24.5	tree	No impact		6	25	Fair	Fair	Fair
811	*Pinus radiata*	Monterey pine	No	6.8	0.0	0.0	0.0	0.0	6.8	21.4	tree	No impact		7	25	Fair	Fair	Fair
812	*Pinus radiata*	Monterey pine	No	8.0	0.0	0.0	0.0	0.0	8.0	25.1	tree	No impact		7	25	Fair	Fair	Fair
813	*Pinus radiata*	Monterey pine	No	9.0	0.0	0.0	0.0	0.0	9.0	28.3	tree	No impact		7	25	Good	Good	Fair
814	*Pinus radiata*	Monterey pine	No	6.1	0.0	0.0	0.0	0.0	6.1	19.2	tree	No impact		5	18	Fair	Fair	Fair
815	*Pinus radiata*	Monterey pine	No	27.1	0.0	0.0	0.0	0.0	27.1	85.1	heritage tree	Removal		20	45	Good	Good	Good
816	*Pinus radiata*	Monterey pine	No	18.6	0.0	0.0	0.0	0.0	18.6	58.4	heritage tree	Removal		15	35	Good	Good	Fair
817	*Pinus radiata*	Monterey pine	No	13.5	0.0	0.0	0.0	0.0	13.5	42.4	tree	Removal		15	30	Fair	Fair	Fair
818	*Pinus radiata*	Monterey pine	No	7.8	0.0	0.0	0.0	0.0	7.8	24.5	tree	Removal		6	20	Fair	Fair	Poor
819	*Pinus radiata*	Monterey pine	No	15.6	0.0	0.0	0.0	0.0	15.6	49.0	tree	Removal		15	28	Fair	Fair	Fair
820	*Pinus radiata*	Monterey pine	Yes	11.2	1.6	0.0	0.0	0.0	12.8	40.2	tree	Removal		10	30	Fair	Fair	Fair
821	*Pinus radiata*	Monterey pine	No	10.8	0.0	0.0	0.0	0.0	10.8	33.9	tree	Removal		10	30	Fair	Fair	Fair
822	*Pinus radiata*	Monterey pine	No	6.9	0.0	0.0	0.0	0.0	6.9	21.7	tree	Removal		6	20	Poor	Poor	Fair
823	*Pinus radiata*	Monterey pine	No	6.5	0.0	0.0	0.0	0.0	6.5	20.4	tree	Removal		6	20	Fair	Fair	Fair
824	*Pinus radiata*	Monterey pine	No	10.1	0.0	0.0	0.0	0.0	10.1	31.7	tree	Removal		8	20	Fair	Fair	Fair
825	*Pinus radiata*	Monterey pine	No	7.2	0.0	0.0	0.0	0.0	7.2	22.6	tree	Removal		8	18	Fair	Fair	Fair
826	*Pinus radiata*	Monterey pine	No	6.1	0.0	0.0	0.0	0.0	6.1	19.2	tree	Removal		7	15	Fair	Fair	Fair
827	*Pinus radiata*	Monterey pine	Yes	5.9	4.1	6.9	0.0	0.0	16.9	53.1	tree	Removal		7	20	Fair	Fair	Fair
828	*Pinus radiata*	Monterey pine	Yes	8.8	1.0	0.0	0.0	0.0	9.8	30.8	tree	Removal		7	20	Fair	Fair	Fair
829	*Pinus radiata*	Monterey pine	No	7.9	0.0	0.0	0.0	0.0	7.9	24.8	tree	Removal		7	20	Fair	Fair	Fair
830	*Pinus radiata*	Monterey pine	Yes	6.3	2.0	0.0	0.0	0.0	8.3	26.1	tree	Removal		6	18	Fair	Fair	Fair
831	*Pinus radiata*	Monterey pine	Yes	2.0	5.8	6.0	4.8	0.0	18.6	58.4	tree	Removal		8	20	Fair	Fair	Fair
832	*Pinus radiata*	Monterey pine	Yes	7.5	8.1	6.4	0.0	0.0	22.0	69.1	tree	Removal		10	30	Fair	Fair	Fair
833	*Pinus radiata*	Monterey pine	Yes	7.2	10.8	4.1	0.0	0.0	22.1	69.4	tree	Removal		10	30	Fair	Fair	Fair
834	*Pinus radiata*	Monterey pine	No	11.2	0.0	0.0	0.0	0.0	11.2	35.2	tree	Removal		11	30	Fair	Fair	Fair
835	*Pinus radiata*	Monterey pine	Yes	4.0	2.0	5.2	0.0	0.0	11.2	35.2	tree	Removal		8	25	Fair	Fair	Fair
836	*Pinus radiata*	Monterey pine	No	12.1	0.0	0.0	0.0	0.0	12.1	38.0	tree	Removal		10	30	Fair	Fair	Fair
837	*Pinus radiata*	Monterey pine	Yes	9.6	6.4	0.0	0.0	0.0	16.0	50.2	tree	Removal		8	30	Fair	Fair	Fair
838	*Pinus radiata*	Monterey pine	No	69.0	0.0	0.0	0.0	0.0	69.0	216.7	heritage tree	Removal		8	25	Poor	Poor	Fair
839	*Pinus radiata*	Monterey pine	Yes	19.6	14.1	10.0	0.0	0.0	43.7	137.2	heritage tree	Removal		20	45	Good	Good	Fair
840	*Albizia lophantha*	plume acacia	No	10.1	0.0	0.0	0.0	0.0	10.1	31.7	tree	Removal		8	15	Fair	Fair	Poor
841	*Pinus radiata*	Monterey pine	Yes	5.1	1.0	2.2	0.0	0.0	8.3	26.1	tree	Removal		6	20	Fair	Fair	Fair
842	*Pinus radiata*	Monterey pine	Yes	9.3	7.9	0.0	0.0	0.0	17.2	54.0	tree	Removal		10	30	Fair	Fair	Fair
843	*Pinus radiata*	Monterey pine	Yes	7.5	1.2	0.0	0.0	0.0	8.7	27.3	tree	Removal		8	30	Fair	Fair	Fair
844	*Pinus radiata*	Monterey pine	Yes	6.2	1.2	1.0	0.0	0.0	8.4	26.4	tree	Removal		6	20	Poor	Poor	Fair
845	*Pinus radiata*	Monterey pine	No	7.3	0.0	1.0	0.0	0.0	8.3	26.1	tree	Removal		6	25	Fair	Fair	Fair
846	*Pinus radiata*	Monterey pine	Yes	20.4	11.2	0.0	0.0	0.0	31.6	99.2	heritage tree	Removal		20	45	Good	Good	Fair
847	*Morella californica*	California wax myrtle	Yes	10.0	9.5	8.0	6.2	4.6	38.3	120.3	tree	Removal		15	20	Good	Good	Fair
848	*Morella californica*	California wax myrtle	Yes	9.3	8.1	7.1	6.0	6.0	36.5	114.6	tree	Removal		15	20	Good	Good	Fair
849	*Salix lasiolepis*	arroyo willow	Yes	4.0	5.0	4.0	4.0	2.0	19.0	59.7	tree	Removal	No tag	25	15	Good	Good	Fair
850	*Pinus radiata*	Monterey pine	Yes	6.3	2.5	0.0	0.0	0.0	8.8	27.6	tree	Removal		8	25	Fair	Fair	Fair
851	*Pinus radiata*	Monterey pine	Yes	6.3	3.0	3.8	0.0	0.0	13.1	41.1	tree	Removal		8	25	Fair	Fair	Fair
852	*Pinus radiata*	Monterey pine	No	19.4	0.0	0.0	0.0	0.0	19.4	60.9	heritage tree	Removal		15	35	Fair	Fair	Fair
853	*Pinus radiata*	Monterey pine	No	20.5	0.0	0.0	0.0	0.0	20.5	64.4	heritage tree	Removal		15	35	Fair	Fair	Fair
854	*Pinus radiata*	Monterey pine	Yes	18.5	17.5	8.0	10.0	6.5	60.5	190.0	heritage tree	No impact		20	35	Good	Good	Fair

Appendix A. Vista Mar Tree Survey Table

Tag ID	Species	Common Name	Multi-stem	Diameter	Diameter	Diameter	Diameter	Diameter	Total Diameter (inches)	Total Circumference (inches)	Ordinance Status	Potential Impact	Comment	Dripline (feet)	Height (feet)	Condition	Health	Structure
855	*Salix lasiolepis*	arroyo willow	Yes	4.0	5.0	6.0	4.0	2.0	21.0	65.9	tree	No impact		25	12	Good	Good	Fair
856	*Salix lasiolepis*	arroyo willow	Yes	4.0	2.0	3.0	4.0	2.0	15.0	47.1	tree	No impact	No tag	25	12	Good	Good	Fair
857	*Salix lasiolepis*	arroyo willow	Yes	4.0	2.0	3.0	4.0	2.0	15.0	47.1	tree	No impact	No tag	25	12	Good	Good	Fair
858	*Salix lasiolepis*	arroyo willow	Yes	3.0	2.0	3.0	2.0	2.0	12.0	37.7	tree	No impact	No tag	25	15	Good	Good	Fair
859	*Salix lasiolepis*	arroyo willow	Yes	3.0	2.0	2.0	0.0	0.0	7.0	22.0	tree	No impact	No tag	25	15	Good	Good	Fair
860	*Salix lasiolepis*	arroyo willow	Yes	3.0	2.0	2.0	2.5	0.0	9.5	29.8	tree	No impact	No tag	25	15	Good	Good	Fair
861	*Salix lasiolepis*	arroyo willow	Yes	4.0	3.0	2.0	2.5	0.0	11.5	36.1	tree	No impact		25	15	Good	Good	Fair
862	*Salix lasiolepis*	arroyo willow	Yes	4.0	4.0	2.0	2.5	5.0	17.5	55.0	tree	No impact		25	15	Good	Good	Fair
863	*Salix lasiolepis*	arroyo willow	Yes	4.0	4.0	3.0	2.5	0.0	13.5	42.4	tree	No impact		25	15	Good	Good	Fair
864	*Salix lasiolepis*	arroyo willow	Yes	4.0	4.0	5.0	2.5	0.0	15.5	48.7	tree	No impact	No tag	25	15	Fair	Fair	Fair
865	*Salix lasiolepis*	arroyo willow	Yes	4.0	4.0	2.0	0.0	0.0	10.0	31.4	tree	Removal	No tag	25	15	Fair	Fair	Fair
866	*Salix lasiolepis*	arroyo willow	Yes	4.0	4.0	2.0	1.0	1.0	12.0	37.7	tree	Removal	No tag	25	15	Fair	Fair	Fair
867	*Salix lasiolepis*	arroyo willow	Yes	5.0	3.0	4.0	3.0	3.0	18.0	56.5	tree	Removal	No tag	25	20	Fair	Fair	Fair
868	*Morella californica*	California wax myrtle	Yes	8.0	9.0	8.5	4.0	0.0	29.5	92.6	tree	Removal	No tag	25	25	Fair	Fair	Fair
869	*Salix lasiolepis*	arroyo willow	Yes	4.0	4.2	3.0	2.0	2.0	15.2	47.7	tree	Removal	No tag	20	10	Fair	Fair	Fair
870	*Salix lasiolepis*	arroyo willow	Yes	5.0	3.2	2.0	2.0	0.0	12.2	38.3	tree	Removal		15	10	Fair	Fair	Fair
871	*Salix lasiolepis*	arroyo willow	Yes	5.8	3.5	2.5	0.0	0.0	11.8	37.1	tree	Removal		15	10	Fair	Fair	Fair
872	*Salix lasiolepis*	arroyo willow	Yes	4.9	3.5	2.5	2.5	2.0	15.4	48.4	tree	Removal	No tag	15	10	Fair	Fair	Fair
873	*Salix lasiolepis*	arroyo willow	Yes	4.0	3.5	3.0	2.5	2.0	15.0	47.1	tree	Removal		15	10	Fair	Fair	Fair
874	*Morella californica*	California wax myrtle	Yes	7.5	6.8	7.0	5.0	3.0	29.3	92.0	tree	Removal		15	20	Fair	Fair	Fair
875	*Salix lasiolepis*	arroyo willow	Yes	2.5	2.5	2.0	3.0	0.0	10.0	31.4	tree	Removal	No tag	15	20	Fair	Fair	Fair
876	*Salix lasiolepis*	arroyo willow	Yes	4.6	4.0	4.0	3.0	3.5	19.1	60.0	tree	Removal		20	20	Fair	Fair	Fair
877	*Salix lasiolepis*	arroyo willow	Yes	6.5	7.0	4.0	3.0	0.0	20.5	64.4	tree	Removal	No tag	20	20	Fair	Fair	Fair
878	*Salix lasiolepis*	arroyo willow	Yes	6.0	4.0	2.5	3.0	0.0	15.5	48.7	tree	Removal	No tag	20	20	Fair	Fair	Fair
879	*Salix lasiolepis*	arroyo willow	Yes	3.0	2.5	2.5	3.0	2.0	13.0	40.8	tree	Removal	No tag	15	20	Fair	Fair	Fair
880	*Salix lasiolepis*	arroyo willow	Yes	3.0	2.5	2.5	3.0	2.5	13.5	42.4	tree	Removal	No tag	15	20	Fair	Fair	Fair
881	*Salix lasiolepis*	arroyo willow	Yes	4.0	5.0	4.0	3.0	2.5	18.5	58.1	tree	Removal	No tag	15	20	Fair	Fair	Fair
882	*Salix lasiolepis*	arroyo willow	Yes	4.0	5.0	4.0	3.0	3.0	19.0	59.7	tree	Removal	No tag	15	15	Fair	Fair	Fair

APPENDIX B

TREE SURVEY MAP

Figure 1.
Tree Survey
and Impacts

Vista Mar Development
Pacifica, San Mateo County, California

Sources: NAIP 2016 Imagery, WRA | Prepared By: pkobylarz, 1/17/2020

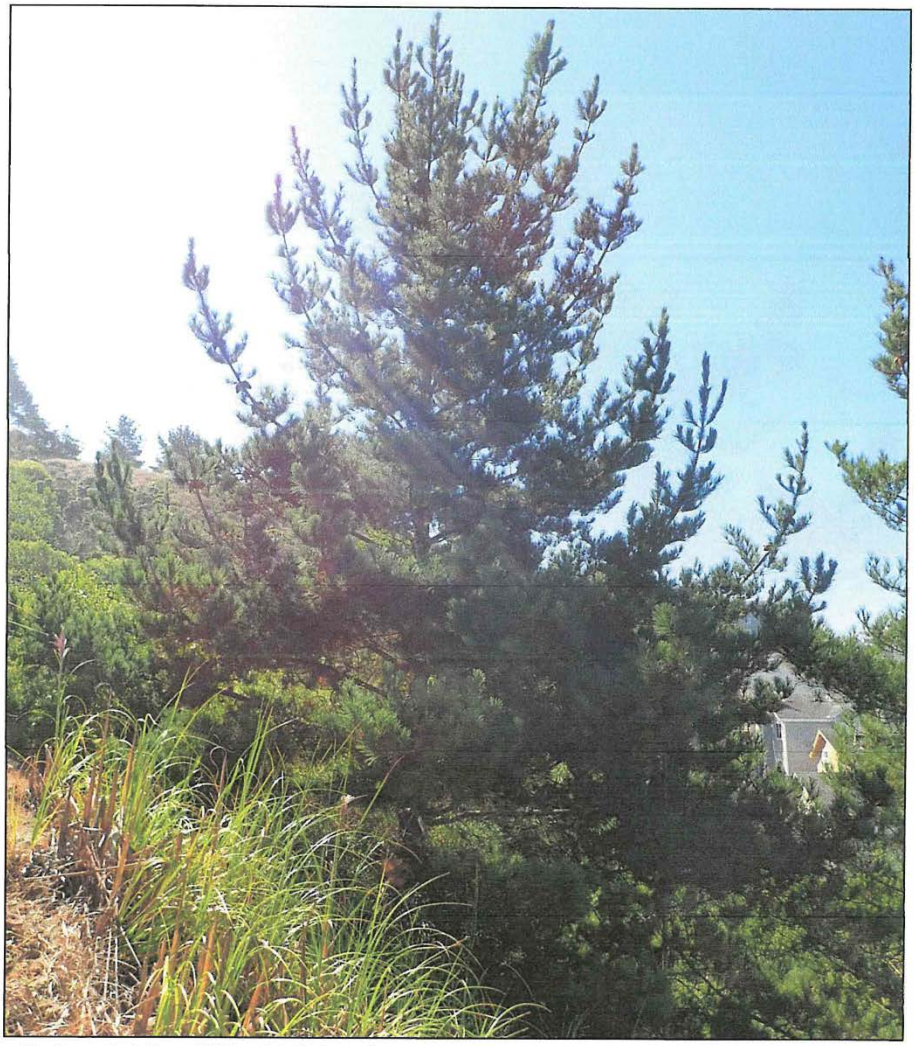
APPENDIX C

REPRESENTATIVE PHOTOGRAPHS

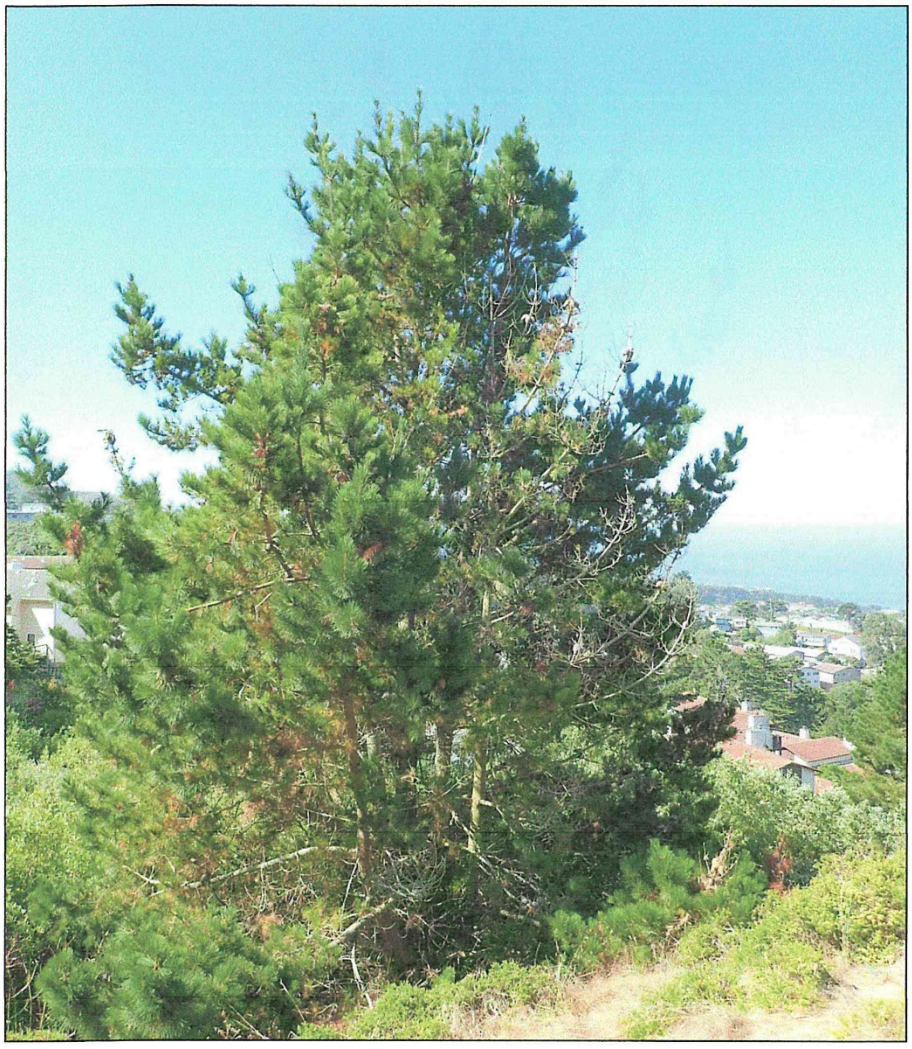
Photograph 1. A representative photograph of the arroyo willow (*Salix lasiolepis*) thicket in the eastern portion of the Study Area.

Photograph 2. A representative photograph of the arroyo willow (*Salix lasiolepis*) thicket in the southeastern portion of the Study Area.

Photograph 3. Tree #815, a 85.1" circumference Monterey pine (*Pinus radiata*) heritage tree proposed for removal in the western portion of the Study Area.



Photograph 4. Tree #853, a 64.4" circumference Monterey pine (*Pinus radiata*) heritage tree proposed for removal in the central portion of the Study Area.



Photograph 5. Tree #854, a 190.0" circumference Monterey pine (*Pinus radiata*) heritage tree to be retained in the northern portion of the Study Area.

Photograph 6. Tree #847, a 120.3" circumference California wax myrtle (*Morella californica*) tree proposed for removal in the southern portion of the Study Area.

LETTER 1: JOHN KONTRABECKI, PROJECT APPLICANT

Response to Comment 1-1

The City of Pacifica defines heritage trees as any tree within the City, exclusive of eucalyptus, which have a trunk with a circumference of fifty inches or more, measured at twenty-four inches above the natural grade. As the commenter noted, the original arborist report mistakenly determined the number of heritage trees by summing the diameters of multi-stem trees to calculate the circumference measurement, as opposed to assessing each stem independently. An updated arborist report was subsequently prepared with correct methodology. Based on the corrected arborist report, seven of the on-site trees to be removed are considered heritage trees, as opposed to the original arborist report, which identified 23 of the trees to be removed as heritage trees.

The IS/MND analyzed the potential effect of removing 23 heritage trees, and determined the impact to be less than significant with the implementation of Mitigation Measure IV-7. The conclusion is summarized in the following excerpt from page 39:

> […] the removal of 23 heritage trees would require a permit as well as potential replacement tree plantings. Thus, a *potentially significant* impact could occur. However, adherence to the Tree Removal Ordinance and Ordinance No. 636-C.S. would ensure that the removal of heritage and non-heritage trees would be performed in accordance with proper procedures. Therefore, with implementation of the mitigation measure, the proposed project would have a ***less-than-significant*** impact related to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Per the updated report, seven heritage trees would be removed instead of 23. However, the removal of such trees would still require a permit as well as potential replacements tree plantings, and the impact from tree removal would remain potentially significant and require mitigation. As such, the IS/MND analyzed the removal of more heritage trees than what would actually occur and, therefore, represents a conservative analysis of the worst-case scenario. Although the actual number of heritage trees to be removed is fewer, the conclusion presented in the IS/MND remains the same. In addition, the original report concluded that three heritage trees would remain on-site, but per the updated report, only one heritage tree would be maintained on-site. Despite this change, the analysis included within the IS/MND remains relevant, and the conclusion of impacts remains less-than-significant.

Nevertheless, the following updates have been applied to the IS/MND to ensure accuracy:

Page 13 of the IS/MND is hereby revised as follows:

> **Construction Details**
> For the purposes of this analysis, construction is assumed to begin in April 2020 and occur over an approximately 18-month period. Because the site does not contain any existing structures, demolition would not be required. However, the project would require the removal of up to seven ~~23~~ heritage trees and 50 ~~34~~ non-protected trees. Any of the seven ~~23~~ heritage trees to be removed would require a tree removal permit. The project would include site preparation, grading, paving, and building construction.

The bottom of page 13 is hereby revised as follows:

Discretionary Actions
The proposed project would require City approval of the following:

- Tentative Subdivision Map;
- Site Development Permit;
- Logging Operations; and
- Removal of seven ~~23~~ Heritage Trees.

Pages 38-39 are hereby revised as follows:

> An arborist report was prepared for the proposed project (see Appendix C) and identified a total of 80 trees within or directly adjacent to the project site.[1] Four tree species were identified and surveyed on the site, including plume acacia (*Albizia lophantha*), Monterey pine (*Pinus radiata*), California wax myrtle (*Morella californica*), and arroyo willow (*Salix lasiolepis*). Of the trees surveyed, eight ~~26~~ are considered heritage trees as defined by the Municipal Code. Development of the project would require removal of seven ~~23~~ heritage trees and 50 ~~34~~ non-heritage trees as defined by the City. One ~~A total of three~~ heritage tree~~s~~ would remain on the project site. The heritage trees range from 58.4 ~~50.2~~ inches to 216.7 inches in circumference. The overall condition, health, and structure of the trees ranged from poor to good, with most trees ranking fair in all three categories. A total of 73 percent of surveyed trees ranked fair in general conditions.
>
> The removal of 50 ~~34~~ trees defined by the City's logging operations ordinance would require evaluation at a public hearing in conjunction with required City permits, pursuant to Ordinance No. 636.-C.S. of the Municipal Code. Furthermore, the removal of seven ~~23~~ heritage trees would require a permit as well as potential replacement tree plantings. Thus, a *potentially significant* impact could occur. However, adherence to the Tree Removal Ordinance and Ordinance No. 636-C.S. would ensure that the removal of heritage and non-heritage trees would be performed in accordance with proper procedures. Therefore, with implementation of the mitigation measure, the proposed project would have a ***less-than-significant*** impact related to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

The foregoing changes are for clarification and accuracy purposes to reflect the changes made in the updated arborist report. The changes do not alter the conclusions or mitigation measures presented in the IS/MND.

[1] WRA, Inc. *Arborist Survey Report Vista Mar Development*. ~~August 2019~~ January 2020.

Letter 2

O'Connor, Bonny

From: Christine Boles [redacted] >
Sent: Wednesday, February 12, 2020 11:06 PM
To: O'Connor, Bonny
Subject: Re: Vista Mar Project on Monterey

[CAUTION: External Email]

Hi Bonny,
My husband, Bob and I (we are both architects) reviewed the package of documents for the proposed townhouses on Monterey Road, and we have the following questions and concerns.

2-1 1) We would like to see section drawings of the project as we are concerned about the amount of grading and heights of retaining walls.

2-2 2) We are very concerned about the amount of paving and lot coverage on such a steep site. There is already too much water flowing down towards the intersection of Monterey and Hickey and I have been in touch with the engineering department with photos and videos during a recent storm. I have seen water flow over the street gutter with up to 3 inches of water on the sidewalk at our properties on the south side of a Monterey past the Hickey intersection. Our neighbors have 6" plus tall barricades at the edge of the sidewalk and several houses have experienced major erosion in their back yards. We have concerns about the capacity of the drainage systems on this site and the capacity of the city storm sewers. We absolutely cannot handle any more runoff.

2-3 3) The report mentions 3000 cubic yards (about 150 truckloads!) of soil is being exported, but how much is actually being graded? Cut plus fill plus import. there are at least 20´ tall retaining walls at the houses on the east side. On the north side there appears to be 35´of fill! Many municipalities limit the amount of grading on a site, and we believe Pacifica should as well so that the natural landscape is not totally altered. This looks like a brute force development to level a steep site.

2-4 4) There were only two test soil borings done for the project, one next to the sidewalk, and one under the driveway. Neither were done where the building is going, which is not normal. Groundwater was found 11' down on one boring, so that may be an issue for the soil removal that needs to be carefully monitored. This might also impact the amount of water the site drainage systems need to handle.

2-5 5) We would like to see roof plans as it appears the project has roof decks and there may be privacy concerns that are not clear here for the adjacent neighbors to understand the implications.

2-6 6) The only unit floor plan shared shows a large view window and deck at the garage at the top of the building. This is inviting a future owner to convert the garage to habitable space, potentially creating parking issues at the street.

2-7 6) We are unhappy with the proposed removal of 23 heritage trees. Only three heritage trees are to remain. No attempt was made to keep any trees in the area of work. Also, FYI, Bob is a volunteer with the Golden Gate Raptor Society and has spotted several red tailed hawks and turkey vultures in the vicinity.

1

Letter 2
Cont'd

2-8 7) Many cities are starting to prohibit gas lines and we would encourage Pacifica to research and undertake that as well to lessen our future dependence on fossil fuels.

Thank you for your consideration and feel free to call us if you need further clarification.

Sincerely,

Christine Boles, Architect

Beausoleil Architects

[redacted] Monterey Road

Pacifica, CA 94044

[redacted]

www.beausoleil-architects.com

LETTER 2: CHRISTINE BOLES, RESIDENT

Response to Comment 2-1

Figure 4, on page 11 of the IS/MND, includes a section drawing of House-2, and an additional Project Profiles and Sections figure (Figure 1) has been provided on the following page for the commenter's review.

Page 13 of the IS/MND notes that, "a total of 0.7-acres of land would be graded as a result of construction activities."

The project description notes that two retaining walls are proposed as part of the project: one retaining wall, ranging from five to 11 feet high, would be constructed on the rear side of the buildings, and another tiered retaining wall, with each tier being five feet in height, would be placed at the project frontage. The following excerpt from Section I, Aesthetics, of the IS/MND (page 17) mentions the height of the larger retaining wall and the resulting less-than-significant visual impact:

> […] the retaining wall to the rear of the buildings would reach a maximum height of 11 feet, which would be required in order to adequately facilitate stormwater drainage on the project site. The height of the retaining wall would not obstruct views of the slope. Additionally, most of the desired views in the area would be of the Pacific Ocean to the west. The proposed project would not obstruct any surrounding structures' views of the Pacific Ocean. Currently, the primary view of the project site from Monterey Road consists of vegetation, trees, and shrubbery. The proposed project has been designed to step into the hillside, and the existing views of the hill behind the proposed buildings would remain.

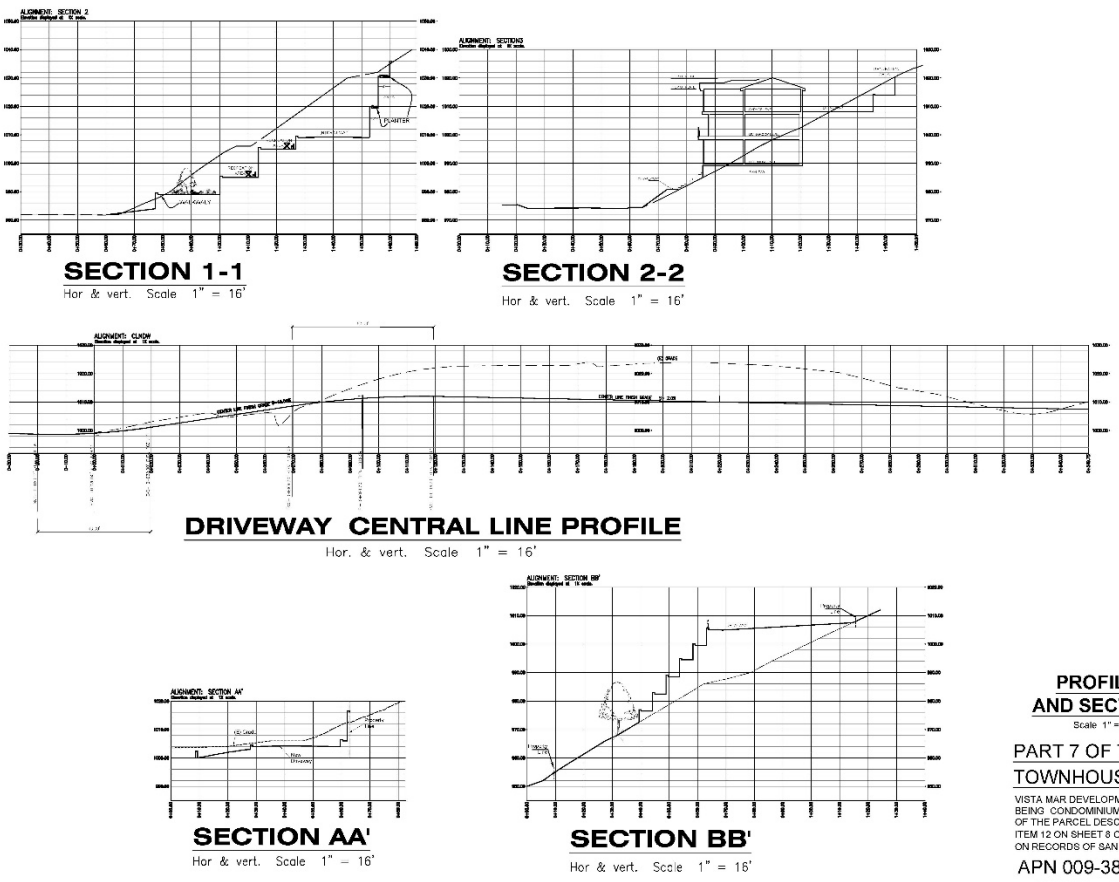
Based on the above, sufficient discussion of grading and the retaining walls is included in the IS/MND. Nevertheless, the commenter's concerns have been noted and forwarded to the decision-makers for their consideration.

Response to Comment 2-2

As part of the proposed project, 21,972 sf of new impervious surface would be added to the project site. Some driveways, walkways, and staircases would be constructed with permeable surfaces, such as permeable pavers, to facilitate drainage. The addition of impervious surfaces and subsequent runoff is analyzed throughout Section X, Hydrology and Water Quality, of the IS/MND. The following excerpt from page 58 discusses the drainage and runoff requirements that would apply to the proposed project:

> All municipalities within San Mateo County (and the County itself) are required to develop more restrictive surface water control standards for new development projects to comply with Provision C.3 of the Regional Water Quality Control Board (RWQCB) Municipal Regional Stormwater NPDES Permit order No. R2-2015-0049. The San Mateo Countywide Water Pollution Prevention Program developed a C.3 Stormwater Technical Guidance document for implementing the RWQCB Municipal Regional Stormwater NPDES Permit C.3 requirements, known as the C.3 Standards. The City of Pacifica has adopted the County C.3 Standards as part of the City's NPDES General Permit requirements, which require new development and redevelopment projects that create or alter 10,000 or more sf of impervious area to contain and treat all stormwater runoff from the project site. Given that the proposed project would create approximately 10,000 sf of impervious area, the project would be considered a C.3-regulated project.

Figure 1
Project Profiles and Sections



> In compliance with the C.3 Stormwater Technical Guidance, the proposed project would include six catch basins. The six catch basins would be sized for treatment and flow control. In addition, the proposed project would include flow through planters which would treat and drain water from excess runoff areas to the public storm drains on the project site. Runoff from the impervious areas (building roofs, pavement, etc.) would be routed to either the catch basins or the flow through planters and would be treated prior to discharge. The flow through planters and catch basins would act as a filter, removing pollutants and debris from the stormwater throughout the infiltration process.

The Landscaping Plan (Figure 2), which shows all proposed surface types, has been included on the following page. As discussed above, the proposed project would include a series of catch basins and flow through planters throughout the site which would treat stormwater from all on-site impervious areas prior to discharge to the City's stormwater drainage system. The catch basins and flow through planters would be designed and sized to appropriately accommodate the anticipated site runoff and ensure that flooding would not occur.

In *California Building Industry Association v. Bay Area Quality Management District (2015)* 62 Cal.4th 369, the California Supreme Court ruled that CEQA does not require the analysis and mitigation of the impact of existing environmental conditions. The flooding that the commenter has identified is considered an existing environmental condition. Compliance with the C.3 Standards would ensure that all runoff is attenuated on-site, and implementation of the proposed project would not exacerbate the existing flooding or erosion issues. In fact, the proposed catch basins and flow through planters are anticipated to improve drainage on-site and reduce downstream flooding.

Response to Comment 2-3

Refer to Response to Comment 2-1. The commenter's concern about the extent of grading has been noted and forwarded to the decision-makers for their consideration

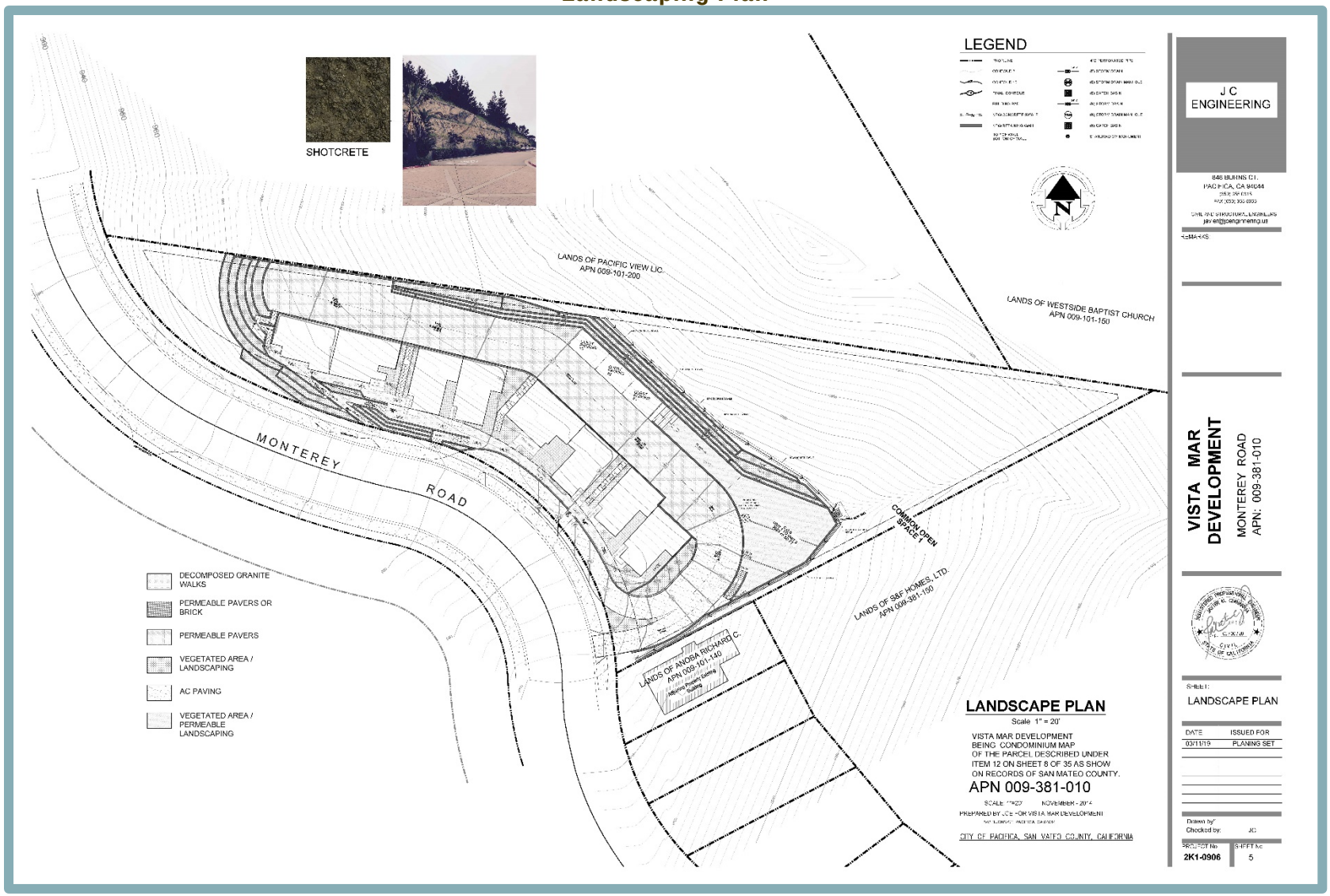
Response to Comment 2-4

According to Geocon Consultants, Inc., the commenter is correct in that the soil borings did not extend to the proposed depth of the cut and, consequently, the potential exists for adverse geological conditions, including groundwater seepage, that could impact the proposed project design and construction. However, given the logistical constraints of the site, including heavy vegetation, steep terrain, and near-surface bedrock, the locations of the borings are not considered abnormal.[2]

Mitigation Measures VII-2 and VII-3 require that a qualified geotechnical engineer shall prepare slope stability calculations for the cut and fill slopes proposed for the project, and shall observe all cuts to verify that conditions have not changed from the conditions reported in the Geotechnical Investigation prepared for the proposed project. As such, future cut and fill work would be carefully monitored by a geotechnical engineer who would to assess the site and provide any necessary recommendations, including those related to slope stability and groundwater impacts, to ensure safety and structural integrity of the proposed project.

[2] Rodacker, Shane, G.E., Vice President, Geocon Consultants, Inc. Personal Communication [email] with Rod Stinson, Division Manager of Raney Planning & Management, Inc. March 18, 2020.

Figure 2
Landscaping Plan



With regard to the commenter's concerns about groundwater seepage potentially contributing to off-site drainage flows, it should be noted that the proposed project would include systems, including the catch basins and flow through planters, designed to prevent flooding and treat all on-site drainage. In addition, implementation of Mitigation Measure X-2 would ensure that all drainage features be properly maintained. As noted on page 58 of the IS/MND, the proposed project would be required to adhere to the C.3 Standards, which require that the project would not increase discharge of off-site drainage flows beyond what currently occurs. Before any building permits are issued, the geotechnical evaluation required by Mitigation Measures VII-2 and VII-3 would have been implemented and addressed any potential issues related to groundwater. Pursuant to Section 6-12.207 of the Municipal Code, compliance with the C.3 Standards would be confirmed by the City Engineer prior to issuance of building permits.

In conclusion, the soil borings performed for the project-specific Geotechnical Investigation are considered normal, and geological conditions would be confirmed during the subsequent geotechnical evaluation required by Mitigation Measures VII-2 and VII-3, as is standard practice. As such, the analysis and mitigation measures included within the IS/MND are sufficient to address any potential issues related to groundwater, drainage, and soil removal.

Response to Comment 2-5

CEQA only requires the analysis of potential impacts that could affect the physical environment. As such, the analysis of privacy concerns is not required. However, the commenter's concerns have been noted and forwarded to the decision-makers for their consideration.

Response to Comment 2-6

Per Section 15145 of the CEQA Guidelines, CEQA does not require evaluation of speculative impacts. (See *Friends of the Eel River v. Sonoma County Water Agency* (2003) 108 Cal.App.4th 859, 877.) The commenter's concern that a future owner could convert a proposed garage into habitable living space based solely on the proposed floor plan, and thereby create parking impacts, is not based on evidence, and is therefore speculation. Therefore, the commenter's concern about future parking issues is not required.

Furthermore, parking is not a CEQA issue area, and discussion of the topic is not required.

Response to Comment 2-7

This comment does not directly address the adequacy of the IS/MND, but the commenter's concerns have been noted and forwarded to the decision-makers for their consideration.

See Response to Comment 1-1 for a discussion regarding the updated arborist report. In addition, impacts to nesting and migratory birds, which would include red tailed hawks and turkey vultures, are discussed on page 33 of the IS/MND. Mitigation Measure IV-3, which requires pre-construction surveys for nesting and migratory birds, would apply to turkey vultures. Any potential impacts to nesting and migratory birds would be considered less-than-significant with the implementation of Mitigation Measure IV-3.

Response to Comment 2-8

This comment does not address the adequacy of the IS/MND. However, the suggestion has been forwarded to the City decision-makers for their consideration.

Letter 3

O'Connor, Bonny

From: Gary Benjamin [redacted]
Sent: Wednesday, February 12, 2020 10:24 PM
To: O'Connor, Bonny
Subject: Vista Mar Project

[CAUTION: External Email]

Dear Ms. O'Connor,

3-1 I am very concerned about the proposed Vista Mar development.

3-2 While the site has apparently been evaluated by geologists, past experience (such as the Millenium Tower in San Francisco) has shown that this will not preclude unexpected problems, given the steepness of the site, and its location less than a mile from the San Andreas fault. If there were difficulties after construction, most likely the City of Pacifica would end up being responsible for sizeable costs, since the developers would most likely have taken their profits and disappeared.

3-3 The site is also frequented by wildlife, especially deer, and mountain lions (which are endangered) have also been seen in the vicinity.

3-4 If the project were addressing the housing availability crisis, this might mitigate the drawbacks, but allocating one "below market rate unit" among a group of high-priced luxury townhomes will do nothing to help this problem.

I urge you to consider whether this project provides any value to the City of Pacifica.

Sincerely,

Gary Benjamin
[redacted] Monterey Rd
Pacifica, CA 94044
[redacted]

LETTER 3: GARY BENJAMIN, RESIDENT

Response to Comment 3-1

This is an introductory statement that expresses concern, but does not address the adequacy of the IS/MND.

Response to Comment 3-2

Hazards related to slope and seismic activity have been discussed in Section VII, Geology and Soils, of the IS/MND. Page 47 of the IS/MND states the following regarding seismic hazards:

> […] The Geotechnical Investigation determined that the lack of mapped active fault traces through the site suggest that the potential for primary rupture due to fault offset on the property is low. Nonetheless, given the vicinity of the project site to the San Andreas Fault System, the site is likely to be subject to very strong to violent ground shaking due to a major earthquake in one of the above-listed fault zones.
>
> However, the proposed townhouses and associated improvements would be designed in accordance with the adopted edition of the California Building Standards Code (CBSC) requirements in place at the time of building permit application. Structures built according to the seismic design provisions of current building codes should be able to: 1) resist minor earthquakes without damage; 2) resist moderate earthquakes without structural damage, but with some non-structural damage; and 3) resist major earthquakes without collapse, but with some structural, as well as non-structural damage. Given the project's adherence to the CRC requirements, the proposed project would not expose people or structures to substantial adverse effects including the risk of loss, injury, or death involving the rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map, or strong seismic ground shaking. Therefore, the proposed project would have a ***less-than-significant*** impact.

To summarize, the potential for primary rupture of a seismic fault on the property is low, but the property's proximity to the San Andreas Fault System would subject the site to strong seismic ground shaking. However, the impact would be considered less than significant because the proposed development would be built in accordance with the CBSC, which requires that all structures be able to withstand seismic ground shaking without exposing people or structures to substantial adverse effects.

Pages 47 of the IS/MND notes the following regarding the site's slope:

> Landslide and Debris Flow
> Seismically-induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. The project site and the surrounding area are moderately to steeply sloping; however, the site is underlain by competent, resistant native material at relatively shallow depths. Therefore, according to the Geotechnical Report, the hazard due to large-scale seismically-induced land sliding is relatively low. […]

The excerpt above explains that while the project site is defined as moderately to steeply sloping, the project site is underlain with competent material and the risk of landslide/debris flow hazards related to slope is relatively low.

Pages 48 of the IS/MND notes the following regarding slope stability:

> Slope Stability
> Based on the peer review performed for the proposed project, the slope stability analysis of the site should be performed to confirm that an adequate factor of safety against instability is applied. Additionally, exploratory borings may be required to extend through the entire depth of the soil to the proposed cut depths. Thus, the full conditions at the cut depth are not entirely known. Without a slope stability analysis or additional exploratory borings, development of the retaining wall on the eastern border could be impacted.

Based on the conclusion above, Mitigation Measures VII-1 through VII-4 would be required to mitigate the potential hazards related to slope stability. The Mitigation Measures require the preparation of slope stability calculations and bedrock strength analyses, monitoring by the geotechnical engineer, and that any unretained fills placed on slopes steeper than six to one shall be keyed and benched into competent native materials. The discussion and recommendation of such mitigation measures indicate that hazards related to slope steepness have been sufficiently addressed in the IS/MND, and all potential impacts would be reduced to a less than significant level following mitigation.

If seismic-related damage were to occur, the property owner would be responsible for providing any repairs and covering all associated expenses.

In addition, CEQA only requires the analysis of potential physical environmental effects. All potential physical environmental effects that could result from implementation of the proposed project, including impacts related to slope steepness and seismic activity, are sufficiently discussed within the IS/MND. Issues concerning expenses and liability are not a CEQA issue area, and analysis of such is not required.

Response to Comment 3-3

This comment does not address the adequacy of the IS/MND. In addition, according to the California Department of Fish and Wildlife, mountain lions are not listed as endangered or threatened in California.[3] As such, mountain lions do not currently qualify as a special-status species, and analysis of the species is not required under CEQA.

Response to Comment 3-4

This comment does not address the adequacy of the IS/MND. However, the commenter's concern has been noted and forwarded to the decision-makers for their consideration.

[3] California Department of Fish and Wildlife. *Commonly Asked Questions about Mountain Lions*. Available at: https://wildlife.ca.gov/Conservation/Mammals/Mountain-Lion/FAQ#359951240-are-mountains-lions-listed-as-a-threatened-or-endangered-species. Accessed March 12, 2020.

Letter 4

O'Connor, Bonny

From: Angela Viviani [redacted]
Sent: Thursday, February 13, 2020 4:00 PM
To: O'Connor, Bonny
Subject: In agreement with neighbors concerned about proposed development at 503-511 Monterey Road

[CAUTION: External Email]

4-1 1) We would like to see section drawings of the project as we are concerned about the amount of grading and heights of retaining walls.

4-2 2) We are very concerned about the amount of paving and lot coverage on such a steep site. There is already too much water flowing down towards the intersection of Monterey and Hickey and I have been in touch with the engineering department with photos and videos during a recent storm. I have seen water flow over the street gutter with up to 3 inches of water on the sidewalk at our properties on the south side of a Monterey past the Hickey intersection. Our neighbors have 6" plus tall barricades at the edge of the sidewalk and several houses have experienced major erosion in their back yards. We have concerns about the capacity of the drainage systems on this site and the capacity of the city storm sewers. We absolutely cannot handle any more runoff.

4-3 3) The report mentions 3000 cubic yards (about 150 truckloads!) of soil is being exported, but how much is actually being graded? Cut plus fill plus import. there are at least 20' tall retaining walls at the houses on the east side. On the north side there appears to be 35'of fill! Many municipalities limit the amount of grading on a site, and we believe Pacifica should as well so that the natural landscape is not totally altered. This looks like a brute force development to level a steep site.

4-4 4) There were only two test soil borings done for the project, one next to the sidewalk, and one under the driveway. Neither were done where the building is going, which is not normal. Groundwater was found 11' down on one boring, so that may be an issue for the soil removal that needs to be carefully monitored. This might also impact the amount of water the site drainage systems need to handle.

4-5 5) We would like to see roof plans as it appears the project has roof decks and there may be privacy concerns that are not clear here for the adjacent neighbors to understand the implications.

4-6 6) The only unit floor plan shared shows a large view window and deck at the garage at the top of the building. This is inviting a future owner to convert the garage to habitable space, potentially creating parking issues at the street. 6) We

4-7 are unhappy with the proposed removal of 23 heritage trees. Only three heritage trees are to remain. No attempt was made to keep any trees in the area of work. Also, FYI, Bob is a volunteer with the Golden Gate Raptor Society and has spotted several red tailed hawks and turkey vultures in the vicinity.

4-8 7) Many cities are starting to prohibit gas lines and we would encourage Pacifica to research and undertake that as well to lessen our future dependence on fossil fuels.

Angela and Gary Viviani
[redacted] Perry Ave
Pacifica, CA 94044

LETTER 4: ANGELA AND GARY VIVIANI, RESIDENTS

Response to Comment 4-1
See Response to Comment 2-1.

Response to Comment 4-2
See Response to Comment 2-2.

Response to Comment 4-3
See Response to Comment 2-3.

Response to Comment 4-4
See Response to Comment 2-4.

Response to Comment 4-5
See Response to Comment 2-5.

Response to Comment 4-6
See Response to Comment 2-6

Response to Comment 4-7
See Response to Comment 2-7.

Response to Comment 4-8
See Response to Comment 2-8.

Letter 5

O'Connor, Bonny

From: Summer Lee [redacted]
Sent: Thursday, February 13, 2020 5:38 PM
To: O'Connor, Bonny
Subject: Vista Mar Project

[CAUTION: External Email]

Dear Ms. O'Connor,

5-1 I am writing to protest the Vista Mar Project. I have lived at [redacted] B Monterey Road since 1999.

5-2 This project will cause a devastating and irreparable impact on the hill side by removing trees and moving earth, which also happens to be where storm water gathers at the bottom of two hills.

It is clearly designed to make the most amount of profit to the developers with little regard to future welfare of the area, in a no-faith attempt to put the most amount of units in a small space on undeveloped land.

5-3 Our existing development was in this vein, albeit with single family dwellings. The construction was shoddy, many community members reporting upside down installed windows, leaking sub floors and foundations, misaligned studs, missing subfloors, just to name a few. Even if there was a 5 year warranty the contractors fought any meaningful repairs. Pacifica does not need another cheaply done building development with the maximum density possible at the expense of the open environment and future impact on drainage and traffic and wildlife.

Thank you for your time,
Summer Lee

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LETTER 5: SUMMER LEE, RESIDENT

Response to Comment 5-1
This is an introductory statement that does not address the adequacy of the IS/MND.

Response to Comment 5-2
Impacts related to tree removal, ground disturbance, and stormwater are all discussed within the IS/MND. The conclusion regarding tree removal, from page 39 of the IS/MND, is reproduced below:

> […] Adherence to the Tree Removal Ordinance and Ordinance No. 636-C.S. would ensure that the removal of heritage and non-heritage trees would be performed in accordance with proper procedures. Therefore, with implementation of the mitigation measure, the proposed project would have a ***less-than-significant*** impact related to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

As noted above, the tree removal included as part of the proposed project would be required to comply with all applicable City Ordinances and Mitigation Measure IV-7, implementation of which would reduce all potential impacts to a less-than-significant level. Refer to Response to Comment 1-1 for more information regarding the updated arborist report that was prepared for the proposed project.

Visual impacts to the hillside are discussed in Section I, Aesthetics, and cultural impacts related to "moving earth" are included in Section V, Cultural Resources. As noted in the IS/MND, all such impacts would be considered less than significant with the implementation of the mitigation measures included within.

Refer to Response to Comment 2-2 for a discussion regarding stormwater runoff and the C.3 Standards by which the project would be required to abide. As noted therein, the project design would include construction of six catch basins and several flow through planters to treat stormwater and control flow. Thus, all runoff would be attenuated on-site, and the project would not alter the existing drainage pattern of the site is a manner which would result in substantial erosion, substantially increase the amount of surface runoff in a manner which would result in flooding, or create or contribute to runoff which would exceed the capacity of existing or planned stormwater drainage systems.

Response to Comment 5-3
This comment does not address the adequacy of the IS/MND. However, the commenter's concern has been noted and forwarded to the decision-makers for their consideration.

Letter 6

O'Connor, Bonny

From: donna j wagner [redacted] >
Sent: Friday, February 14, 2020 9:01 AM
To: O'Connor, Bonny
Subject: notification

[CAUTION: External Email]

6-1 please put me on the notification list for the 503-511 monterey rd. development discussion at the city council; there will be one, yes? i missed the deadline for yesterday - i've never heard of this before - and i'd really like to show up

thanks!

donna j wagner

donna@majornet.com
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LETTER 6: DONNA WAGNER, RESIDENT

Response to Comment 6-1

The comment does not specifically address the adequacy of the IS/MND, but has been noted by the City.

Letter 7

O'Connor, Bonny

From: John Mockus [redacted]
Sent: Friday, February 14, 2020 9:06 AM
To: O'Connor, Bonny
Subject: 503-511 Monterey Rd. Pacifica

[CAUTION: External Email]

Dear Bonnie,

7-1 It has been brought to my attention (as well as my neighbors) that there is a proposed development at 503-511 Monterey Road. I live at [redacted] Monterey Road and I have serious concerns about this proposed development. Please let me and my neighbors be heard about this. I feel an open discussion is vital regarding this development.
Please advise as to the best way to proceed with our concerns.

Thank you,
John Mockus

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LETTER 7: JOHN MOCKUS, RESIDENT

Response to Comment 7-1

The comment does not specifically address the adequacy of the IS/MND. However, the commenter's concern has been noted and forwarded to the decision-makers for their consideration. Additionally, staff replied to the commenter regarding future comment opportunities.

Letter 8

O'Connor, Bonny

From: Magnolia Caswell-Mackey [redacted]
Sent: Friday, February 14, 2020 11:54 AM
To: O'Connor, Bonny
Subject: Townhome proposal

[CAUTION: External Email]

Hi,

8-1 I live near Edgemar park and echo Christine Boles' concerns with the proposal. Especially the heritage trees—over the last few years so many have been removed—I've been saddened each time, especially when some seem to be for builder's convenience. It should not be so easy for developers to simple wipe out these irreplaceable (in our lifetime) trees. I cherish these old trees and it's part of what makes our neighborhood great.

Thanks,
Maggie C-M

8-2 P.S. I just found out about the public comment period this morning, hopefully this can be included though I think it technically closed last night!

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LETTER 8: MAGNOLIA CASWELL-MACKEY, RESIDENT

Response to Comment 8-1

The comment does not specifically address the adequacy of the IS/MND, but the commenter's concerns regarding the proposed tree removal have been forwarded to the decision-makers for their consideration.

Response to Comment 8-2

The comment does not address the adequacy of the IS/MND.