

Lots 4-12 Oddstad Way Project Mitigation Monitoring and Reporting Program

May 2020

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the City are completed at the appropriate time in the development process.

The mitigation measures identified in the Initial Study/Mitigated Negative Declaration for the Lots 4-12 Oddstad Way Project as revised by the City's associated Response to Comments document and Errata Sheet are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented.

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Mitigation Measure	Implementation Schedule	Monitoring Agency	Sign-Off
<p><i>I-1 Prior to issuance of building permits, all improvement and building plans for the proposed development shall demonstrate that the color and texture (including, but not limited to, landscaping, surface treatments, etc.) of the proposed buildings, retaining walls, and debris walls match or blend with the natural landscape in the project area, as well as the color palette of the existing residential development in the area. The final design of the buildings and retaining walls shall be reviewed and approved by the City of Pacifica Building Division.</i></p>	<p>Prior to issuance of building permits</p>	<p>City of Pacifica Building Division</p>	
<p><i>IV-1. If construction, tree removal, and/or tree trimming activities are proposed during the bird nesting season (February 1 through August 31), preconstruction surveys for nesting birds, including raptors, shall be conducted by a qualified biologist within 500 feet of the construction area no more than 14 days prior to initiation of construction activities. If active bird nests are not found, further action is not required. If active bird nests are found, and project activities could potentially impact nesting success as determined by a qualified biologist, all necessary permits shall be obtained from the USFWS Migratory Bird Treaty Office and the CDFW. Alternatively, the applicant may delay construction activities until active bird nests are no longer present within 300 feet of the construction area. Results of the preconstruction surveys shall be submitted to the City of Pacifica Planning Department and the CDFW.</i></p>	<p>No more than 14 days prior to initiation of construction activities if construction, tree removal, and/or tree trimming activities are proposed between February 1 and August 31</p>	<p>City of Pacifica Planning Department CDFW USFWS</p>	
<p><i>IV-2(a). Prior to removal of any on-site trees, a qualified biologist shall conduct a pre-construction bat emergence survey. If active roosts are not found, then further action shall not be warranted. If either a maternity roost or hibernacula (structures used by bats for hibernation) is present, Mitigation Measures IV-2(b) and IV-2(c) shall be implemented. The pre-construction survey shall be submitted to the City of Pacifica Planning Department and the CDFW.</i></p>	<p>Prior to removal of any on-site trees</p>	<p>City of Pacifica Planning Department CDFW</p>	
<p><i>IV-2(b). If active bat maternity roosts or hibernacula are found in trees which will be removed as part of project construction, the project shall avoid the loss of the tree occupied by the roost to the extent feasible as determined by the CDFW. If an active maternity roost is located and the project cannot be redesigned to avoid removal of</i></p>	<p>Prior to trimming or tree removal activities</p>	<p>City of Pacifica Planning Department CDFW</p>	

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<p><i>the occupied tree, demolition shall commence before maternity colonies form (i.e., prior to March 1) or after young are volant (flying) (i.e., after July 31). Disturbance-free buffer zones, as determined by a qualified biologist, shall be observed during the maternity roost season (March 1 through July 31).</i></p>			
<p><i>IV-2(c). If a non-breeding bat hibernacula is found in a tree scheduled for removal, the individuals shall be safely evicted, under the direction of a qualified biologist (i.e., a biologist holding a CDFW collection permit and a Memorandum of Understanding with CDFW allowing the biologist to handle bats), by opening the roosting area to allow airflow through the cavity. Demolition shall then follow at least one night after initial disturbance for airflow. Such timing would allow bats to leave during darkness, thus increasing chances of finding new roosts with a minimum of potential predation during daylight. Trees with roosts that need to be removed shall first be disturbed at dusk, just prior to removal that same evening, to allow bats to escape during the darker hours.</i></p>	<p>Prior to trimming or tree removal activities</p>	<p>City of Pacifica Planning Department CDFW</p>	
<p><i>IV-3(a). Not more than 30 days prior to initiation of ground-disturbing activities, a qualified biologist shall conduct preconstruction surveys for all active woodrat stick nests that would be directly impacted by the proposed project. Surveys shall include all suitable habitat types within the ground disturbance footprint. Any stick nests within the construction area shall be flagged and dismantled under the supervision of the biologist. The results of the pre-construction surveys, including reports of any non-target special-status species observed by the biologist, shall be submitted to the City of Pacifica Planning Department and the CDFW. If San Francisco dusky-footed woodrats are not encountered during the dismantling process, further action is not required.</i></p>	<p>Not more than 30 days prior to initiation of ground-disturbing activities</p>	<p>City of Pacifica Planning Department CDFW</p>	
<p><i>IV-3(b). If young San Francisco dusky-footed woodrats are encountered during the dismantling process, all nest materials shall be replaced, and the nest shall remain undisturbed for at least three weeks to allow for the individuals to mature and vacate the nest. After three weeks, the dismantling process shall resume. Nest material shall be moved to suitable adjacent areas (woodland, scrub, or chaparral) that are outside of the disturbance area associated with the proposed project. If construction does not occur within 30 days of</i></p>	<p>During dismantling of San Francisco dusky-footed woodrat stick nests</p>	<p>City of Pacifica Planning Department</p>	

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<i>the most recent pre-construction survey, additional surveys shall be required prior to construction.</i>			
<p>IV-4. <i>Prior to initiation of construction activities or tree removal during the monarch butterfly winter roosting season (October through February), a qualified biologist shall survey the project site to ensure that a roosting colony is not present. Because timing of monarch migration on the coast side varies from year to year, the survey shall be conducted at a time to coincide with monarch roosting activity on the coast side for that particular year. Information on monarch roosting activity must be verified with applicable regulatory agencies prior to conducting the survey. If a roosting colony is not detected, tree removal may commence, and further surveys shall not be required. However, if a roosting colony is detected, trees shall not be removed until the winter roosting season has concluded (i.e., monarchs have not been observed in the general area or using the trees). Results of any butterfly surveys shall be submitted to the City of Pacifica Planning Department and the CDFW. If trees have already been removed prior to the onset of the winter roosting season, surveys are not warranted.</i></p>	<p>Prior to initiation of construction activities or tree removal during October through February</p>	<p>City of Pacifica Planning Department CDFW</p>	
<p>IV-5(a) <u>Notify USACE.</u> <i>Prior to initiation of construction activities, the applicant shall obtain permit authorization to fill wetlands under Section 404 of the federal CWA (Section 404 Permit) from USACE. The Section 404 Permit application shall include an assessment of directly impacted, avoided, and preserved acreages to waters of the U.S. Mitigation measures shall be developed as part of the Section 404 Permit to ensure no net loss of wetland function and values. Mitigation for direct impacts to waters of the U.S. associated with the proposed outfall structure at Rockaway Creek would occur at a minimum of 1:1 ratio for direct impacts; however, final mitigation requirements shall be developed in consultation with USACE. In addition, a Water Quality Certification or waiver pursuant to Section 401 of the CWA must be obtained for Section 404 permit actions.</i></p>	<p>Prior to initiation of construction activities</p>	<p>City of Pacifica Planning Department USACE San Francisco Bay RWQCB</p>	
<p>IV-5(b) <u>Notify Regional Water Quality Control Board.</u> <i>Prior to initiation of construction activities, the project applicant shall submit to the San Francisco Bay Regional Water Quality Control Board an application for Clean Water Act Section 401 Water Quality Certification and/or</i></p>	<p>Prior to initiation of construction activities</p>	<p>City of Pacifica Planning Department San Francisco Bay</p>	

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<p><i>Waste Discharge Requirements for Projects Involving Discharge of Dredged and/or Fill Material to Waters of the State. Written verification of the Section 404 permit and the Section 401 water quality certification shall be submitted to the City of Pacifica. The project applicant shall be responsible for conducting all project activities in accordance with the permit provisions outlined in the applicable San Francisco Water Board permit.</i></p>		RWQCB	
<p><i>IV-5(c) <u>Notify CDFW.</u> The CDFW maintains jurisdiction over the bed and bank of the bed, channel, and banks of any river, stream, or lake (Fish and Game Code Section 1602) and impacts to these areas may require a Lake or Streambed Alteration Agreement. Prior to initiating construction activities, the project applicant shall notify CDFW of the intentions of the project to determine if a Lake or Streambed Alteration Agreement is required. The information provided shall include a description of all of the activities associated with the proposed project, not just those closely associated with the drainages and/or riparian vegetation. Impacts shall be outlined in the application and are expected to be in substantial conformance with the impacts to biological resources outlined in this IS/MND. Impacts for each activity shall be broken down by temporary and permanent, and a description of the proposed mitigation for biological resource impacts shall be outlined per activity and then by temporary and permanent. Information regarding project-specific drainage and hydrology changes resulting from project implementation shall be provided as well as a description of stormwater treatment methods. Minimization and avoidance measures shall be proposed as appropriate and may include: preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas adjacent to open space areas with native seed, and installation of project-specific stormwater BMPs. The project applicant shall be responsible for conducting all project activities in accordance with the permit provisions outlined in the applicable CDFW Lake or Streambed Alteration Agreement.</i></p>	Prior to initiation of construction activities	City of Pacifica Planning Department CDFW	
<p><i>IV-6. Prior to issuance of a grading permit or building permit, the project applicant shall obtain approval of a tree protection plan and</i></p>	Prior to issuance of a grading permit or building	City of Pacifica Planning Commission	

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<p><i>authorization for heritage tree removal from the City of Pacifica Planning Commission as required by the City Municipal Code Section 4-12.07 et seq. Prior to commencement of any construction, and throughout the duration of construction activity, the project applicant shall implement any tree protection measures identified in the approved tree protection plan to protect trees which will not be removed during construction. Prior to issuance of a certificate of occupancy, the project applicant shall complete planting of any replacement trees required as part of the tree protection plan or any other condition of approval imposed by the Planning Commission.</i></p>	<p>permit</p>		
<p>V-1. <i>Prior to initiation of ground-disturbing activities at the project site, the project applicant shall retain a qualified cultural/tribal cultural expert to provide a cultural resource awareness training session all construction workers involved in grading, trenching, or other ground-disturbing activities associated with the proposed project. The training session shall cover standard measures for identifying cultural resources and human remains, as well as measures to be taken if a potential cultural resource is identified on-site. The training coordinator shall distribute a sign-in sheet to event attendees, verifying completion of the training. The completed sign-in sheet shall be submitted to the City of Pacifica within two weeks of training completion.</i></p> <p><i>In the event of the accidental discovery or recognition of any human remains, further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until compliance with the provisions of CEQA Guidelines Section 15064.5(e)(1) and (2) has occurred. The Guidelines specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the County Coroner has been notified to determine if an investigation into the cause of death is required. If the Coroner determines that the remains are Native American, then, within 24 hours, the Coroner must notify the Native American Heritage Commission, which in turn will notify the most likely descendants who may</i></p>	<p>Prior to and during ground disturbance activities</p>	<p>City of Pacifica Planning Department</p> <p>County Coroner</p> <p>Native American Heritage Commission</p>	

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<p><i>recommend treatment of the remains and any grave goods. If the Native American Heritage Commission is unable to identify a most likely descendant or most likely descendant fails to make a recommendation within 48 hours after notification by the Native American Heritage Commission, or the landowner or his authorized agent rejects the recommendation by the most likely descendant and mediation by the Native American Heritage Commission fails to provide a measure acceptable to the landowner, then the landowner or his authorized representative shall rebury the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. If human remains are encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City of Pacifica Planning Department.</i></p>			
<p>V-2. <i>If any prehistoric or historic artifacts, or other indications of cultural deposits, such as historic privy pits or trash deposits, are found once ground disturbing activities are underway, all work within the vicinity of the find(s) shall cease and the find(s) shall be immediately evaluated by a qualified archaeologist. If the find is determined to be a historical or unique archaeological resource, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available (CEQA Guidelines Section 15064.5). Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place (Public Resources Code Sections 21083 and 21087).</i></p> <p><i>The requirements of mitigation measures V-1 and V-2 shall be included via notation on all project improvement plans and building permit plans.</i></p>	<p>Noted on improvement and building permit plans</p> <p>During ground disturbance activities</p>	<p>City of Pacifica Planning Department</p>	
<p>VI-1. <i>All improvement and building plans for the proposed development shall be designed by a Civil and Structural Engineer and reviewed and approved by the City of Pacifica Building Division prior to issuance of grading and building permits to ensure that all geotechnical recommendations specified in the Geotechnical Investigation prepared for the proposed project, including without</i></p>	<p>Prior to approval of improvement plans and issuance of grading and building permits</p>	<p>City of Pacifica Building Division</p>	

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<i>limitation the debris walls, are properly incorporated and utilized in the project design.</i>			
VI-2. <i>Implement Mitigation Measure IX-1.</i>	See MM IX-1	See MM IX-1	
VI-3. <i>Due to the proposed project site's hillside location and proximity to Rockaway Creek, project grading shall not be commenced during the rainy season, defined as the period between October 1 and April 30, inclusive, consistent with Section 8-1.18 of the City's Municipal Code. Any grading commenced prior to the rainy season which has not been stabilized as determined by the Building Official shall be stabilized with appropriate Best Management Practices as described in Mitigation Measure IX-1 of this IS/MND and as approved by the Building Official. In addition, the project applicant shall stabilize any exposed hillside areas by seeding the hillside with native grasses selected by a qualified biologist until construction is completed and permanent landscaping measures stabilize the hillside.</i>	Prior to and during grading and construction activities	City of Pacifica Building Official	
VI-4. <i>Implement Mitigation Measure VI-1.</i>	See MM VI-1	See MM VI-1	
VI-5. <i>Implement Mitigation Measure VI-1.</i>	See MM VI-1	See MM VI-1	
VIII-1. <i>Upon completion of the proposed roadway extension, the City of Pacifica shall require that the proposed emergency vehicle turnaround is kept clear in order to allow for unimpeded emergency vehicle access consistent with the signage requirements established in Appendix D of the California Fire Code. In addition, the turnaround shall be deed restricted to provide clear disclosure to all future owners of the project site of the obligation to maintain the turnaround clear of obstructions/vehicles. The deed restriction shall clarify, to the City's satisfaction, circumstances under which parking restrictions may be lifted, such as if the Oddstad Way extension is converted to a through street.</i>	Upon completion of the proposed roadway extension	City of Pacifica Planning Department	
VIII-2. <i>Prior to issuance of grading permit, the grading plan submitted by the project applicant for review and approval by the City of Pacifica Planning Department shall include, by way of written notation, verification that the proposed buildings will comply with all applicable regulations and requirements within Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure, of the California Building Code.</i>	Prior to issuance of grading permits Included via written notation on grading plans	City of Pacifica Planning Department	

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<p><i>VIII-3 The project applicant and any/all subsequent owners and residents shall maintain 100 feet of 'defensible space' around all proposed structures, consistent with the requirements of the North County Fire Authority (NCFA).</i></p>	<p>During construction activities and future operations</p>	<p>City of Pacifica Planning Department</p>	
<p><i>IX-1. During construction, the contractor shall implement BMPs to reduce pollutants in stormwater discharges to the maximum extent practicable, which may include but are not necessarily limited to the following practices, or other BMPs identified in the California Stormwater Quality Association (CASQA) Construction BMP Handbook:</i></p> <ul style="list-style-type: none"> <i>• Temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) shall be employed to control erosion from disturbed areas;</i> <i>• Inactive construction areas (previously graded areas inactive for 10 days or more) that could contribute sediment to waterways shall be covered or treated with nontoxic soil stabilizers;</i> <i>• Exposed stockpiles of dirt or other loose, granular construction materials that could contribute sediment to waterways shall be enclosed or covered;</i> <i>• The contractor shall ensure that no earth or organic material will be deposited or placed where such materials may be directly carried into a stream, marsh, slough, lagoon, or body of standing water;</i> <i>• The following types of materials shall not be rinsed or washed into the streets, shoulder areas, or gutters: concrete, solvents and adhesives, thinners, paints, fuels, sawdust, dirt, gasoline, asphalt and concrete saw slurry, and heavily chlorinated water; and</i> <i>• Grass or other vegetative cover shall be established on the construction site as soon as possible after disturbance.</i> <p><i>The applicable BMPs shall be included via notation on the project Improvement Plans prior to review and approval by the City of</i></p>	<p>Prior to Improvement Plan approval</p>	<p>City of Pacifica Planning Department</p>	

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<i>Pacifica Planning Department.</i>			
<p><i>IX-2. The applicant shall submit, with the application of building permits, a draft Stormwater Facilities and Maintenance Plan, including detailed maintenance requirements and a maintenance schedule for the review and approval by the City of Pacifica Planning Department. The Stormwater Facilities and Maintenance Plan shall be recorded against the property and shall bind all future owners of the project site. The maintenance plan shall consist of and comply with the following elements and performance standards, at a minimum:</i></p> <ul style="list-style-type: none"> <i>• Inlets and outlets shall be inspected for erosion or plugging;</i> <i>• Clear any obstructions and remove accumulation of sediment. Examine rock or other materials used as a splash pad and replenish as necessary;</i> <i>• Inspect slopes for evidence of erosion and correct as necessary;</i> <i>• Examine vegetation to verify health and suitability for use as erosion control;</i> <i>• Replenish mulch as necessary, remove fallen leaves and debris, prune large shrubs or trees, and mow turf areas;</i> <i>• Abate any potential vectors by filling holes in the ground, in and around the swale, and by ensuring that water does not pool for longer than 48 hours following a storm;</i> <i>• Mosquito larvicides shall be applied only when absolutely necessary and then only by a licensed contractor;</i> <i>• Observe soil at the bottom of the filter for percolation throughout the system. If portions of the swale or filter do not drain within 48 hours after the end of the storm, the soil shall be tilled and replanted; and</i> <i>• Examine the vegetation to ensure that it is healthy and dense enough to provide filtering and to protect soils from erosion. Replace dead plants and remove invasive vegetation.</i> 	<p>Prior to issuance of building permits</p>	<p>City of Pacifica Planning Department</p>	
<p><i>IX-3. Implement Mitigation Measure VI-3</i></p>	<p>See MM VI-3</p>	<p>See MM VI-3</p>	

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<p><i>IX-4. The project applicant shall submit a Final Stormwater Control Plan (including a C.3 Development Review Checklist) fully addressing the requirements of the City's Municipal Regional Stormwater NPDES Permit, and including proper treatment of stormwater runoff from DMA-R2 to the satisfaction of the City Engineer.</i></p>	<p>Prior to issuance of grading permits</p>	<p>City Engineer</p>	
<p><i>XII-1. During construction of the proposed Oddstad Way extension, vibratory compactors shall maintain a minimum distance of 50 feet from all existing residential structures. This requirement shall be included via notation on the project grading plans prior to review and approval by the City of Pacifica Planning Department.</i></p>	<p>Prior to issuance of grading permits</p>	<p>City of Pacifica Planning Department</p>	
<p><i>XII-2. The following criteria shall be included in the Construction Management Plan, to be submitted by the project applicant for review and approval by the City of Pacifica Planning Department prior to issuance of grading permits:</i></p> <ul style="list-style-type: none"> • <i>All equipment driven by internal combustion engines shall be equipped with mufflers which are in good working condition and appropriate for the equipment;</i> • <i>The construction contractor shall utilize "quiet" models of air compressors (i.e., electric powered, rotary screw compressors such as the Eagle Silent Series Compressors or similar), and other stationary noise sources where the technology exists;</i> • <i>At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practical from noise-sensitive receptors;</i> • <i>Use of jackhammers and vibratory compactors shall be prohibited. All compaction shall be performed with hand rollers;</i> • <i>Use of the most noise-intensive pieces of equipment shall be staggered when being used in the vicinity of noise-sensitive receptors, so that multiple noise-intensive pieces of equipment do not operate simultaneously;</i> <ul style="list-style-type: none"> ○ Excavation of Foundations and Building Footprints: <i>backhoes, dump trucks, and flat-bed trucks shall not operate</i> 	<p>Prior to issuance of grading permits</p>	<p>City of Pacifica Planning Department</p>	

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<p><i>simultaneously for more than eight hours per day.</i></p> <ul style="list-style-type: none"> ○ Foundation Framing: <i>pneumatic equipment (impact equipment, nail guns), compressors, and delivery trucks shall not operate simultaneously for more than two hours per day. Alternatively, if an exhaust muffler is used for the compressed air exhaust and pneumatic tools are equipped with tool mufflers and/or jackets, such equipment may operate simultaneously for up to eight hours per day.</i> ○ Concrete Pours: <i>compressors, concrete mixing trucks, and concrete pump trucks shall not operate simultaneously for more than seven hours per day.</i> ○ Residential Framing: <i>pneumatic equipment (impact equipment, nail guns), compressors, cranes, delivery trucks, and other equipment such as table saws, shop saws, and sawzalls shall not operate simultaneously for more than one hour per day. Alternatively, if an exhaust muffler is used for the compressed air exhaust and pneumatic tools are equipped with tool mufflers and/or jackets, such equipment may operate simultaneously for up to eight hours per day.</i> ○ Final Grading: <i>delivery trucks, front end loaders, and tractors shall not operate simultaneously for more than four hours per day. Alternatively, a tractor may be operated alone for four hours per day, with other equipment (front end loaders and delivery trucks) operating for an additional four hours, so long as tractor operations do not overlap with front end loader and</i> 			

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<p><i>delivery truck operations.</i></p> <ul style="list-style-type: none"> • <i>Unnecessary idling of internal combustion engines shall be prohibited;</i> • <i>A noise barrier shall be constructed around all stationary noise sources associated with construction, consisting of either hay bales stacked two feet above each of the pieces of equipment on three sides or a similar barrier of sufficient effectiveness to reduce noise levels by 7 dB.</i> • <i>Eight-foot-tall sound blankets (SONEX Curtains or similar technology) shall be installed along the edge of the on-site excavation areas located closest to the existing residences in the project area, as well as along the property lines of the existing residences located adjacent to the proposed roadway extension;</i> • <i>All construction activities shall be limited to a total of eight hours per day;</i> • <i>Construction crews shall not arrive at the project site or off-site improvement areas before 7:00 AM;</i> • <i>Owners and occupants of residential properties located within 1,000 feet of the construction site shall be notified of the construction schedule in writing; and</i> • <i>The construction contractor shall designate a “noise disturbance coordinator” who shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.</i> <p><i>Through implementation of the measures listed above, the Construction Management Plan shall demonstrate project compliance with the City’s 60 decibel (dB) noise level standard at nearby sensitive receptors during construction activities.</i></p>			

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<i>XVI-1. If use of semi-trailer trucks is anticipated during project construction activities, temporary parking restrictions shall be put in place near the Oddstad Way/Rockaway Beach Avenue Intersection in order to ensure that adequate turning width is available to accommodate the trucks. The project applicant shall submit to the City plans showing the turning width of a 50-foot semi-trailer truck on Oddstad Way. The timing and nature of the parking restrictions shall be determined in coordination with the Department of Public Works prior to initiation of construction activities.</i>	Prior to initiation of construction activities	City of Pacifica Department of Public Works	
<i>XVI-2. During project construction, all heavy-duty dump trucks used for soil hauling shall be of a single-unit design with at least two rear axles in order to distribute load weight and reduce wear on roadway surfaces. This requirement shall be included via notation on the project grading plans prior to review and approval by the City of Pacifica Planning Department.</i>	Prior to issuance of grading permits	City of Pacifica Planning Department	
<i>XVII. Implement Mitigation Measures V-1 and V-2.</i>	See MMs V-1 and V-2	See MMs V-1 and V-2	