I. INTRODUCTION

A. INTRODUCTION

The subject of this Draft Supplemental Environmental Impact Report (SEIR) is the proposed Fassler Avenue Residential Project (proposed project), which consists of 24 Residential Units at 801 Fassler Avenue in the City of Pacifica, California. A detailed description of the proposed project is contained in Section IV, Project Description, of this SEIR.

Because the proposed project will require approval of certain discretionary actions by the City of Pacifica (the City), the proposed project is subject to the California Environmental Quality Act (CEQA), for which the City is the designated lead agency. The City's Planning Department administers the process by which environmental documents for projects are prepared and reviewed. On the basis of these procedures, it was determined that the proposed project may have a significant effect on the environment and that a SEIR should be prepared.

B. PURPOSE OF THE SEIR

The City has commissioned this Draft SEIR on the proposed project for the following purposes:

- To inform the general public; the local community; and responsible, trustee, and state and federal agencies of the nature of the proposed project, its potentially significant environmental effects, feasible mitigation measures to mitigate those effects, and its reasonable and feasible alternatives.
- To enable the City to consider the environmental consequences of approving the proposed project.
- For consideration by responsible agencies in issuing permits and approvals for the proposed project.

As described in Section 21000 of the Public Resource Code and the CEQA Guidelines, public agencies are charged with the duty to avoid or substantially lessen significant environmental impacts, where feasible. In discharging this duty, a public agency has an obligation to balance the project's significant impacts on the environment with other conditions, including economic, social, technological, legal and other benefits. This Draft SEIR is an informational document, the purpose of which is to identify the potentially significant impacts of the proposed project on the environment and to indicate the manner in which those significant impacts can be avoided or significantly lessened; to identify any significant and unavoidable adverse impacts that cannot be mitigated; and to identify reasonable and feasible alternatives to the proposed project that would eliminate any significant adverse environmental impacts or reduce the impacts to a less-than-significant level. The lead agency is required to consider the information in the SEIR, along with any other relevant information, in making its decision on the proposed project. Although the SEIR does not determine the ultimate decision that will be made regarding implementation of the project, CEQA requires the City to consider the information in the SEIR and make findings regarding each significant effect in the SEIR.

This Draft SEIR was prepared in accordance with §15151 of the CEQA Guidelines, which defines the standards for EIR adequacy:

> *An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR would summarize the main points of disagreement among the experts. The courts have looked not for perfection; but for adequacy, completeness, and a good faith effort at full disclosure.*

In addition to §15151, the Draft SEIR was prepared in accordance with §15163 (Supplement to an EIR) of the CEQA Guidelines which states:

> *(a) The Lead Agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if:*
>
> *(1) Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and*
>
> *(2) Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.*
>
> *(b) The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.*
>
> *(c) A supplement to an EIR shall be given the same kind of notice and public review as is given to a draft EIR under Section 15087.*
>
> *(d) A supplement to an EIR may be circulated by itself without recirculating the previous draft or final EIR.*
>
> *(e) When the agency decides whether to approve the project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A finding under Section 15091 shall be made for each significant effect shown in the previous EIR as revised.*

In 2004, an application was submitted to the City for the Prospects Residential Project which consisted of 34 residential units, a subterranean parking garage, and associated amenities in the western two acres of the same site as the proposed Fassler Avenue Residential Project site. In 2007, the City certified a Final EIR and approved a reduced version of the Prospects Residential Project totaling 29 residential units. However, the entitlements for that project have since lapsed and no building permits were issued by the City. Therefore, this Draft SEIR is a supplement to the 2007 Final EIR prepared for the Prospects Residential Project.

C. SEIR REVIEW PROCESS

Pursuant to CEQA Guidelines §15063, the City prepared an Initial Study (Appendix A), which concluded that the proposed project could result in potentially significant environmental impacts, and a SEIR would be required. The City concluded a Supplement to an EIR would be the appropriate level of analysis for the proposed project, based on the fact that the analysis of the proposed project would only require minor additions or changes to the certified 2007 EIR, including a reduced project footprint, pursuant to §15163 of the CEQA Guidelines. The City circulated a Notice of Preparation (NOP) (Appendix A) of a Draft SEIR for the proposed project to the State Clearinghouse and interested agencies and persons on October 19, 2015 for a 30-day review period and conducted a scoping meeting on October 29, 2015. The NOP and scoping meeting solicited comments from identified responsible and trustee agencies, as well as interested parties regarding the scope of the SEIR. Comment letters submitted to the City in response to the NOP as well as comments from the public scoping meeting are included in Appendix B of this SEIR.

The Draft SEIR will be circulated for review and comment by the public and other interested parties, agencies, and organizations for 45 days. A public meeting on the Draft SEIR will be held during the review period to accept comments on the Draft SEIR. Notice of the time and location will be published prior to the public meeting date.

All comments or questions about the Draft SEIR should be addressed to:

City of Pacifica
Planning Department
Attn: Bonny O'Connor, Assistant Planner
(650) 738-7341
1800 Francisco Boulevard
Pacifica, CA 94044
o'connorb@ci.pacifica.ca.us

Final SEIR and Project Approvals

Following the close of the 45-day public and agency comment period, responses to all substantive comments on the Draft SEIR will be prepared for publication in the Final SEIR. The Final SEIR will be prepared as a separate document from the Draft SEIR. The Final SEIR will be available for public review prior to the City of Pacifica's consideration of certifying the Final SEIR.

Section 15204(a) (Focus of Review) of the CEQA Guidelines helps the public and agencies to focus their review of environmental documents and their comments to lead agencies. Case law has held that the lead agency is not obligated to undertake every suggestion given them,

provided that the agency responds to significant environmental issues and makes a good faith effort at disclosure. Section 15204 (a) of the CEQA Guidelines clarifies this for reviewers by stating:

> *In reviewing draft EIRs, persons and public agencies should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible, in light of factors such as the magnitude of the project at issue, the severity of its likely environmental impacts, and the geographic scope of the project. CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR.*

This guideline encourages reviewers to examine the sufficiency of the environmental document, particularly in regard to significant effects, and to suggest specific mitigation measures and project alternatives. Given that an effect is not considered significant in the absence of substantial evidence, subsection (c) advises reviewers that comments should be accompanied by factual support. Section 15204(c) states:

> *Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence.*

CEQA Findings and Mitigation Monitoring

CEQA and the CEQA Guidelines require lead agencies to "adopt a reporting and mitigation monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment" (CEQA Guidelines Article 7, Sections 15091(d) and 15097). Proposed mitigation measures have been identified in the Draft SEIR, presented in language that will facilitate establishment of a monitoring program. The monitoring program must be designed to ensure compliance during project implementation. The Mitigation Monitoring and Reporting Program (MMRP) for the project will be prepared as part of the Final SEIR.

D. LEVELS OF SIGNIFICANCE

This Draft SEIR uses a variety of terms to describe the levels of significance of adverse impacts identified during the course of the environmental analysis. The following are definitions of terms that may be used in this SEIR:

- **Less-than-significant impact:** Impacts that are adverse, but that do not exceed the defined standards of significance.
- **Less-than-significant impact with mitigation:** Impacts that exceed the defined standards of significance and that can be eliminated or reduced to a less-than-significant level through the implementation of feasible mitigation measures.
- **Significant and unavoidable impact:** Impacts that exceed the defined standards of significance and cannot be eliminated or reduced to a less-than-significant level through the implementation of feasible mitigation measures.

E. ORGANIZATION OF THE DRAFT SEIR

This Draft SEIR is organized into nine sections as follows:

Section I (Introduction): This section provides an introduction and a description of the intended uses of the SEIR and the review and certification process.

Section II (Summary): This section provides a summary of the project description, areas of known controversy, issues to be resolved, environmental impacts that would result from implementation of the proposed project, proposed mitigation measures, and the level of significance of the impact before and after mitigation.

Section III (Environmental Setting): An overview of the study area's environmental setting is provided including a description of existing and surrounding land uses, and a list of cumulative projects in the project area.

Section IV (Project Description): This section includes a complete description of the proposed project including project location, project characteristics, project objectives, required discretionary actions and other agency approvals.

Section V (Environmental Impact Analysis): The Environmental Impact Analysis section is the primary focus of this Draft SEIR. Each environmental issue contains a discussion of existing conditions for the project area, an assessment and discussion of the significance of impacts associated with the proposed project, proposed mitigation measures, cumulative impacts, and level of impact significance after mitigation. A discussion of Impacts Found to be Less than Significant based on the Initial Study is also provided in this section.

Section VI (General Impact Categories): This section provides a summary of significant and unavoidable impacts associated with the proposed project, a discussion of the potential growth

inducement of the proposed project, and a discussion of potential significant irreversible environmental changes associated with the proposed project.

Section VII (Alternatives to the Proposed Project): This section includes an analysis of a reasonable range of alternatives to the proposed project. The range of alternatives selected is based on their ability to feasibly attain most of the basic objectives of the project and that would avoid or substantially lessen any of the significant effects of the project.

Section VIII (Preparers of the SEIR and Persons Consulted): This section presents a list of lead agency, City, other agencies and consultant team members that contributed to the preparation of the Draft SEIR. This section also identifies persons consulted during the preparation of the Draft SEIR.

Section IX (References): All of the sources of information used in the preparation of the Draft SEIR are listed in this section.

II. EXECUTIVE SUMMARY

A. INTRODUCTION

The purpose of the Executive Summary is to provide the reader with a clear and simple description of the proposed project and its potentially significant environmental impacts. Section 15123 of the CEQA Guidelines requires that the summary identify each significant effect and recommended mitigation measures and alternatives that would minimize or avoid potentially significant impacts. The summary is also required to identify areas of controversy known to the lead agency, including issues raised by agencies and the public, and issues to be resolved, including the choice among alternatives and whether or how to mitigate significant effects. This section focuses on the major areas of the proposed project that are important to decision makers and uses non-technical language to promote understanding.

B. SUMMARY OF PROPOSED PROJECT

In 2004, an application was submitted to the City of Pacifica for the Prospects Residential Project which consisted of 34 residential units (Figures IV-1 and IV-2), a subterranean parking garage, and associated amenities in the western two acres of the project site. In 2007, the City certified a Final EIR and approved a reduced version of the Prospects Residential Project totaling 29 residential units (Figure IV-3). However, the entitlements for that project have since lapsed and no building permits were issued by the City.

The Fassler Avenue Residential Project ("proposed project" or "project") is proposed at the same site and consists of 24 condominium units in 12 duplex buildings for a development area of 1.2 acres on the 11.2-acre site (Figures IV-4 and IV-5). The proposed project is to be developed generally within the same building footprint as the Prospects Residential Project but some of the design and construction details differ from the prior project, including but not limited to project layout, garages and surface parking, access, an above-grade loop road, building heights, and stormwater management. The proposed project also includes a stormwater detention basin and water quality basin at the southwestern corner of the site instead of an amphitheater that was proposed as a part of the original project that would have also been used for stormwater collection and storage. Other project characteristics associated with the prior project that are not a part of the proposed project include dual vehicle access from Fassler Avenue, an upper pond, a community center, a trail extending to the southeastern corner of the site, and a larger community garden southwest of the primary development footprint. A more detailed description of the proposed project is contained in Section IV, Project Description, of this SEIR.

C. AREAS OF KNOWN CONTROVERSY/ISSUES TO BE RESOLVED

Section 15123 of the CEQA Guidelines requires an EIR to identify areas of controversy known to the lead agency, including issues raised by agencies and the public, and issues to be resolved. Environmental concerns raised in letters submitted to the City of Pacifica in response to the Notice of Preparation (NOP) and comments raised at the EIR scoping meeting include:[1]

- Traffic impacts and parking
- Land use
- Aesthetics and visibility of project
- Threat to wildlife
- Pedestrian safety
- Construction impacts
- Greenhouse gas emissions
- Project site access
- Biological resources
- Cultural resources
- Geology and soils
- Air quality
- Recreation and open space
- Utilities and water supply

[1] *Refer to Appendix B of the Draft SEIR for letters submitted in response to the NOP and a summary of comments received during the October 29, 2015 EIR scoping meeting.*

D. SUMMARY OF ALTERNATIVES TO THE PROPOSED PROJECT

Section 15126.6 of the CEQA Guidelines require that EIRs include the identification and evaluation of a reasonable range of alternatives that are designed to reduce the significant environmental impacts of the project while still meeting the general project objectives. Refer to Section VII (Alternatives to the Proposed Project) of this Draft SEIR for an analysis of four alternatives in comparison to the proposed project. The alternatives to be analyzed in comparison to the proposed project include:

Alternative A: No Project Alternative

Alternative B: Redistribution of Units Project Alternative

Alternative C: Reduced Density Project Alternative

Alternative D: Reduced Height Project Alternative

As further discussed in Section VII, Alternative C was found to be the Environmentally Superior Alternative.

E. SUMMARY OF SIGNIFICANT ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table II-1 summarizes the various significant environmental impacts associated with the proposed project that are analyzed in detail in the Draft SEIR. Table II-1 also includes the mitigation measures recommended to reduce or avoid significant environmental impacts, and identifies the level of impact significance after mitigation.

Table II-1
Summary of Significant Environmental Impacts and Mitigation Measures

Significant Environmental Impact	Mitigation Measures	Level of Impact
AESTHETICS		
Impact AES-1: Scenic Vistas	***Mitigation Measure AES-1***	
Implementation of the proposed project would substantially alter scenic vistas by partially blocking currently unobstructed views of the Pacific Ocean and nearby undeveloped areas. As such, the proposed project would result in a significant impact to scenic vistas. Mitigation Measure AES-1 would reduce impacts related to scenic vistas; however, these impacts would remain significant and unavoidable.	AES-1: • The proposed landscape plan dated August 11, 2015 shall be updated to be consistent the most recent version of the grading and drainage plan dated February 2016, particularly for the project detention basin and water quality basin and for the slope on the northern edge of the project site. • The proposed landscape plan shall minimize the use of trees and vegetation over four feet in height on the southwest corner and along the western boundary of the site to preserve views to the Pacific Ocean and Marin County from Fassler Avenue. • Trees on the south and west elevations shall be placed as close as possible to the building for effective screening and shading and also placed to avoid blocking views from Fassler Avenue to the Pacific Ocean.	***Significant and Unavoidable After Mitigation***
Impact AES-2: Scenic Resources from a Scenic Highway	***Mitigation Measure AES-1***	
The proposed project is visible above the ridgeline from within the view corridor of Highway 1, an eligible state scenic highway. Also views along Fassler Avenue are a scenic resource according to the City's General Plan. As such, the proposed project would substantially damage scenic resources within an eligible scenic highway, resulting in a significant impact. Mitigation Measure AES-1 would reduce impacts related to scenic resources, but impacts would remain significant and unavoidable.	See Mitigation Measure AES-1.	***Significant and Unavoidable After Mitigation***

Significant Environmental Impact	Mitigation Measures	Level of Impact
Impact AES-3: Visual Character of the Project Site and Surroundings	***Mitigation Measure AES-2***	
The project would add residential development to an otherwise vacant site, and would substantially change the existing scenic visual character. Proposed project development is concentrated on the western portion of the site which allows views to open up to the Pacific Ocean and Marin County. This would be a permanent significant impact to the publically available views of the ocean from Fassler Avenue, and would permanently degrade the visual character of the site. Mitigation Measures AES-1 and AES-2 would reduce impacts to the visual character of the site and surroundings, but not to a less-than-significant level.	AES-2: • Protection of existing trees on the northern elevation shall be maximized. Removal of existing trees shall be limited to conditions where future grading requirements would absolutely preclude the viability of an existing tree after construction. • Foundation plantings shall maximize use of native vegetation and be as visually compatible with the existing coastal sage-scrub plant community as possible. • Landscaping shall include vegetation management of the entire parcel so as to eliminate invasive species on the site within five years and replace it with native and flowering vegetation capable of thriving without irrigation after the initial establishment period. • Colors used for exterior building surfaces shall be as dark as possible to minimize the contrast of the structures to the surrounding coastal hills. Colors shall also be selected to minimize contrast with the horizon, particularly on the north and west elevations when structures are back-dropped by skyline. Several colors shall be used to minimize uniformity. • Prior to building permit issuance, the grading plan, development plan, landscaping plan, sign plan, elevations, and colors and materials shall receive review and approval of the City of Pacifica staff through the design review procedures with the Planning Commission during approval of the Specific Plan.	***Significant and Unavoidable After Mitigation***
Impact AES-4: Light and Glare	***Mitigation Measure AES-3***	
Implementation of the proposed project would introduce new sources of light and glare into the project area. Currently, a lighting plan is not available for the project. Impacts are therefore considered to be potentially significant. The proposed project would include indoor lighting, and outdoor lighting for safety purposes, that would be visible from a distance. Adherence to Mitigation Measure AES-3 would	AES-3: • The exterior lighting plan shall show all potential light sources with the types of lighting and their locations. • Exterior lighting shall include low mounted, downward casting and shielded lights that do not cause spillover onto adjacent properties and the utilization of motion detection systems where applicable. • No flood lights shall be utilized. • Lighting shall not "wash out" structures or any portions of the site. • Low intensity, indirect light sources shall be required. • On-demand lighting systems shall be required. • Mercury, sodium vapor, and similar intense and bright lights shall not be permitted except where their need is specifically approved and their source of light is restricted.	***Less Than Significant After Mitigation***

Significant Environmental Impact	Mitigation Measures	Level of Impact
ensure that outdoor lighting would be designated to minimize glare and spillover to surrounding properties.	• All light sources shall be fully shielded from off-site view. • All buildings and structures shall consist of non-reflecting material or be painted with non-reflective paint. • Generally, light fixtures shall not be located at the periphery of the property and should shut off automatically when the use is not operating. Security lighting visible from Fassler Avenue shall be timed to adjust to seasonal differences. (Motion-sensor activated outdoor security lighting is not recommended since deer and other animals will trigger the sensors causing the lights to go on and off repeatedly). • All lighting shall be installed in accordance with building codes and the approved lighting plan during construction.	
AIR QUALITY		
Impact AIR-1: Construction Emissions	***Mitigation Measure AIR-1***	
The Bay Area Air Quality Management District's (BAAQMD's) determination of significance with respect to construction emissions is based on a consideration of the control measures to be implemented. While BAAQMD does not implement specific thresholds for construction emissions, without implementation of specific dust control measures, impacts related to construction emissions would be significant. Implementation of Mitigation Measure AIR-1 would reduce impacts to a less-than-significant level.	AIR-1: • Water all active construction areas at least twice daily. • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. • Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at the construction sites. • Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at the construction sites. • Sweep public streets adjacent to construction sites daily (with water sweepers) if visible soil material is carried onto the streets.	***Less Than Significant After Mitigation***

Significant Environmental Impact	Mitigation Measures	Level of Impact
BIOLOGICAL RESOURCES		
Impact BIO-1: Candidate, Sensitive, or Special-Status Species	***Mitigation Measure BIO-1***	
Special-Status Plant Species Implementation of the proposed project would not directly affect any known occurrences of special-status plant species on the site. No special-status plant species are believed to occur on the site, and no adverse impacts are anticipated. However, because protocol-level special-status plant surveys are over ten years old, the presence of special-status plant species colonization cannot be completely ruled out. Therefore, the proposed project has potential to significantly impact special-status plant species. Implementation of Mitigation Measure BIO-1a would ensure impacts to special-status plant species are mitigated to a level of less than significant. Special-Status Wildlife Species Impacts to special-status wildlife species as a result of this project would be considered potentially significant due to direct or indirect impacts on a number of species. Species that may be impacted by the project activities include: California red-legged frog and San Francisco	BIO-1a: The Applicant shall be responsible for obtaining a qualified biologist to conduct rare plant surveys. Rare plant surveys shall be conducted during the appropriate blooming periods for plant species with a moderate potential to occur prior to the onset of construction activities. If it is determined that construction-related activities will impact any special-status plant species, the Applicant, in coordination with a qualified biologist, shall prepare a mitigation plan for protecting species. The mitigation plan shall be submitted to the City for approval prior to implementation. Mitigation measures shall be implemented by the Applicant's biologist and may include additional avoidance measures, salvaging and transplanting of plants, and collection and storage of seeds for future re-establishment efforts. For annual species, seeds shall be collected and preserved from areas of disturbance prior to the disturbance and used for reseeding efforts in late-fall to suitable areas onsite that are not subject to human disturbance. If any special-status plant species are detected, their extent and population size shall be mapped and reported to the City of Pacifica and all other appropriate agencies. BIO-1b: For the protection of California red-legged frogs; initial ground disturbing activities shall be performed during the dry season, from May 15 to October 15, in order to avoid the wet season when California red-legged frog movement generally occurs. A qualified biologist shall perform a preconstruction survey of the project site for California red-legged frogs within 48 hours prior to the start of ground disturbance activities such as vegetation removal or grading. A "qualified biologist" has experience with the identification of the species and has been previously approved by the United States Department of Fish and Wildlife (USFWS) or California Department of Fish and Wildlife (CDFW) to conduct surveys and monitoring for California red-legged frog. The survey shall take place on the first morning prior to the start of ground disturbance including vegetation removal. Results of the survey shall be provided to the City of Pacifica. If any California red-legged frogs are found, construction within 100 feet shall be halted or as determined by the qualified biologist to prevent harm to the individual(s) until the species disperses naturally out of the work area. The biologist shall also immediately notify the USFWS Coast Bay Service	***Less Than Significant After Mitigation***

Significant Environmental Impact	Mitigation Measures	Level of Impact
dusky-footed woodrat. In addition, several species of birds could be adversely affected if nests are established on the site before construction begins. However, with implementation of Mitigation Measures BIO-1b through BIO-1d impacts on special-status wildlife species would be reduced to a less-than-significant level.	Division of the Sacramento Field Office. Subsequent recommendations made by the USFWS shall be followed. The biologist shall not handle or otherwise harass the animal and shall watch the animal until it is safely outside of the work area and area of potential harm. Prior to initiation of project activities, all workers involved with ground disturbance or habitat enhancement activities shall receive environmental awareness training concerning California red-legged frog, and any other sensitive biological resources on the site. The training shall be given by a qualified biologist and shall cover the species biology, identification, any areas that are to be avoided, legal status, definition of take, potential punishment for take of California red-legged frog, and steps to follow if California red-legged frog are observed within the work area. If California red-legged frog are observed on-site and a biologist is not present, work must stop immediately, the foreman is to be notified, and a qualified biologist shall be called to survey the work area and contact the USFWS as described above. A training log shall be kept on-site of all crew members who receive the environmental awareness training. The initial training log will be submitted to the City of Pacifica for their records. Additional training logs will be submitted upon request by the City. During construction, all steep-walled holes and trenches greater than six inches in depth on the construction site shall be covered or have escape ramps placed within them at the end of the work day to prevent any amphibians or reptiles from becoming trapped overnight. Erosion control materials such as wattles shall not contain plastic netting and shall be restricted to mats, blankets, or fiber-wrapped wattles. Plastic netting including biodegradable plastic can entrap amphibian and reptile species. If ground disturbance activities are to continue through the wet season, wildlife exclusion fencing shall be installed surrounding the construction site per USFWS standards. Wildlife exclusion fencing can consist of silt erosion control fencing that is buried 4 to 6 inches below ground, extends a minimum of 36 inches above ground, and has fence stakes installed on the work side of the silt material. The wildlife exclusion fence shall be maintained through the wet season and any needed repairs are to be made within 48 hours.	

Significant Environmental Impact	Mitigation Measures	Level of Impact
	BIO-1c: For the protection of San Francisco dusky-footed woodrats: within 30 days prior to initial vegetation removal and/or ground disturbance within the project site, a pre-construction survey for woodrat structures/houses shall be conducted by a qualified biologist. All woodrat houses within 25 feet of the work area shall be demarcated with flagging or protective fencing and avoided to the fullest extent feasible. If avoidance by at least five feet is not possible, then houses to be impacted shall be dismantled by hand under the supervision of a qualified biologist. Dismantling is a slow procedure which requires removal of sticks and cover by hand until a chamber is reached and can be visually inspected for presence of woodrat. If woodrat young are encountered during the dismantling process, the material shall be placed back on the house, and a work exclusion buffer of at least 20 feet placed around the structure. The structure shall remain unmolested for at least two weeks in order to allow the young to mature and leave the nest of their own accord. After the avoidance period, the nest dismantling process may begin again. Nest material shall then be moved to suitable adjacent vegetated areas that will not be disturbed. BIO-1d: For the protection of special status bird species and bird species protected by the Migratory Bird Treaty Act as well as Fish and Game Codes, project activities shall occur during the non-nesting season (August 16 – January 31) to the extent feasible. However, if vegetation removal, grading, or initial ground-disturbing activities must occur during the nesting season (February 1 through August 15), a survey for active bird nests shall be conducted by a qualified biologist within 14 days prior to the start of these activities. The survey shall be conducted in a sufficient area around the work site to identify the location and status of any nests that could potentially be affected by project activities. Survey results shall be documented in a letter and provided to the City of Pacifica. If active nests of protected species are found within project impact areas or in close proximity to affect breeding success, a work exclusion zone shall be established around each nest. Established exclusion zones shall remain in place until all young in the nest have fledged or the nest otherwise becomes inactive (e.g., due to predation). Appropriate exclusion zone sizes vary dependent upon bird species, nest location, existing visual buffers and baseline ambient sound levels, and other factors; an exclusion zone radius may be as small as 50 feet (for common, disturbance-	

Significant Environmental Impact	Mitigation Measures	Level of Impact
	adapted species) or as large as 250 feet or more for raptors. If the project cannot maintain the exclusion zone, a reduction in the size of the exclusion zone may be requested in coordination with the biologist and sent to the City of Pacifica for approval. Reduction of the exclusion zone size shall be supported with nest monitoring by a qualified biologist to verify that work activities outside the reduced radius are not adversely impacting the nest.	
Impact BIO-3: Federally Protected Wetlands	***Mitigation Measure BIO-2***	
Based on the October 8, 2015 wetland assessment, the areas mapped as willow thickets on the site have been determined to be likely jurisdictional wetland habitat, which would be regulated by both the US Army Corps of Engineers (Corps) and Regional Water Quality Control Board (RWQCB). Grading necessary to accommodate the residential development would extend over portions of the willow thickets and would directly impact these likely jurisdictional wetlands. This is considered a significant impact that can be mitigated to a less-than-significant level via implementation of Mitigation Measure BIO-2.	BIO-2: A Wetland Mitigation Program shall be prepared by a qualified wetland specialist to provide for the protection, replacement, and management of any jurisdictional waters on the site affected by proposed development and submitted to the City for approval prior to issuance of building permits. The Mitigation Program shall include the following components and meet the following standards: • Before project implementation, a delineation of waters of the United States and waters of the State, including wetlands that could be affected by development, shall be made by a qualified wetland specialist through the formal Clean Water Act (CWA) Section 404 process. • Provide adequate mitigation for any direct or indirect impacts to jurisdictional waters as coordinated with the Corps, RWQCB, and the City of Pacifica, where complete avoidance is infeasible. Replacement wetlands shall be replaced at a minimum 2:1 replacement ratio and shall be established in suitable locations within proposed open space areas, as negotiated with and ultimately determined by the agencies. The wetlands replacement component of the Mitigation Program shall emphasize establishment of native riparian and uplands species to enhance existing habitat values. The Mitigation Program shall be submitted for review and approval by the City of Pacifica prior to issuance of building or grading permits. • The wetland replacement component of the Mitigation Program shall specify performance criteria, maintenance, and long-term management responsibilities, monitoring requirements, and contingency measures. Monitoring shall be conducted by the qualified wetland specialist for a minimum of five years and continue until the success criteria are met. • In addition, the applicant shall obtain all necessary permits from the Corps, USFWS, and the RWQCB as required by federal and State laws to avoid,	***Less Than Significant After Mitigation***

Significant Environmental Impact	Mitigation Measures	Level of Impact
	minimize, or offset impacts to any species listed under either the State or Federal Endangered Species Acts (ESA) or protected under any other State or federal law as follows: o If based on the verified delineation, it is determined that fill of waters of the United States would result from project implementation, authorization for such fill shall be secured from the Corps through the Section 404 permitting process and from the RWQCB as part of the Section 401 water quality certification process. o Consultation or incidental take permitting may be required under the ESA. The applicant shall obtain all legally-required permits from the USFWS for the "take" of protected species under the ESA. o Evidence that the applicant has secured any required authorization from these agencies shall be submitted to the City of Pacifica Planning Department prior to issuance of any grading or building permits for the project.	
Impact BIO-4: Movement of Species, Migratory Wildlife Corridors, or Native Wildlife Nursery Sites	***Mitigation Measure BIO-3***	
The project would alter existing habitat on approximately 1.23 acres of the 11.2-acre site, replacing portions of coastal scrub and ruderal habitat with residential development. However, these modifications are generally not expected to affect any native wildlife nursery areas, or substantially interfere with the movement of native resident or migratory wildlife, or obstruct migratory wildlife corridors. A substantial portion of the site would remain as undeveloped open space and would continue to be available	BIO-3a: A qualified, California-registered landscape architect or restoration ecologist who specializes in native habitat restoration shall be retained by the applicant to incorporate the following provisions into the Landscape Plans for the project: • Prohibit the use of highly undesirable species in landscape improvements on the site which could spread into the adjacent open space areas. Unsuitable species include: acacia (*Acacia* spp.), giant reed (*Arundo donax*), iceplant (*Carpobrotus edulis*), pampas grass (*Cortaderia* spp.), cotoneaster (*Cotoneaster pannosus*), broom (*Cytisus* spp. and *Genista* spp.), Cape ivy, blue gum eucalyptus (*Eucalyptus globulus*), fennel, English ivy (*Hedera helix*), bamboo (*Phyllostachys* spp.), Himalayan blackberry (*Rubus armeniacus*), gorse (*Ulex europaeus*), and periwinkle, among others identified in the Cal-IPC Inventory. This restriction on use of highly undesirable species in landscaping shall be included as a requirement in the CC&Rs for the project. • Implement the *Natural Habitat Restoration Proposal*, including the eradication	***Less Than Significant After Mitigation***

Significant Environmental Impact	Mitigation Measures	Level of Impact
for wildlife use and movement. Implementation of the proposed Natural Habitat Restoration program would improve the extent of natural habitat on the site, through the removal of invasive exotics and restoration of native cover along the former Fassler Avenue alignment. There is a possibility that proposed grading and the activities of future residents and visitors could further degrade the value of the remaining natural communities on the site for wildlife. Species such as French broom, Scotch broom (*Cytisus scoparius*), and pampas grass are currently not a severe problem on the site due in part to removal and control by the applicant. However, grading would create exposed slopes that provide preferred habitat for these species and development of the site could contribute to their spread if not carefully controlled. Dogs and cats owned by future residents of the project could harass or kill wildlife if not controlled, and night-time lighting could disrupt wildlife use of natural areas unless carefully designed. There is also a possibility that future residents could plant a number of highly invasive non-native plant species as landscaping. The California Invasive	program to effectively eliminate highly aggressive non-native species such as French broom, Scotch broom, pampas grass, fennel, Fuller's teasel, and poison hemlock from the site, and replace them with appropriate native shrub and groundcover species. • Define maintenance and monitoring provisions to ensure the successful establishment and long-term viability of native plantings and the control and eradication of highly aggressive non-native French broom, Scotch broom, pampas grass, Himalayan blackberry, periwinkle, and other noxious weeds from the site. The maintenance and monitoring program shall be implemented during a minimum five year monitoring as part of *Natural Habitat Restoration Proposal*, and shall continue as part of long-term maintenance of open space areas. • Provide for the immediate reseeding of all graded slopes not proposed for roadways, residences, and ornamental landscape plantings with a mix of native grasses and forbs appropriate for the site rather than a conventional seed mix typically used for erosion control purposes to replace and improve existing habitat values of grasslands disturbed on the site. • The revised landscape plans shall be submitted to the City for review and approval. BIO-3b: The following additional provisions shall be implemented to further protect wildlife habitat resources, and shall be included in CC&Rs for the development: • Prohibition on use of invasive plant species for landscaping. • Permanent fencing that obstructs wildlife movement shall be restricted to the vicinity of building envelopes, and shall not be allowed elsewhere on the site. Wildlife exclusionary fencing is designed to exclude wildlife and contains one or more of the following conditions: lowest horizontal is within 1.5 feet of ground, or highest horizontal is over 6 feet, or top or bottom wire is barbed, or distance between top wires is less than 10 inches, or it combines with existing structures or fences, even on neighboring parcels, to create an obstacle to wildlife movement. • Lighting shall be carefully designed and controlled to prevent unnecessary illumination of natural habitat on the site. Lighting shall be restricted to the vicinity of building envelopes and the minimum level necessary to illuminate roadways and other outdoor areas. Lighting shall generally be kept low to the	

Significant Environmental Impact	Mitigation Measures	Level of Impact
Plant Council (Cal-IPC) has identified certain plant species typically used in landscaping considered to be unsuitable due to their invasive character and tendency to out-compete native flora. Impacts are potentially significant on the wildlife habitat values of the site. Implementation of Mitigation Measures BIO-3a and BIO-3b would reduce impacts to a level of less than significant.	ground, directed downward, and shielded to prevent illumination into adjacent natural areas. • Dogs and cats shall be confined to individual residences and the fenced portion of the building envelopes to minimize harassment and loss of wildlife, except dogs on leash and cats with bells on collars. • All garbage, recycling, and composting shall be kept in closed containers and latched or locked to prevent wildlife from using the waste as a food source.	
CULTURAL RESOURCES		
Impact CULT-1: Historical Resources	***Mitigation Measures MM-IV.C-1 through MM-IV.C-3***	
The project site is currently vacant and does not contain resource of historical significance as defined in §15064.5 of the CEQA Guidelines. However, impacts on an unanticipated historic resource would result in a potentially significant impact. Implementation of Mitigation Measures MM-IV.C-1 through MM-IV.C-3 from the 2007 Fassler Avenue FEIR would reduce impacts to a less-than-significant level.	MM-IV.C-1: Prior to excavation and construction of the proposed project, each individual worker of the prime contractor and any subcontractor(s) shall be informed on the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, bottles, paleontological resources, and other cultural materials from the project site. A City-approved archaeologist shall inform these individuals of the following: the definition of a cultural resource, the policies and procedures for identifying and protecting cultural resources, how to locate and receive assistance from the City-approved archaeologist, and steps to be taken if cultural resources are encountered during project construction. A copy of the training materials and staff sign in sheets shall be provided to the City on request. MM-IV.C-2: A City-approved archaeological monitor shall be present to observe construction activities during any and all ground-disturbing activities that occur in association with the proposed project, including any utility and sewer hookups within the public streets. MM-IV.C-3: In the event that an unanticipated cultural resource is exposed during project construction, work within 30 feet of the discovery shall stop until a City-approved archaeologist, meeting the standards of the Secretary of the Interior, can identify and evaluate the significance of the discovery and develop recommendations for	***Less Than Significant After Mitigation***

Significant Environmental Impact	Mitigation Measures	Level of Impact
	treatment. Recommendations could include preparation of a Treatment Plan, which could require recordation, collection and analysis of the discovery; preparation of a technical report; and curation of the collection and supporting documentation in an appropriate depository. However, as required by State law and in accordance with Section 15064.5(e) of the CEQA Guidelines, if Native American remains are discovered at the project site during construction, work at the specific construction site at which the remains have been uncovered shall be suspended, and the appropriate City and County agencies immediately notified. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.	
Impact CULT-2: Archaeological Resources	***Mitigation Measures MM-IV.C-1 through MM-IV.C-3***	
There are no known archaeological resources on the project site and the site has been subject to previous grading related to quarrying. However, based on the topographic setting of the project site, there is a moderate possibility that unrecorded Native American cultural resources are present. Implementation of Mitigation Measures MM-IV.C-1 through MM-IV.C-3 would reduce impacts to a less-than-significant level.	See Mitigation Measures MM-IV.C-1 through MM-IV.C-3.	***Less Than Significant After Mitigation***
Impact CULT-3: Paleontological Resources	***Mitigation Measures MM-IV.C-1 through MM-IV.C-3***	
Based on the geotechnical report prepared for the project site, there are no known paleontological resources or unique geological features on the project site. The 2007 Prospects Residential Project	See Mitigation Measures MM-IV.C-1 through MM-IV.C-3.	***Less Than Significant After Mitigation***

Significant Environmental Impact	Mitigation Measures	Level of Impact
Final EIR determined that this is a potentially significant impact. Implementation of Mitigation Measures MM-IV.C-1 through MM-IV.C-3 would reduce impacts to a less-than-significant level.		
Impact CULT-4: Human Remains	***Mitigation Measures MM-IV.C-1 through MM-IV.C-3***	
Although it is believed that no human remains are known to have been found on the project site, it is possible that unknown resources could be encountered during project construction, particularly during ground-disturbing activities such as excavation and grading. Implementation of Mitigation Measures MM-IV.C-1 through MM-IV.C-3 would reduce impacts to a less-than-significant level.	See Mitigation Measures MM-IV.C-1 through MM-IV.C-3.	***Less Than Significant After Mitigation***
GEOLOGY AND SOILS		
Impact GEO-2: Landslides	***Mitigation Measure GEO-1***	
The Geotechnical Report did not identify evidence of slope failure or unstable slopes within the project site; however, landslides and debris flows are a recognized hazard in the Pacifica area, and the Geotech Report identified locations of previous landslide (debris flow) activity that extends downslope from the northern edge of the project site. These locations could be potential sources of future debris-flow activity below the upper edges of the northern side of the project site. If	GEO-1: A site-specific design level geotechnical evaluation shall be performed for the proposed project that shall include recommendations for seismic design, management of adverse soil conditions, grading, surface/subsurface drainage, and construction of structures (e.g., retaining walls). The design level geotechnical evaluation report shall be certified by a licensed professional geotechnical engineer (the Geotechnical Engineer of Record). All design measures, recommendations, design criteria, and specifications set forth in the design-level geotechnical evaluation shall be implemented as a condition of project approval. In addition, the design level geotechnical evaluation shall include a slope stability analysis to evaluate whether the proposed project could increase the instability of off-site landslides or be adversely affected by encroachment of off-site landslides onto the project site. The design level geotechnical evaluation shall also include a slope stability analysis for the proposed design of the fill slope on the north side of the project site which shall be updated if the design recommendations for this fill slope	***Less Than Significant After Mitigation***

Significant Environmental Impact	Mitigation Measures	Level of Impact
the grading and surface/subsurface drainage of project site is not appropriately designed and constructed, drainage from the project site could contribute to the saturation of soil in the nearby areas where local landslide scars were observed and potentially contribute to the triggering of new slope failures. Additionally, the heads of these landslide areas could eventually encroach upward, toward the outer edges of the proposed development on the project site, which could eventually result in damage to proposed improvements on the project site. As discussed above, failure of the proposed fill slope along the north side of the project site could also occur if the fill slope is not appropriately designed and constructed. This is a potentially significant impact. This impact can be reduced to a less-than-significant level via implementation of Mitigation Measure GEO1.	change from those presented in the Geotech Report Update. A third-party review of the slope stability analyses presented in the design level geotechnical evaluation shall be performed by a licensed professional Geotechnical Engineer or Certified Engineering Geologist. Any remediation measures to address the potential impacts included in the design level geotechnical evaluation or third-party review of the design level geotechnical evaluation shall be implemented by the applicant. A copy of the draft design level geotechnical evaluation, third party review comments, and final design level geotechnical evaluation shall be provided to the City. The Geotechnical Engineer of Record shall perform oversight and inspection during construction activities to ensure that the design recommendations presented in the design level geotechnical evaluation report and third-party review are implemented. During grading and site preparation activities, the Geotechnical Engineer of Record shall regularly report to the City, providing written updates monthly, at minimum.	
Impact GEO-4: Unstable Soils	***Mitigation Measure GEO-1***	
The Geotechnical Report identified areas of fill presumably placed during former quarrying operations at the project site. The most obvious filled area is along the outer margin of the bench (referred to also as the 'terrace') in the northwestern portion	See Mitigation Measure GEO-1.	***Less Than Significant After Mitigation***

Significant Environmental Impact	Mitigation Measures	Level of Impact
of the project site along the outside of the historic road. Other mounds of fill and woody debris are located on the 'terrace' and areas of deeper fill were encountered in the southern portion of the project site. The depth of fill materials varies across the project site. The presence of these fill materials could result in settlement/subsidence and lateral spreading or even landslides along the edges of the filled 'terrace' area if not properly managed or exacerbated by the project. This is a potentially significant impact which would be mitigated to a less-than-significant level by implementation of Mitigation Measure GEO-1 which requires preparation and implementation of a site-specific design level geotechnical evaluation report.		
NOISE		
Impact NOISE-1: Expose Persons to or Generate Noise Levels in Excess of Standards	***Mitigation Measure MM-IV.G-2***	
Construction noise impacts to off-site residential uses would be potentially significant given it may trigger the 80 dBA Leq eight-hour daytime threshold of significance. These impacts can be mitigated to a less-than-significant level via implementation of Mitigation Measure MM-IV.G-2.	MM-IV.G-2: • Construction activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday to Friday, and 9:00 a.m. to 5:00 p.m. Saturdays and Sundays. No heavy construction equipment (e.g., trucks, pavers, concrete mixers, etc.) use shall be permitted on Weekends or after 6:00 p.m. on weekdays. No construction activities shall be permitted on federal holidays as required by the City of Pacifica Municipal Code Section 8-1.06. • All construction equipment shall be equipped with improved noise muffling, and have	***Less Than Significant After Mitigation***

Significant Environmental Impact	Mitigation Measures	Level of Impact
	the manufacturers' recommended noise abatement measures, such as mufflers, engine covers, and engine isolators in good working condition. • Stationary construction equipment that generates noise levels in excess of 65 dBA Leq shall be located as far away from existing occupied buildings as possible. If required to minimize potential noise conflicts, the equipment shall be shielded from noise sensitive receptors by using temporary walls, sound curtains, or other similar devices. • All equipment shall be turned off if not in use for more than five minutes. • An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive noise levels. The Applicant shall respond to all noise complaints within 24 hours and shall provide the City with a written summary of the complaint and the response within 48 hours of the complaint. • The contractor shall minimize use of vehicle backup alarms. A common approach to minimizing the use of backup alarms is to design the construction site with a circular flow pattern that minimizes backing up of trucks and other heavy equipment. Another approach to reducing the intrusion of backup alarms is to require all equipment on the site to be equipped with ambient sensitive alarms. With this type of alarm, the alarm sound is automatically adjusted based on the ambient noise. • Construction worker's radios shall be controlled so as to be inaudible beyond the limits of the project site boundaries. • Heavy equipment, such as paving and grading equipment, shall be stored on-site whenever possible to minimize the need for extra heavy truck trips on local streets. • Equipment used for project construction shall be hydraulically or electrically powered impact tools (e.g., jack hammers) wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Where use of pneumatically-powered tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used. A muffler could lower noise levels from the exhaust by up to about 10 dB(A). External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of 5 dB(A). Quieter procedures shall be used (such as drilling	

Significant Environmental Impact	Mitigation Measures	Level of Impact
	rather than impact equipment) wherever feasible.	
Impact NOISE-2: Substantial Temporary or Periodic Increase in Ambient Noise Levels	***Mitigation Measure MM-IV.G-2***	
The construction phase of the project would result in an increase in ambient noise levels by more than 5 dBA which is considered a significant impact. Mitigation Measure MM-IV.G-2 would serve to reduce construction noise impacts to off-site sensitive receptors; however, these impacts would remain significant and unavoidable.	See Mitigation Measure MM-IV.G-2	***Significant and Unavoidable After Mitigation***
TRANSPORTATION AND TRAFFIC		
Impact TRAFFIC-3a: Sight Distance	***Mitigation Measure TRAFFIC-1a***	
Intersection sight distance (ISD), also known as corner sight distance (CSD), is the sight distance required for the vehicle stopped on the minor roadway to see approaching vehicles on the major roadway and have time to make the decision to enter the intersection without interrupting flow. Based on field measurements, there is approximately 700 feet of sight distance from the proposed driveway looking to the west (downhill). Looking to the east from the driveway (uphill), with the fifteen-foot setback from the edge of the travel way, there is approximately only 60	TRAFFIC-1a: The project shall provide adequate sight distance, as designated by the Caltrans Highway Design Manual, to/from westbound Fassler Avenue at the project driveway. This can be accomplished by removing the tree, cutting back a portion of the hill to the east of the project driveway, and re-striping Fassler Avenue to provide a shoulder. These sight distance measures shall be implemented prior to the initiation of any on-site construction activities so that adequate sight distance is provided for construction vehicles exiting the project site. The project shall also decrease the curb radii and/or include a standard driveway apron at the driveway to slow vehicles entering and exiting the project site. The grade of the sidewalk shall remain constant across the driveway.	***Less Than Significant After Mitigation***

Significant Environmental Impact	Mitigation Measures	Level of Impact
feet of sight distance. The sight distance to the east is blocked by a tree and a hill. Drivers making a left or right turn out of the project driveway would have to pull out into the travel way in order to gain the necessary sight distance. Additionally, the proposed re-striping allows for two 18-foot travel lanes and a 12-foot left-turn lane into the project. The re-striping could be done to provide a shoulder on the north side of Fassler Avenue, which would allow right turning vehicles exiting the project to pull out into the roadway without conflicting with eastbound downhill vehicles and gain adequate sight distance. Narrowing of the 18-foot travel lanes to 12 feet may also provide bicycles with a safer riding area along Fassler Avenue. For vehicles turning left to exit the project, removal of the tree and a portion of the hillside would be required to provide adequate sight distance. The proposed driveway appears to have larger-than-necessary curb radii given the low speed desired for vehicles entering and exiting the project. It is unclear from the site plan if the access point is provided via a standard driveway apron or an		

Significant Environmental Impact	Mitigation Measures	Level of Impact
intersection design with raised curbs. A standard driveway apron should be provided, as the apron design would create lower vehicle speeds entering and exiting the driveway and a more pleasant pedestrian experience by preserving the sidewalk grade across the driveway. Project access and circulation impacts are considered to be significant but can be reduced to a less-than-significant level via implementation of Mitigation Measure TRAFFIC-1a.		
Impact TRAFFIC-3b: Ingress and Egress	***Mitigation Measure TRAFFIC-1b***	
The proposed re-striping of Fassler Avenue would provide a 120-foot left-turn pocket in the eastbound (uphill) direction into the project site. As a result of this new twelve-foot lane, Fassler Avenue would have one eighteen-foot lane in each direction near the proposed driveway. These wide lanes would provide an area for bicyclists but could also encourage parking which could adversely affect access and circulation. Therefore, impacts would be potentially significant but can be mitigated to a less-than-significant level via implementation of Mitigation Measure TRAFFIC-1b.	TRAFFIC-1b: Parking shall be prohibited along both sides of Fassler. Signage and red curb paint shall be used to prohibit parking in this area on both sides of the street. There is also a centerline stripe that is indicated to be white. Centerline striping shall be yellow throughout; the only white stripe shall be the stripe indicating the separation of the left-turn pocket from the eastbound travel lane. All improvements shall be consistent with the current edition of the Caltrans Highway Design Manual and signed and striped consistent with the current edition of the California Manual of Traffic Control Devises (MUTCD). The restriping of Fassler Avenue shall be implemented prior to the initiation of any on-site construction activities.	***Less Than Significant After Mitigation***

Significant Environmental Impact	Mitigation Measures	Level of Impact
Impact TRAFFIC-5a: On-Site Pedestrian Access and Circulation	***Mitigation Measure TRAFFIC-2***	
While the project provides a pedestrian path connecting the area between Styles 4 and 5 to the open space to the west of the residential styles, the site plan does not call out a continuous proposed sidewalk on the main roadway within the project site. City of Pacifica Administrative Policy 74, Complete Streets Policy, would require the applicant to install complete street considerations in the design of the project. Municipal Code Section 10-1.905 (c) states that sidewalks may be omitted from subdivision plans if recommended by the Planning Commission and approved by the Council. There appears to be five- to eight-foot spaces for pedestrians along the perimeter of the internal circulation roadway and five- to six-foot spaces along the roadway for the interior styles. This is considered a significant impact but it can be mitigated to a less-than-significant level via implementation of Mitigation Measure TRAFFIC-2.	TRAFFIC-2: The applicant shall revise the project plans to include a continuous sidewalk on the main roadway within the project site.	***Less Than Significant After Mitigation***

Significant Environmental Impact	Mitigation Measures	Level of Impact
Tribal Cultural Resources		
Impact Tribal-1: California Register of Historic Resources or Local Register of Historic Resources	***Mitigation Measures MM-IV.C-1 through MM-IV.C-3***	
No known tribal cultural resources have been identified or reported on the project site. Implementation of Mitigation Measures MM-IV.C-1 through MM-IV.C-3 would reduce impacts to unknown cultural resources, including tribal cultural resources, to a less-than-significant level.	See Mitigation Measures MM-IV.C-1 through MM-IV.C-3.	***Less Than Significant After Mitigation***
Impact Tribal-2: California Native American Tribe and Lead Agency	***Mitigation Measures MM-IV.C-1 through MM-IV.C-3***	
In accordance with AB 52, Native American Tribes may request that Lead Agencies provide notification of projects. In the event that a Tribe has submitted a request for notification, the Lead Agency shall provide the Tribe with the opportunity to consult on projects early in the CEQA process. The City has not received requests for notification from any Tribes, so tribal consultation was not conducted. Therefore, implementation of Mitigation Measures MM-IV.C-1 through MM-IV.C-3 would minimize impacts to tribal cultural resources to a less-than-significant level.	See Mitigation Measures MM-IV.C-1 through MM-IV.C-3.	***Less Than Significant After Mitigation***

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III. ENVIRONMENTAL SETTING

A. OVERVIEW OF ENVIRONMENTAL SETTING

This section provides a brief overview of the project site's existing regional and local setting. Additional descriptions of the environmental setting as it relates to each of the environmental issues analyzed in Section V (Environmental Impact Analysis) of this Draft SEIR are included in the environmental setting discussions contained within Sections V.B - V.G. Also provided in this section is a list of related projects, which is used as the basis for the discussion of cumulative impacts in Section V of the Draft SEIR.

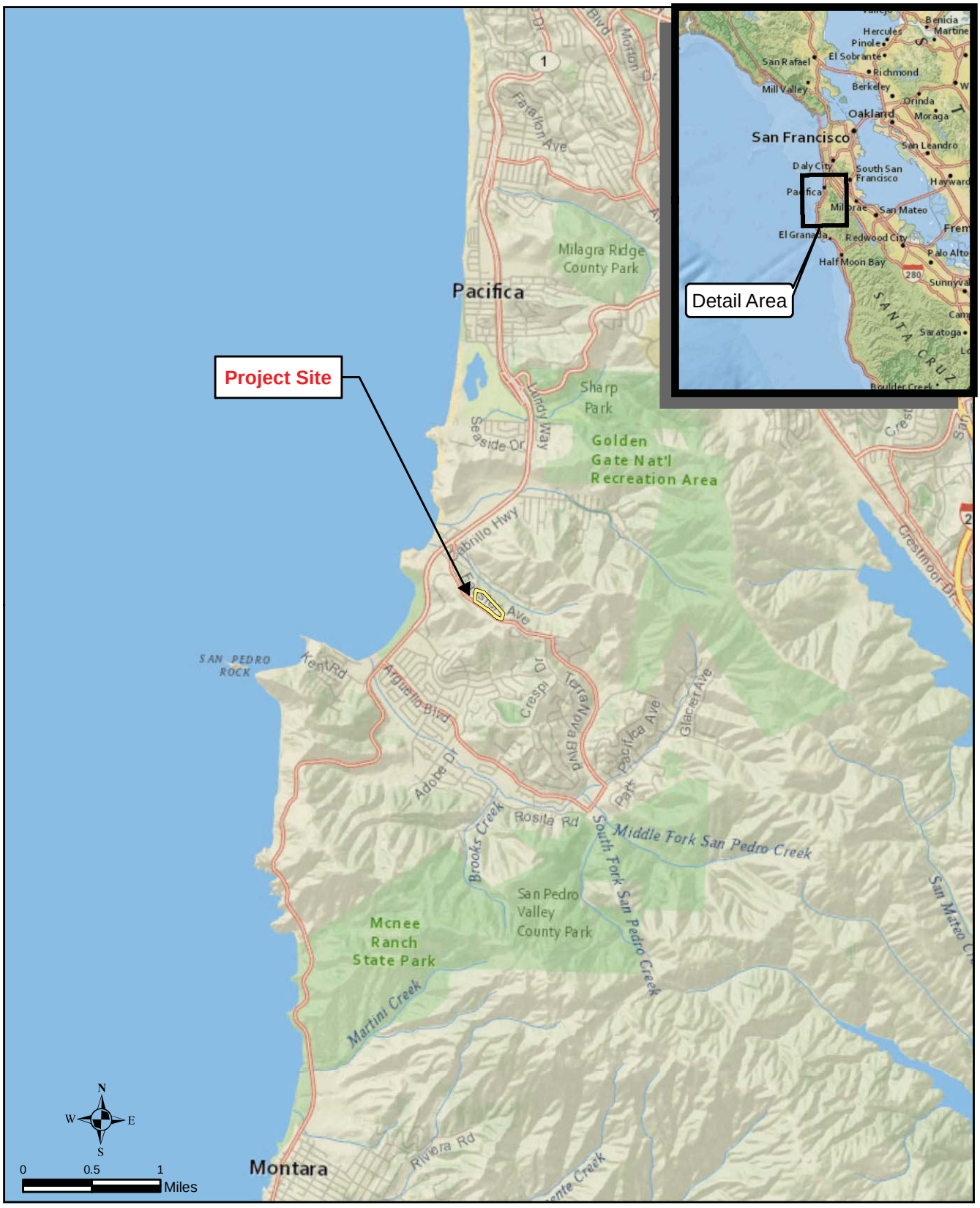
CEQA Guidelines Section 15125(a) states an EIR must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation (NOP) is published, or if no NOP is published, at the time environmental analysis is commenced, from both a local and regional perspective. This environmental setting would normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant. The NOP for the Fassler Avenue Residential Project Draft SEIR was prepared and circulated on October 19 2015.

The City of Pacifica is the lead agency for the proposed project consistent with Section 15065(b) of the CEQA Guidelines. As such, the City will use this Draft SEIR to formulate its actions to either approve or deny the project. The project applicant for this project is: Terra Holdings, 257 Castro Street, Suite 211, Mountain View, CA 94041.

B. PROJECT LOCATION

Regional Setting

As illustrated in Figure III-1, the project site is located in the Bay Area region within the City of Pacifica. Regional access is provided by State Highway 1, which is approximately 0.35 mile west of the project site and State Highway 35, which is approximately three miles east of the project site. The Pacific Ocean is approximately 0.4 mile west of the project site, and the intersection of State Highway 1 and Fassler Avenue lies approximately 0.45 mile northwest of the site. The Golden Gate National Recreation Area is located approximately 0.75 mile east of the project site, Oddstad Park is located approximately 0.60 mile south of the project site, and Frontierland Park is located approximately 1.5 miles southeast of the project site.



Source: Esri - National Geographic, 9/23/2015

Figure III-1. Regional and Vicinity Map

Fassler Avenue Residential Project SEIR, Pacifica, California

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Local Setting

The approximately 11.2-acre project site is located in the southwest portion of the City in the Rockaway Neighborhood and is bounded by Fassler Avenue on the west and south, and vacant land to the north and southeast. An aerial photo of the project site is shown in Figure III-2. The project site is located at 801 Fassler Avenue and consists of the following two parcels (identified by the Assessor's Parcel Numbers [APNs]): 022-083-020 and 022-083-030 (Figure III-3). The project site consists of hilly terrain and generally slopes from a peak in the southeast portion (approximately 440 feet above mean sea level [msl]) of the site to a low point in the northwest region (240 feet above msl) of the project site. The average slope from the highest to lowest point on the project site is approximately 17.7 percent. An approximately 50-foot high ridge exists in the middle portion of the property, roughly parallel to Fassler Avenue. For the past 30 years, the site has been neglected and used for uncontrolled dumping of refuse, debris, and garden waste as shown in Figure III-2. Currently, the site is not used for any other informal uses.

The project site is currently vacant with the exception of the remnants of the old asphalt road and contains three different habitat types: coastal scrub, perennial grassland, and willow scrub. In addition to the non-native species currently present on the project site, there are two Monterey Cypress trees present, both having trunks with a circumference greater than 50 inches. Photos of the project site are shown in Figures III-4 and III-5.

Currently, the project site contains 24,078 square feet (sf) (approximately four percent of the total area) of impermeable surfaces, consisting primarily of remnants of the old paved road. The northeast portion of the project site (approximately 48 percent of the site) drains east toward the Rockaway neighborhood. The central portion of the site (approximately 29 percent of the site) drains west toward the western portion of the site and beyond to the adjacent vacant land and toward Highway 1. The southeast portion of the project site (the remaining 23 percent of the project site) drains south toward Fassler Avenue and through the City's storm drains prior to being discharged into the Pacific Ocean.

General Plan and Zoning Designation

The General Plan designation for approximately 7.6 acres of the western portion of the site is Open Space Residential, which allows one unit per more than five acres. The remaining 3.6 acres is designated as Low Density Residential, which allows three to nine units per acre. The zoning for the project site is Planned Development District (P-D), a classification designed to allow diversification of the relationships of various buildings, structures and open spaces in planned building groups, while ensuring compliance with district regulations. Development under the P-D District is implemented through adoption of a development and specific plan.[1]

[1] *Pacifica Municipal Code, Title 9, Chapter 4, Article 22.*

Source: Imagery: Esri - NAIP 6-2014, 9/4/2015

Figure III-2. Aerial Photography of Project Site

Fassler Avenue Residential Project SEIR, Pacifica, California

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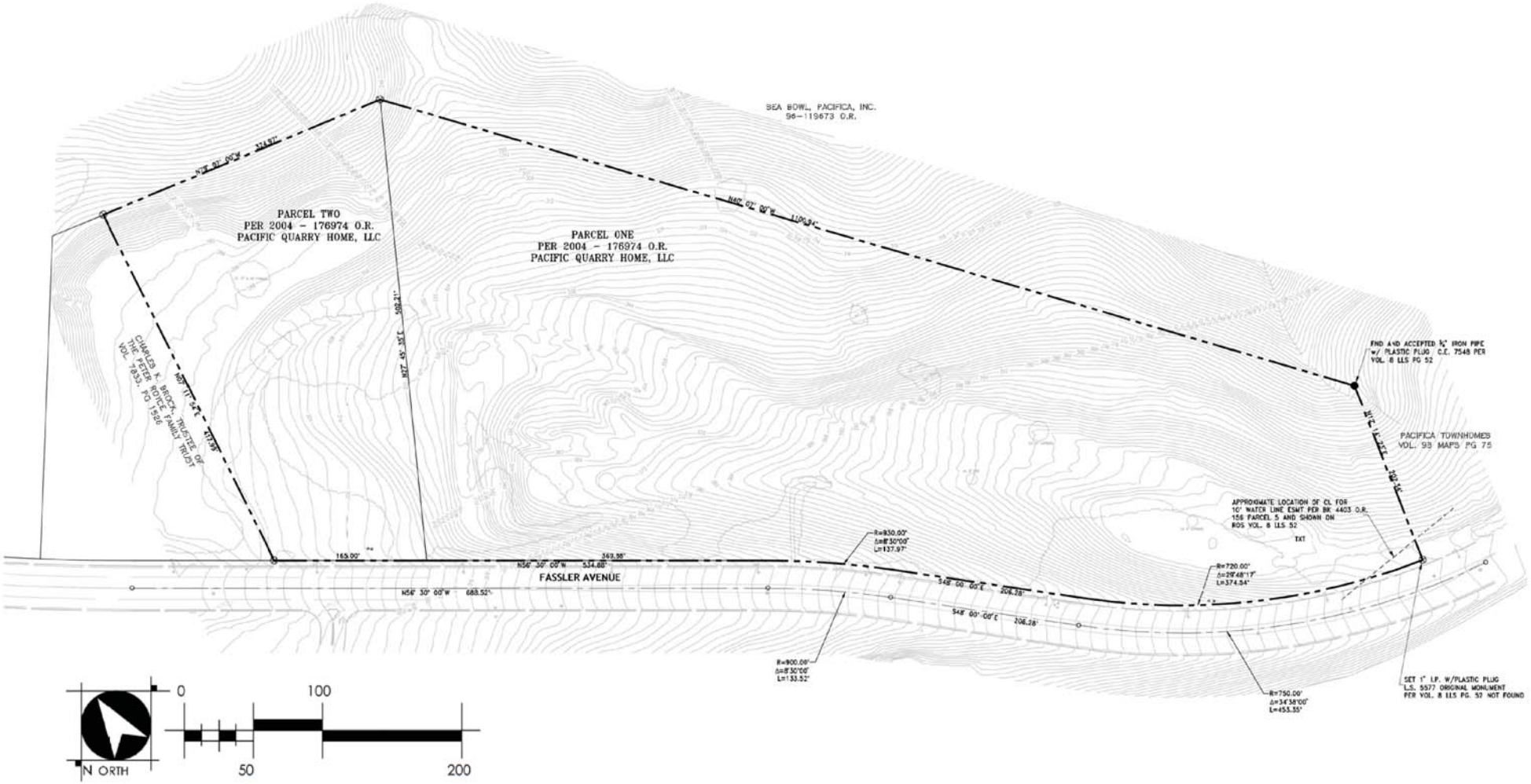

Figure III-3. Existing Conditions

Fassler Avenue Residential Project SEIR, Pacifica, California

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View 1: View of the project site looking northwest. The existing asphalt road is visible in the photo.

View 2: View of the project site looking northeast from directly across Fassler Avenue.

View 3: View of the project site looking northwest along Fassler Avenue.

Figure III-4. Views of the Project Site

Fassler Avenue Residential Project SEIR, Pacifica, California

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Date: Feburuary 2015

View 4: View of the project site looking east along Fassler Avenue. Senior housing is located above the project site along Fassler Avenue and one rooftop is visible in the background of this photo.

View 5: View of the project site looking southeast from the intersection of Rockaway Beach Avenue and Highway 1.

View 6: View of the project site looking south across Highway 1.

Figure III-5. Views of the Project Site

Fassler Avenue Residential Project SEIR, Pacifica, California

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Date: September 2015

The proposed project site is also within a Hillside Preservation District (HPD) overlay. It is the intent of the HPD overlay to place controls on proposed development within hillside areas of the City in order to preserve and enhance their use as a prime resource, help protect people and property from all potentially hazardous conditions particular to hillsides, assure that any development be economically sound, and encourage innovative design solutions. In cases of conflict between such zoning districts and the HPD overlay, the provisions of this article for the HPD shall prevail.[2] The HPD regulations include land coverage control calculations to determine the maximum allowable site coverage.

Former uses on the proposed project site include a rock quarry that was mined, graded, and backfilled. The quarry was located on the western 2.4 acres of the project site and operated approximately in the 1950s.[3] Remnants of an old asphalt road associated with the quarry exist along the northern boundary of the project site. The old asphalt road can be seen in Figure III-4 (View 1).

Surrounding Land Uses

Surrounding land uses are designated by the General Plan as Open Space Residential, Low Density Residential and are zoned P-D District with a HPD overlay, similar to the proposed project site. A multi-family residential development is located almost immediately adjacent to the project site to the southeast (along the north side of Fassler Avenue). A larger, single-family residential development is located across Fassler Avenue further southeast of the project site. A 13-unit residential subdivision is currently under construction to the southwest of the project site across Fassler Avenue. There are also residential uses approximately 500 feet northeast of the project site, along Rockaway Beach Avenue. Figures III-6 and III-7 include views of surrounding land uses.

[2] *Pacifica Municipal Code, Title 9, Chapter 4, Article 22.5.*

[3] *Bay Area Geotechnical Group, Geotechnical Engineering Investigation, Proposed Residential Development, Fassler Avenue, Pacifica CA. April 21, 2005.*

View 7: View towards the project site looking south from Ebken Street. The project site is not visible as it is located behind and above the trees seen in this photo.

View 8: View from the project site looking south at the undeveloped hillside and roadway under construction for the new housing development across Fassler Avenue.

View 9: View from the project site looking southwest at a housing development project under construction across Fassler Avenue.

Figure III-6. Views of the Surrounding Uses

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Date: September 2015

View 10: View of surrounding undeveloped land to the north and west of the project site, with the project site in the foreground, Rockaway Beach in the midground, and the Pacific Ocean and Marin County in the background.

View 11: View of neighborhood residential land uses located to the north of the project site along Ebken Street.

View 12: View of surrounding undeveloped land at the intersection of Roberts Road and Fassler Avenue. The land to the right is part of the housing development project across Fassler Avenue from the project site.

Figure III-7. Views of Surrounding Uses

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C. CUMULATIVE PROJECTS

Section 15130 of the State CEQA Guidelines requires that an EIR discuss cumulative impacts of a project and determine whether the project's incremental effect is "cumulatively considerable." The definition of cumulatively considerable is provided in Section 15065(a)(3):

> *Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.*

According to Section 15130(b) of the State CEQA Guidelines:

> *[t]he discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The discussion should be guided by standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute rather than the attributes of other projects which do not contribute to the cumulative impact.*

Geographic Scope of the Cumulative Analysis and Related Plans and Projects

State CEQA Guidelines Section 15130(b)(1) identifies two basic methods for establishing the cumulative environment in which the project is to be considered: the use of a list of past, present, and probable future projects (projects) and the use of projections contained in relevant planning documents (projections). For this Draft SEIR, both the projects and the projections approach have been combined to generate the most reliable future projections possible.

Cumulative Significance Criteria

For purposes of this Draft SEIR, the proposed project would have a significant cumulative effect if:

- the cumulative effects of related projects (past, current, and probable future projects) are not significant and the incremental impact of implementing the proposed project is substantial enough, when added to the cumulative effects of related projects, to result in a new cumulatively significant impact; or
- the cumulative effects of related projects (past, current, and probable future projects) are already significant and implementation of the proposed project makes a considerable contribution to the effect.

The standards used herein to determine considerability are that either the impact must be substantial or must exceed an established threshold of significance.

Geographic Context

The geographic area that could be affected by implementation of the proposed project in

combination with other projects varies depending on the type of environmental resource being considered. The general geographic area associated with different types of environmental effects of the project defines the scope of the area considered in the cumulative impact analysis (see Table III-1). Also listed is the method of evaluation used to analyze cumulative impacts for each environmental resource (described further above).

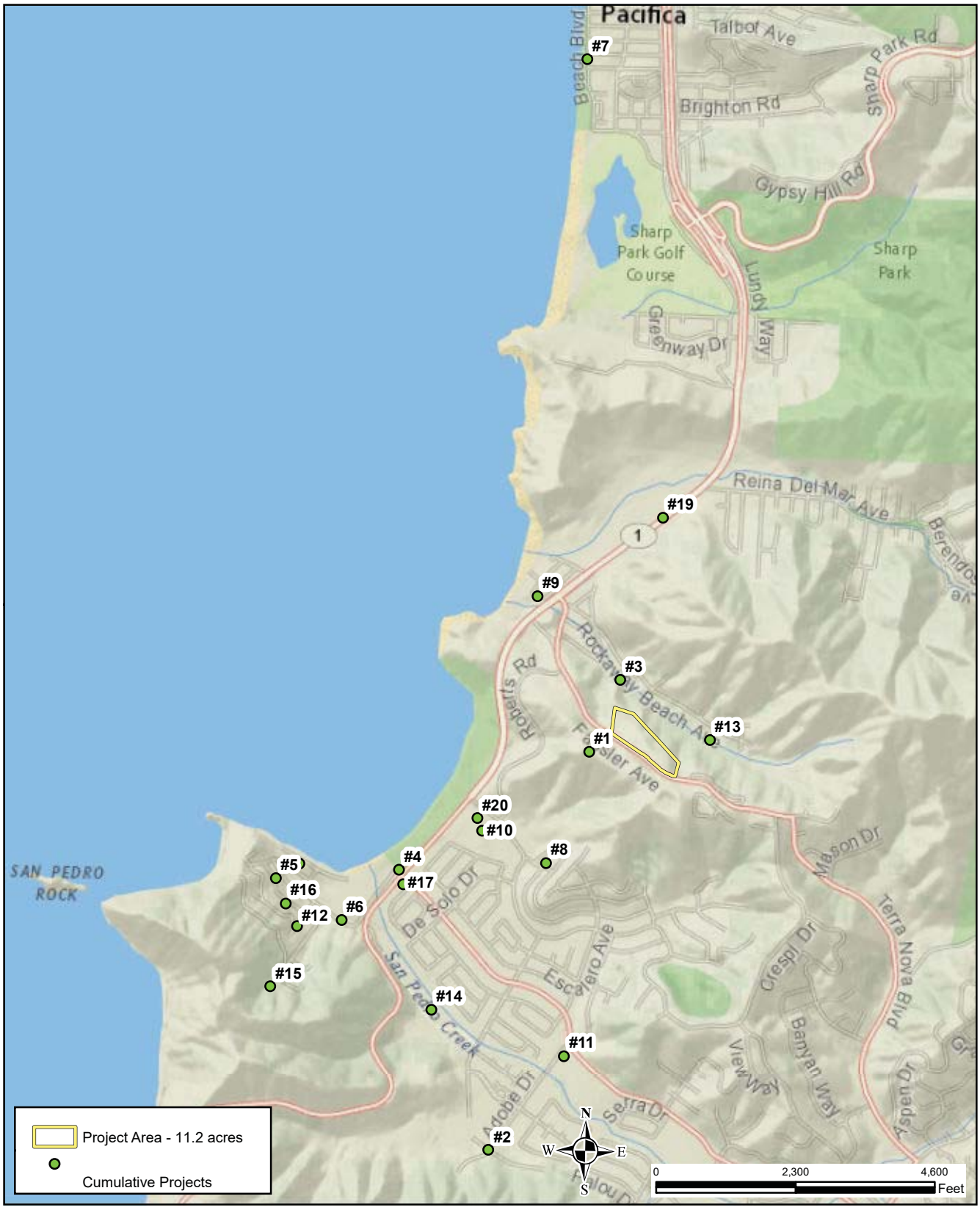
Table III-1
Geographic Scope of Cumulative Impacts and Method of Evaluation

Resource Issue	Geographic Area	Method of Evaluation
Aesthetics	Immediate project vicinity	Projects
Agriculture & Forestry Resources	Regional and local	Projects
Air Quality	Local (toxic air contaminants and odors) Air Basin (construction-related and mobile sources)	Projects and Projections
Biological Resources	Regional and local	Projects
Cultural Resources	Project site only	Projects
Geology / Soils	Immediate project vicinity	Projects
Greenhouse Gas Emissions	Global	Projections
Hazards & Hazardous Materials	Project site only	Projects
Hydrology / Water	Immediate project vicinity and Calera Creek watershed	Projects
Land Use / Planning	Immediate project vicinity	Projects
Mineral Resources	Project site only	Projects
Noise	Immediate project vicinity (effects are highly localized)	Projects
Population / Housing	Regional and local	Projects and Projections
Public Services	Regional and local	Projects and Projections
Recreation	Regional and local	Projects and Projections
Transportation / Traffic	Regional and local	Projects and Projections
Tribal Cultural Resources	Project site only	Projects
Utilities / Service Systems	Regional and local	Projects and Projections
Notes: Projects = the use of a list of past, present, and probable future projects; Projections = the use of projections contained in relevant planning documents.		

For those environmental resources that were evaluated based on the projections approach, the projections take into consideration future projects that are not included in the below list of related plans and projects.

List of Cumulative Plans and Projects

In this Draft SEIR, cumulative impact analyses are provided for each environmental issue discussed in Section V, Environmental Impact Analysis, and can be found in each respective section (e.g., Project Impacts Found to be Less Than Significant; Aesthetics, Biological Resources, Geology and Soils, Hydrology and Water Quality, Transportation and Traffic and Noise) and consider (as necessary) any reasonably-foreseeable development. The City has identified 20 reasonably-foreseeable developments in the project area, as well as one project currently under construction, identified in Figure III-8 and described in Table III-2.



Source: Imagery: Esri - National Geographic, 3/17/2017

Figure III-8. Location of Cumulative Projects

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Table III-2
Cumulative Projects

Related Project Number	Name and Location	Land Use	Unit/ Lot Size	Status
1	Harmony @ 1, Roberts Road	13-lot Subdivision	13 units 67 acres	Under Construction
2	Hillside Meadows, Adobe at Higgins Way	Single Fam. Det.	11 units 10,061-22,760 sf	Application Incomplete
3	2 New Single Family Dwelling Units on Oddstad Way, 50 and 60 Oddstad Way	400' of Road Improvements and 2 SFR – one on each lot	16,000 sf	Project undergoing redesign
4	Norcal Surf Shop Development of Vacant Lot, 505 San Pedro Ave.	Commercial, Mixed Use, Covered Skate Park, Parking and Storage	2 apartment units, 37,273 sf; 12,000 sf building; 5,000 sf skatepark	Under Environmental Review
5	Addition to Single-Family Residences, 135 Stanley Ave.	Single-Family Residence	993 sf	Pending Building Permits
6	Anchor Inn, 500 San Pedro Ave.	Commercial	14,408 sf	Pending Building Permits
7	Construct Duplex, 2105-2115 Beach Blvd.	Duplex	4,730 sf	Pending Building Permits
8	Elder Care Facility, 689 Ladera Way	Single-Family Residence	8,770 sf	Application Incomplete
9	519 Nick Gust Way	Hotel	N/A	Building Permit Review
10	570 Crespi	Mixed Use	9 condos; 3,191 sf commercial	Application Incomplete
11	Adobe Court Townhomes, 1335 Adobe Dr.	Townhome Residential	7 units 18,750 sf	Pending Environmental Review
12	1375 Livingston Ave	Single Family Residence	5,000 sf	Pending Building Permits
13	10,11,&14 Oddstad Way	Single Family Residences	3	Application Incomplete
14	San Pedro Terrace Rd	Single Family Residences	6 units	Pending Application Review
15	1570 Grand Ave.	Single Family Residence	n/a	Application Incomplete
16	Addition to Single Family Residence and legalization	Single Family Residence	5,000 sf	Planning Commission

Related Project Number	Name and Location	Land Use	Unit/ Lot Size	Status
	of 2nd unit, 252 Stanley			7/18/2016
17	500 Linda Mar Blvd	Commercial	n/a	Application Incomplete
18	263 Kent Rd.	Single Family Residence	n/a	Application Incomplete
19	Calera Parkway – between Fassler Avenue and Reina del Mar Avenue	Roadway Widening	n/a	Pending Additional Environmental Review
20	Equalization Basin 540 Crespi Drive	Public Facility	n/a	Pending Environmental Review

CC: City Council
sf: Square feet
SFR: Single-family residential
Source: City of Pacifica, June 2016.

IV. PROJECT DESCRIPTION

A. PROJECT CHARACTERISTICS

In 2004, an application was submitted to the City of Pacifica for the Prospects Residential Project which consisted of 34 residential units (Figures IV-1 and IV-2), a subterranean parking garage, and associated amenities in the western two acres of the project site. In 2007, the City certified a Final EIR and approved a reduced version of the Prospects Residential Project totaling 29 residential units (Figure IV-3). However, the entitlements for that project have since lapsed and no building permits were issued by the City.

The Fassler Avenue Residential Project ("proposed project" or "project") is proposed at the same site and consists of 24 condominium units in 12 duplex buildings (Figures IV-4 and IV-5). The proposed project is to be developed generally within the same building footprint as the Prospects Residential Project but some of the design and construction details differ from the prior project, including but not limited to project layout, garages and surface parking, access, an above-grade loop road, building heights, and stormwater management. The proposed project also includes a stormwater detention basin and water quality basin at the southwestern corner of the site instead of an amphitheater that was proposed as a part of the original project that would have also been used for stormwater collection and storage. Other project characteristics associated with the prior project that are not a part of the proposed project include dual vehicle access from Fassler Avenue, an upper pond, a community center, a trail extending to the southeastern corner of the site, and a larger community garden southwest of the primary development footprint. Proposed project characteristics are described in more detail below and a detailed comparison of the proposed project and the 2004 34-unit project is provided at the end of this Draft SEIR section.

Refer to Section III (Environmental Setting) for information regarding the existing conditions.

Project Site Plan and Layout

The proposed project development area consists of 53,627 square feet (sf) (1.23 acres) on the 11.2-acre site which is within the maximum allowable development area of the site (53,665 sf) due to the Hillside Preservation District overlay (Table IV-1). As listed in Table IV-2, the proposed project consists of 24 condominium units in 12 duplexes (Buildings A through E). Most condominium units would include a living area, garage, porch, deck, and private yard, with the exception that Styles 3 and 5 would not include private yards and Style 4 would not include a deck (Table IV-3). Styles 1, 3 and 8 are two levels (Lower Level and Upper Level) and the remaining Styles would have three levels of living areas (Lower Level, Middle Level, and Upper Level). The condominiums would range in size from 1,253 sf (Style 1) to 2,120 sf (Style 7) (Table IV-4). Two-car garages would be provided for each unit ranging from 395 sf (Style 6) to 478 sf (Style 7). Private yards would range in size from 73 sf (Style 1) to 150 sf (Styles 4, 6-8).

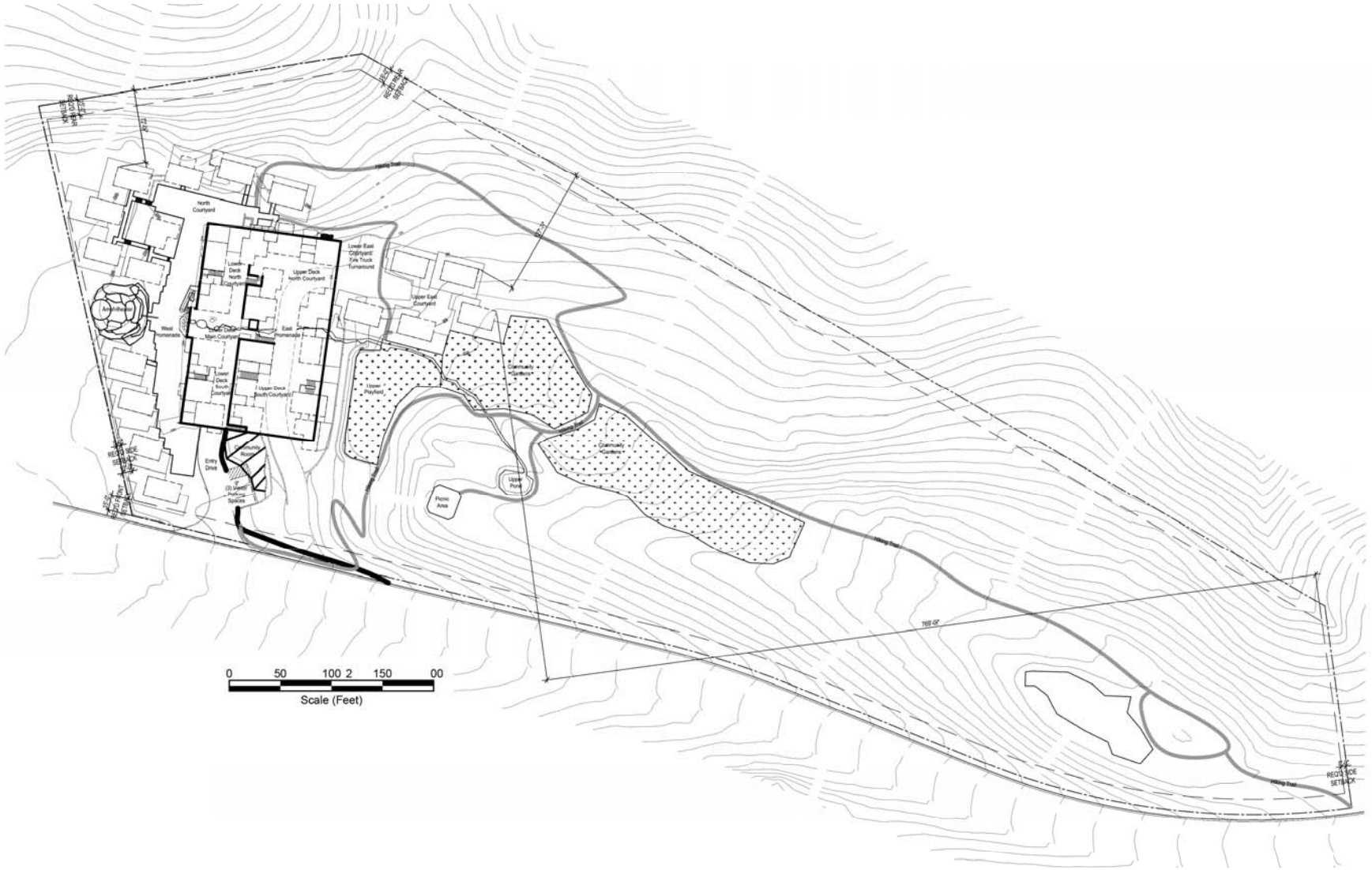

Figure IV-1. 2004 34-Unit Project Site Plan

Fassler Avenue Residential Project SEIR, Pacifica, California

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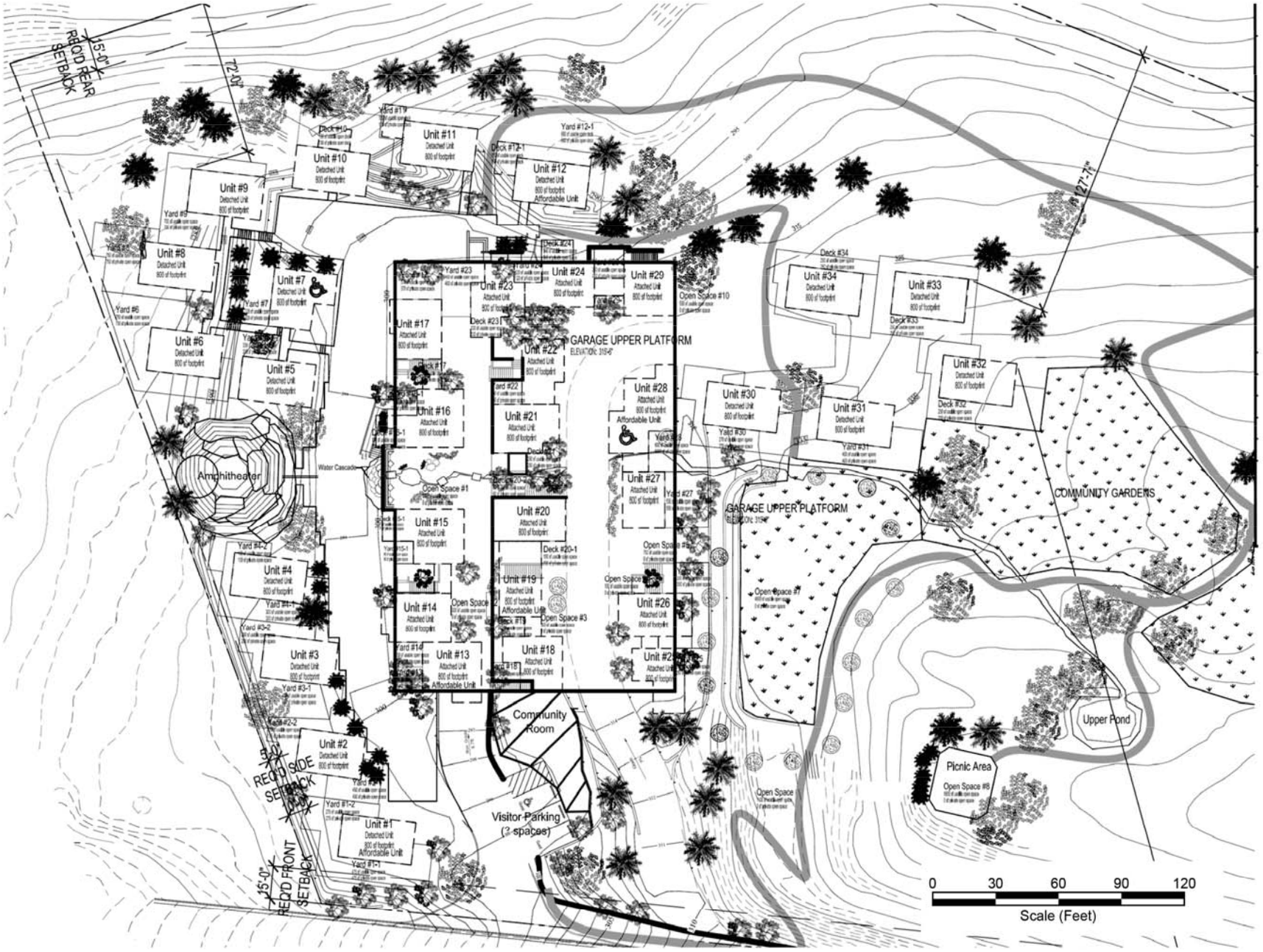

Figure IV-2. 2004 34-Unit Project Site Plan and Landscaping Plan

Fassler Avenue Residential Project SEIR, Pacifica, California

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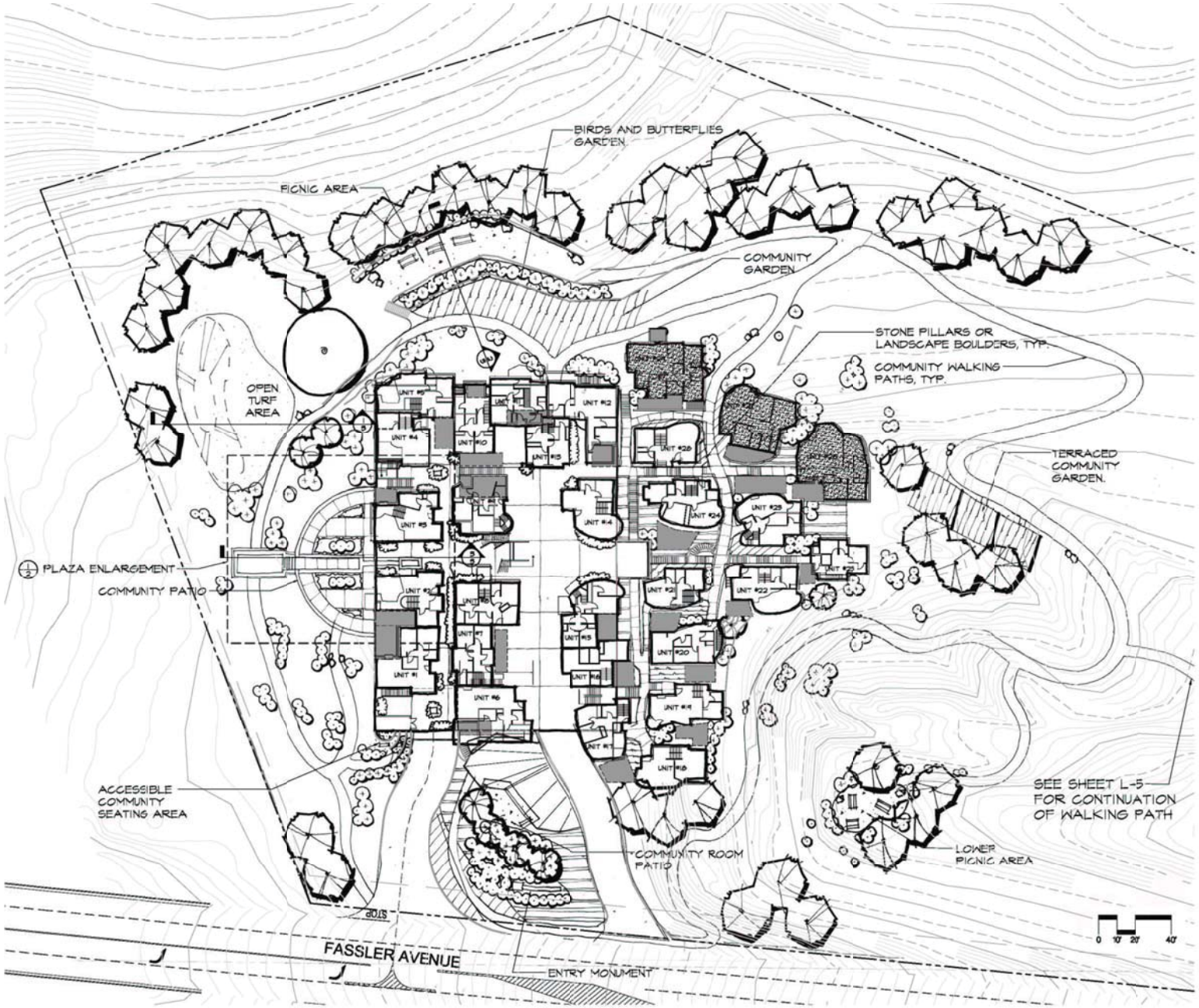

Figure IV-3. 2007 29-Unit Site Plan

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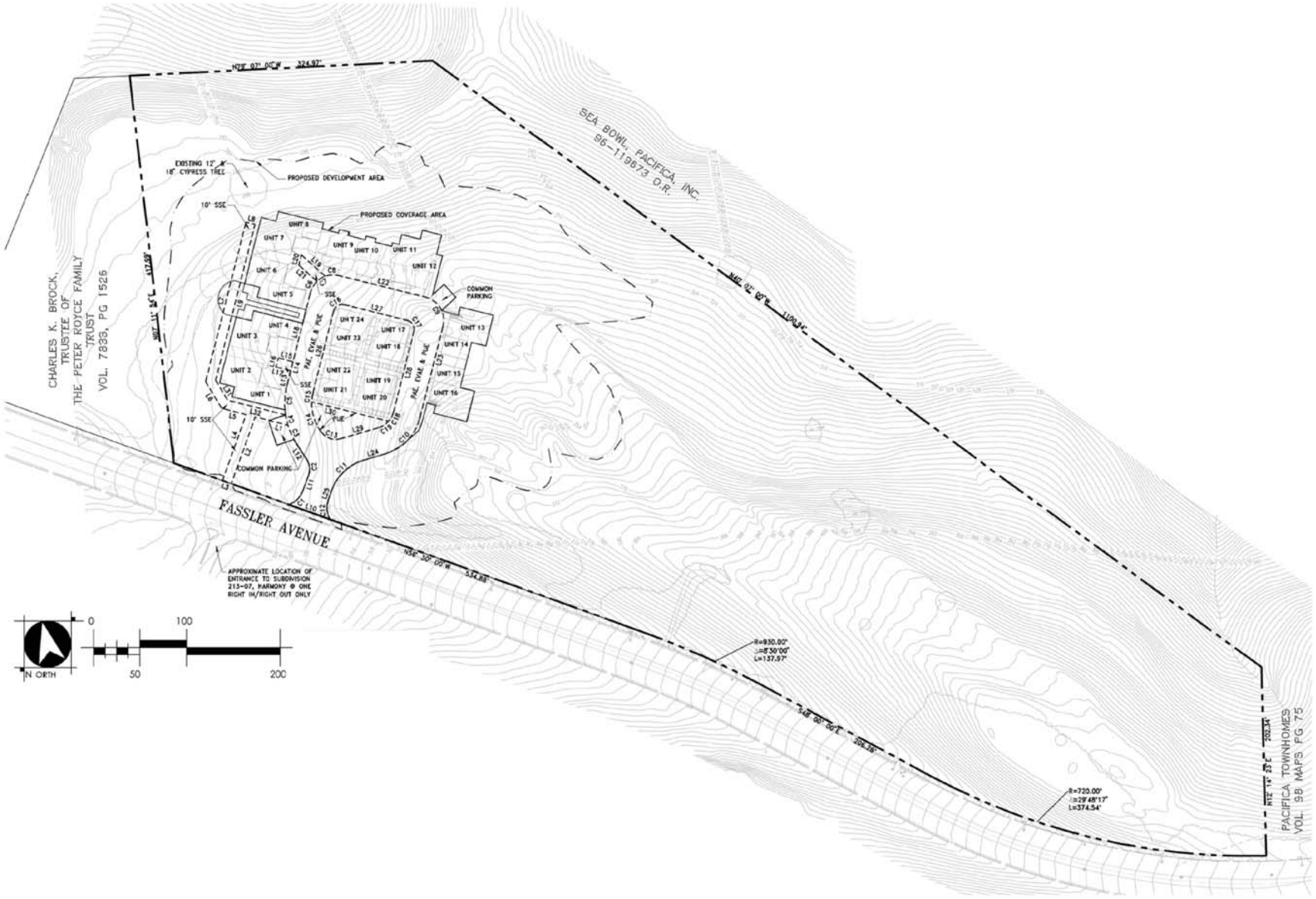

Figure IV-4. Project Site Plan

Fassler Avenue Residential Project SEIR, Pacifica, California

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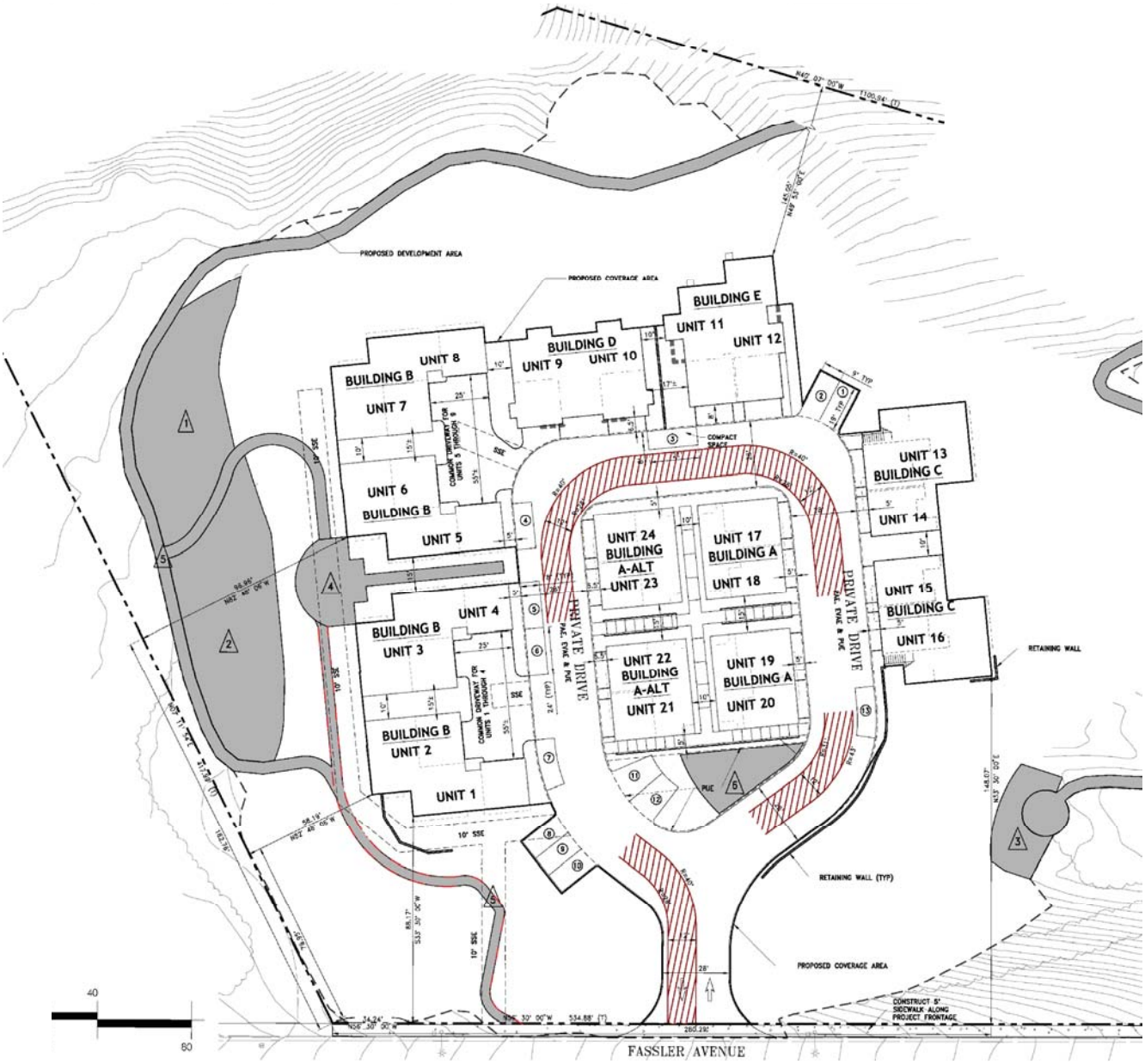

Source: Wood Rodgers, 2/24/2016

Figure IV-5. Project Layout

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Table IV-1
Hillside Preservation District
Coverage Summary

Description	%	Acres	Area (sf)
Maximum Allowable Development Area*	11.0	11.2	53,665
Proposed Development Area	11.0	11.2	53,627
**Maximum allowable development area calculated per City of Pacifica Municipal Code Article 22.5, Section 9-4.2257.*			

Source: Wood Rodgers, February 17, 2016.

Table IV-2
Building Summary of Styles, Duplexes, Units, and Maximum Building Height

Description	Style Mix		# of Duplexes	# of Units	Max. Height
Building A	Style 2	Style 2	4	8	44'-5"
Building B	Style 3	Style 1	4	8	39'-8"
Building C	Style 4	Style 7	2	4	37'-3"
Building D	Style 5	Style 5	1	2	31'-1"
Building E	Style 6	Style 8	1	2	35'-8"

Source: Wood Rodgers, February 17, 2016.

Table IV-3
Style Summary

	Living	Garage	Porch	Deck	Private Yard
Style 1	1,253	385	50	106	73
Style 2	1,472	451	34	95	82
Style 3	1,548	389	18	150	N/A
Style 4	1,727	404	27	N/A	150
Style 5	1,677	378	26	150	N/A
Style 6	1,799	405	28	72	150
Style 7	2,143	456	68	74	150
Style 8	2,052	381	32	126	150

Source: Wood Rodgers, February 17, 2016.

Table IV-4
Square Footages Per Style

	Style 1	Style 2A	Style 2B	Style 3	Style 4	Style 5	Style 6	Style 7	Style 8
Lower Level	684	211	258	N/A	91	714	711	91	848
Middle Level	569	580	698	526	805	N/A	N/A	1052	N/A
Upper Level	N/A	681	687	1018	808	963	1079	977	1190
Total Living	1,253	1,472	1,643	1,544	1,704	1,677	1,790	2,120	2,038
2-Car Garage	437	451	430	416	468	396	413	478	395
Porch	47	34	17	18	27	26	28	68	32
Deck 1	106	95	95	72	N/A	150	72	74	126
Deck 2	N/A	N/A	N/A	40	N/A	N/A	N/A	N/A	N/A
Deck 3	N/A	N/A	N/A	38	N/A	N/A	N/A	N/A	N/A
Private Yard	73	82	82	N/A	150	N/A	150	150	150

Source: Wood Rodgers, February 17, 2016.

As illustrated in Figures IV-4 and IV-5, site access is proposed by one vehicular entrance via Fassler Avenue in the form of a private circular driveway that would connect to eight buildings inside the driveway loop, four buildings outside of the driveway loop, 13 guest surface parking spaces, and two common driveways for Styles 1-4 and Styles 5-9. In addition to the proposed residential units, the proposed project would include a butterfly and hummingbird garden, an upper and lower picnic area, other open space areas, and a footpath consisting of decomposed granite that would provide connection between the open space areas and the western portion of the residential development.

Project Elevations and Illustrative Cross Sections

The proposed condominium units would be located below the existing ridgeline and therefore visible from Fassler Avenue. As illustrated in Figures IV-6 and IV-7, most of the detached duplexes or duets would consist of three levels and building heights would range from 31 feet-1 inches (Building D) to 44 feet-5 inches (Building A) (Table IV-2). Figure IV-6 illustrates north elevations of Building C (left), Building E (rear), Building D (rear), and Building B (right). Figure IV-7 illustrates south elevations of Building B (right), Building A Alt. (front), Building A (front), and Building C (left). Each building has been designed using contemporary architecture, including flat and angular roof lines for visual accent and diversification. Building materials would consist of cement plaster (stucco), fiber-cement siding, cultured stone, and metal awnings and rails. The color scheme for each building would be the same as illustrated in Figures IV-6 and IV-7. Figure IV-8 illustrates cross sections looking north and east through the proposed residential development.

Source: SDG Architects, Inc., 9/11/2015

Figure IV-6. North Elevation

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Source: SDG Architects, Inc., 9/11/2015

Figure IV-7. South Elevation

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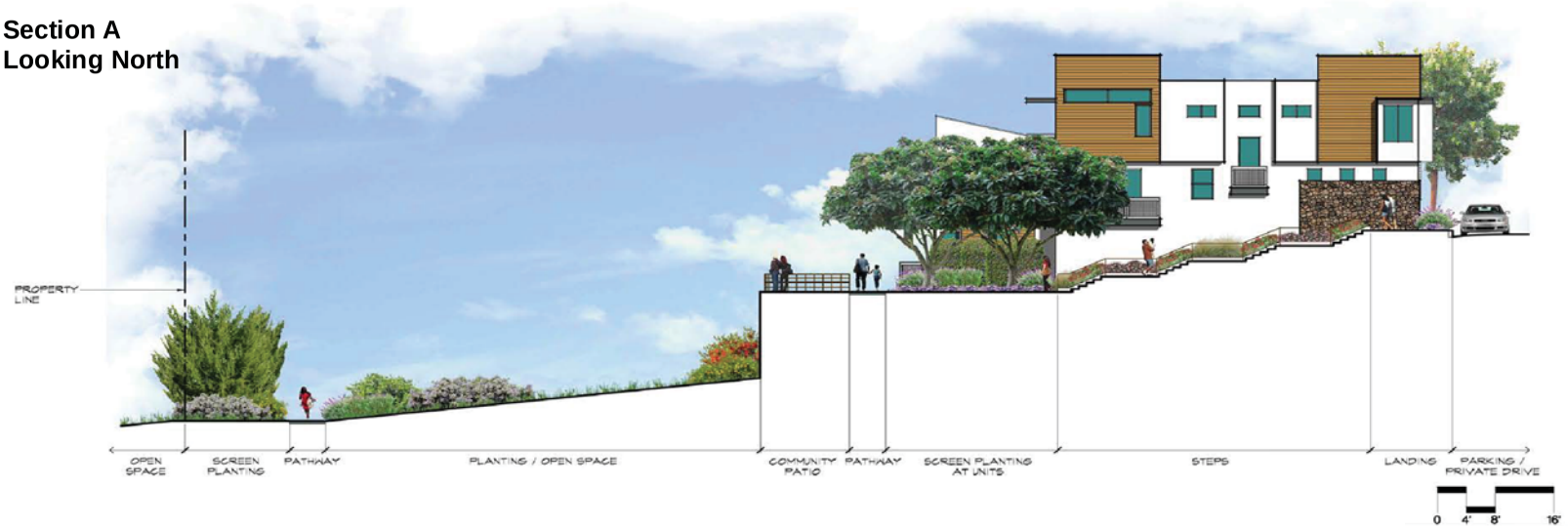
Section A
Looking North



Section B
Looking East

Source: Callander Associates, 9/11/2015

Figure IV-8. Illustrative Cross Sections

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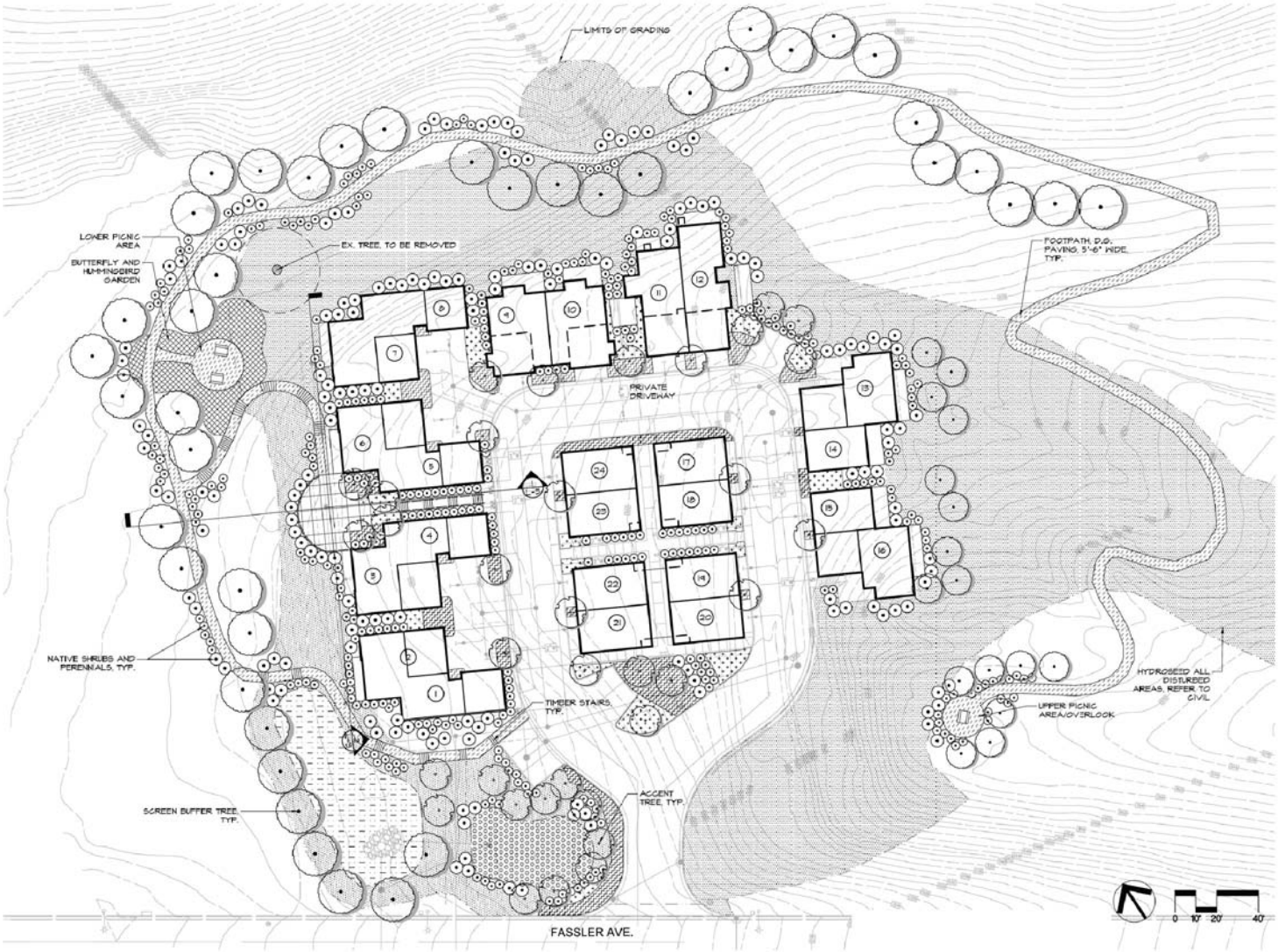
Landscaping and Open Space

As illustrated in Figure IV-9, much of the existing on-site vegetation within the development footprint would be removed, and native and non-native vegetation would be re-introduced including the planting of the following species (see Appendix C for a detailed Plant List): screen/buffer trees (e.g., Monterey Cypress, Monterey Pine, Coast Live Oak); accent trees (e.g., Loquat, Pineapple Guava, New Zealand Christmas Tree); native shrubs (e.g., Monterey Manzanita, Coyote Brush, Toyon, Lavender, Coffeeberry); ornamental grasses (e.g., Pacific Reed Grass, Tufted Hair Grass); butterfly and hummingbird plants (e.g., Common Yarrow, Australian Fuschia, California Fuschia); Vines (i.e., Creeping Fig); groundcover, some of which would be used for slope stabilization (e.g., Dwarf Coyote Brush, Wild Lilac); stormwater treatment area (e.g., Cape Rush, Deergrass, Catmint, Arroyo Willow); and restoration seeding (i.e., Coastal Scrub/Perennial Grassland from Pacific Coast Seed). The majority of the proposed residential development would be surrounded by screen buffer trees whereas accent trees would be planted at the project entrance, including the proposed water quality basin, and along the private driveway. Overall, two trees would be removed (12 inch and 18 inch diameter at breast height (dbh) Monterey cypress trees located at the northwestern corner of the site) and 58 screen buffer trees and 35 accent trees would be planted on-site. All disturbed areas would be hydroseeded.

With the exception of Styles 3 and 5 which are not proposed to include private yards, and Style 4 which is not proposed to include a deck, each residential unit would have open space in the form of yards and decks. Based on the City's common open space requirements the proposed project is required to provide at least 16,800 sf of common open space. Table IV-5 shows that the project exceeds this requirement by providing 18,124 sf of common open space in seven areas on-site. Each of these seven common open space areas is illustrated in Figures IV-5 and IV-6 and include: upper and lower picnic areas, butterfly and hummingbird garden, and a 5-6' wide pathway consisting of decomposed granite that connects the proposed residential uses with the picnic areas, garden, and other proposed common open space areas.

Table IV-5
Open Space Summary

Common Open Space Areas*	Square Footage (sf)
1	3,193
2	4,017
3	375
4	775
5	1,173
6	7,802
7	789
Total	**18,124**
Total Common Open Space Required*	**16,800**
**Required Common Open Space* *750 sf * 20 units = 15,000 sf; 450 sf * 4 units = 1,800 sf*	



Source: Callander Associates, 9/11/2015

Figure IV-9. Landscape Plan

Fassler Avenue Residential Project SEIR, Pacifica, California

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Grading, Drainage, and Utilities

The preliminary grading and drainage plan is shown in Figure IV-10. The proposed project would be developed generally within the same building footprint as the previous Prospects Residential Project. The revised grading plan for the proposed project includes approximately 9,000 cubic yards (cy) of cut material and 19,100 cy of fill material would be required for project grading.[1] This would result in a fill deficit, such that approximately 10,100 cy of fill would need to be imported to the site. The source of the fill soil to be trucked to the project site is not known at this time but the haul trucks are assumed to use State Highway 1 and Fassler Avenue to reach the project site. The grading phase of the project is anticipated to take approximately three months. Importing of 10,100 cy of soil over the three months would require approximately 9 to17 (one-way) soil haul truck trips per day depending the size of the truck (i.e., approximately 17 one-way truck trips per day for a 10-cy truck and approximately 9 one-way truck trips per day for a 20-cy truck.

Figure IV-11 illustrates the three main grading cross sections as well as typical fill placement on-site. Cross Section A-A illustrates that maximum fill slopes on the north side of the residential development would be approximately 12.7 feet high, whereas Cross Section B-B illustrates that fill slopes at the west side of the development near the community patio/overlook would be approximately 8.2 feet high. Fill slopes would not exceed 2:1 slope unless reinforced by geogrid or retained by a retaining wall. Cross Section C-C illustrates a maximum cut slope of 13.1 feet near the southeastern portion of the proposed development.

Table IV-6
Earthwork Summary

Description	Cut Cubic Yards (cy)	Fill Cubic Yards (cy)
Rough Grade	9,000	19,100
Net	**-**	**10,100**

[1] *Since the preparation of the Initial Study (Appendix A), the grading quantity for the proposed project changed from a net import of 600 cy of fill (i.e., 12,200 cy of fill minus 11,600 cy of cut material equals 600 cy of fill) to 10,100 cy of fill (i.e., 19,100 cy of fill minus 9,000 cy of cut material equals 10,100 cy of fill).*

Figure IV-10. Grading and Drainage Plan

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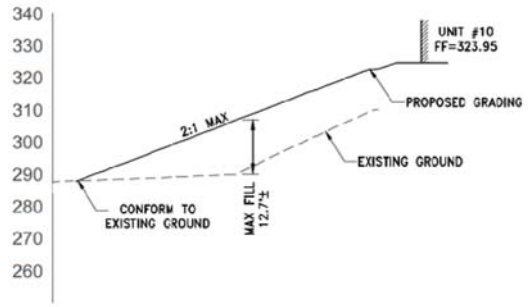
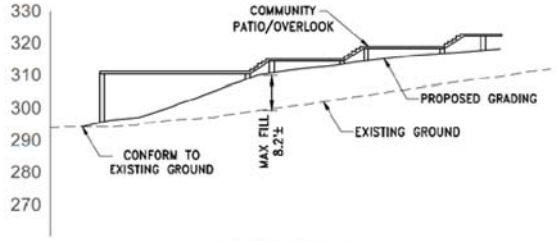
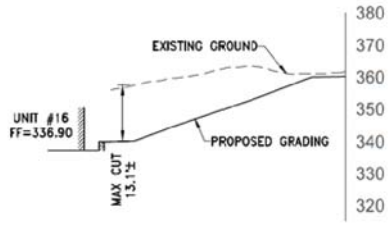


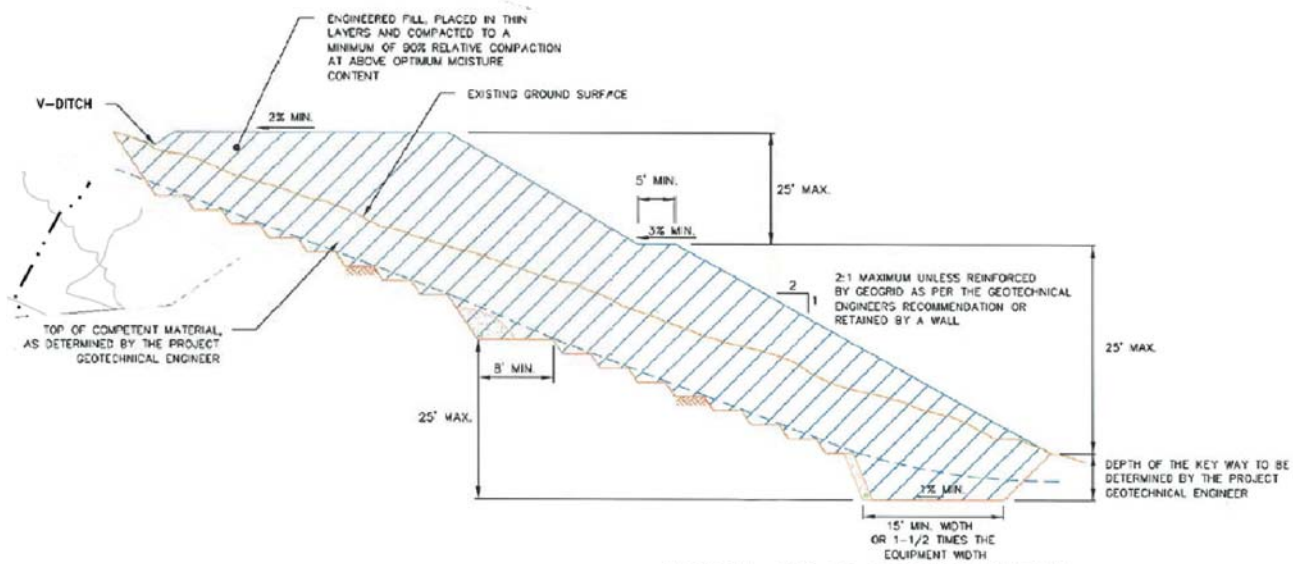
SECTION A-A



SECTION B-B



SECTION C-C



TYPICAL FILL PLACEMENT DETAIL

Source: Wood Rodgers, 9/11/2015

Figure IV-11. Grading Sections

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The preliminary drainage plan consists of a series of storm drain inlets and storm drains in the private driveway (and beyond) to capture runoff and direct it to the water quality basin proposed to be located near the project entrance (Figure IV-10). No runoff from the new development would flow north toward Rockaway Creek. From the water quality basin, runoff would be directed to the adjacent detention basin and eventually to the Fassler Avenue stormwater pipeline. Water and sewer lines would be connected between each residential unit, in the private driveways and ultimately to the existing water and sewer mains located in Fassler Avenue. The City of Pacifica would provide municipal sewer distribution and treatment services while the North Coast County Water District would provide water service to the proposed project.

Circulation and Parking

Access to the proposed project site would be provided at one point along Fassler Avenue, near the western border of the project site, in the form of a private circular driveway (Figure IV-5). The private driveway would provide one 14-foot-wide vehicular lane in each direction for a total driveway width of 28 feet. The driveway would connect to each of the proposed buildings and attached garages, as well as to 13 guest surface parking spaces (includes one compact space), and two common driveways for Styles 1-4 and Styles 5-9. No additional ingress or egress locations are proposed and the City of Pacifica Fire Department has approved the project's proposed internal circulation and new connection to Fassler Avenue. In addition to the 13 guest parking spaces, each garage would provide two parking spaces for a total of 48 garage parking spaces. Remnants of an existing asphalt road along the northern boundary of the project site would be demolished and removed.

Figure IV-12 illustrates the proposed project's striping plan for Fassler Avenue, including a new eastbound left-turn lane of 120 feet long, which also provides an area for vehicles to decelerate and additional vehicle storage space before turning into the project site. This lane includes a 60-foot long bay tapering before the proposed left turn lane and an additional 355 feet of a restriped center lane east of the project entrance to provide space for vehicles exiting the site in an eastbound direction. After the restriping lanes would be 18 feet wide (12 feet wide for the center lane) west of the project entrance, and 19 feet wide (11 feet wide for the center lane) east of the project entrance. Also, a 5-foot wide sidewalk would be installed along the project's frontage on Fassler Avenue.

Lighting

The lighting plan would include night lighting for the private drive, common driveways, parking areas, and walkways. Lighting would cast downward and would be shrouded. Walkways and pathways would have low level lighting to help identify the route. The project site lighting would be designed to comply with Leadership in Energy and Environmental Design (LEED) light pollution reduction requirements, as well as the Design Review guidelines.

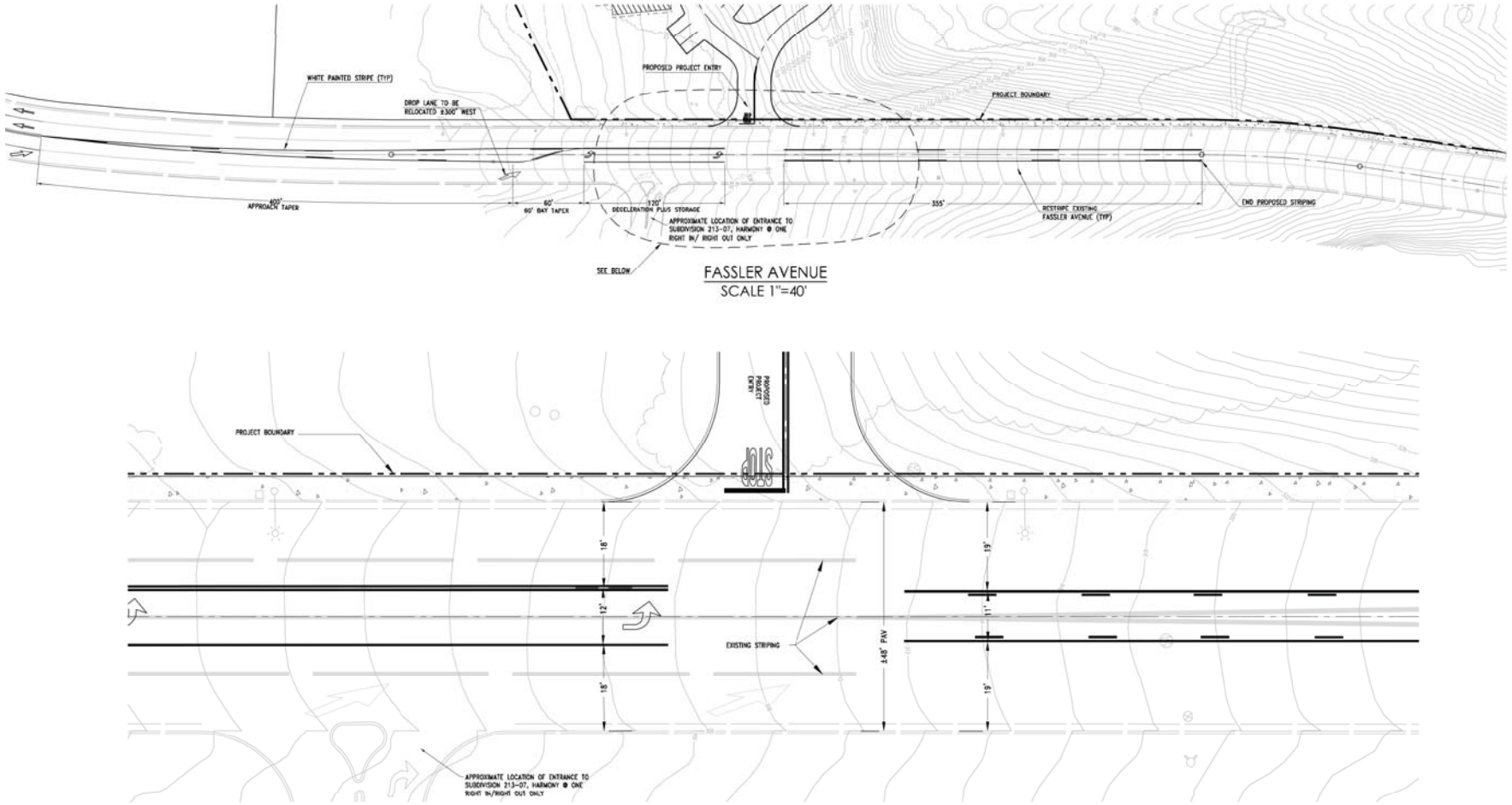

Figure IV-12. Fassler Avenue Striping Plan

Fassler Avenue Residential Project SEIR, Pacifica, California

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Construction

Construction would take place Monday through Friday and Saturday as needed. The proposed hours of construction would not exceed what is stipulated in the City of Pacifica Municipal Code which allows construction activities to take place between the hours of 7:00 a.m. to 7:00 p.m. Monday to Friday, and 9:00 a.m. to 5:00 p.m. Saturdays and Sundays. Grading, infrastructure and utilities, and foundations would take approximately 5 months. The construction of the residential units would take approximately 8 months. Final grading, landscaping and completion of improvements to Fassler Avenue would take approximately 4 months.

Construction equipment would include but is not limited to: excavators for digging and pier drilling, backhoes for footings, compactors for fill areas, paving equipment for Fassler Avenue improvements, and concrete mixers and pump material lifts for bulk materials. No pile driving would be necessary.

Construction traffic would enter the site from Fassler Avenue. During the first phase of construction, construction equipment would remain on-site. An average of approximately 15 construction vehicles would be at the project site each day during the construction phase.

Comparison of Proposed 24-unit Project with 2004 34-unit Project

As described previously, in 2004 an application was submitted to the City for the Prospects Residential Project which consisted of 34 residential units. An EIR was prepared for the 34-unit project and was certified by the City in 2007; however, the City subsequently approved a reduced version of the Prospects Residential Project totaling 29 units. This Draft SEIR for the proposed 24-unit Fassler Avenue Residential Project is a supplement to the Final EIR certified by the City in 2007 for the 34-unit project. A comparison of the proposed 24-unit project and the 34-unit project analyzed in the 2007 Final EIR is provided below in Table IV-7.

Table IV-7
Comparison of Proposed Project with 2004 Project

Project Characteristic	Proposed Project	2004 Project
Units	24 condominiums in 12 duplexes	17 detached single-family homes 17 attached duplexes and triplexes
Building Square Footage	53,627 sf	86,347 sf
Building Height	31 feet-1 inch to 44 feet-5 inches	31 feet to 38 feet-3 inches
Grading Quantities	9,000 cy cut 19,100 cy fill	Balanced on-site
Common Open Space	18,124 sf	13,060 sf[1]
Access	One ingress/egress	Two ingress/egress
On-site Circulation	At-grade circular driveway	Subsurface circular driveway
Parking	48 at-grade garage spaces 13 guest spaces	112-space subterranean garage 3 visitor spaces at entrance

NA = Not available
[1]The 2004 project also included 123,932 sf of recreational uses.

B. PROJECT OBJECTIVES

The basic objectives of the proposed project are as follows:

- Provide 24 new condominiums in 12 duplexes.
- Maximize the allowable development area of the parcels.
- Provide a single access to the project via Fassler Avenue.
- Provide maximum common open space in the form picnic areas, gardens, pathways, etc.

C. APPROVALS REQUIRED

This Draft SEIR serves as the environmental document for all discretionary actions associated with the development of the proposed project. This Draft SEIR is intended to cover all federal, state, regional, and/or local government discretionary approvals that may be required to develop the proposed project, whether or not they are explicitly listed below. Implementation of the proposed project would require the following actions or approvals:

- Planned Development Rezoning with Site Development Plan
- Transfer of Residential Development Rights
- Specific Plan
- Subdivision
- Height Variance
- Storm Water Pollution Prevention Plan (SWPPP)
- If based on a verified wetland delineation, it is determined that fill of Waters of the United States would result from project implementation, authorization for such fill shall be secured from the United States Army Corps of Engineers (Corps) through the Section 404 permitting process and from the Regional Water Quality Control Board (RWQCB) as part of the Section 401 Water Quality Certification Process.
- Consultation or incidental take permitting may be required under the Endangered Species Act (ESA). The applicant shall obtain all legally-required permits from the United States Fish & Wildlife Service (USFWS) for the "take" of protected species under the ESA.

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