

RESOLUTION NO. 45-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFICA GRANTING THE APPEALS IN PART, MODIFYING THE PLANNING COMMISSION'S APPROVAL AND APPROVING SPECIFIC PLAN SP-164-17, AS REVISED BY THE ALTERNATIVE DESIGN SUBMITTED BY APPLICANT, FOR THE CONSTRUCTION OF AN APPROXIMATELY 4,293-SQUARE FOOT (SF) ONE-STORY SINGLE-FAMILY RESIDENCE WITH A 650-SF ATTACHED GARAGE ON A 62,562-SF (1.44 ACRES) UNDEVELOPED LOT LOCATED AT TBD OHLONE DRIVE, ALSO KNOWN AS LOT 3 OF THE HARMONY AT ONE SUBDIVISION (NOW KNOWN AS OHLONE POINT), APPROXIMATELY 510 FEET SOUTHWEST OF THE INTERSECTION OF FASSLER AVENUE & ROBERTS ROAD (APN 022-150-470), SUBJECT TO CONDITIONS OF APPROVAL, AND ADOPTING AN ADDENDUM TO THE HARMONY @ 1 ROBERTS ROAD SUBDIVISION FINAL ENVIRONMENTAL IMPACT REPORT (EIR) CERTIFIED BY THE CITY COUNCIL ON NOVEMBER 13, 2007, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) (FILE NO. 2017-023).

Initiated by: Bijan Khosravi ("Applicant")

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

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

WHEREAS, the Project is governed by Development Plan DP-70-07 as approved by City Council Ordinance No. 755-C.S., as well as other approvals granted by the City; and

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

WHEREAS, the Project would include certain modifications to the project analyzed in the Final EIR; and

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

WHEREAS, the Planning Commission of the City of Pacifica did hold a duly noticed public hearing on April 5, 2021, at which it adopted Resolution No. 2021-005 approving the Project, subject to conditions, and adopting an addendum to the Final EIR ("Addendum") to comply with CEQA; and

WHEREAS, the City Clerk received two appeals of the Planning Commission's approval action on April 15, 2021, citing multiple bases for each of the appeals, where the first appeal was filed by Richard Campbell and Summer Lee on behalf of Coalition of Pacificans for an Updated Plan and Responsible Planning ("Appellant 1") and the second appeal was filed by Dinah Verby and Christine Boles ("Appellant 2") (collectively "Appellants"); and

WHEREAS, subsequent to the filing of the two appeals, Appellants both modified their appeals to a single basis on July 14 and July 15, 2021, respectively ("Modified Appeals"); and

WHEREAS, during pendency of the original appeals and the Modified Appeals, the Applicant and Appellants discussed various issues of mutual interest raised in both the original appeals and Modified Appeals, and have privately reached agreement on these issues prompting a revision of the Project ("Revised Project"); and

WHEREAS, the Applicant has submitted materials for the Revised Project that would relocate the proposed single-family residence northward on the project site, reduce the amount of "coverage" as defined in the City's Hillside Preservation District Ordinance (PMC Title 9, Chapter 4, Article 22.5), and include other minor changes to retaining walls and other site features to accommodate the revised project on the new portion of the site; and

WHEREAS, pursuant to Pacifica Municipal Code (PMC) sections 9-4.3602 and 9-4.3208, the Council may approve, deny or modify the Project, after considering the Modified Appeals and as such, Council may consider the Revised Project; and

WHEREAS, the City Council of the City of Pacifica did hold a duly noticed public hearing on August 9, 2021, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference.

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

- A. The above recitals are true and correct and material to this Resolution.
- B. In making its findings, the City Council relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials.

BE IT FURTHER RESOLVED that the City Council of the City of Pacifica does hereby grant the Modified Appeals in part based upon all of the reasons set forth in the Staff Report and modifies the Planning Commission's Approval of April 5, 2021 to amend Condition of Approval No. 9 to read as follows: "As proposed by the Applicant, and prior to issuance of a building permit, the Project shall be designed and constructed to attain all necessary points to achieve LEED Gold certification and to achieve at least 100 points on the Green Point Rating System, subject to the satisfaction of the Planning Director." and makes the following findings pertaining to its partial granting of the Modified Appeals of the Planning Commission's action to approve the Project:

Basis 1: COA 9 in the Planning Commission Resolution materially alters, conflicts with and/or eliminates original COA 27 by only requiring the project to score 100 Green Points rather than meet the LEED Gold Standard required by the City Council in 2007 and reaffirmed by the City Council in 2015.

Appellants claim that Condition of Approval (“COA”) No. 9 in Planning Commission Resolution No. 2021-005 that approved the Project materially alters, conflicts with and/or eliminates original COA No. 27 of the Harmony @ 1 project approval by only requiring the Project to score 100 Green Points rather than meet the Leadership in Energy and Environmental Design (“LEED”) Gold Standard required by the City Council in 2007 and, as the Appellants claim, reaffirmed by the City Council in 2015.

The Planning Commission approved the Ohlone Point project, then known as the Harmony @ 1 project, on October 15, 2007, contingent upon City Council rezoning of the subject subdivision’s site from P-D/HPD (Planned Development/Hillside Preservation District Overlay) to P-D (DP-70-07)/HPD (Planned Development with Development Plan DP-70-07/Hillside Preservation District Overlay). The Planning Commission’s approval consisted of Tentative Subdivision Map SUB-213-07, Site Development Permit PSD-763-07, and Use Permit UP-763-07, and contained 79 COAs (“Original Approval,” Staff Report Attachment I). The City Council subsequently adopted Ordinance No. 755-C.S. approving Rezoning RZ-188-07 and Development Plan DP-70-07 on November 26, 2007, creating the Ohlone Point subdivision.

The Original Approval included COA No. 27, which provided the following:

“As proposed by the applicant, all the new buildings shall be designed and constructed to attain all necessary points to achieve LEED certification and shall seek to obtain a Gold standard whenever possible.”

The requirement in COA No. 27 of the Original Approval is clear. The COA No. 27 required that all the new buildings shall be designed and constructed to attain all necessary points to achieve LEED certification and shall seek to attain all necessary points to achieve LEED Gold standard, whenever possible. Said another way, COA No. 27 of the Original Approval set a floor at attaining points sufficient for basic LEED certification but also set an expectation to attain points sufficient for LEED Gold certification. Thus, there is a presumption that projects in the planned development portion of the Ohlone Point subdivision (generally those areas other than Lot D) will attain points necessary to achieve LEED Gold certification except where proven to be technically infeasible or where another significant hardship with achieving points necessary for LEED Gold certification can be demonstrated by an applicant.

Based on the record of the City’s review of the Ohlone Point subdivision, COA No. 27 in the Original Approval contains the applicable standard in relation to LEED certification. In light of this determination, Council agrees with the Appellants’ claim that COA No. 9 in Planning Commission Resolution No. 2021-005 that approved the Project conflicts with COA No. 27 of the Original Approval. Therefore, the Council grants the Modified Appeals in part to modify COA No. 9 in Resolution No. 2021-005 to be consistent with the language proposed by the Appellants in their Joint Memorandum in Support of Appeal (“Joint Memorandum,” Staff Report Attachment G), as follows:

“As proposed by the Applicant, and prior to issuance of a building permit, the Project shall be designed and constructed to attain all necessary points to achieve LEED Gold certification and to achieve at least 100 points on the Green Point Rating System, subject to the satisfaction of the Planning Director.”

The Council finds that revising COA No. 9 in Planning Commission Resolution No. 2021-005 would not conflict with COA No. 27 of the Original Approval and would align with the Memorandum of Understanding (“MOU,” Staff Report attachment H) reached between the Applicant and the Appellants.

The preceding discussion addresses the single basis contained in the Modified Appeals. However, while not the subject of the Modified Appeals, in Appellants’ Joint Memorandum the Appellants also make claims that expand beyond the scope of the Planning Commission’s approval of the Project that is the subject of the Modified Appeals. Generally, Appellants claim that the City Council’s action to approve development on another lot within the Ohlone Point subdivision has bearing on the subject Project. More specifically, Appellants claim that the City’s action to approve development on Lot 2 within the Ohlone Point subdivision in 2015 imposes a requirement for design and construction to both LEED Gold standard and to 100 points on the Green Point Rating System to all lots within the Ohlone Point subdivision. Appellants further state that the Council’s action in this regard to impose the LEED Gold and 100-point Green Point Rating System requirement on development of Lot 2 serves as a precedent for all other lots within the Ohlone Point subdivision. The City Council respectfully disagrees with the Appellants’ claims in this regard.

The City Council approved development of a single-family residence on Lot 2 after a public hearing as part of a councilmember call-up by adopting Resolution No. 26-2015 on July 13, 2015 (Staff Report Attachment J). It is clear from the record of the Planning Commission and City Council actions on Lot 2 that they were considering a development only on that single lot. The application approved by the Planning Commission and called-up to City Council did not involve property beyond Lot 2. The action by the Planning Commission and the City Council call-up were publicly noticed in relation to development of Lot 2, not as an amendment of the Original Approval to impose a change to COA No. 27 of the Original Approval. Moreover, the second resolve clause in City Council Resolution No. 26-2015 (Staff Report Attachment J, p. 2, para. b) indicates that an “additional condition” was imposed on the development of Lot 2, but did not indicate an amendment to the Original Approval.

Based on this analysis, the outcome of the Council’s action in 2015 was that two conditions of approval were imposed by the Council on development of Lot 2 that covered similar subject matter: COA No. 27 of the Original Approval, and the additional condition in Resolution No. 26-2015. The Council’s conclusion after review of the Lot 2 approval process was that the Council’s action in 2015 ultimately affected only development of Lot 2. The governing standard in terms of construction of single-family residences on all lots within the planned development portion of the Ohlone Point subdivision is COA No. 27 of the Original Approval. Moreover, no precedent was created by the Council’s prior action to approval Lot 2. Each development project application must be reviewed independently under the standards applicable to such project. In this case, application of the applicable standard to the Project means COA No. 27 of the Original Approval, and does not include the additional condition of approval imposed on development of Lot 2 as claimed by the Appellants.

In summary, an analysis of the Modified Appeals and relevant records of the proceedings for approval of the Ohlone Point subdivision and Lot 2 projects supports a conclusion that the applicable standard for construction within the planned development portion of the Ohlone Point subdivision is COA No. 27 of the Original Approval; that COA No. 9 of Planning Commission Resolution No. 2021-005 should be modified to align with the requested modification made by the Appellants; that the Modified Appeals should be granted in part to ensure such modification; and, that no further action is needed by the City Council to resolve claims by the Appellants related to the applicability of conditions imposed on Lot 2 to other lots within the Ohlone Point subdivision.

BE IT FURTHER RESOLVED that the City Council of the City of Pacifica does hereby make the following findings related to the California Environmental Quality Act (“CEQA”):

The City prepared the “Harmony @ 1 Roberts Road Subdivision Final Environmental Impact Report” State Clearinghouse (SCH) # 2006112072, to evaluate the potential environmental impacts of the Ohlone Point subdivision, including subdivision improvements and grading, and development of single-family residences on the created lots. The Planning Commission certified the EIR upon taking its final action on the project on October 15, 2007, and the City Council certified the EIR upon taking its final action on the project on November 13, 2007.

The certified EIR contained a number of mitigation measures intended to reduce potentially significant environmental impacts to less than significant levels. As discussed in the Planning Commission staff report from April 5, 2021, these included but were not limited to Mitigation Measure AES-1 addressing potential aesthetic impacts. Staff’s review of the Project has found that it is substantially in conformance with the project reviewed in the certified EIR, with the sole exception of project characteristics prescribed in Mitigation Measure AES-1. Because the Project deviated from Mitigation Measure AES-1, staff prepared an addendum (Exhibit A) to the certified EIR to evaluate any new potentially significant environmental impacts.

CEQA Guidelines Section 15164 authorizes the preparation of “an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in 15162 calling for preparation of a subsequent EIR have occurred.” Thus, a subsequent EIR is not necessary unless there are “new significant environmental effects, substantially more severe significant environmental effects, or newly feasible or different mitigation measures which would substantially reduce one or more significant environment effects.” (*Save Our Heritage Organisation v. City of San Diego* (2018) 28 Cal. App. 5th 656, 666.) As the following analysis will demonstrate, this analysis did not identify any new potentially significant environmental impacts that would result from the Project, nor did it identify any different mitigation measures to reduce any significant environmental effects.

The specific element of the Project that triggered the preparation of the addendum to the EIR was its location outside of the building envelope presented in the Preliminary Grading Plan of the Draft EIR. The primary focus of the analysis in the addendum was visual impacts that may result from this relocation from the originally conceived development area. A secondary component was ensuring that the Project was consistent with the Ohlone Point architectural review guidelines. Both the building envelope and architectural review guidelines compliance were determined in Mitigation Measure AES-1 to be critical performance standards to reduce potential aesthetics impacts.

The analysis in the addendum tiers off the Final EIR and provides a comparison of the Project to the project analyzed in the Final EIR as well as a summary of the potential environmental impacts that may result from the Project. Based on an examination of the analysis, findings, and conclusions of the Final EIR, implementation of the Project would not substantially increase the severity of significant impacts identified in the Final EIR.

With respect to Mitigation Measure AES-1, the analysis performed in the addendum concluded that placement of the Project in the proposed location, outside the originally approved building footprint, would not result in significant aesthetic impacts. The analysis of aesthetics impacts did conclude, however, the color palette proposed with the Project is not consistent with the approved architectural review guidelines for the Ohlone Point subdivision. In particular, the predominant color in the proposed building's color palette is a bright white color. The Planning Commission's approval of the Project included a condition of approval to replace the proposed "Crystal White" color with a suitable earth tone, non off-white, color. Replacement of the "Crystal White" color in this manner would ensure that the Project does not result in significant impacts to aesthetics.

One area identified in the addendum's analysis as requiring a modification to the proposed project is potential biological impacts from the proposed planting plan. Mitigation Measures BIO-5 and BIO-6 address invasive species. A qualified biologist reviewed the proposed planting plan, and concluded several of the proposed plantings included invasive and/or non-native plant species. In order to comply with the mitigation measures included in the Final EIR, the Planning Commission's approval also included a condition of approval to replace certain identified plantings with suitable native replacement species. Revising the proposed planting plan in this manner would ensure the Project does not result in significant environmental impacts to biological resources, as contemplated by the Final EIR.

In sum, according to the above analysis and the contents of the Addendum, the conditions for the need to prepare a subsequent EIR are not present for this project per CEQA Guideline Section 15162 and 15164:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

This condition is not present. The Project varies in only one respect as contemplated by the Final EIR, which is the siting of the building outside of the previously analyzed building envelope. However, the analysis in the Addendum demonstrates that this does not result in a new significant environmental effect or a substantial increase in the severity of the previously identified significant effects.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

This condition is not present. The circumstances under which the Project is undertaken has not changed, as the only change is the siting of the building outside of the previously analyzed building envelope. Subdivision improvements, in particular large-scale grading and construction of the access road, have been completed as contemplated in the Final

EIR and the Ohlone Point subdivision is ready for construction of single-family residences on each individual lot. The analysis in the Addendum demonstrates that the siting of the building outside of the previously analyzed building envelope does not result in a new significant environmental effect or a substantial increase in the severity of the previously identified significant effects.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

None of these conditions are present. The Addendum did not identify any significant effects not discussed in the Final EIR. None of the significant effects previously identified would be made more substantially severe by virtue of the project. In addition, with respect to mitigation measures, no new and/or different mitigation measures or alternatives were identified that would reduce one or more significant effects. Thus, no subsequent EIR is required for the Project.

With respect to potential approval of the Revised Project, staff has considered the Revised Project in light of the Addendum. Based on the foregoing, the Revised Project will remain substantially similar in architecture, scale, site improvements, and other factors with relatively minor changes in placement on the large project site, such that the analysis and conclusions in the Addendum remain applicable to the Revised Project.

BE IT FURTHER RESOLVED that the City Council of the City of Pacifica hereby adopts the Addendum to the “Harmony @ 1 Roberts Road Subdivision Final Environmental Impact Report” State Clearinghouse (SCH) # 2006112072, attached hereto as Exhibit A.

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

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

The City Council adopted Ordinance No. 755-C.S. approving Development Plan DP-70-07 for the Ohlone Point subdivision on November 26, 2007. Development Plan DP-70-07 authorizes development of single-family residences within the subdivision. The Revised Project proposes one single-family residence on the site. Therefore, the City Council finds the Revised Project consistent with the approved development plan for the site.

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

Discussion

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

SITE PLANNING

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

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

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

Furthermore, despite the relatively large 4,264-sf proposed single-family residence, a proportionately small amount of grading of approximately 1,924 cubic yards would be associated with the Revised Project. The Revised Project would also balance this grading on-site notably with the construction of berms to reduce the Revised Project's visual impact. Thus, this Design Guideline is satisfied.

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

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

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

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

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

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

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

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

The proposed attached garage will be located facing the entrance to the site from Ohlone Drive. However, the garage is at a setback of approximately 52 feet from the front property line at its nearest point; this factor in combination with the proposed green roof and garage doors will create a pleasing design that will serve to mitigate visual impacts.

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

BUILDING DESIGN

- 6) *Scale. An important aspect of design compatibility is scale. Scale is the measure of the relationship of the relative overall size of one structure with one or more other structures. Scale is also used to refer to a group of*

buildings, a neighborhood, or an entire city. A development can be "out of scale" with its surrounding due to its relative height, bulk, mass or density.

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

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

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

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

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

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

As indicated above, the vicinity of the subject is largely undeveloped except for a two-story single-family residence, which is under construction at the eastern terminus of Ohlone Drive on Lot D. This building features predominantly dark colors. The pre-dominant colors in the proposed building are shades of white followed by brown (in siding on the walls). The neighborhood character as it develops would be shaped by the Architectural Review Guidelines for Ohlone Point, approved by the City of Pacifica on February 2, 2021, which permit off-white

colors with a Light Reflectance Value (LRV) of no more than 79, which, according to these guidelines, should be used in combination with darker materials and colors, and “should not be the dominant color in the overall architectural color palette.”

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

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

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

LANDSCAPING

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

The Revised Project proposes landscaping that exceeds the minimum amount required. As proposed, the Revised Project would include turf, cultivated landscape, transitional landscaping and landscaped buffer zone between these areas and land left undisturbed. The landscaping will also include a variety of trees.

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

WATER CONSERVATION POLICY AND LANDSCAPE DESIGN GUIDELINES FOR NEW DEVELOPMENT

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

The Revised Project does not include turf or water area. Additionally, new construction projects with a total landscape area greater than 500 sq. ft. are required to comply with the State Model Water Efficient Landscape Ordinance (MWELo). Therefore, a condition of approval would require the applicant to demonstrate compliance with the MWELo requirements for single-family residential projects, prior to building permit issuance.

HILLSIDE DEVELOPMENT

- 12) *Excavation. Large amounts of cut and/or fill are unattractive on hillsides, and can have a detrimental impact on the immediate and surrounding environment.*
- (a) Structures should relate to and follow site topography to work with the slope, not against it.*
- (b) Whenever feasible, buildings and roads should be sited to align with existing contours of the land.*
- (c) Retaining walls should be avoided or, if necessary, their height should be reduced to the minimum feasible.*
- (d) Avoid one-level solutions which would result in excessive lot coverage and more disruption of the site. Multi-level structures which step down the slope can help to minimize cut and fill.*

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

The proposed building, while one story, and the driveway relate to the site topography in that they are located in the relatively level area of the site. Additionally, they are aligned with the site contours, as feasible. Retaining walls are located to the eastern side of the driveway, to the east and rear of the building and would be shielded from prominent views from the west of the site and Ohlone Drive. Additionally, the height of the retaining walls is reduced by terracing.

NOW, THEREFORE, BE IT FURTHER RESOLVED that based on the aforementioned findings, the City Council of the City of Pacifica hereby approves Specific Plan SP-164-17 as revised by the Applicant in the Revised Project plans set forth in Attachment K of the Staff Report, subject to conditions of approval attached as Exhibit B to the Resolution.

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of Pacifica, California, held on the 9th day of August, 2021.

AYES, Councilmembers: BECKMEYER, BIER, BIGSTYCK, O'NEILL,
VATERLAUS

NOES, Councilmembers: N/A

ABSENT, Councilmembers: N/A

ABSTAIN, Councilmembers: N/A


Sue Beckmeyer, Mayor

ATTEST:


Sarah Coffey, City Clerk

APPROVED AS TO FORM:

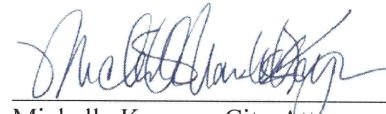

Michelle Kenyon, City Attorney

EXHIBIT A

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



LOT 3 @ HARMONY 1 PROJECT

Harmony @ 1 Roberts Road Subdivision Final EIR Addendum

prepared by

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March 2021



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1 Introduction

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

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

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (CEQA Guidelines Section 15162(a); see also Public Resources Code Section 21166).

2 Project Description

2.1 Project Location and Setting

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

2.2 Project Characteristics

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

Figure 1: Regional Location

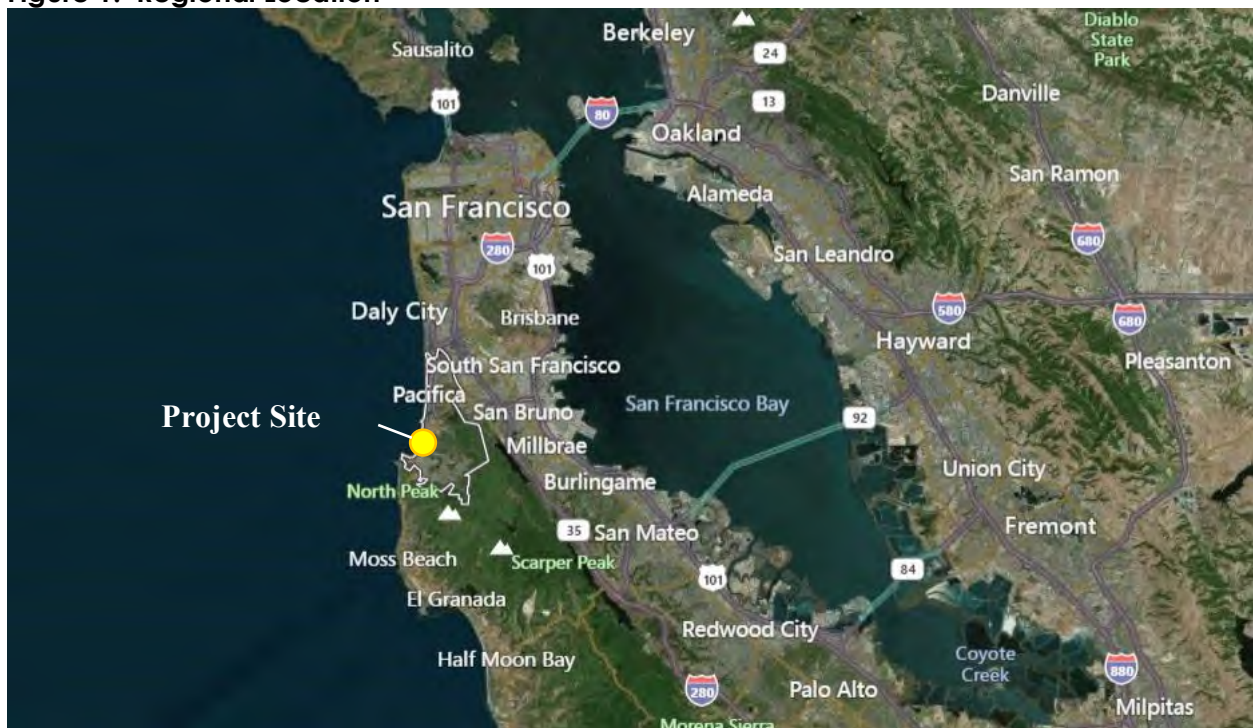


Figure 1- Regional Location in County of San Mateo (Source: Bing Maps, Accessed on June 12, 2020)

Figure 2: Project Site Location



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

Figure 3: Photographs of Project Site and Surrounding Development



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



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



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

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

Table 1: Project Characteristics

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

Figure 4: Proposed Site Plan & Elevations

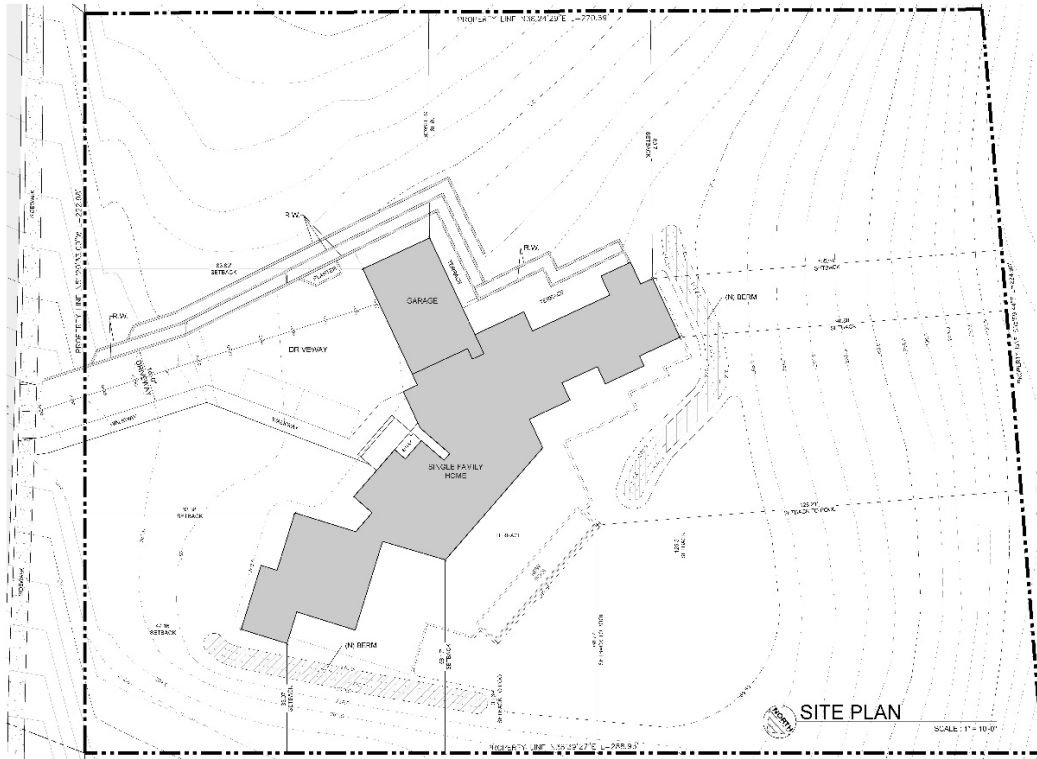


Figure 4a – Project Site Plan (Source: Plan Set prepared by J.C. Engineering, dated 07-13-20)

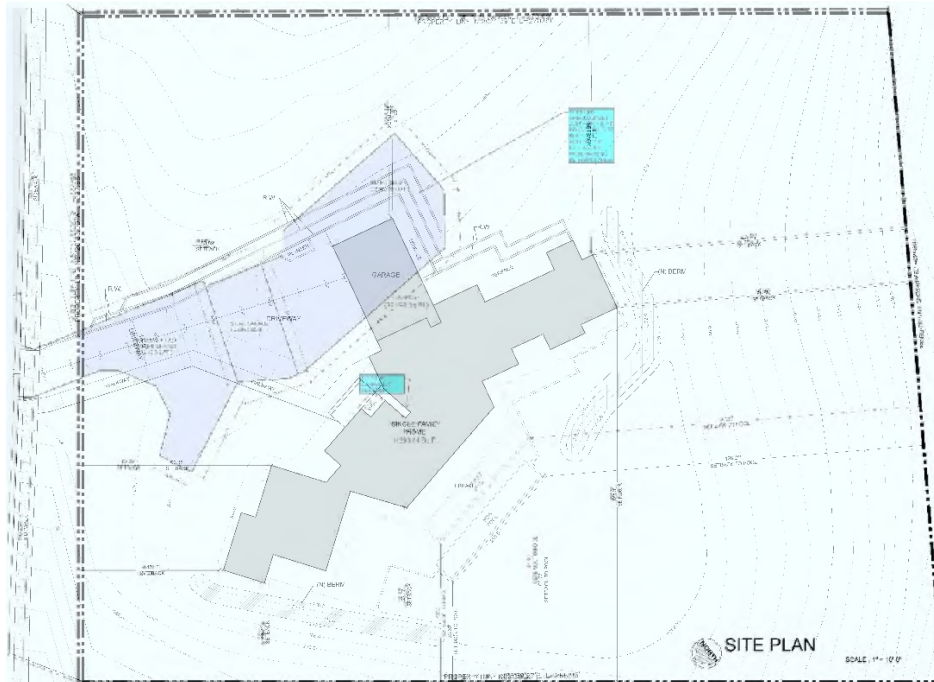


Figure 4b – Project Footprint in Comparison to Initially Planned Building Envelope (Source: Plan Set prepared by J.C. Engineering, dated 12-10-18 and 07-13-20)



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

2.3 Landscaping and Open Space

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

2.4 Site Access and Circulation

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

2.5 Construction

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

2.6 Approvals

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

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

3 CEQA Analysis

3.1 Overview

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

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

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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

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

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

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

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

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

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

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

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

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

3.2 Aesthetics

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

3.2.1 Harmony @ 1 EIR Findings

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

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

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

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

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

- Homes shall be located in the building envelope presented in the Preliminary Grading Plan described in this EIR. Homes located outside the identified building envelope could have greater visual impact than what was analyzed in this EIR.
- Excavation of the building pad. The homes shall be designed with a lowered or excavated building pad in order to reduce the mass of the homes. The degree or amount of excavation shall be determined by the custom home architect, the Harmony@1 Architectural Control Committee, and the City's design review process.
- Berming: The CC&Rs shall require berming of excavated soil to help hide homes and describe desirable locations and methods for such berming.
- Hidden garages: The CC&Rs shall describe what constitutes a "hidden garage" and establish when a home shall have the garage under the main structure in order to minimize visual impacts.
- Living Roofs: The CC&Rs shall describe what constitutes a "living roofs" and establish when a home shall include a living roof in order to minimize visual impacts.
- The CC&Rs shall describe appropriate exterior materials and color palette to ensure compatibility of the homes with the surrounding areas.

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

- Exterior lighting shall include low-mounted, downward casting and shielded light that does not cause spillover onto adjacent properties.
- No flood lights shall be used in public areas or the conserved habitat areas. Night security lighting within residential lots shall be restricted to normal exterior lighting.
- Language shall be added to the development's CC&Rs stating that lighting fixtures shall not be located at the periphery of individual lots. Lighting shall be restricted to the area immediately around the house and any landscaped areas.

3.2.2 Project Analysis

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

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

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

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

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

Figure 1.2.1. View Location Map



Source: M-Group, March 2021

Figure 1.2.2. View 1 – Existing



Source: M-Group, March 2021

Figure 1.2.3. View 1 – Proposed Development



Source: M-Group, March 2021

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



Source: M-Group, March 2021

Figure 1.2.5. View 2 – Existing



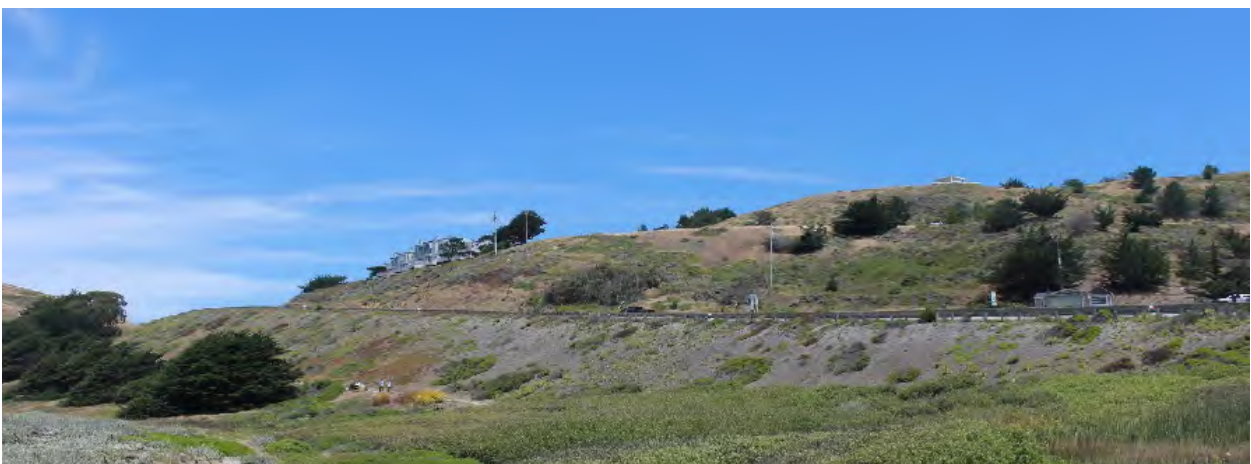
Source: M-Group, March 2021

Figure 1.2.6. View 2 – Proposed Development



Source: M-Group, March 2021

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



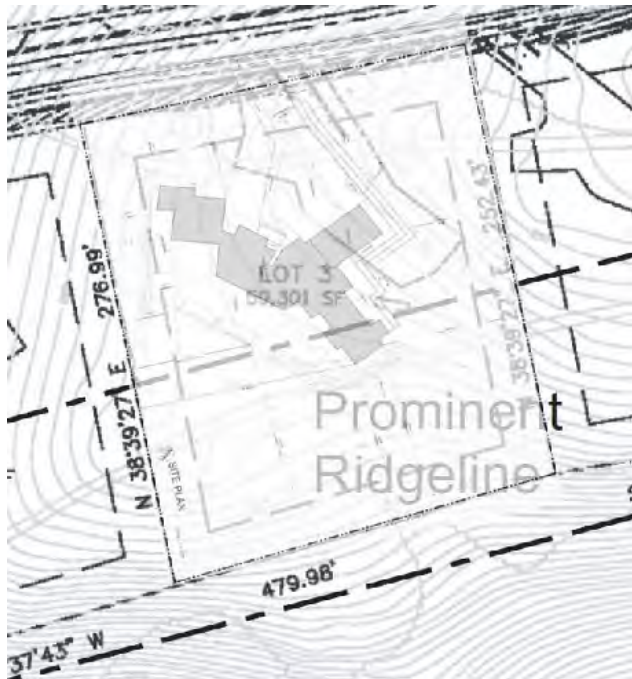
Source: M-Group, March 2021

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

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

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

Figure 1.2.8. Proposed Footprint



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

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

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

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

3.2.3 Conclusion

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

3.3 Agricultural and Forestry Resources

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

3.3.1 Harmony @ 1 EIR Findings

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

3.3.2 Project Analysis

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

3.3.3 Conclusion

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

3.4 Air Quality

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

3.4.1 Harmony @ 1 EIR Findings

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

3.4.2 Project Analysis

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

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

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

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

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

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

3.4.3 Conclusion

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

3.5 Biological Resources

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

3.5.1 Harmony @ 1 EIR Findings

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Preconstruction surveys for woodrat houses. A preconstruction survey of woodrat houses shall be conducted within all areas proposed for disturbance, prior to any disturbance on site. These surveys shall include surveys for carnivore dens (such as bobcat) on site. If any carnivore dens are detected within the construction area, CDFG shall be contacted for guidance to avoid impacting any dens.
2. Preconstruction woodrat house dismantling and/or relocation. For all woodrat houses that will be impacted by construction impacts, the houses shall be dismantled and relocated to appropriate locations within the open space areas on the project site, and any woodrats captured and released into their relocated houses. House dismantling and/or relocation shall be conducted only when necessary, during the non-breeding season (September to February), under guidance from the CDFG.

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

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

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

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

3.5.2 Project Analysis

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

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

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

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

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

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

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

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

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

3.5.3 Conclusion

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

3.6 Cultural Resources

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

3.6.1 Harmony @ 1 EIR Findings

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

3.6.2 Project Analysis

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

3.6.3 Conclusion

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

3.7 Energy

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

3.7.1 Harmony @ 1 EIR Findings

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

3.7.2 Project Analysis

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

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

3.7.3 Conclusion

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

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

3.8 Geology and Soils

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

3.8.1 Harmony @ 1 EIR Findings

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

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

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

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

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

3.8.2 Project Analysis

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

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

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

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

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

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

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

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

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

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

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

3.8.3 Conclusion

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

3.9 Greenhouse Gas Emissions

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

3.9.1 Harmony @ 1 EIR Findings

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

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

3.9.2 Project Analysis

The Project would have less than significant impacts due to greenhouse gases. The City of Pacifica General Plan EIR determined that implementation of the Plan would not result in generation of CO₂ equivalent (MTCO₂e) greenhouse gases greater than the target of 2.9 MTCO₂e in 2035, and the impact would be less than significant. The scope of one single-family residential dwelling proposed by the Project is consistent with the estimated growth. Pacifica’s 2005 emissions per service population was 3.4 MTCO₂e and was projected to be 2.7 MTCO₂ at buildout. No mitigation measures were required under the General Plan EIR. The generation of greenhouse gases from the construction and ongoing use of one new single-family residence would not have a direct or indirect significant impact on the environment. The Project and the subdivision as a whole would be under the screening criteria level established in the BAAQMD 2017 CEQA Guidelines, which estimates that a development consisting of less than 56 single-family dwellings may reasonably be expected to result in less than significant impacts relating to operational GHGs. The Project would be considered to have a less than significant impact.

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

3.9.3 Conclusion

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

3.10 Hazards and Hazardous Materials

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

3.10.1 Harmony @ 1 EIR Findings

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

3.10.2 Project Analysis

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

3.10.3 Conclusion

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

3.11 Hydrology and Water Quality

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

3.11.1 Harmony @ 1 EIR Findings

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

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

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

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

3.11.2 Project Analysis

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

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

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

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

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

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

3.11.3 Conclusion

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

3.12 Land Use and Planning

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

3.12.1 Harmony @ 1 EIR Findings

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

3.12.2 Project Analysis

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

3.12.3 Conclusion

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

3.13 Mineral Resources

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

3.13.1 Harmony @ 1 EIR Findings

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

3.13.2 Project Analysis

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

3.13.3 Conclusion

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

3.14 Noise

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

3.14.1 Harmony @ 1 EIR Findings

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

3.14.2 Project Analysis

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

3.14.3 Conclusion

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

3.15 Population and Housing

Would the project:	Equal or Less Severity of Impact Previously Identified in the Harmony @ 1 EIR	Substantial Increase in Severity of Previously Identified Significant Impact in the Harmony @ 1 EIR	New Significant Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3.15.1 Harmony @ 1 EIR Findings

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

3.15.2 Project Analysis

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

3.15.3 Conclusion

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

3.16 Public Services

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

3.16.1 Harmony @ 1 EIR Findings

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

3.16.2 Project Analysis

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

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

3.16.3 Conclusion

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

3.17 Recreation

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

3.17.1 Harmony @ 1 EIR Findings

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

3.17.2 Project Analysis

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

3.17.3 Conclusion

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

3.18 Transportation

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

3.18.1 Harmony @ 1 EIR Findings

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

3.18.2 Project Analysis

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

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

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

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

3.18.3 Conclusion

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

3.19 Tribal Cultural Resources

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

3.19.1 Harmony @ 1 EIR Findings

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

3.19.2 Project Analysis

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

3.19.3 Conclusion

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

3.20 Utilities and Service Systems

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

3.20.1 Harmony @ 1 EIR Findings

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

3.20.2 Project Analysis

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

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

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

3.20.3 Conclusion

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

3.21 Wildfire

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

3.21.1 Harmony @ 1 EIR Findings

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

3.21.2 Project Analysis

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

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

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

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

3.21.3 Conclusion

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

3.22 Mandatory Findings of Significance

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

3.22.1 Harmony @ 1 EIR Findings

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

3.22.2 Project Analysis

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

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

3.22.3 Conclusion

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

ATTACHMENT A. Mitigation Measures Applicable to the Project

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

- Homes shall be located in the building envelope presented in the Preliminary Grading Plan described in this EIR. Homes located outside the identified building envelope could have greater visual impact than what was analyzed in this EIR.
- Excavation of the building pad. The homes shall be designed with a lowered or excavated building pad in order to reduce the mass of the homes. The degree or amount of excavation shall be determined by the custom home architect, the Harmony@1 Architectural Control Committee, and the City’s design review process.
- Berming: The CC&Rs shall require berming of excavated soil to help hide homes and describe desirable locations and methods for such berming.
- Hidden garages: The CC&Rs shall describe what constitutes a “hidden garage” and establish when a home shall have the garage under the main structure in order to minimize visual impacts.
- Living Roofs: The CC&Rs shall describe what constitutes a “living roofs” and establish when a home shall include a living roof in order to minimize visual impacts.
- The CC&Rs shall describe appropriate exterior materials and color palette to ensure compatibility of the homes with the surrounding areas.

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

- Exterior lighting shall include low-mounted, downward casting and shielded light that does not cause spillover onto adjacent properties.
- No flood lights shall be used in public areas or the conserved habitat areas. Night security lighting within residential lots shall be restricted to normal exterior lighting.
- Language shall be added to the development’s CC&Rs stating that lighting fixtures shall not be located at the periphery of individual lots. Lighting shall be restricted to the area immediately around the house and any landscaped areas.

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

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

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

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

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

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

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

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

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

5. Preconstruction woodrat house dismantling and/or relocation. For all woodrat houses that will be impacted by construction impacts, the houses shall be dismantled and relocated to appropriate locations within the open space areas on the project site, and any woodrats captured and released into their relocated houses. House dismantling and/or relocation shall be conducted only when necessary, during the non-breeding season (September to February), under guidance from the CDFG.
6. Control of non-native species. The management of the onsite common open space area (Lot A), per Measure BIO-4, shall include control of non-native invasive weeds to maintain the native plant species that provide important cover and food resources for the San Francisco dusky-footed woodrat, prohibit the use of rodenticides with the open space area shall be prohibited unless approved by CDFG and the control of feral cats and limitations on domestic cat ownership.

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

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

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

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

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

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

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

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

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

- Restricting fueling of construction vehicles to approved staging areas.

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

Prepared by Coast Ridge Ecology, February 26, 2021

[SEE ATTACHMENT]



COAST RIDGE ECOLOGY^{LLC}

BIOLOGICAL SURVEYS • MONITORING • PERMITTING • RESEARCH

February 26, 2021

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

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

Dear Mr. Ah Sing:

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

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

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

Sincerely,

Patrick Kobernus
Principal Biologist
Coast Ridge Ecology, LLC

SPECIES	RECOMMENDATION
<u>SMALL BROADLEAF TREES</u>	
<u>CERCIS OCCIDENTALIS -- REDBUD</u>	This species is not native to California and should be replaced with a similar sized shrub, such as California buckeye (<u><i>Aesculus californica</i></u>) or blue elderberry (<u><i>Sambucus racemosa</i></u> or <u><i>Sambucus nigra L. ssp. caerulea</i></u>) or another California native shrub proposed as part of the Landscape Plan ¹ , or included in this Table.
<u>LAGERSTROEMIA INDICA -- CRAPE MYRTLE</u>	This species is not native to California and should be replaced with a similar sized shrub, such as California buckeye (<u><i>Aesculus californica</i></u>) or blue elderberry (<u><i>Sambucus racemosa</i></u> or <u><i>Sambucus nigra L. ssp. caerulea</i></u>) or another California native shrub proposed as part of the Landscape Plan, or included in this Table.
<u>SMALL ORNAMENTAL TREES</u>	
<u>ACER PALMATUM -- JAPANESE MAPLE</u>	This species is not native to California and should be replaced with a similar sized shrub, such as California buckeye (<u><i>Aesculus californica</i></u>) or blue elderberry (<u><i>Sambucus racemosa</i></u> or <u><i>Sambucus nigra L. ssp. caerulea</i></u>) or another California native shrub proposed as part of the Landscape Plan, or included in this Table.
<u>ACER SHIRASAWANUM – "AUREUM" - GOLDEN FULL MOON MAPPLE</u>	This species is not native to California and should be replaced with a similar sized shrub, such as California buckeye (<u><i>Aesculus californica</i></u>) or blue elderberry (<u><i>Sambucus racemosa</i></u> or <u><i>Sambucus nigra L. ssp. caerulea</i></u>) or another California native shrub proposed as part of the Landscape Plan, or included in this Table.
<u>CONIFERS</u>	
<u>HESPEROCYPARIS MACROCARPA</u> <u>(CUPRESSUS MACROCARPA)</u> <u>MONTEREY CYPRESS</u> <u>PINUS RADIATA</u> <u>MONTEREY PINE</u>	<p>Both of these species are not believed to be native to this Pacifica area², though both are native to Monterey and southern coastal San Mateo County (near Ano Nuevo). Utilizing other trees or shrubs is preferable as both of these species are invasive and as currently uncontrolled are expanding and converting native grasslands and coastal scrub habitats to pine/cypress forest.</p> <p>Native trees such as <u>coast live oak (<i>Quercus agrifolia</i>)</u>, <u>madrone (<i>Arbutus menziesii</i>)</u> can be used as replacements, or another California native tree proposed as part of the Landscape Plan, or included in this Table.</p>

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

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

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

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

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

- Plant species recommended based on knowledge of regional flora, native species distributions as shown on *Calflora.org*, and the requirements for the project in the *Mitigation, Monitoring and Reporting Program for the Harmony@1 EIR, City of Pacifica, October 2007*.
- The plants proposed as alternatives to the nonnative species in the Landscape Plan are recommended. Other native wildflowers, grasses, vines, shrubs and trees that are native to the Pacifica coastal region would also be acceptable. The City of Pacifica should make final determinations on which plant species are suitable for the site.
- Some species such as California coffeeberry (*Frangula californica*), toyon (*Heteromeles arbutifolia*), poison oak (*Toxicodendron diversilobum*), and coyote brush (*Baccharis pilularis*) are common throughout the region and will likely colonize areas on their own.

ATTACHMENT C. Project Plans

[SEE ATTACHMENT]

HARMONY @ 1 HOUSE FOR LOT #3

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

J C
ENGINEERING

848 BURNS CT.
PACIFICA, CA 94044
(650) 355 0615
FAX (650) 355 8965

CIVIL AND STRUCTURAL ENGINEERS

REMARKS:

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

Sheet:

PROJECT INFORMATION

DATE	ISSUED FOR
06/28/2021	PLANING SET
07/02/2021	PLANING SET

Drawn by: JC
Checked by: JC

project no. sheet no.

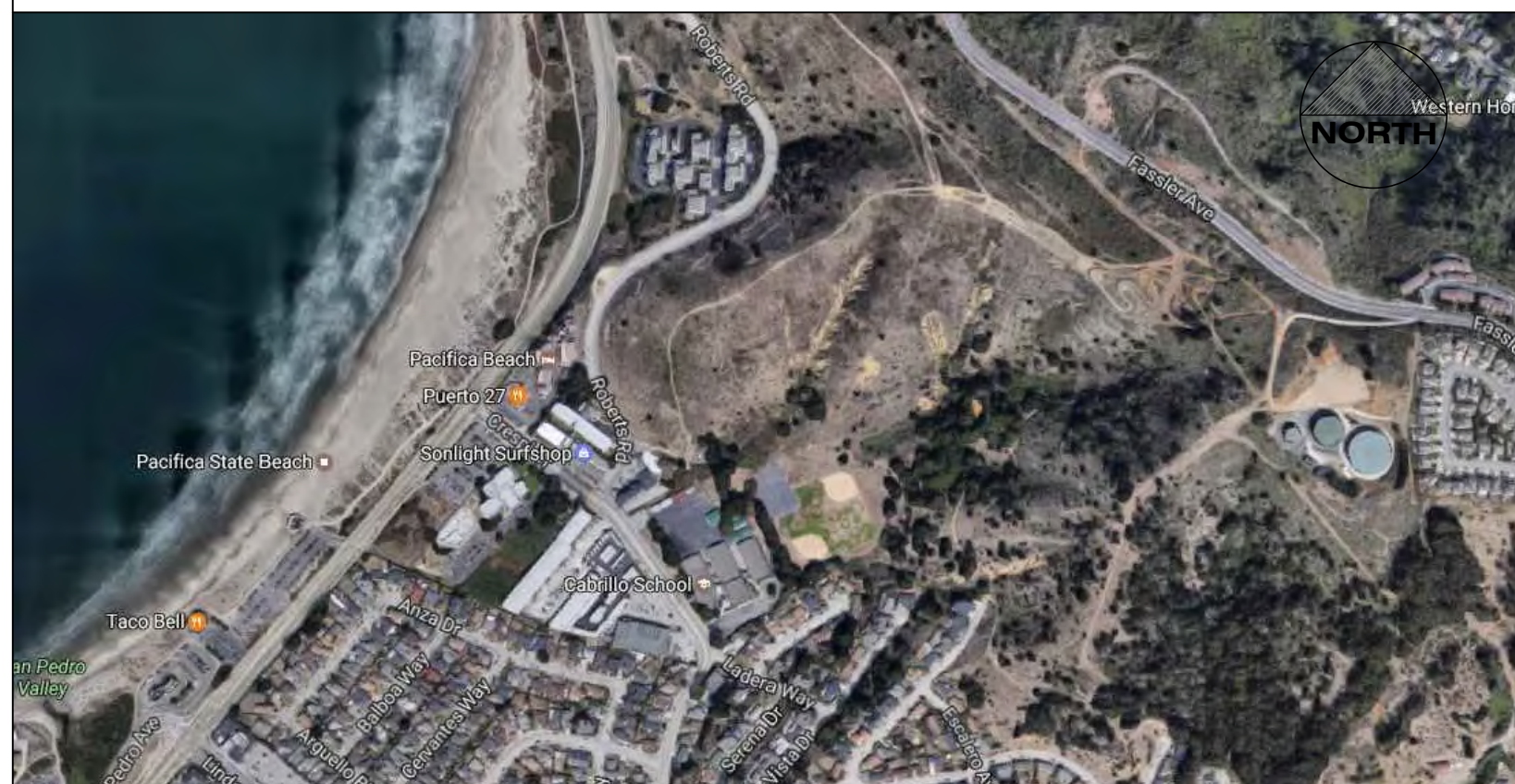
A-0

PROJECT INFORMATION

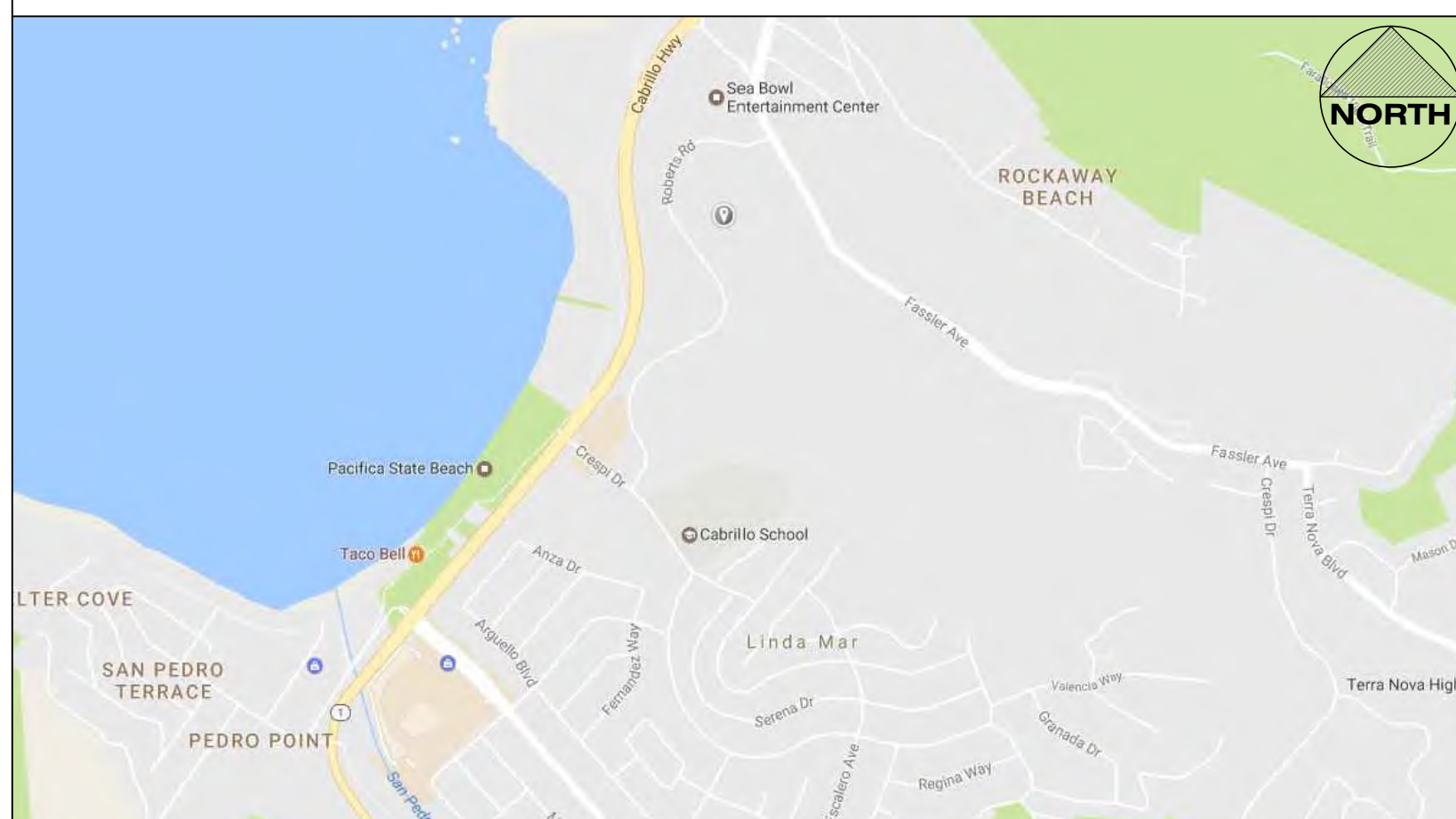
OWNER: BIJAN KHOSRAVI
SITE ZONING: P-D/HPD
OCCUPANCY GROUP: R3/U
BUILDING TYPE: VB

ITEM	DESCRIPTIONS	CRITERIA	CALCULATIONS	OBSERVATIONS
1	LOT AREA	-	62,562.40 SQ.FT	
2	AVERAGE SLOPE	$S=0.00229 \times \text{INTERVAL} \times \text{LENGTH OF CONTOURS}$	$S=0.00229 \times 2 \times 5243.17 \text{ FT} = 24.01\%$	PER PMC 9-4.2256
3	COEFFICIENT "C"	$C=40 - (S/35)$	$C=40 - (24.01/35) = 23.53$	PER PMC 9-4.2256
4	MAXIMUM ALLOW ABLE AREA TO BE DISTURBED	$\text{LOT AREA} \times (40-S \wedge 2/35)$	$62,562.40 \times 0.2353 = 14,720.93 \text{ SQ.FT}$	PER PMC 9-4.2256
5	MAX FLOOR AREA	$2800 + 12(\text{SQRT}(\text{LOT AREA} - 5000))$	$2800 + 12(\text{SQRT}(62,562.40 - 5000)) = 5,679.06 \text{ SQ.FT}$	PER PMC 9-4.3201
PROPOSED VS CONDITIONS OF APPROVAL				
ITEM	DESCRIPTIONS	PROPOSED CONDITIONS	CONDITIONS OF APPROVAL	OBSERVATIONS
6	MAX HEIGHT	22'-3"	29' (ALLOWED)	MEETS CONDITION OF APPROVAL #6
7	MAXIMUM ALLOW ABLE AREA TO BE DISTURBED	14,703.33 SQ. FT (SEE SHEET A1-1.0.2)	14,720.93 SQ.FT PER LINE 4	MEETS CONDITION OF APPROVAL
8	MAX FLOOR AREA	4,264.35 SQ.FT	4,300 SQ.FT	MEETS CONDITION OF APPROVAL #2
9	GARAGE AREA	650 SQ.FT	650 SQ. FT.	MEETS CONDITION OF APPROVAL
10	OPEN EXTERIOR AREA(GARBAGE)	53.79 SQ FT		MEETS CONDITION OF APPROVAL#46
11	UTILITY ROOM	56.07 SQ FT	MEETS EXEPTION PROVIDED BY CONDITION OF APPROVAL # 2	MEETS CONDITION OF APPROVAL #2
12	LOT COVERAGE	5,024.21 SQ FT	8.03%	
13	LANDSCAPE AREA	18283.431 SQ. FT		

AERIAL VIEW



VICINITY MAP



INDEX OF DRAWING

- A-0 COVER SHEET & LOCATION PLAN
- A-1.0 TOPOGRAPHIC SURVEY
- A-1.01 DISTURBED AREA
- A-1.02 AREA CALCULATION PLAN
- A-1.1 SITE PLAN
- A-2.0 GRADING PLAN
- A-2.1 DRAINAGE AND UTILITY PLAN
- A-2.2 DETAILS
- A-2.3 DETAILS
- A-3 HARDSCAPE PLAN
- A-4 LANDSCAPE & ROOF PLAN
- A-500 FLOOR PLAN
- A-505 ROOF PLAN
- A-6 AREA CALCULATION AND AND REFERENCE OF CONSTRUCTION SECTION
- A-6.1 CAL GREEN
- A-6.2 CAL GREEN
- A-6.3 LEED FORM
- A-7 ELEVATIONS
- A-8 ELEVATIONS
- A-9 ELEVATIONS
- A-10 SECTIONS
- A-11 SECTIONS
- A-12 SECTIONS
- A-13 SECTIONS

SCOPE OF WORK

- CONSTRUCTION OF A NEW SINGLE FAMILY HOME

APPLICABLE CODES:

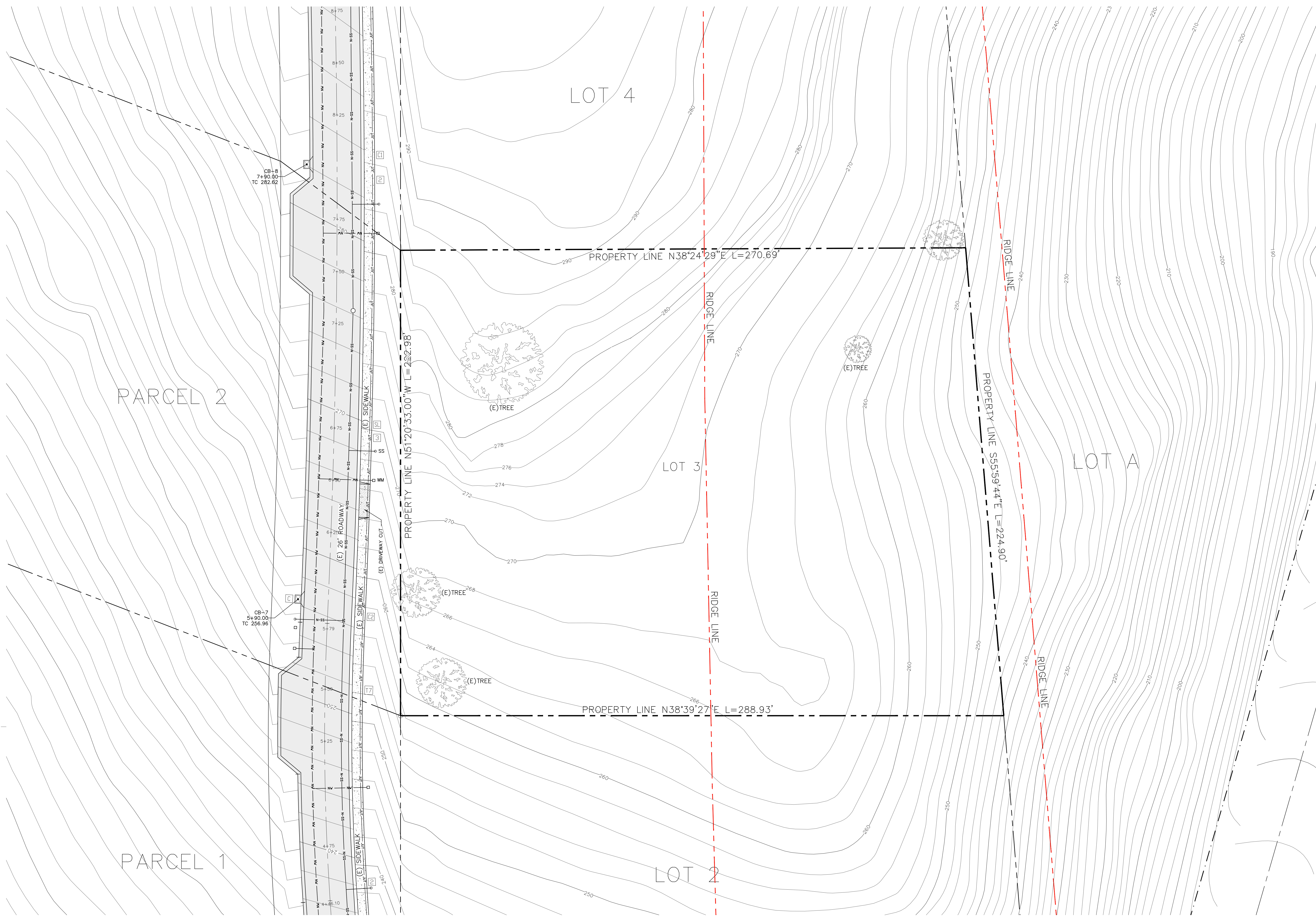
ALL PROPOSED WORK WILL BE PERFORMED UNDER THE 2016 EDITION OF THE FOLLOWING CODES:

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

AND ALL LOCAL AND STATE REGULATIONS APPLICABLE TO THIS PROJECT



LOCATION PLAN
SCALE 1" = 300'-0"
NORTH



648 BURNS CT.
PACIFICA, CA 94044
(650) 355 0615
FAX (650) 355 8965

CIVIL AND STRUCTURAL ENGINEERS

REMARKS:

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



Sheet:
(E) TOPOGRAPHIC SURVEY

DATE	ISSUED FOR
07/02/21	FINAL PLANING

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

REMARKS:

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



Sheet:

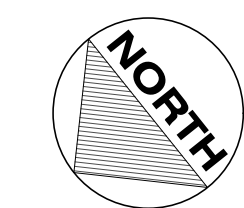
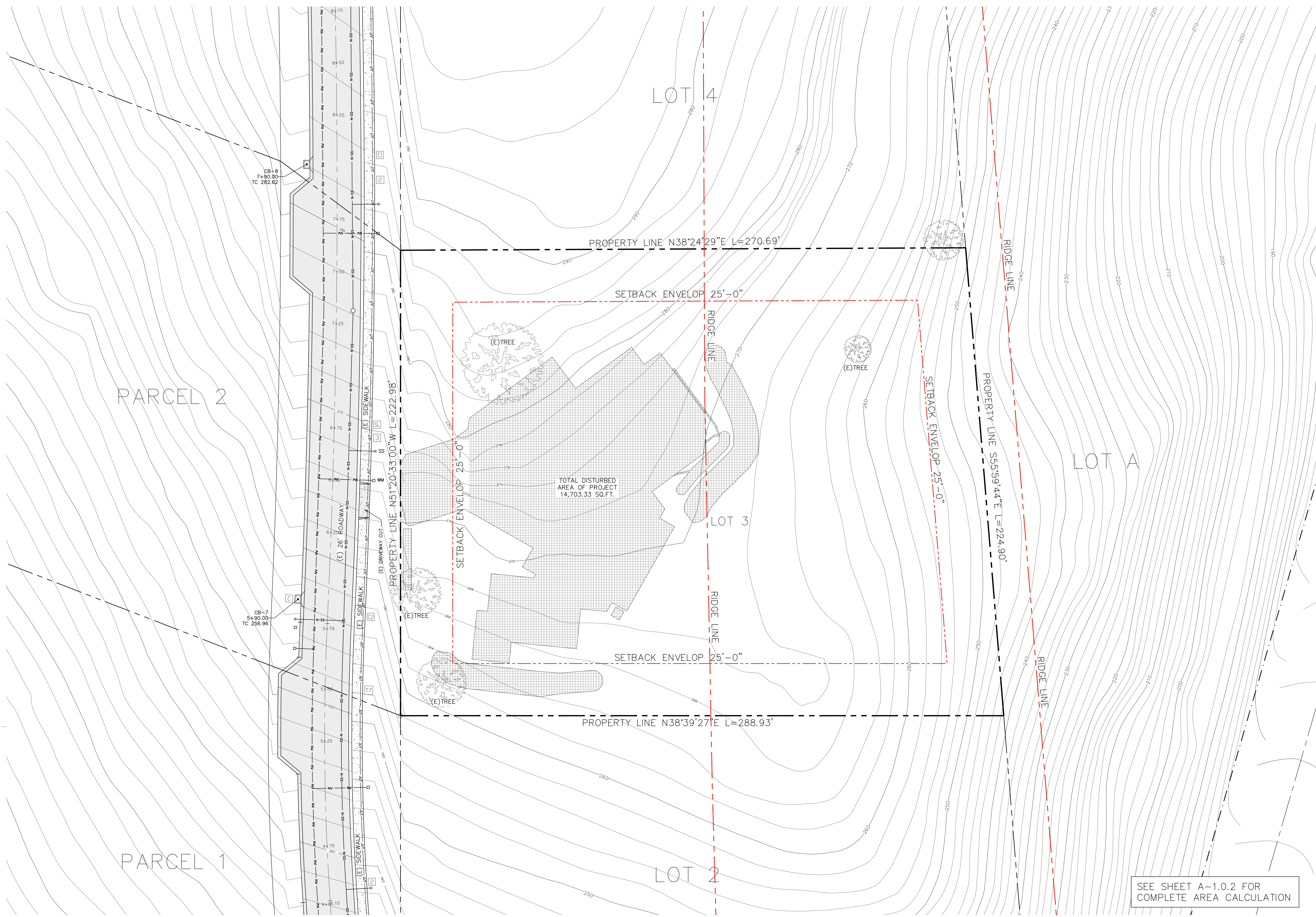
DISTURBED AREA

DATE	ISSUED FOR
07/02/21	FINAL PLANING

Drawn by:
Checked by: JC

project no. sheet no.

A-1.0.1



DISTURBED AREA

SCALE : 1" = 20'-0"

REMARKS:



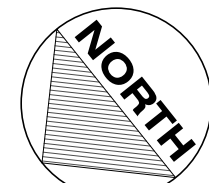
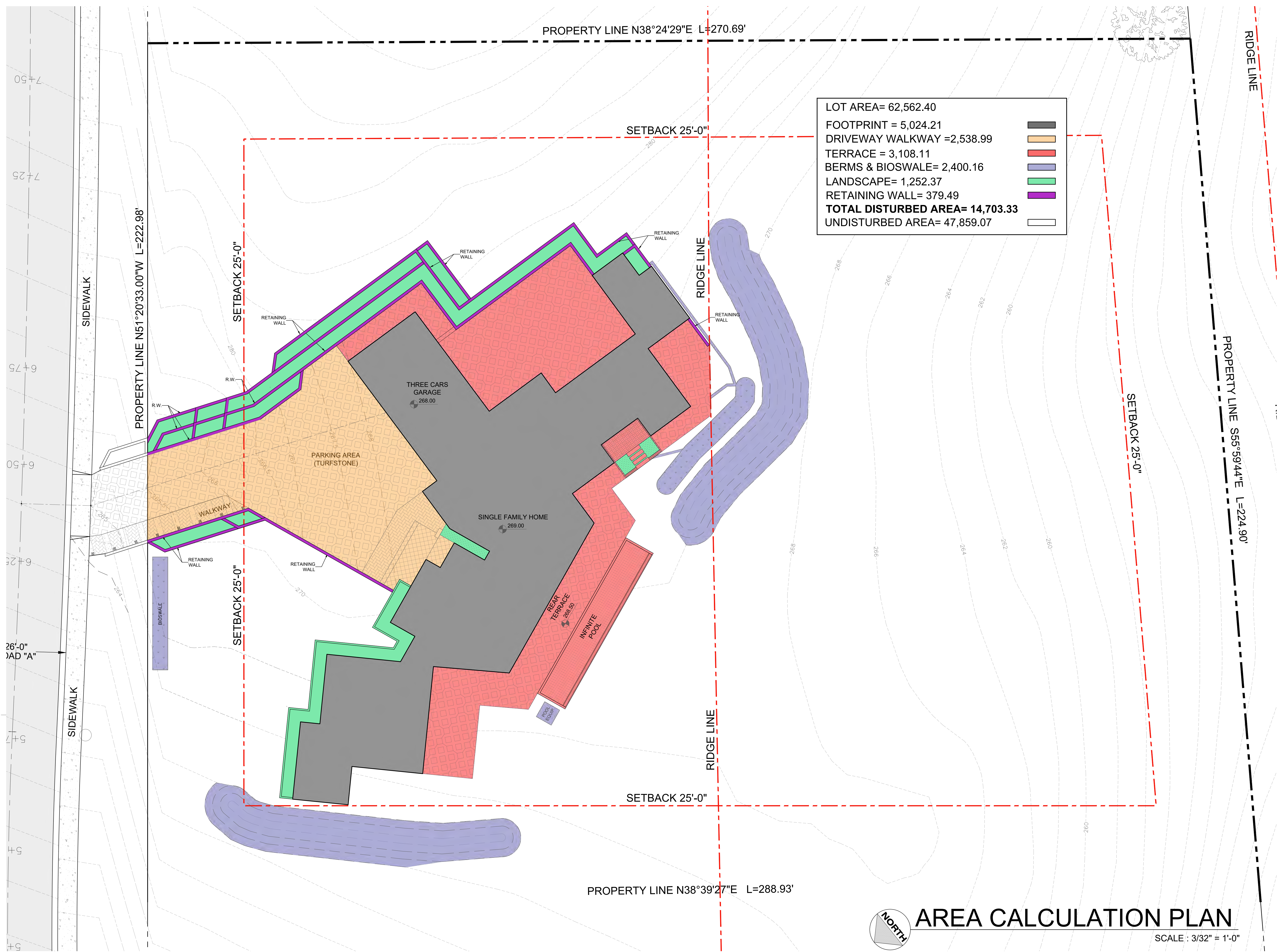
Sheet:

AREA CALCULATION

DATE	ISSUED FOR
07/02/21	FINAL PLANING

Drawn by: JC
Checked by: JC
project no. sheet no.
A-1.0.2

LOT AREA= 62,562.40	
FOOTPRINT = 5,024.21	
DRIVEWAY WALKWAY =2,538.99	
TERRACE = 3,108.11	
BERMS & BIOSWALE= 2,400.16	
LANDSCAPE= 1,252.37	
RETAINING WALL= 379.49	
TOTAL DISTURBED AREA= 14,703.33	
UNDISTURBED AREA= 47,859.07	



AREA CALCULATION PLAN

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

PROPERTY LINE N38°24'29"E L=270.69'

SETBACK 25'-0"

RIDGE LINE

RIDGE LINE

PROPERTY LINE S55°59'44"E L=224.90'

SETBACK 25'-0"

RIDGE LINE

SETBACK 25'-0"

PROPERTY LINE N38°39'27"E L=288.93'

PROPERTY LINE N51°20'33.00"W L=222.98'

SETBACK 25'-0"

SETBACK 25'-0"

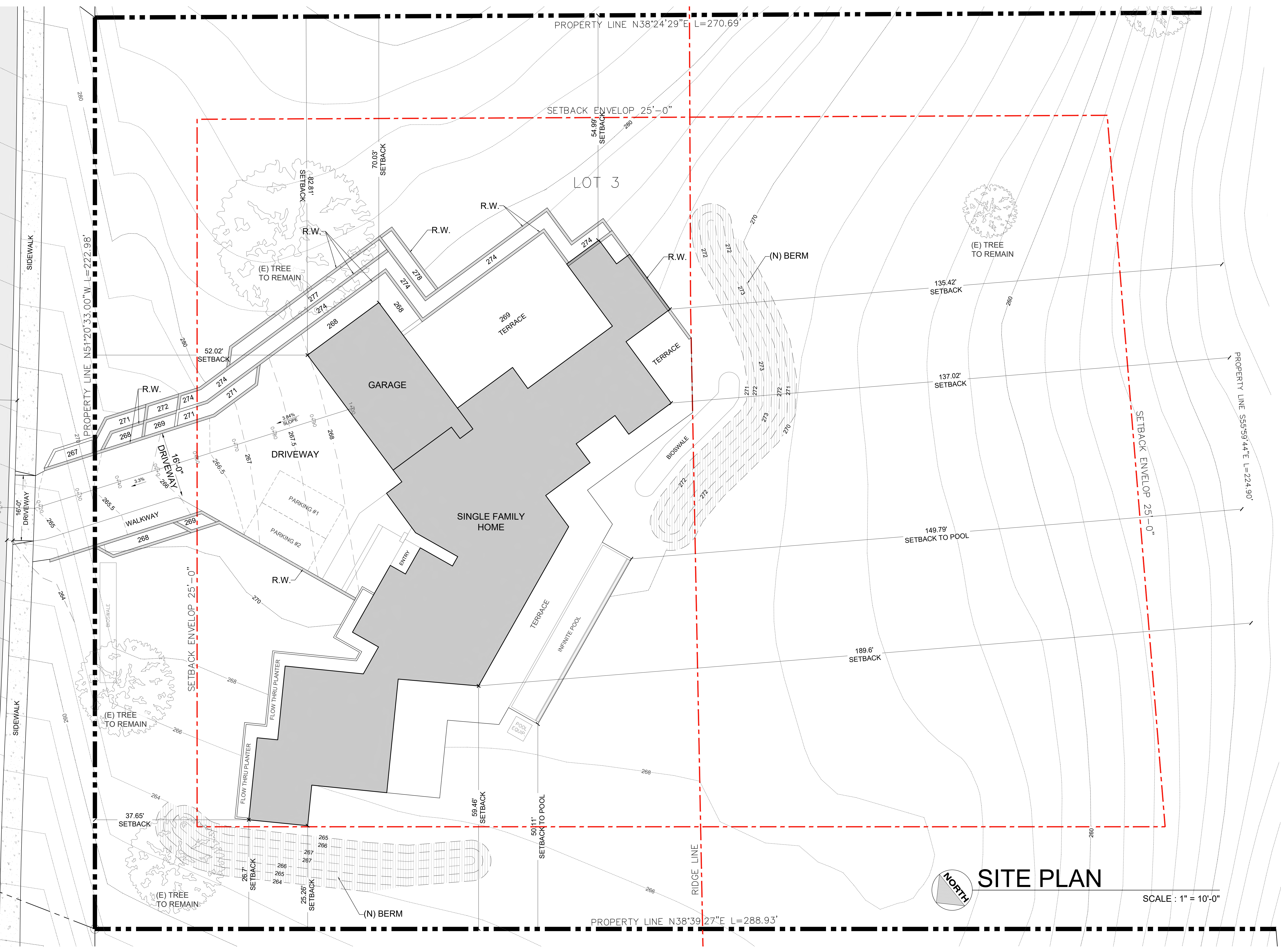
SIDEWALK

SIDEWALK

26'-0" ROAD "A"

7+50
7+25
6+75
6+50
6+25
5+75
5+50

REMARKS:



SITE PLAN

SCALE : 1" = 10'-0"

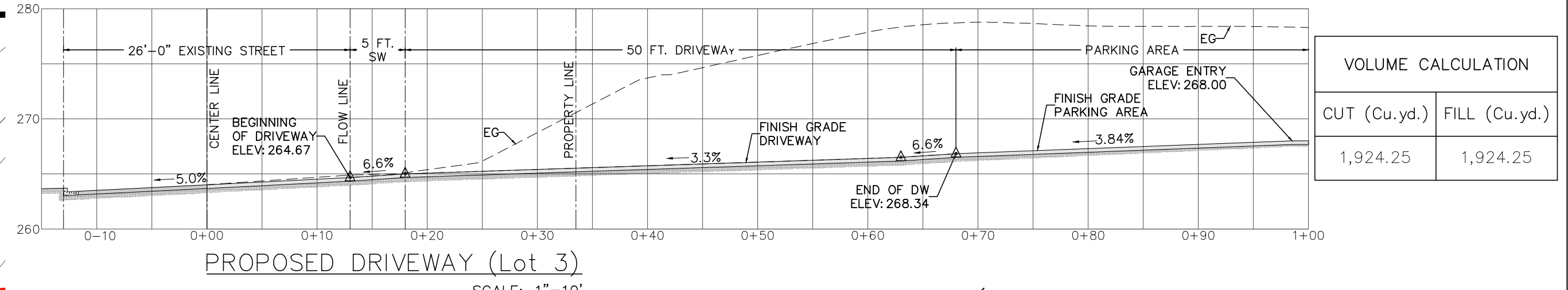
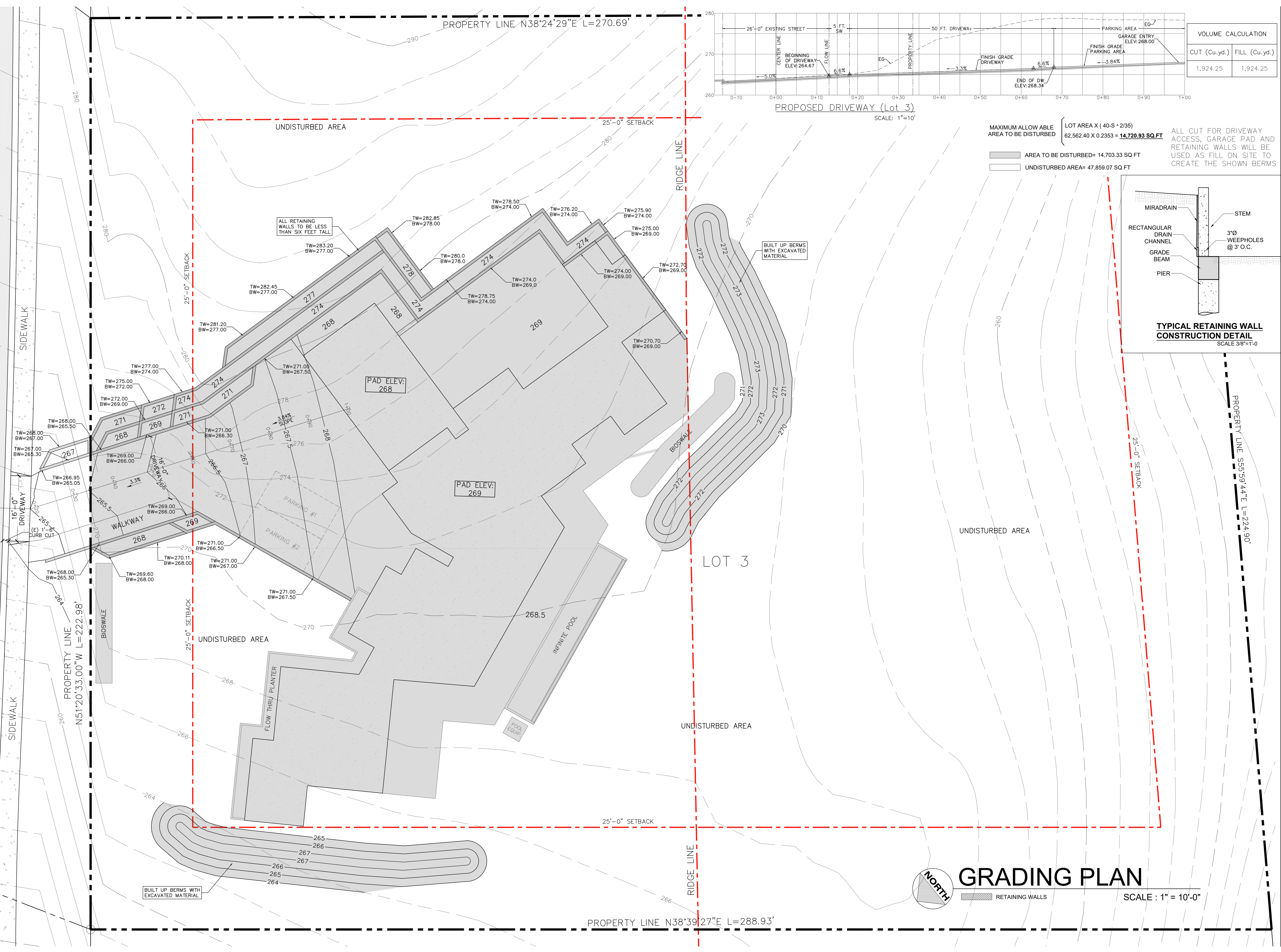
Sheet:
SITE PLAN

DATE	ISSUED FOR
07/02/21	FINAL PLANING

Drawn by: JC
Checked by: JC

project no. sheet no.
A-1.1



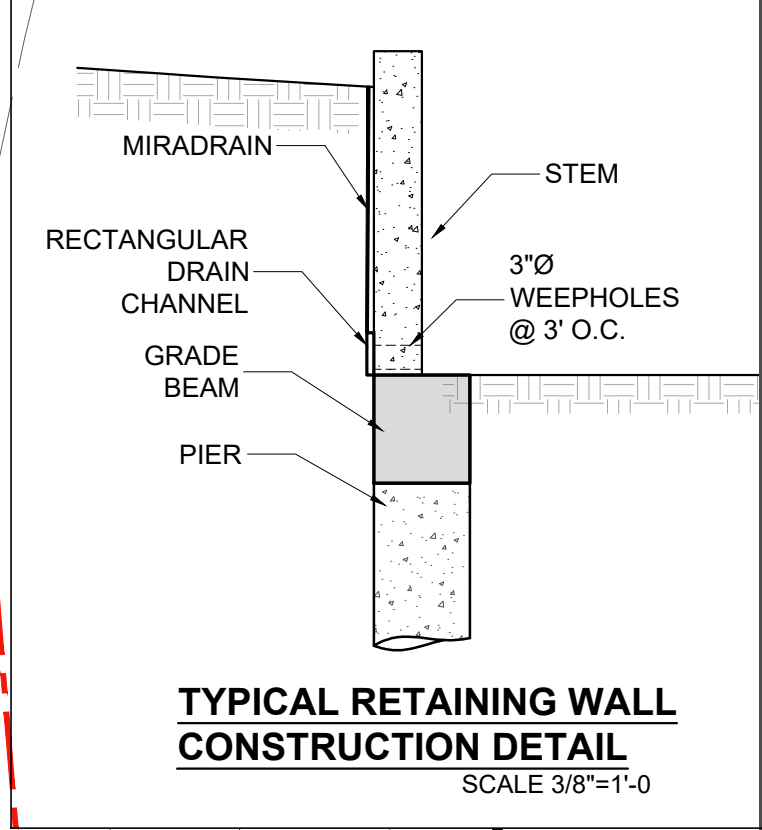


VOLUME CALCULATION	
CUT (Cu.yd.)	FILL (Cu.yd.)
1,924.25	1,924.25

MAXIMUM ALLOWABLE AREA TO BE DISTURBED = $LOT\ AREA \times (40-S \div 235)$
 $62,562.40 \times 0.2353 = 14,720.93\ SQ\ FT$

AREA TO BE DISTURBED = 14,703.33 SQ FT
 UNDISTURBED AREA = 47,859.07 SQ FT

ALL CUT FOR DRIVEWAY ACCESS, GARAGE PAD AND RETAINING WALLS WILL BE USED AS FILL ON SITE TO CREATE THE SHOWN BERMS



GRADING PLAN
 SCALE : 1" = 10'-0"

J C ENGINEERING

648 BURNS CT.
 PACIFICA, CA 94044
 (650) 355 0615
 FAX (650) 355 8965
 CIVIL AND STRUCTURAL ENGINEERS

REMARKS:

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

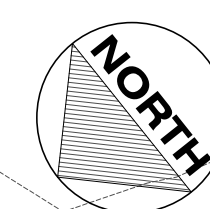
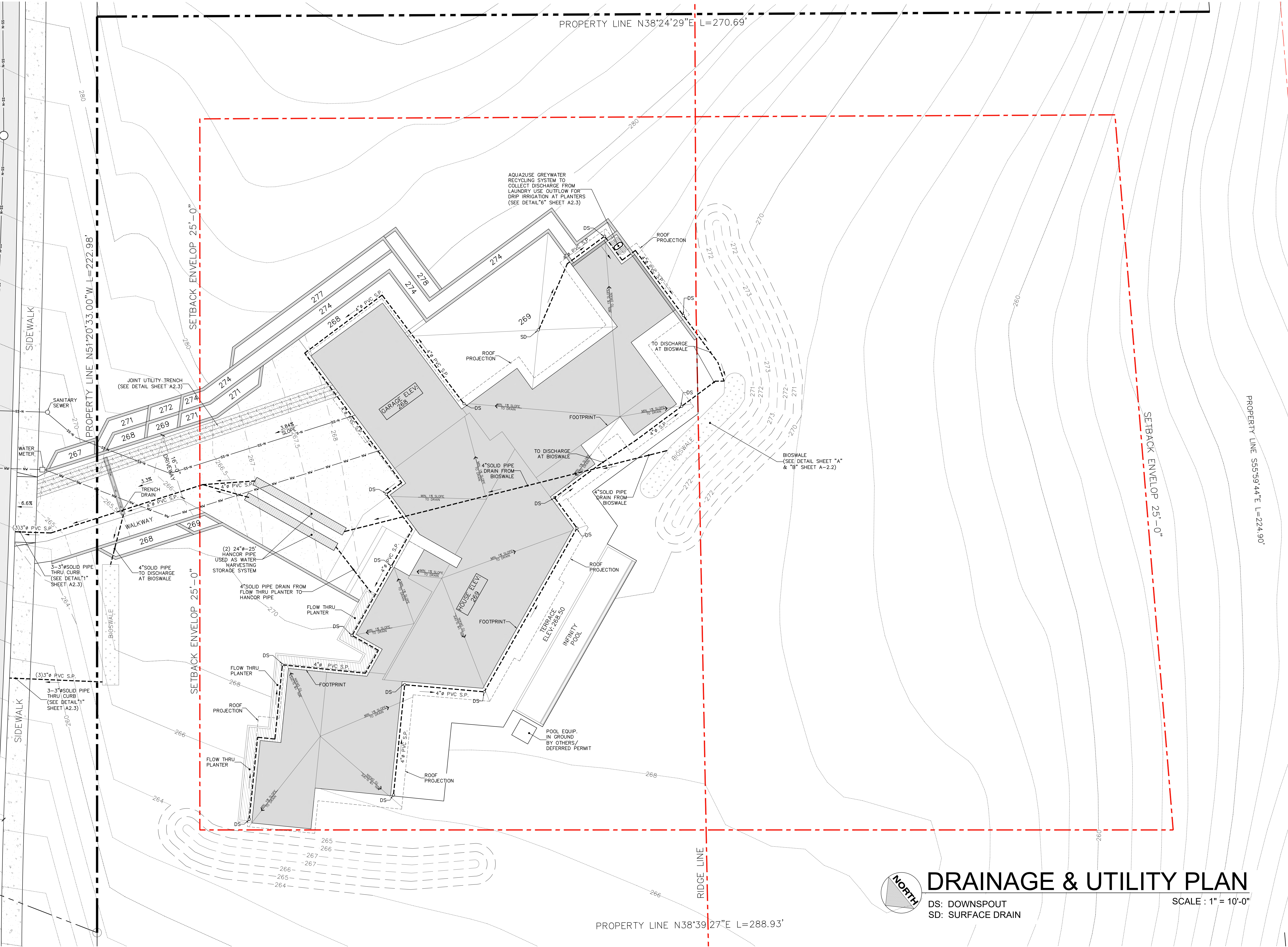


Sheet: **GRADING PLAN**

DATE	ISSUED FOR
06/28/21	FINAL PLANING
07/02/21	FINAL PLANING

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

REMARKS:



DRAINAGE & UTILITY PLAN

DS: DOWNSPOUT
SD: SURFACE DRAIN

SCALE : 1" = 10'-0"



Sheet:
DRAINAGE & UTILITY PLAN

DATE	ISSUED FOR
07/02/21	FINAL PLANING

Drawn by: JC
Checked by: JC
project no. sheet no.
A-2.1

GRADING PLAN AND SITE NOTES

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

B. FILL IF REQUIRED SHALL BE PLACED USING A "SHEEPFOOT" ROLLER IN UNIFORM HORIZONTAL LIFTS NOT EXCEEDING 8" UNCOMPACTED THICKNESS. EACH LIFT MUST BE MOISTURE CONDITIONED AND MIXED THOROUGHLY. AREAS TO BE FILLED SHALL BE PREPARED BY REMOVING VEGETATION, TOPSOIL, NON-COMPLYING FILL OR ANY UNSUITABLE MATERIAL AS TERMINATED BY THE SOILS ENGINEER ON THE FIELD. ALL FILL AREAS SHALL BE COMPACTED TO 90%(ASTM METHOD D1557-84) FILL EXCEEDING 3' IN THICKNESS SHALL BE SUBDRAINED. THE SOILS ENGINEER SHALL SUBMIT A GRADING REPORT TO THE COUNTY AND THE RESULTS OF THE COMPACTION TEST SHALL ALSO BE SUBMITTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE MEASURES TO PREVENT EROSION ON FRESHLY GRADED AREAS DURING CONSTRUCTION, AND UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

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

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

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

SPECIAL INSPECTIONS

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

GENERAL SITE NOTES

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

NOTES FOR STORM WATER POLLUTION PREVENTION

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

BIOSWALE NOTES

VEGETATION

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

SOIL CONSIDERATIONS SPECIFIC TO BIORETENTION AREAS

- PLANTING SOIL SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES PER HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR. SOIL GUIDANCE IS PROVIDED IN APPENDIX K.
- CHECK WITH MUNICIPALITY FOR ANY ADDITIONAL REQUIREMENTS.
- BIORETENTION AREAS SHALL HAVE A MINIMUM PLANTING SOIL DEPTH OF 18 INCHES.
- PROVIDE 3-INCH LAYER OF MULCH IN AREAS BETWEEN PLANTINGS.
- AN UNDERDRAIN SYSTEM IS GENERALLY REQUIRED. DEPENDING ON THE INFILTRATION RATE OF IN SITU SOILS, THE LOCAL JURISDICTION MAY ALLOW INSTALLATION WITHOUT AN UNDERDRAIN ON A CASE-BY-CASE BASIS.

- UNDERDRAIN TRENCH SHALL INCLUDE A 12-INCH THICK LAYER OF CALTRANS STANDARD SECTION 68-1.025 PERMEABLE MATERIAL CLASS 2, OR SIMILAR MUNICIPALITY-APPROVED MATERIAL. A MINIMUM 4-INCH DIAMETER PERFORATED PIPE SHALL BE PLACED WITHIN THE BACKFILL LAYER. TO HELP PREVENT CLOGGING, TWO ROWS OF PERFORATION MAY BE USED.

- IF THERE IS AT LEAST A 10-FOOT SEPARATION BETWEEN THE BASE OF THE UNDERDRAIN AND THE GROUNDWATER TABLE, AND GEOTECHNICAL CONDITIONS ALLOW, THERE SHALL BE AT LEAST 6-INCH SEPARATION BETWEEN THE PERFORATED PIPE AND THE BASE OF THE TRENCH TO ALLOW PERCOLATION.

SOIL CONSIDERATIONS FOR ALL BIOTREATMENT SYSTEM

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

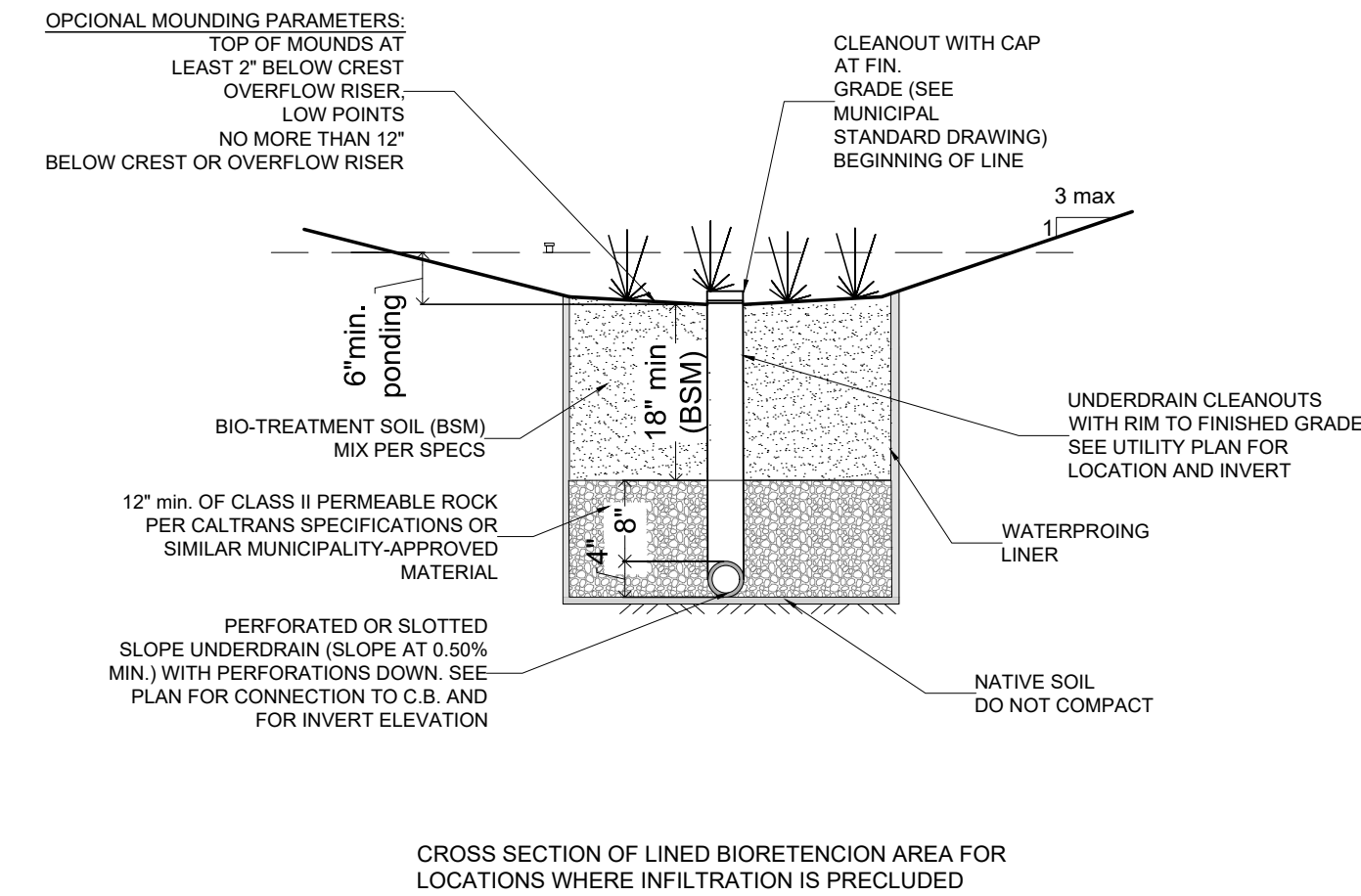
CONSTRUCTION REQUIREMENTS FOR ALL BIOTREATMENT SYSTEMS

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

MAINTENANCE CONSIDERATIONS FOR ALL TREATMENT MEASURES

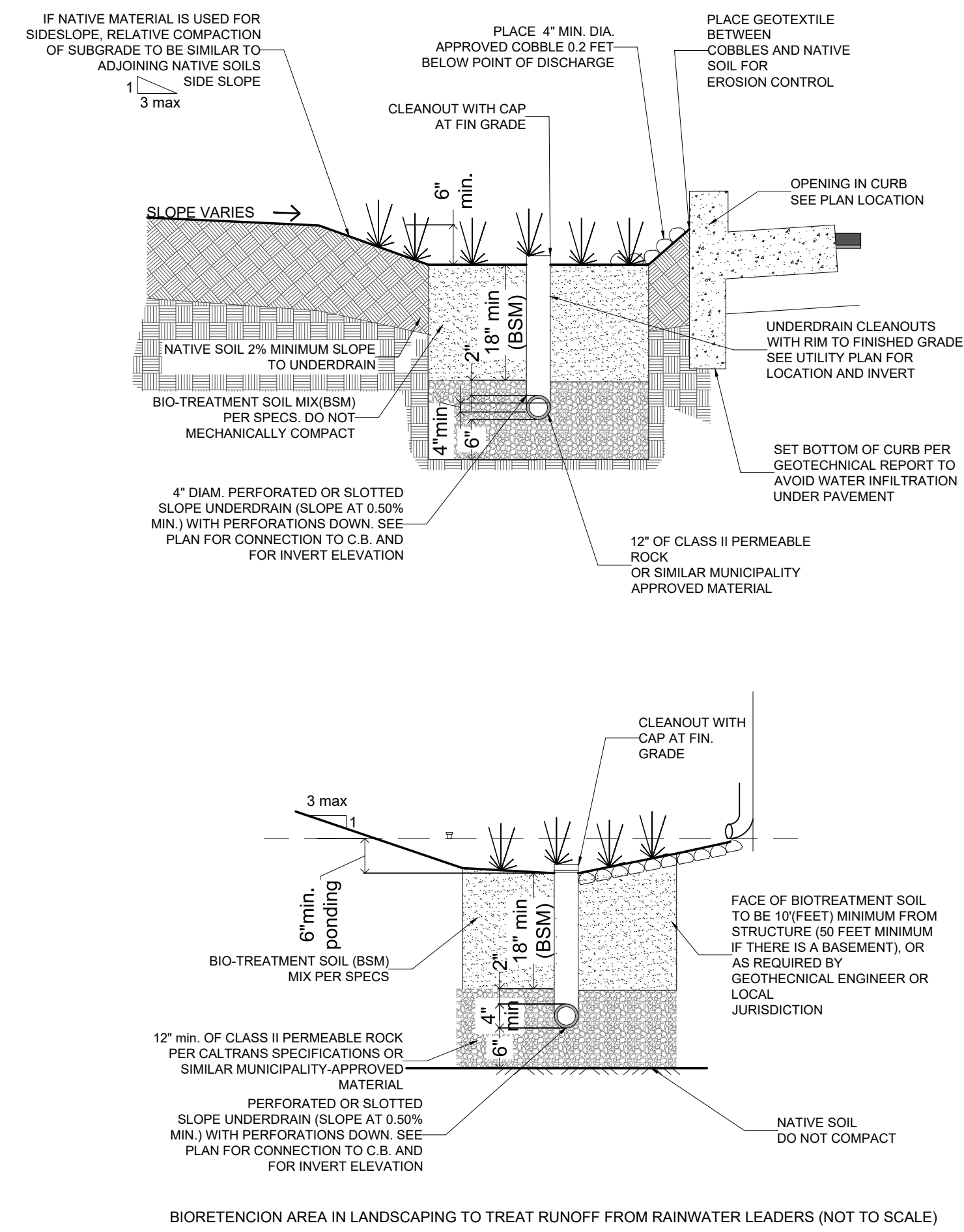
- A MAINTENANCE AGREEMENT SHALL BE PROVIDED.
- MAINTENANCE AGREEMENT SHALL STATE PARTIES RESPONSIBILITY FOR MAINTENANCE AND UPKEEP.
- PREPARE A MAINTENANCE PLAN AND SUBMIT WITH MAINTENANCE AGREEMENT.

SAN MATEO COUNTY WATER POLLUTION PREVENTION PROGRAM



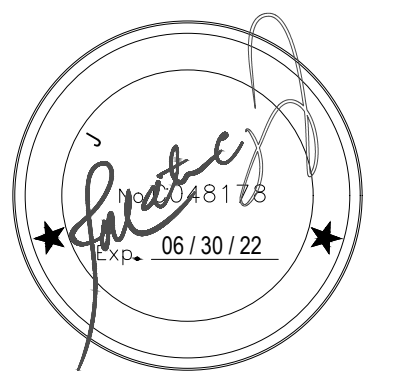
BIORETENTION DETAIL "A"

STORMWATER TECHNICAL GUIDANCE



BIORETENTION DETAIL "B"

REMARKS:



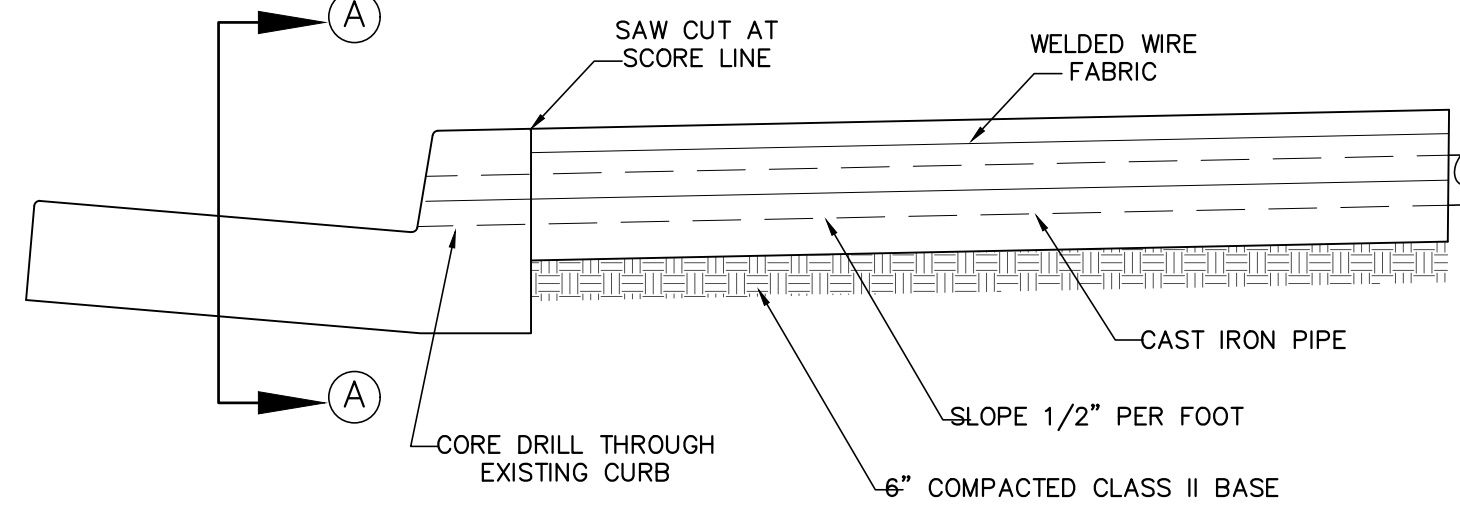
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DETAILS

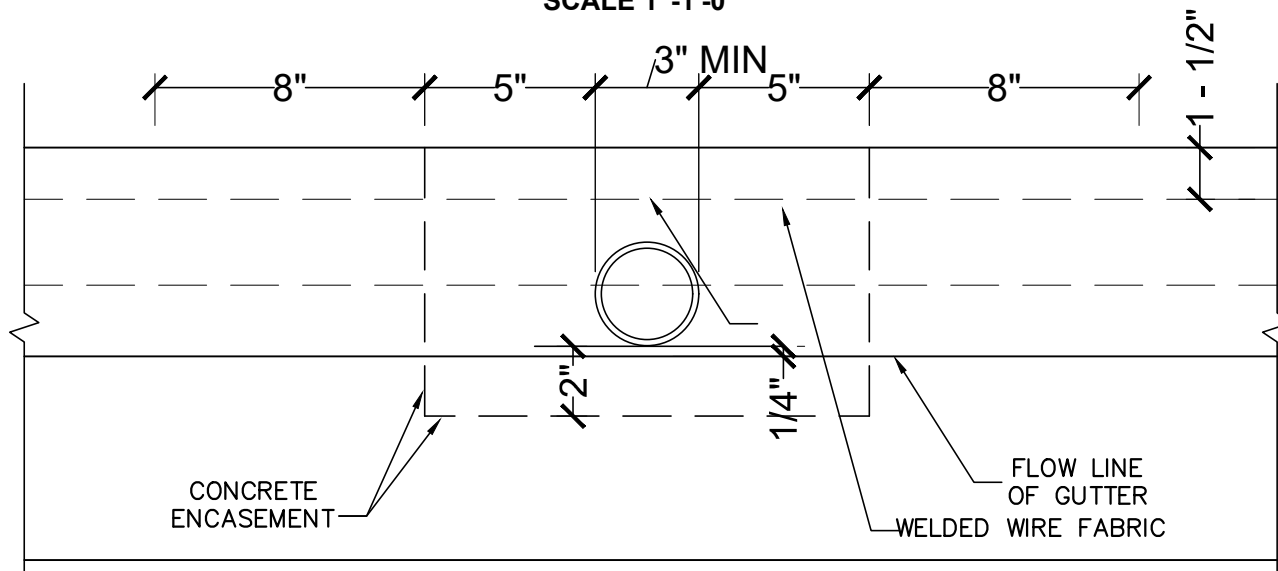
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Checked by: JC

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

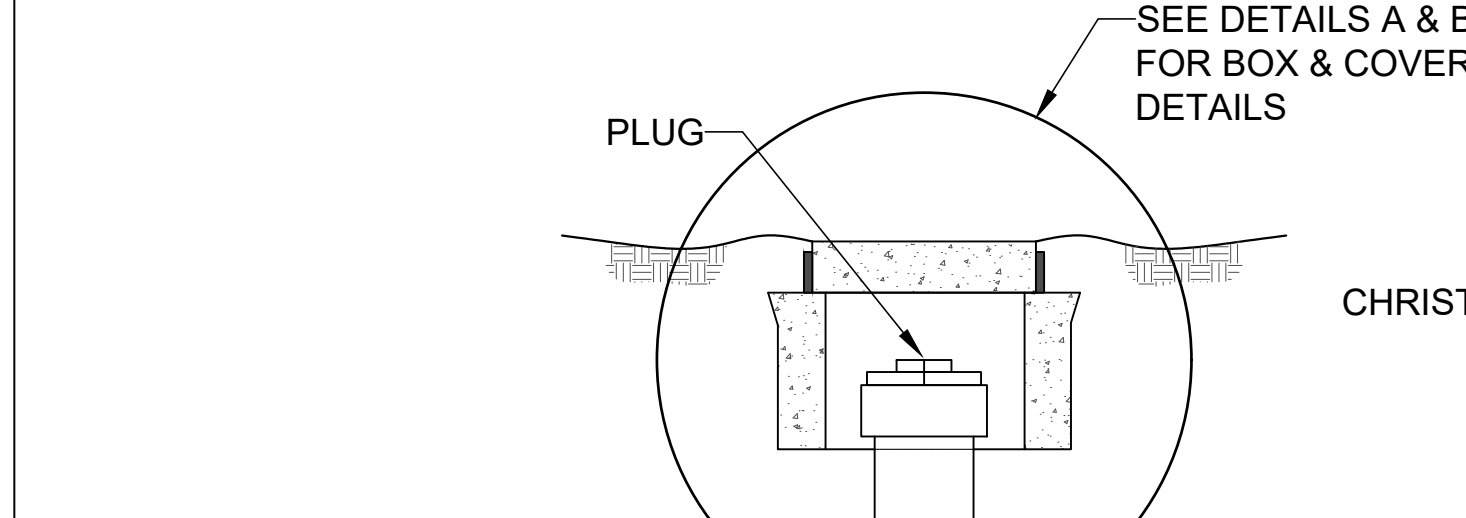


SECTION A-A
SCALE 1"=6"

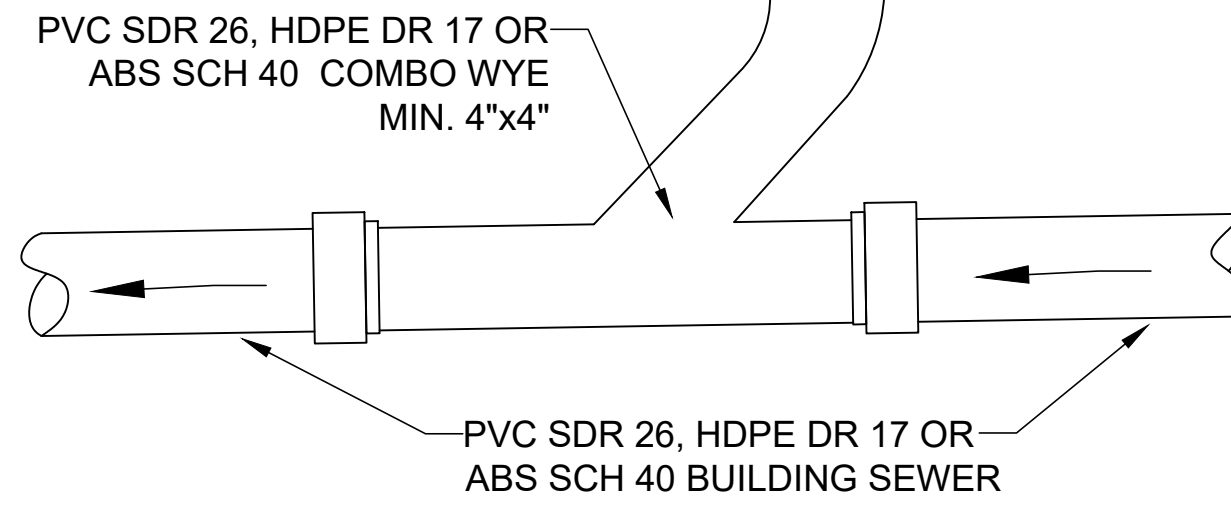
NOTES:

- 1) 3" MINIMUM CAST IRON PIPE OR AS APPROVED BY THE CITY ENGINEER. CORE DRILL THROUGH EXISTING CURB
- 2) 6"x6" -10/10 WELDED WIRE FABRIC
- 3) CONCRETE TO BE CLAS "B" PER STATE SPECIFICATION, 3/4" MAX. AGGREGATE
- 4) EXISTING SIDEWALK TO BE REMOVED SHALL BE CUT WITH A CONCRETE SAW ALONG SCORE JOINTS
- 5) SCORE JOINTS SHALL BE 1/4 INCH DEEP
- 6) ALL CURB, GUTTER & SIDEWALK WILL BE REPLACED ON A MIN. OF 6" COMPACTED CLASS II AGGREGATE BASE SEE STD. 100
- 7) EPOXY DOWEL NEW CONCRETE TO ADJACENT CONCRETE WITH #4x10" DEFORMED STEEL BAR @ 2' O.C

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

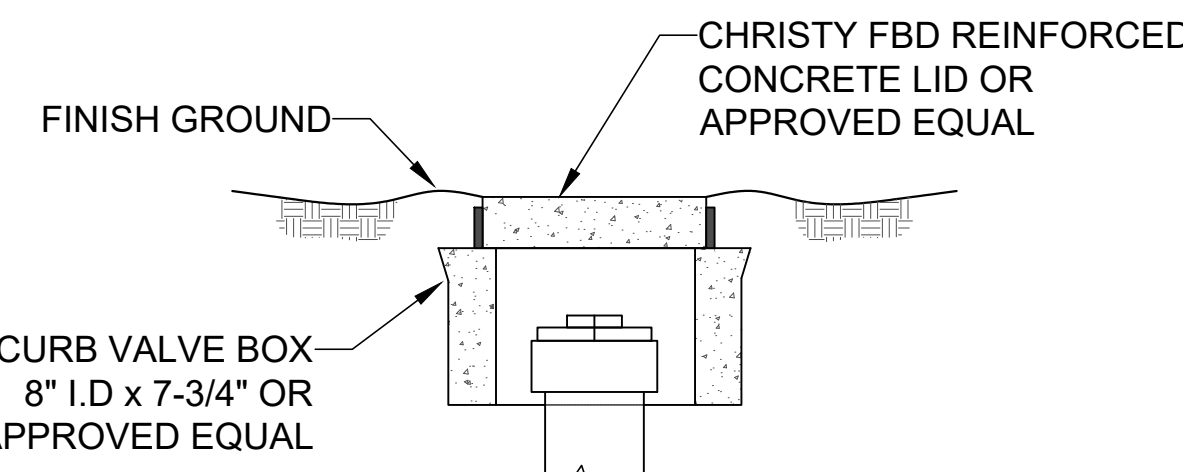


MIN. 4" PVC SDR 26, HDPE DR 17 OR ABS SCH 40 RISER SECTION

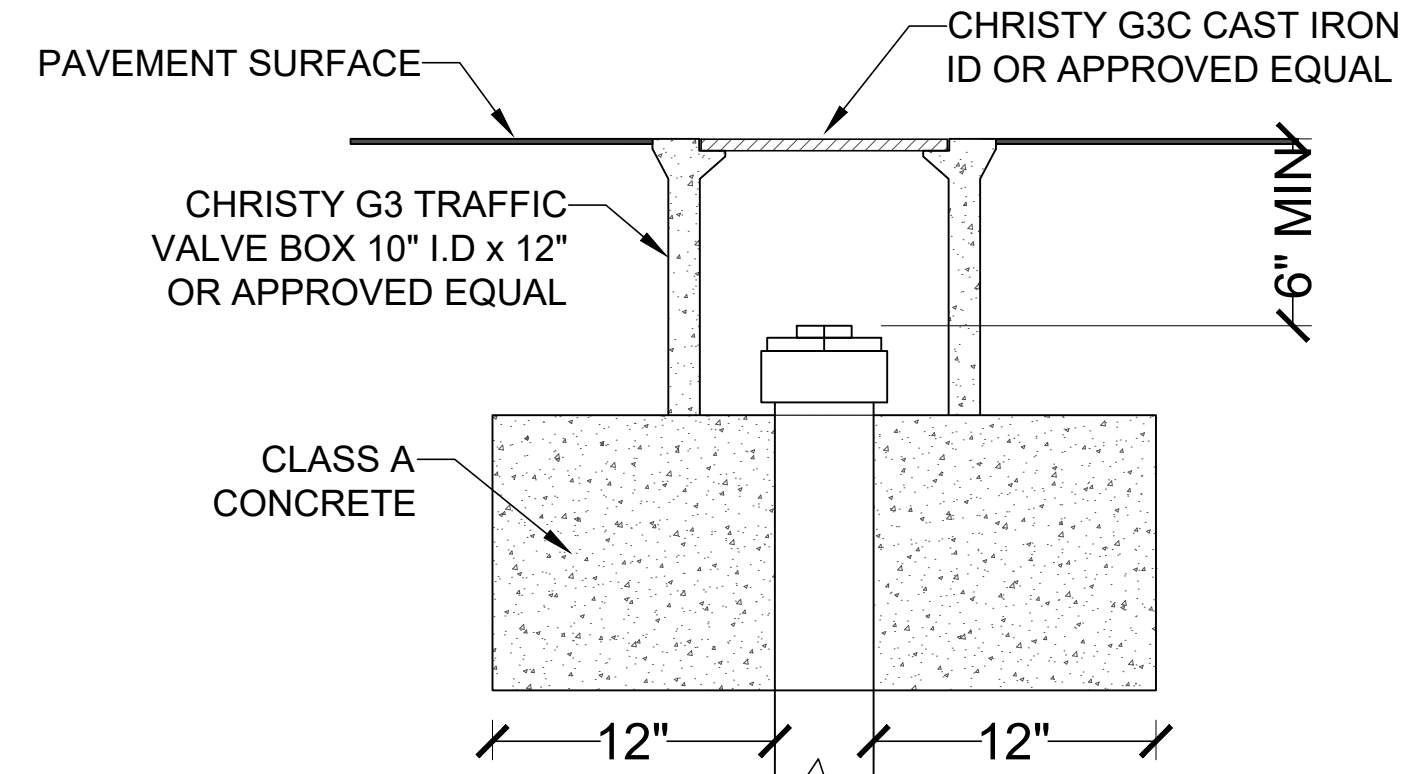


CLEANOUT RISER

CITY OF PACIFICA DEPARTMENT OF PUBLIC WORKS WASTEWATER DIVISION	STANDARD	△			SEPT. 2013 CREATED BY: M AGUILAR
	SANITARY SEWER COLLEXTION SYSTEM STANDAR CLEANOUT	△			
		△			
		REV	DATE	BY:	



DETAIL A
CLEANOUT RISER IN UNPAVED
NON- TRAFFICKED AREAS



DETAIL B
CLEANOUT RISER IN PAVED
TRAFFICKED AREAS

					DWG NO 2 WW101

SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM

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

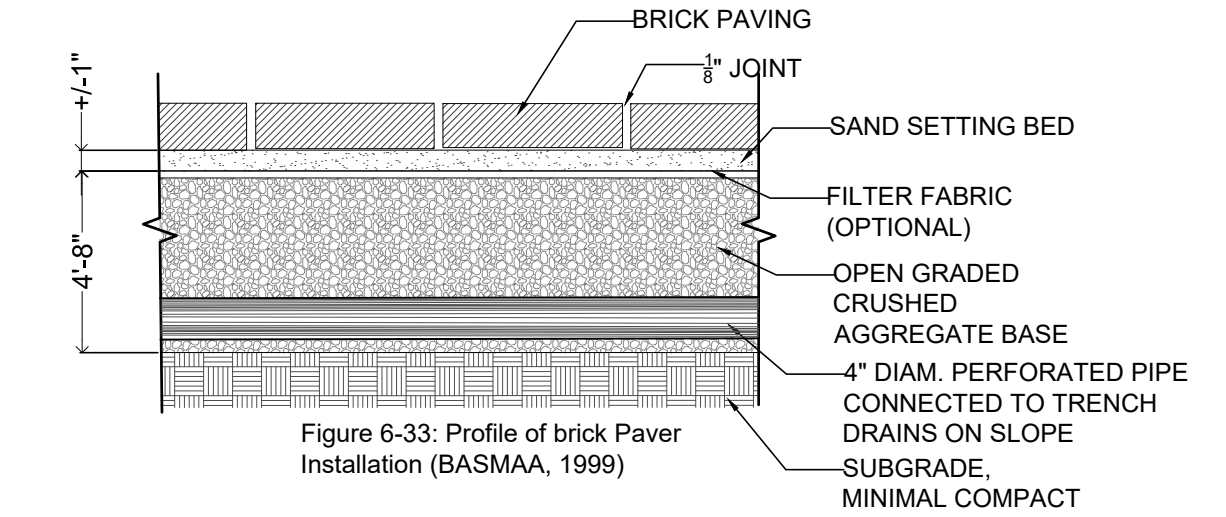


Figure 6-33: Profile of brick Paver Installation (BASMAA, 1999)

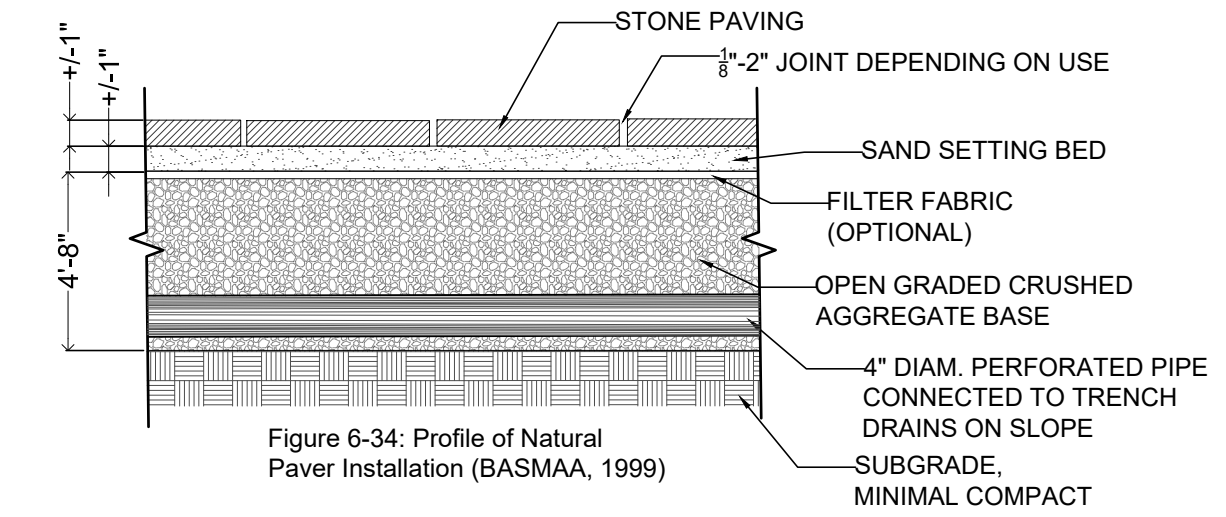


Figure 6-34: Profile of Natural Paver Installation (BASMAA, 1999)

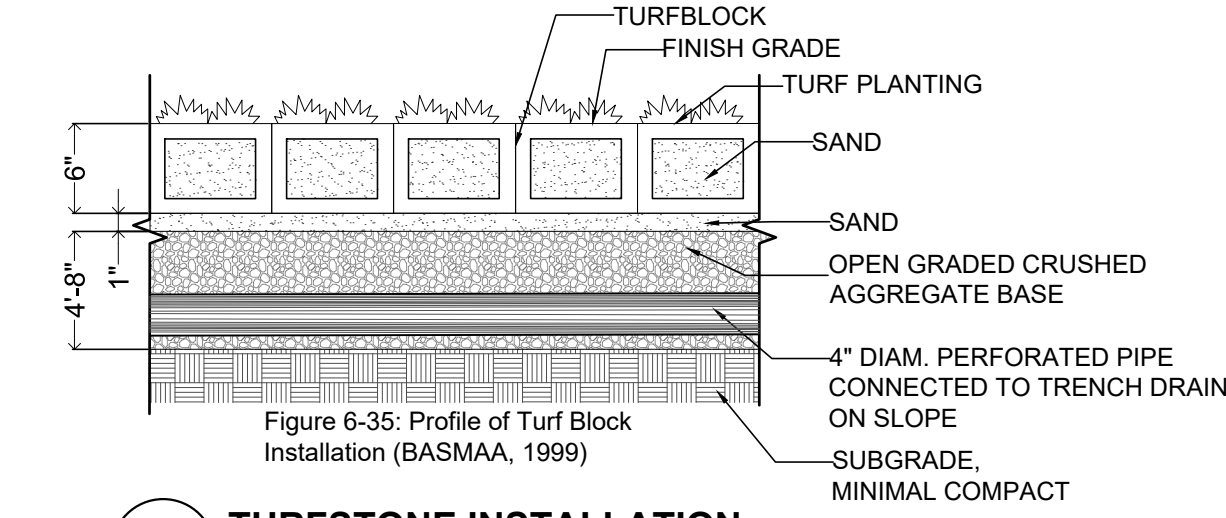
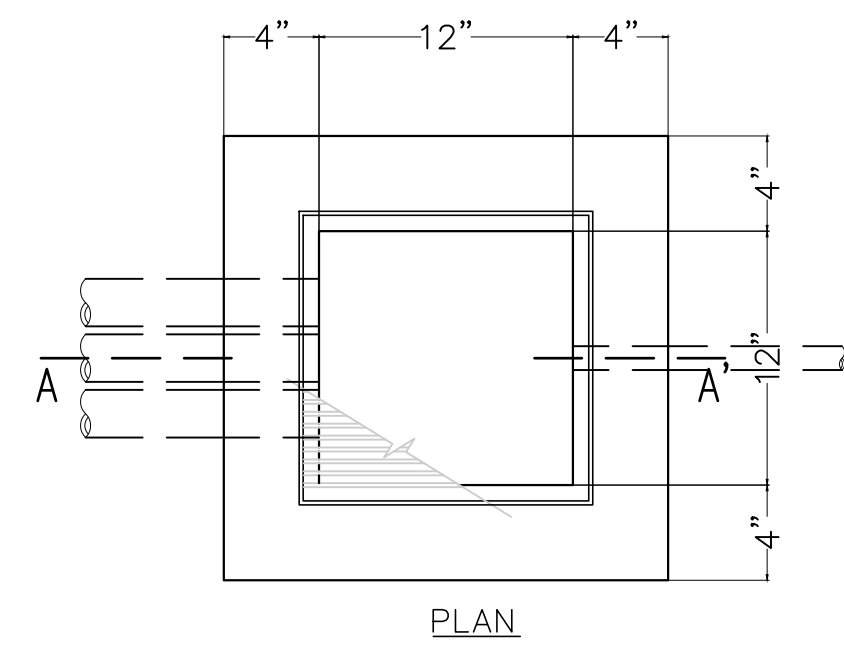


Figure 6-35: Profile of Turf Block Installation (BASMAA, 1999)

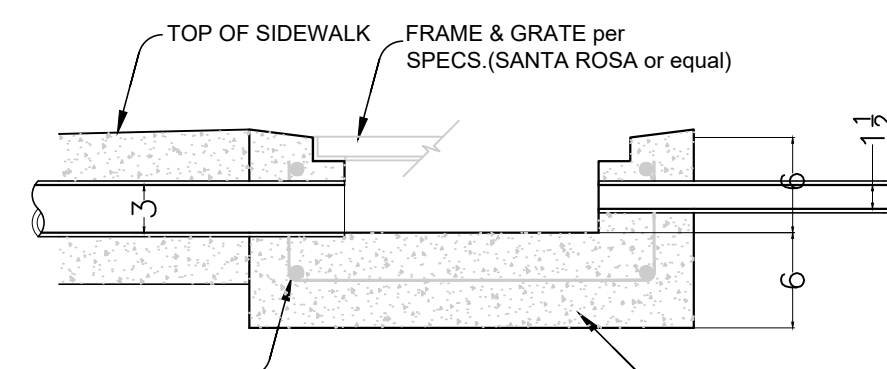
3 TURFSTONE INSTALLATION
N.T.S.

4 PERMEABLE PAVER NOTES

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

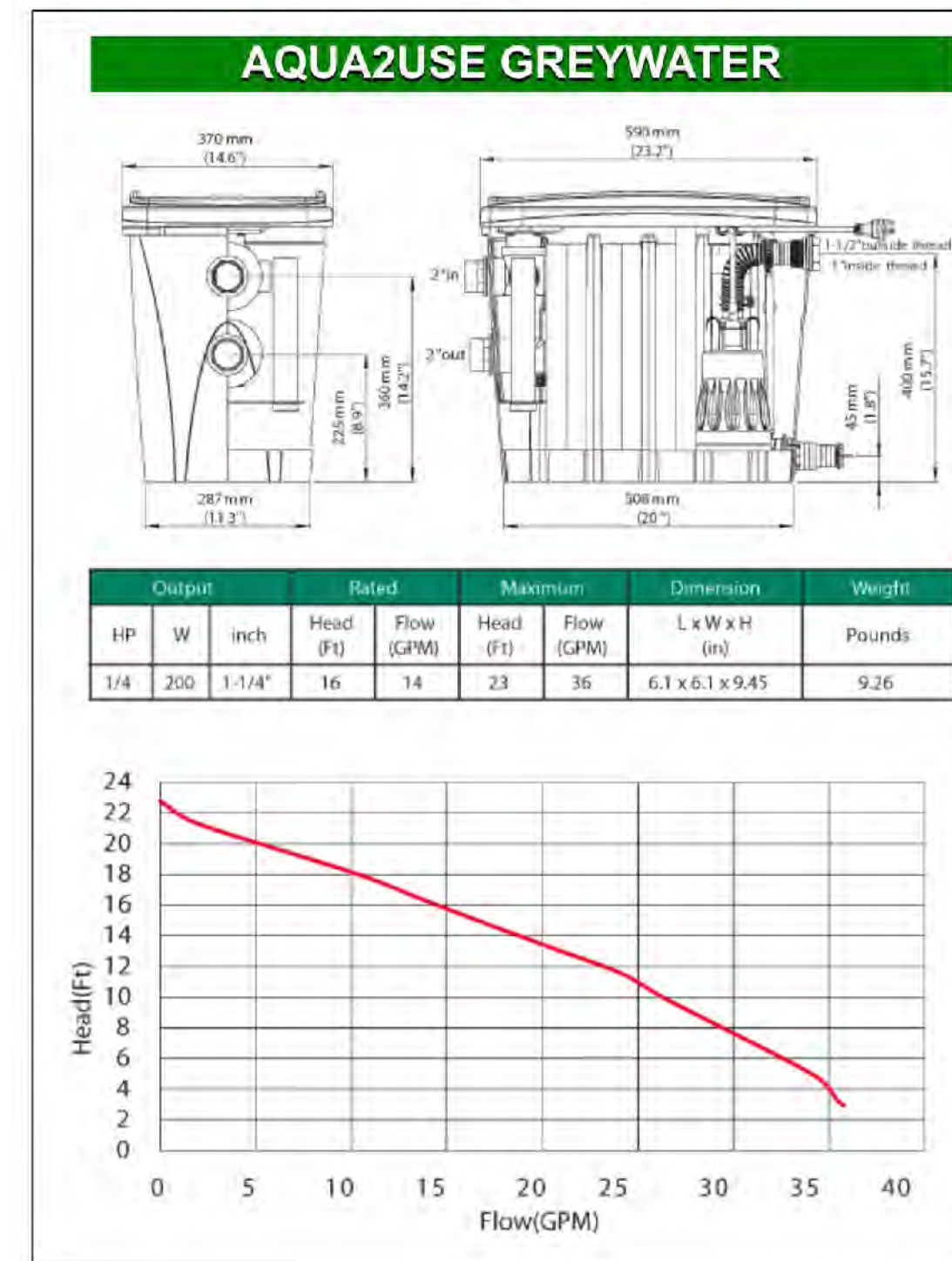


PLAN



SECTION AA'

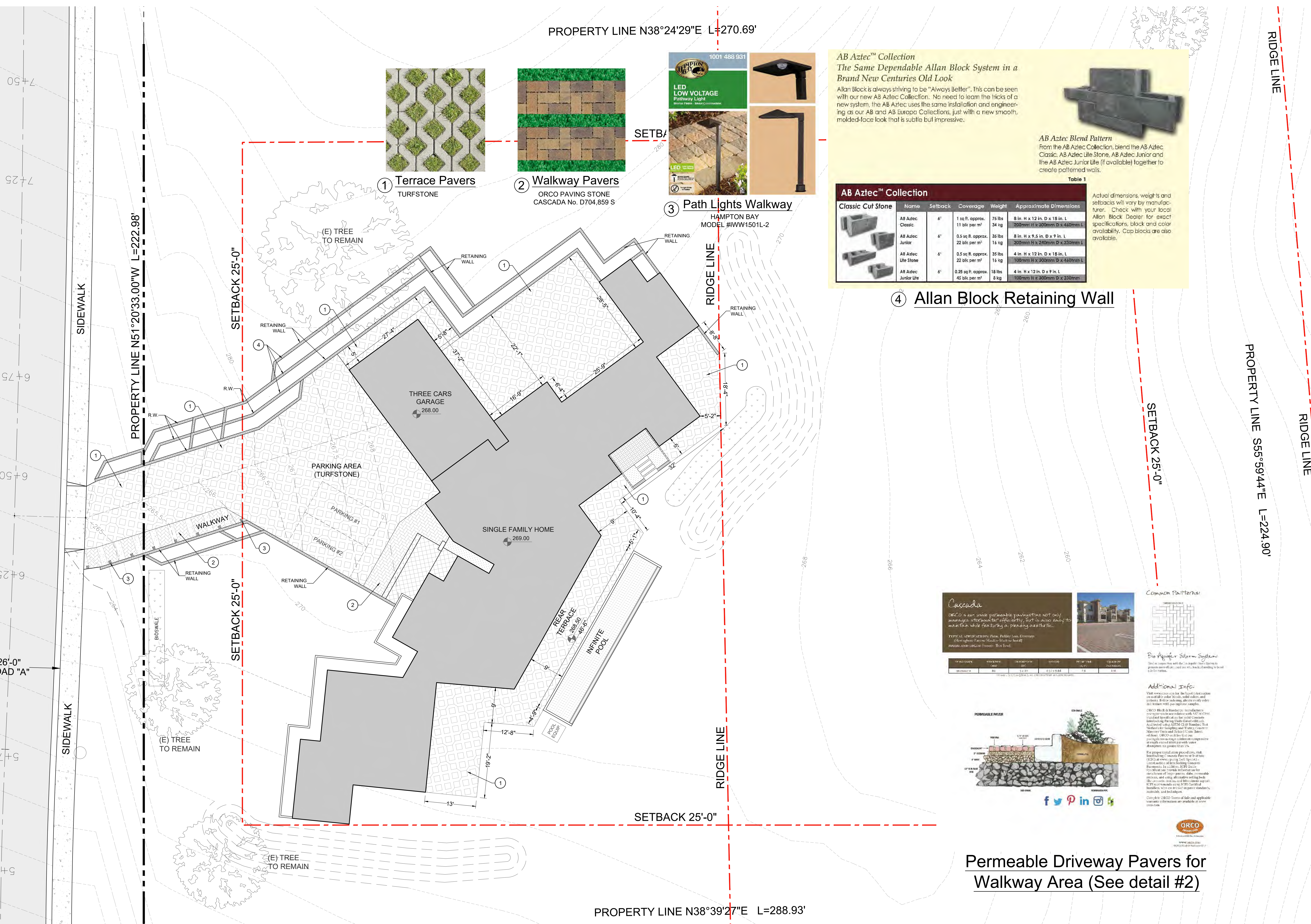
5 JUNCTION BOX DETAIL
N.T.S.



6 GREYWATER DETAIL
N.T.S.




DATE	ISSUED FOR
07/02/21	FINAL PLANING





AB Aztec™ Collection
The Same Dependable Allan Block System in a Brand New Centuries Old Look

Allan Block is always striving to be "Always Better". This can be seen with our new AB Aztec Collection. No need to learn the tricks of a new system, the AB Aztec uses the same installation and engineering as our AB and AB Europa Collections, just with a new smooth, molded-face look that is subtle but impressive.



AB Aztec Blend Pattern
From the AB Aztec Collection, blend the AB Aztec Classic, AB Aztec Life Stone, AB Aztec Junior and the AB Aztec Junior Lite (if available) together to create patterned walls.

Table 1					
AB Aztec™ Collection					
Classic Cut Stone	Name	Setback	Coverage	Weight	Approximate Dimensions
	AB Aztec Classic	6"	1 sq ft. approx. 11 blk per m ²	75 lbs 34 kg	8 in. H x 12 in. D x 18 in. L 200mm H x 300mm D x 450mm L
	AB Aztec Junior	6"	0.5 sq ft. approx. 22 blk per m ²	35 lbs 16 kg	8 in. H x 9.5 in. D x 9 in. L 200mm H x 240mm D x 230mm L
	AB Aztec Life Stone	6"	0.5 sq ft. approx. 22 blk per m ²	35 lbs 16 kg	4 in. H x 12 in. D x 18 in. L 100mm H x 300mm D x 450mm L
	AB Aztec Junior Lite	6"	0.25 sq ft. approx. 45 blk per m ²	18 lbs 8 kg	4 in. H x 12 in. D x 9 in. L 100mm H x 300mm D x 230mm

Actual dimensions, weights and setbacks will vary by manufacturer. Check with your local Allan Block Dealer for exact specifications, block and color availability. Cap blocks are also available.

Cascada
ORCO's new, wide permeable pavers not only manage stormwater efficiently, but are also easy to maintain while featuring a pleasing aesthetic.

TYPICAL SPECIFICATIONS: New Public Use, Downspout (1500 gallon) Storm, Hard to Weather, Hard, Fencing, and Drains (1000 L) (1000 L) (1000 L)

PERMEABLE PAVES	PERMEABLE	PERMEABLE	PERMEABLE	PERMEABLE	PERMEABLE
NO. 10	NO. 10	NO. 10	NO. 10	NO. 10	NO. 10
1000	1000	1000	1000	1000	1000

Additional Info:
Visit www.orco.com for the full information on our other concrete, masonry and pavers. For more information, please visit our website at www.orco.com. ORCO Block & Pavers is a manufacturer of masonry products with 25+ years of experience in the industry. We are proud to be a part of the concrete industry and have been recognized with numerous awards and accolades for our quality products. Our products are made from high-quality materials and are designed for long-lasting performance. For more information, please visit our website at www.orco.com. Our products are made from high-quality materials and are designed for long-lasting performance. For more information, please visit our website at www.orco.com.

Permeable Driveway Pavers for Walkway Area (See detail #2)

PROPERTY LINE N38°24'29"E L=270.69'

SETBACK 25'-0"

RIDGE LINE

RIDGE LINE

SETBACK 25'-0"

PROPERTY LINE N38°39'27"E L=288.93'

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

SMALL BROADLEAF TREES

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

SMALL ORNAMENTAL TREES

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

CONIFERS

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

VINE

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

NATIVE BUFFER ZONE

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

TRANSITIONAL PLANTING

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

CULTIVATED LANDSCAPE

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

MEADOW GRASSES

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

BIO-RETENTION PLANTING

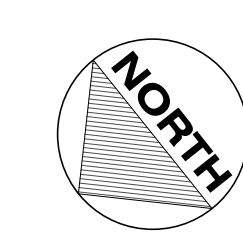
ABBREV	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	Chondropetalum tectorum	Cape rush	1 Gal	Cont.
	Nassella pulchra*	Purple needle grass	1 Gal	Cont.
	Festuca californica*	California fescue	1 Gal	Cont.

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

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

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

* Indicates plant native to San Mateo County. Source: CalFlora.org
 ** Indicates plant native to California. Source: Calflora.org
 ☆ Indicates drought tolerant plant (low or very low water use). All other plants are moderate/medium water use, with the exception of cyperus papyrus, which is high water use.



LANDSCAPE PLAN

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

J C ENGINEERING

648 BURNS CT.
 PACIFICA, CA 94044
 (650) 355 0615
 FAX (650) 355 8965

CIVIL AND STRUCTURAL ENGINEERS

REMARKS:

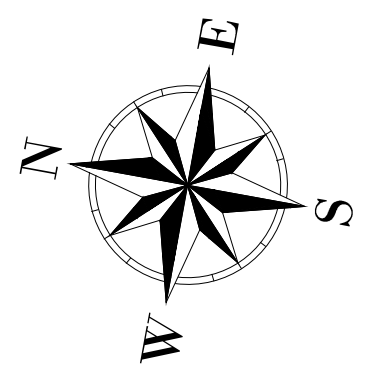


Sheet:
 LANDSCAPE & ROOF PLAN

DATE	ISSUED FOR
07/02/21	FINAL PLANING

Drawn by: JC
 Checked by: JC
 project no: sheet no. A-4

REMARKS:



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



Sheet:
• PROPOSED FLOOR PLAN

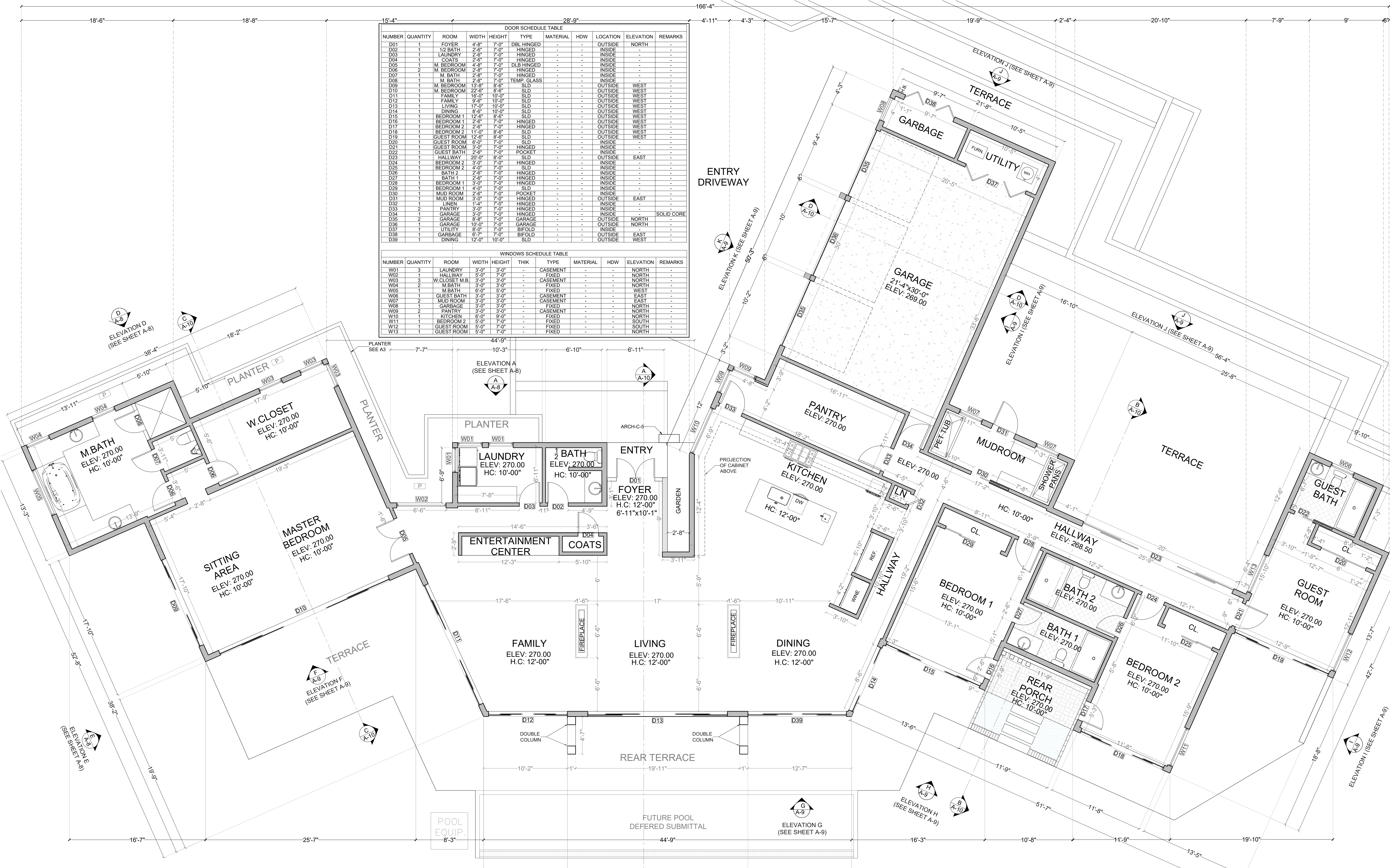
DATE	ISSUED FOR
06/28/2021	PLANING SET
07/02/2021	PLANING SET

Drawn by:
Checked by: JC

project no sheet no.
A-5.00

NUMBER	QUANTITY	ROOM	WIDTH	HEIGHT	TYPE	MATERIAL	HDW	LOCATION	ELEVATION	REMARKS
D01	1	FOYER	4'-8"	7'-0"	DBL HINGED	-	-	OUTSIDE	NORTH	-
D02	1	1/2 BATH	2'-6"	7'-0"	HINGED	-	-	INSIDE	-	-
D03	1	LAUNDRY	2'-6"	7'-0"	HINGED	-	-	INSIDE	-	-
D04	1	COATS	2'-6"	7'-0"	HINGED	-	-	INSIDE	-	-
D05	1	M. BEDROOM	4'-8"	7'-0"	DBL HINGED	-	-	INSIDE	-	-
D06	2	M. BEDROOM	2'-8"	7'-0"	HINGED	-	-	INSIDE	-	-
D07	1	M. BATH	2'-8"	7'-0"	HINGED	-	-	INSIDE	-	-
D08	1	M. BATH	2'-8"	7'-0"	TEMP. GLASS	-	-	INSIDE	-	-
D09	1	M. BEDROOM	13'-8"	8'-6"	SLD	-	-	OUTSIDE	WEST	-
D10	1	M. BEDROOM	22'-6"	8'-6"	SLD	-	-	OUTSIDE	WEST	-
D11	1	FAMILY	16'-0"	10'-0"	SLD	-	-	OUTSIDE	WEST	-
D12	1	FAMILY	9'-6"	10'-0"	SLD	-	-	OUTSIDE	WEST	-
D13	1	LIVING	12'-0"	10'-0"	SLD	-	-	OUTSIDE	WEST	-
D14	1	DINING	8'-6"	10'-0"	SLD	-	-	OUTSIDE	WEST	-
D15	1	BEDROOM 1	12'-0"	8'-6"	SLD	-	-	OUTSIDE	WEST	-
D16	1	BEDROOM 1	2'-6"	7'-0"	HINGED	-	-	OUTSIDE	WEST	-
D17	1	BEDROOM 2	2'-6"	7'-0"	HINGED	-	-	OUTSIDE	WEST	-
D18	1	BEDROOM 2	11'-0"	8'-6"	SLD	-	-	OUTSIDE	WEST	-
D19	1	GUEST ROOM	12'-6"	8'-6"	SLD	-	-	OUTSIDE	WEST	-
D20	1	GUEST ROOM	6'-0"	7'-0"	SLD	-	-	INSIDE	-	-
D21	1	GUEST ROOM	3'-0"	7'-0"	HINGED	-	-	INSIDE	-	-
D22	1	GUEST BATH	2'-6"	7'-0"	POCKET	-	-	INSIDE	-	-
D23	1	HALLWAY	20'-0"	8'-0"	SLD	-	-	OUTSIDE	EAST	-
D24	1	BEDROOM 2	3'-0"	7'-0"	HINGED	-	-	INSIDE	-	-
D25	1	BEDROOM 2	4'-0"	7'-0"	SLD	-	-	INSIDE	-	-
D26	1	BATH 1	2'-6"	7'-0"	HINGED	-	-	INSIDE	-	-
D27	1	BATH 1	2'-6"	7'-0"	HINGED	-	-	INSIDE	-	-
D28	1	BEDROOM 1	3'-0"	7'-0"	HINGED	-	-	INSIDE	-	-
D29	1	BEDROOM 1	4'-0"	7'-0"	SLD	-	-	INSIDE	-	-
D30	1	MUD ROOM	2'-6"	7'-0"	POCKET	-	-	INSIDE	-	-
D31	1	MUD ROOM	3'-0"	7'-0"	HINGED	-	-	OUTSIDE	EAST	-
D32	1	LINEN	1'-4"	7'-0"	HINGED	-	-	INSIDE	-	-
D33	2	PANTRY	3'-0"	7'-0"	HINGED	-	-	INSIDE	-	SOLID CORE
D34	1	GARAGE	3'-0"	7'-0"	HINGED	-	-	INSIDE	-	-
D35	2	GARAGE	8'-8"	7'-0"	GARAGE	-	-	OUTSIDE	NORTH	-
D36	1	GARAGE	10'-0"	7'-0"	GARAGE	-	-	OUTSIDE	NORTH	-
D37	1	UTILITY	8'-0"	7'-0"	BIFOLD	-	-	INSIDE	-	-
D38	1	GARBAGE	6'-7"	7'-0"	BIFOLD	-	-	OUTSIDE	EAST	-
D39	1	DINING	12'-0"	10'-0"	SLD	-	-	OUTSIDE	WEST	-

NUMBER	QUANTITY	ROOM	WIDTH	HEIGHT	THIK	TYPE	MATERIAL	HDW	ELEVATION	REMARKS
W01	3	LAUNDRY	3'-0"	3'-0"	-	CASEMENT	-	-	NORTH	-
W02	1	HALLWAY	5'-0"	7'-0"	-	FIXED	-	-	NORTH	-
W03	3	W.CLOSET M.B.	3'-0"	3'-0"	-	CASEMENT	-	-	NORTH	-
W04	2	M. BATH	3'-0"	3'-0"	-	FIXED	-	-	NORTH	-
W05	1	M. BATH	6'-0"	5'-0"	-	FIXED	-	-	WEST	-
W06	1	GUEST BATH	3'-0"	3'-0"	-	CASEMENT	-	-	EAST	-
W07	2	MUD ROOM	3'-0"	3'-0"	-	CASEMENT	-	-	EAST	-
W08	1	GARBAGE	3'-0"	3'-0"	-	FIXED	-	-	NORTH	-
W09	2	PANTRY	3'-0"	3'-0"	-	CASEMENT	-	-	NORTH	-
W10	1	KITCHEN	6'-0"	9'-0"	-	FIXED	-	-	NORTH	-
W11	1	BEDROOM 2	5'-0"	7'-0"	-	FIXED	-	-	SOUTH	-
W12	1	GUEST ROOM	5'-0"	7'-0"	-	FIXED	-	-	SOUTH	-
W13	1	GUEST ROOM	5'-0"	7'-0"	-	FIXED	-	-	NORTH	-



PROPOSED FLOOR PLAN

LIVING: 4,254.27 Sq.Ft. SCALE: 3/16" = 1'-0"
GARAGE: 650 Sq.Ft.

- GENERAL NOTES 1:**
- 2x6 FRAMING AT 16 O.C
 - 2x4 GLASS WALL
 - SEE SHEET A-6 FOR AREA CALCULATION
 - DOOR TYPE (SEE SCHEDULE) SEE SHEET A6
 - WINDOW TYPE (SEE SCHEDULE) SEE SHEET A6
 - ARCH-C#: ARCHITECTURAL CLADDING SEE SHEET XIX
 - PLANTER-SEE SHEET A3 AND SHEET A4

REMARKS:

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

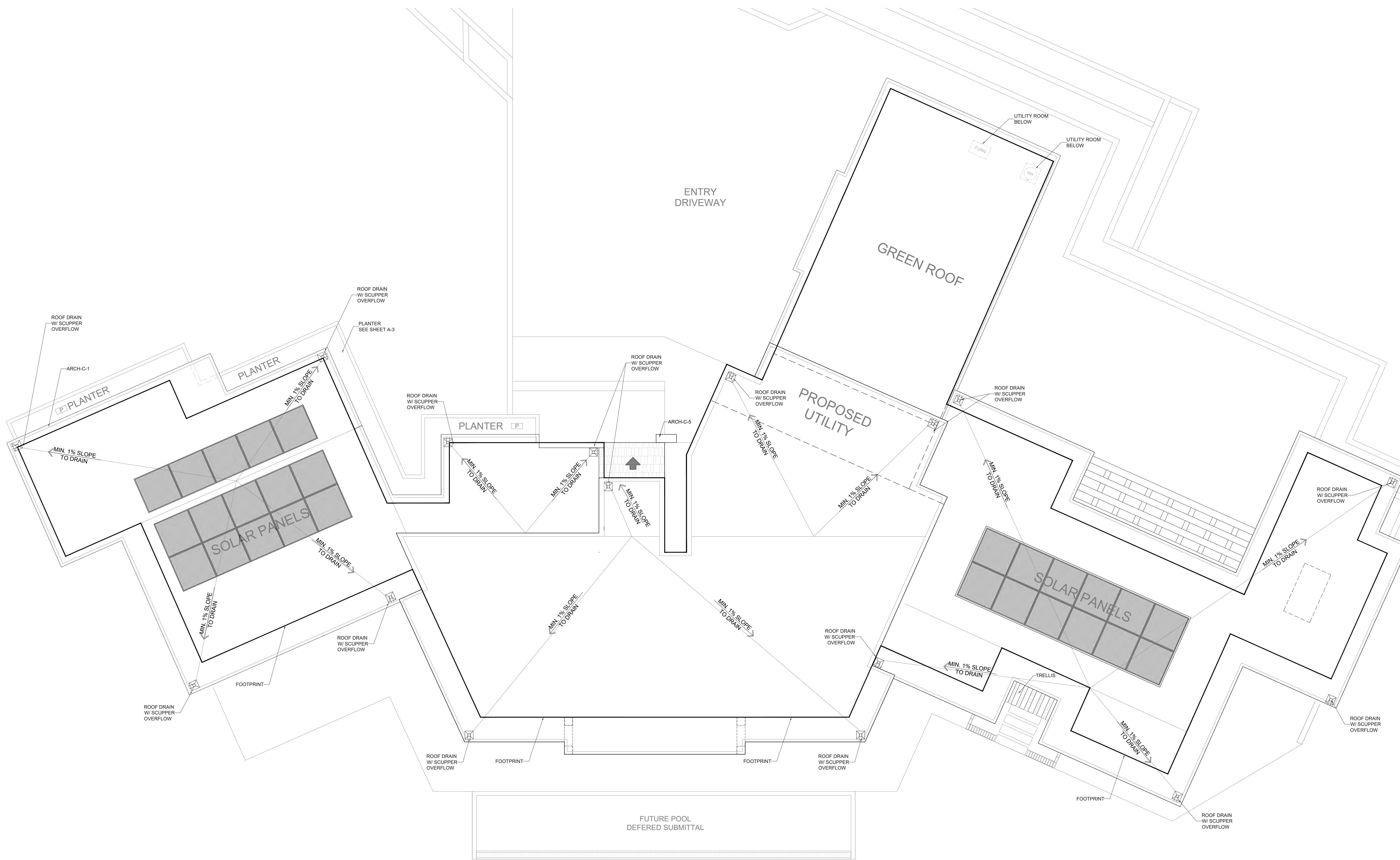


Sheet:
PROPOSED ROOF PLAN

DATE	ISSUED FOR
06/28/2021	PLANING SET
07/02/2021	PLANING SET

Drawn by:
Checked by: JC

project no. sheet no.
A-5.05



PROPOSED ROOF PLAN

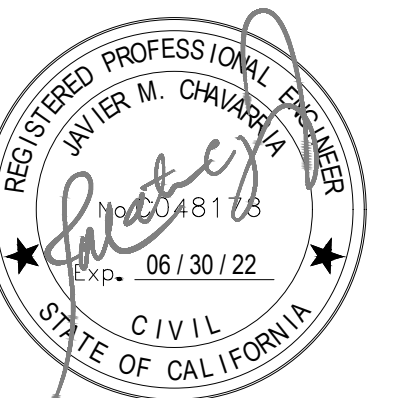
SCALE: 3/16" = 1'-0"

GENERAL NOTES 1:

- 2x6 FRAMING AT 16 O.C
- 2x4 GLASS WALL
- SEE SHEET A-6 FOR AREA CALCULATION
- DOOR TYPE (SEE SCHEDULE) SEE SHEET A6
- WINDOW TYPE (SEE SCHEDULE)-SEE SHEET A6
- ARCH-C#: ARCHITECTURAL CLADDING SEE SHEET X/X
- PLANTER-SEE SHEET A3 AND SHEET A4

REMARKS:

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

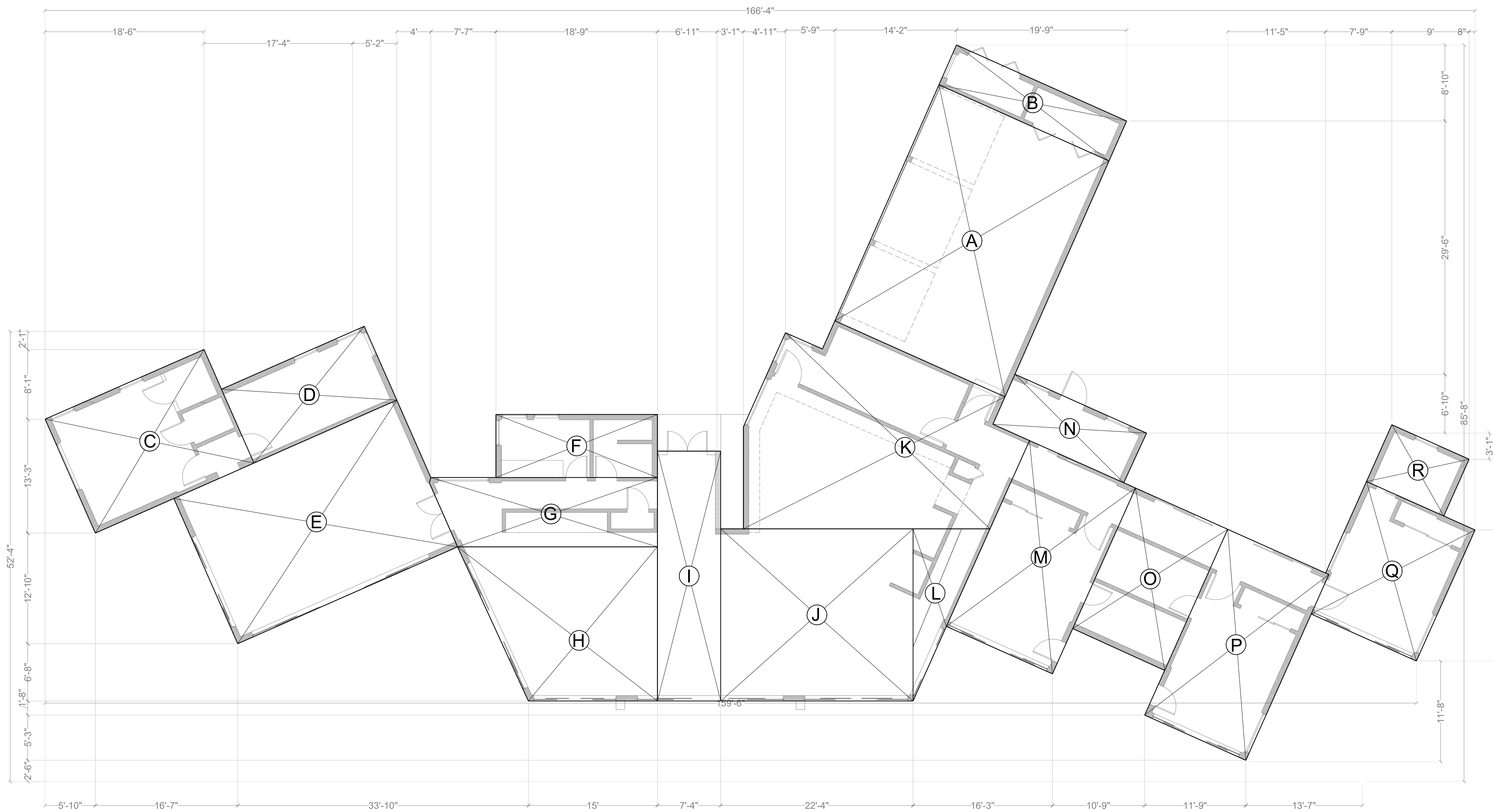


Sheet:
• PROPOSED FLOOR PLAN
• AREA CALCULATION
• CONSTRUCTION
• SECTIONS REFERENCE

DATE	ISSUED FOR
06/28/2021	PLANING SET
07/02/2021	PLANING SET

Drawn by:
Checked by: JC

project no. sheet no.
A-6



FLOOR PLAN AREA CALCULATIONS

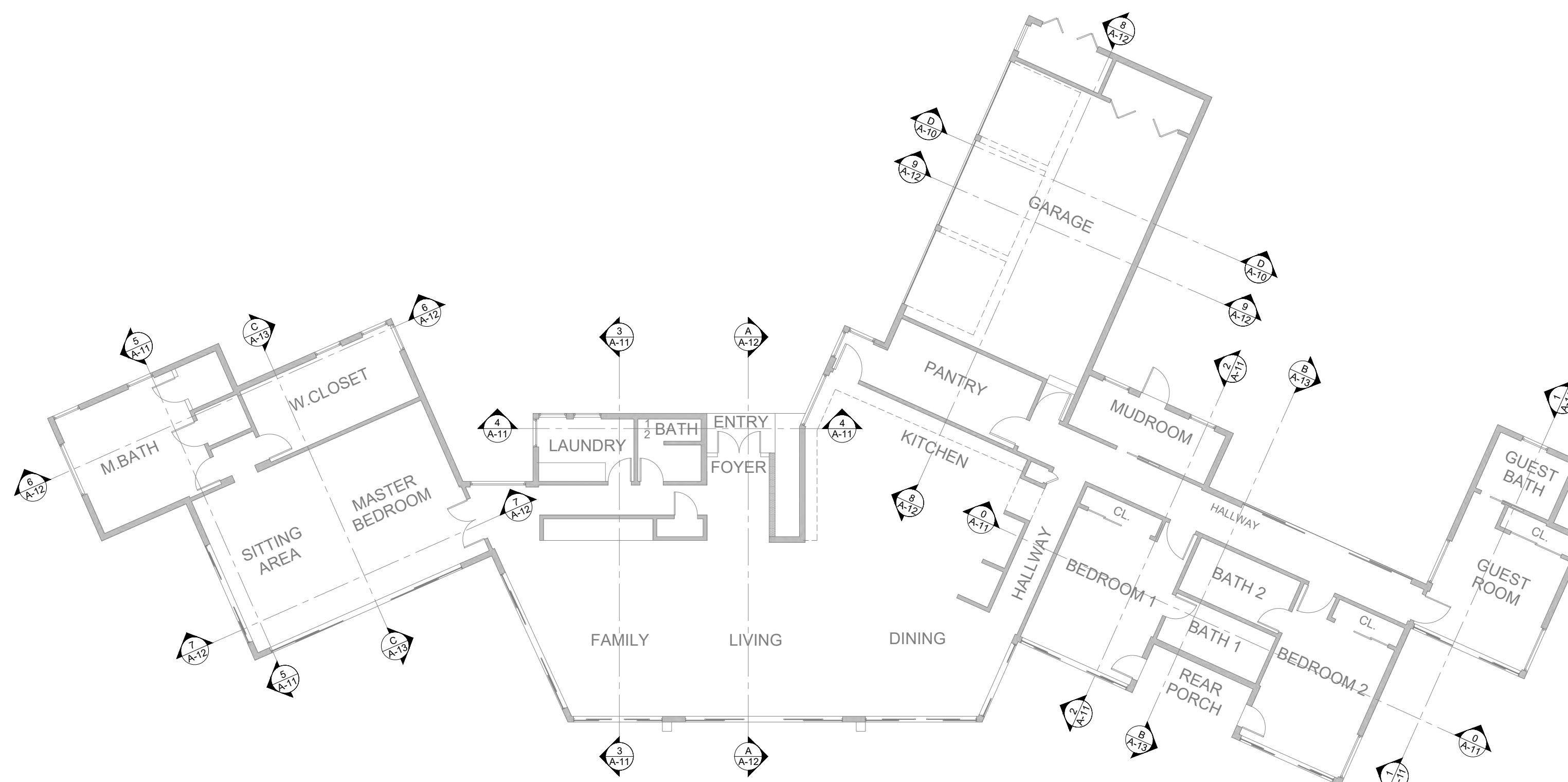
SCALE : 1/8" = 1'-0"

AREA CALCULATION	
AREAS	AREA (Sq.Ft.)
A (GARAGE)	650.00
B (UTILITY/GARAGE)	109.86

AREA CALCULATION	
AREAS	AREA (Sq.Ft.)
C	291.56
D	170.24
E	519.79
F	137.77
G	201.54
H	343.13
I	213.83
J	447.92
K	607.40
L	89.61
M	319.80
N	106.24
O	210.79
P	304.97
Q	228.68
R	71.08
TOTAL AREA	4264.35

DOOR SCHEDULE TABLE										
NUMBER	QUANTITY	ROOM	WIDTH	HEIGHT	TYPE	MATERIAL	HDW	LOCATION	ELEVATION	REMARKS
D01	1	FOYER	4'-8"	7'-0"	DBL HINGED	-	-	OUTSIDE	NORTH	-
D02	1	1/2 BATH	2'-6"	7'-0"	HINGED	-	-	INSIDE	-	-
D03	1	LAUNDRY	2'-6"	7'-0"	HINGED	-	-	INSIDE	-	-
D04	1	COATS	2'-6"	7'-0"	HINGED	-	-	INSIDE	-	-
D05	1	M. BEDROOM	4'-8"	7'-0"	DLB HINGED	-	-	INSIDE	-	-
D06	2	M. BEDROOM	2'-8"	7'-0"	HINGED	-	-	INSIDE	-	-
D07	1	M. BATH	2'-8"	7'-0"	HINGED	-	-	INSIDE	-	-
D08	1	M. BATH	2'-8"	7'-0"	TEMP. GLASS	-	-	INSIDE	-	-
D09	1	M. BEDROOM	13'-8"	8'-6"	SLD	-	-	OUTSIDE	WEST	-
D10	1	M. BEDROOM	22'-6"	8'-6"	SLD	-	-	OUTSIDE	WEST	-
D11	1	FAMILY	16'-0"	10'-0"	SLD	-	-	OUTSIDE	WEST	-
D12	1	FAMILY	9'-6"	10'-0"	SLD	-	-	OUTSIDE	WEST	-
D13	1	LIVING	17'-0"	10'-0"	SLD	-	-	OUTSIDE	WEST	-
D14	1	DINING	8'-6"	10'-0"	SLD	-	-	OUTSIDE	WEST	-
D15	1	BEDROOM 1	12'-6"	8'-6"	SLD	-	-	OUTSIDE	WEST	-
D16	1	BEDROOM 1	2'-6"	7'-0"	HINGED	-	-	OUTSIDE	WEST	-
D17	1	BEDROOM 2	2'-6"	7'-0"	HINGED	-	-	OUTSIDE	WEST	-
D18	1	BEDROOM 2	11'-0"	8'-6"	SLD	-	-	OUTSIDE	WEST	-
D19	1	GUEST ROOM	12'-6"	8'-6"	SLD	-	-	OUTSIDE	WEST	-
D20	1	GUEST ROOM	6'-0"	7'-0"	SLD	-	-	INSIDE	-	-
D21	1	GUEST ROOM	3'-0"	7'-0"	HINGED	-	-	INSIDE	-	-
D22	1	GUEST BATH	2'-6"	7'-0"	POCKET	-	-	INSIDE	-	-
D23	1	HALLWAY	20'-0"	8'-0"	SLD	-	-	OUTSIDE	EAST	-
D24	1	BEDROOM 2	3'-0"	7'-0"	HINGED	-	-	INSIDE	-	-
D25	1	BEDROOM 2	4'-0"	7'-0"	SLD	-	-	INSIDE	-	-
D26	1	BATH 2	2'-6"	7'-0"	HINGED	-	-	INSIDE	-	-
D27	1	BATH 1	2'-6"	7'-0"	HINGED	-	-	INSIDE	-	-
D28	1	BEDROOM 1	3'-0"	7'-0"	HINGED	-	-	INSIDE	-	-
D29	1	BEDROOM 1	4'-0"	7'-0"	SLD	-	-	INSIDE	-	-
D30	1	MUD ROOM	2'-6"	7'-0"	POCKET	-	-	INSIDE	-	-
D31	1	MUD ROOM	3'-0"	7'-0"	HINGED	-	-	OUTSIDE	EAST	-
D32	1	LINEN	1'-4"	7'-0"	HINGED	-	-	INSIDE	-	-
D33	2	PANTRY	3'-0"	7'-0"	HINGED	-	-	INSIDE	-	-
D34	1	GARAGE	3'-0"	7'-0"	HINGED	-	-	INSIDE	-	SOLID CORE
D35	2	GARAGE	8'-8"	7'-0"	GARAGE	-	-	OUTSIDE	NORTH	-
D36	1	GARAGE	10'-0"	7'-0"	GARAGE	-	-	OUTSIDE	NORTH	-
D37	1	UTILITY	8'-0"	7'-0"	BIFOLD	-	-	INSIDE	-	-
D38	1	GARAGE	6'-7"	7'-0"	BIFOLD	-	-	OUTSIDE	EAST	-
D39	1	DINING	12'-0"	10'-0"	SLD	-	-	OUTSIDE	WEST	-

WINDOWS SCHEDULE TABLE										
NUMBER	QUANTITY	ROOM	WIDTH	HEIGHT	THIK	TYPE	MATERIAL	HDW	ELEVATION	REMARKS
W01	3	LAUNDRY	3'-0"	3'-0"	-	CASEMENT	-	-	NORTH	-
W02	1	HALLWAY	5'-0"	7'-0"	-	FIXED	-	-	NORTH	-
W03	3	W.CLOSET M.B	3'-0"	3'-0"	-	CASEMENT	-	-	NORTH	-
W04	2	M.BATH	3'-0"	3'-0"	-	FIXED	-	-	NORTH	-
W05	1	M.BATH	6'-0"	5'-0"	-	FIXED	-	-	WEST	-
W06	1	GUEST BATH	3'-0"	3'-0"	-	CASEMENT	-	-	EAST	-
W07	2	MUD ROOM	3'-0"	3'-0"	-	CASEMENT	-	-	EAST	-
W08	1	GARAGE	3'-0"	3'-0"	-	FIXED	-	-	NORTH	-
W09	2	PANTRY	3'-0"	3'-0"	-	CASEMENT	-	-	NORTH	-
W10	1	KITCHEN	6'-0"	9'-0"	-	FIXED	-	-	NORTH	-
W11	1	BEDROOM 2	5'-0"	7'-0"	-	FIXED	-	-	SOUTH	-
W12	1	GUEST ROOM	5'-0"	7'-0"	-	FIXED	-	-	SOUTH	-
W13	1	GUEST ROOM	5'-0"	7'-0"	-	FIXED	-	-	NORTH	-



SECTIONS REFERENCE

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

REMARKS:

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



Sheet: CAL GREEN

Table with 2 columns: DATE, ISSUED FOR. Rows: 06/28/2021 PLANING SET, 07/02/2021 PLANING SET

Drawn by: Checked by: JC

project no sheet no. A-6.1

2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2020 HCD SHL 615C (New 01/20). Table with 5 columns for Verifications and 4 for Levels. Includes sections for Building Maintenance and Operation, Environmental Quality, and Pollutant Control.

2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2020 HCD SHL 615C (New 01/20). Table with 5 columns for Verifications and 4 for Levels. Includes sections for Adhesives, Paints, Aerosol, and Flooring.

2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2020 HCD SHL 615C (New 01/20). Table with 5 columns for Verifications and 4 for Levels. Includes sections for Thermal Insulation, Vapor Retarder, Moisture Control, Indoor Air Quality, and Environmental Comfort.

2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2020 HCD SHL 615C (New 01/20). Table with 5 columns for Verifications and 4 for Levels. Includes sections for Outdoor Air Quality, Innovative Concepts, and HVAC System.

2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2020 HCD SHL 615C (New 01/20). Table with 5 columns for Verifications and 4 for Levels. Includes sections for Performance Approach, Energy Design Rating, and Water Efficiency.

2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2020 HCD SHL 615C (New 01/20). Table with 5 columns for Verifications and 4 for Levels. Includes sections for Plumbing Fixtures, Metering, and Water Reuse Systems.

2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2020 HCD SHL 615C (New 01/20). Table with 5 columns for Verifications and 4 for Levels. Includes sections for Recycled Water, Innovative Concepts, Material Conservation, and Foundation Systems.

2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2020 HCD SHL 615C (New 01/20). Table with 5 columns for Verifications and 4 for Levels. Includes sections for Durability, Water Resistance, Construction Waste, and Recycling.

2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2020 HCD SHL 615C (New 01/20)						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third-Party
		Tier 1	Tier 2			
A4.106.8.3 Provide electric vehicle charging spaces for new hotels and motels. Tier 1. Install EV spaces per Table A4.106.8.3.1. Tier 2. Install EV spaces per Table A4.106.8.3.2.		<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.106.9 Provide bicycle parking facilities as noted below or meet a local ordinance, whichever is more stringent. Number of bicycle parking spaces may be reduced, as approved by the enforcing agency, due to building site characteristics, including but not limited to, isolation from other development. 1. Provide short-term bicycle parking, per Section A4.106.9.1. 2. Provide long-term bicycle parking for multifamily buildings, per Section A4.106.9.2. 3. Provide long-term bicycle parking for hotel and motel buildings, per Section A4.106.9.3.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.106.10 [HR] Outdoor lighting systems shall be designed and installed to comply with: 1. The minimum requirements in the California Energy Code for Lighting Zones 1-4, and 2. Backlight, Uplight and Glare (BUG) ratings as defined in EEC TM-15-11; and 3. Allowable BUG ratings not exceeding those shown in Table A4.106.10, or Comply with a lawfully enacted local ordinance, whichever is more stringent.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Innovative Concepts and Local Environmental Conditions						
A4.108.1 Items in this section are necessary to address innovative concepts or local environmental conditions. Item 1 Item 2 Item 3		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENERGY EFFICIENCY (LOW-RISE RESIDENTIAL)						
General						
4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards ³ .	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

¹ These measures are currently required elsewhere in statute or in regulation.

4

2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2020 HCD SHL 615C (New 01/20)						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third-Party
		Tier 1	Tier 2			
A4.106.4 Permeable paving is utilized for the parking, walking or patio surfaces in compliance with the following: Tier 1. Not less than 20% of the total parking, walking or patio surfaces shall be permeable. Tier 2. Not less than 30% of the total parking, walking or patio surfaces shall be permeable.		<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.106.5 Roofing materials shall have a minimum 3-year aged solar reflectance and thermal emittance or a minimum Solar Reflectance Index (SRI) equal to or greater than the values specified in the applicable tables. Low-Rise Residential Tier 1. Roof covering shall meet or exceed the values contained in Table A4.106.5.1(1). Tier 2. Roof covering shall meet or exceed the values contained in Table A4.106.5.1(2). High-Rise Residential, Hotels and Motels Tier 1. Roof covering shall meet or exceed the values contained in Table A4.106.5.1(3). Tier 2. Roof covering shall meet or exceed the values contained in Table A4.106.5.1(4).		<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.106.6 Install a vegetated roof for at least 50% of the roof area. Vegetated roofs shall comply with requirements for roof gardens and landscaped roofs in the California Building Code, Chapters 15 and 16.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.106.7 Reduce nonroof heat islands for 50% of sidewalks, patios, driveways or other paved areas by using one or more of the methods listed.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.106.8.1 Tier 1 and Tier 2. For one- and two-family dwellings and townhouses with attached private garages, install a dedicated 200/240-volt branch circuit, including an overcurrent protective device rated at 40 amperes minimum per dwelling unit.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.106.8.2 Provide capability for future electric vehicle charging in new multifamily dwellings, as specified. Tier 1. in 15% of total parking spaces. Tier 2. in 20% of total parking spaces.		<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3

2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2020 HCD SHL 615C (New 01/20)						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third-Party
		Tier 1	Tier 2			
A4.106.1 Reserved.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.106.2.1 Soil analysis is performed by a licensed design professional and the findings are utilized in the structural design of the building.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.106.2.2 Soil disturbance and erosion are minimized by at least one of the following: 1. Natural drainage patterns are evaluated and erosion controls are implemented to minimize erosion during construction and after occupancy. 2. Site access is accomplished by minimizing the amount of cut and fill needed to install access roads and driveways. 3. Underground construction activities are coordinated to utilize the same trench, minimize the amount of time the disturbed soil is exposed and the soil is replaced using accepted compaction methods.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.106.2.3 Topsoil shall be protected or saved for reuse as specified in this section. Tier 1. Displaced topsoil shall be stockpiled for reuse in a designated area and covered or protected from erosion. Tier 2. The construction area shall be identified and delineated by fencing or flagging to limit construction activity to the construction area.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.106.3 Postconstruction landscape designs accomplish one or more of the following: 1. Areas disrupted during construction are restored to be consistent with native vegetation species and patterns. 2. Utilize at least 75% native California or drought tolerant plant and tree species appropriate for the climate zone region.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

² Required prerequisite for this Tier.

2

2019 CALGREEN RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST SECTION A4.602 Effective January 1, 2020 HCD SHL 615C (New 01/20)						
FEATURE OR MEASURE	LEVELS APPLICANT TO SELECT ELECTIVE MEASURES			VERIFICATIONS ENFORCING AGENCY TO SPECIFY VERIFICATION METHOD		
	Mandatory	Prerequisites and Electives ¹		Enforcing Agency	Installer or Designer	Third-Party
		Tier 1	Tier 2			
PLANNING AND DESIGN						
Site Selection						
A4.103.1 A site which complies with at least one of the following characteristics is selected: 1. An infill site is selected. 2. A greyfield site is selected. 3. An EPA-recognized Brownfield site is selected.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A4.103.2 Facilitate community connectivity by one of the following methods: 1. Locate project within a 1/4-mile true walking distance of at least 4 basic services. 2. Locate project within 1/2-mile true walking distance of at least 7 basic services; or 3. Other methods increasing access to additional resources.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Preservation						
A4.104.1 An individual with oversight responsibility for the project has participated in an educational program promoting environmentally friendly design or development and has provided training or instruction to appropriate entities.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deconstruction and Reuse of Existing Materials						
A4.105.2 Existing buildings are disassembled for reuse or recycling of building materials. The proposed structure utilizes at least one of the following materials which can be easily reused: 1. Light fixtures 2. Plumbing fixtures 3. Doors and trim 4. Masonry 5. Electrical devices 6. Appliances 7. Foundations or portions of foundations		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Development						
4.106.2 A plan is developed and implemented to manage storm water drainage during construction.		<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.		<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.106.4 Provide capability for electric vehicle charging for one- and two-family dwellings; townhouses with attached private garages; multifamily dwellings; and hotels/motels in accordance with Section 4.106.4.1, 4.106.4.2, or 4.106.4.3, as applicable.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

³ Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7.

1

NOTE:

- THIS DOCUMENT IS EXCERPTED FROM THE 2019 CALIFORNIA GREEN BUILDING CODE, SUPPLEMENT, EFFECTIVE AUGUST 1, 2019. THE INTENT OF THE DOCUMENT'S CONTENT, ORGANIZATION AND FORMAT IS TO PROVIDE USABLE ACCESS TO THE MANDATORY SECTIONS OF THE REFERENCED CODE THAT WILL BE MOST COMMONLY APPLIED TO NON-RESIDENTIAL PROJECTS. REVIEW OF THE COMPLETE CODE DOCUMENT IS STRONGLY ADVISED PRIOR TO UTILIZATION OF THIS EXCERPT.
- THE CHECK BOXES ARE PLACED WHERE YOUR LOCAL ENFORCING AGENCY MAY WANT TO VERIFY COMPLIANCE. YOU MAY ADD BOXES OR RELOCATE THEM AS NECESSARY TO CONFORM WITH LOCAL AGENCY REQUIREMENTS.
- SOME AGENCIES MAY CHOOSE TO USE THEIR OWN FORMS TO VERIFY COMPLIANCE. IN THIS CASE THESE SHEETS MAY BE USED ONLY AS A REFERENCE FOR THE CONTRACTOR, AND THE SIGN OFF BOXES REMOVED OR THE "A-INSPECTOR SIGNOFF" LAYER FROZEN.
- DRAWING ENTITIES ARE SET TO "COLOR BY LAYER". ADJUST LAYER COLORS AS REQUIRED TO CONFORM TO USER OFFICE STANDARDS FOR LINE WEIGHTS.
- TABLES CAN BE SET TO "COLOR BY BLOCK" TO CHANGE THEIR BORDER LINE WEIGHT. CELL DIVISION COLOR IS SET BY LAYER.

DISCLAIMER

THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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REMARKS:

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



Sheet:

- CAL GREEN

DATE	ISSUED FOR
06/28/2021	PLANING SET
07/02/2021	PLANING SET

Drawn by:
Checked by: JC

project no sheet no.
A-6.2



LEED v4 for BD+C: New Construction and Major Renovation
Project Checklist

Project Name:
Date:

Y	?	N	Points	Category	Subcategory	Points
				Integrative Process		1
			23	0 0 0 Location and Transportation		16
			16	LEED for Neighborhood Development Location	16	
			1	Sensitive Land Protection	1	
			2	High Priority Site	2	
			5	Surrounding Density and Diverse Uses	5	
			5	Access to Quality Transit	5	
			1	Bicycle Facilities	1	
			1	Reduced Parking Footprint	1	
			1	Green Vehicles	1	
			7	0 0 0 Sustainable Sites		10
				Construction Activity Pollution Prevention	Required	
			1	Site Assessment	1	
			2	Site Development - Protect or Restore Habitat	2	
			1	Open Space	1	
			3	Rainwater Management	3	
			2	Heat Island Reduction	2	
			1	Light Pollution Reduction	1	
			2	0 0 0 Water Efficiency		11
				Outdoor Water Use Reduction	Required	
				Indoor Water Use Reduction	Required	
				Building-Level Water Metering	Required	
			2	Outdoor Water Use Reduction	2	
			6	Indoor Water Use Reduction	6	
			2	Cooling Tower Water Use	2	
			1	Water Metering	1	
			21	0 0 0 Energy and Atmosphere		33
				Fundamental Commissioning and Verification	Required	
				Minimum Energy Performance	Required	
				Building-Level Energy Metering	Required	
				Fundamental Refrigerant Management	Required	
			6	Enhanced Commissioning	6	
			18	Optimize Energy Performance	18	
			1	Advanced Energy Metering	1	
			2	Demand Response	2	
			3	Renewable Energy Production	3	
			1	Enhanced Refrigerant Management	1	
			2	Green Power and Carbon Offsets	2	
			4	0 0 0 Materials and Resources		13
				Storage and Collection of Recyclables	Required	
				Construction and Demolition Waste Management Planning	Required	
			5	Building Life-Cycle Impact Reduction	5	
			2	Building Product Disclosure and Optimization - Environmental Product Declarations	2	
			2	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2	
			2	Building Product Disclosure and Optimization - Material Ingredients	2	
			2	Construction and Demolition Waste Management	2	
			9	0 0 0 Indoor Environmental Quality		16
				Minimum Indoor Air Quality Performance	Required	
				Environmental Tobacco Smoke Control	Required	
			2	Enhanced Indoor Air Quality Strategies	2	
			3	Low-Emitting Materials	3	
			1	Construction Indoor Air Quality Management Plan	1	
			2	Indoor Air Quality Assessment	2	
			1	Thermal Comfort	1	
			2	Interior Lighting	2	
			3	Daylight	3	
			1	Quality Views	1	
			1	Acoustic Performance	1	
			0	0 0 0 Innovation		6
				Innovation	5	
				LEED Accredited Professional	1	
			0	0 0 0 Regional Priority		4
				Regional Priority: Specific Credit	1	
				Regional Priority: Specific Credit	1	
				Regional Priority: Specific Credit	1	
				Regional Priority: Specific Credit	1	
			66	0 0 0 TOTALS		110
				Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110		

THESE LEED FORMS ARE INCLUDED FOR REFERENCE ONLY. A LICENSED PROFESSIONAL WILL BE RETAINED TO PREPARE THE LEED PACKAGE FOR BUILDING PERMIT. BUILDING SHALL BE DESIGNED TO A GOLD STANDARD

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REMARKS:

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



Sheet:
• LEED FORM

DATE	ISSUED FOR
06/28/2021	PLANING SET
07/02/2021	PLANING SET

Drawn by:
Checked by: JC

project no. sheet no.
A-6.3

REMARKS:

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

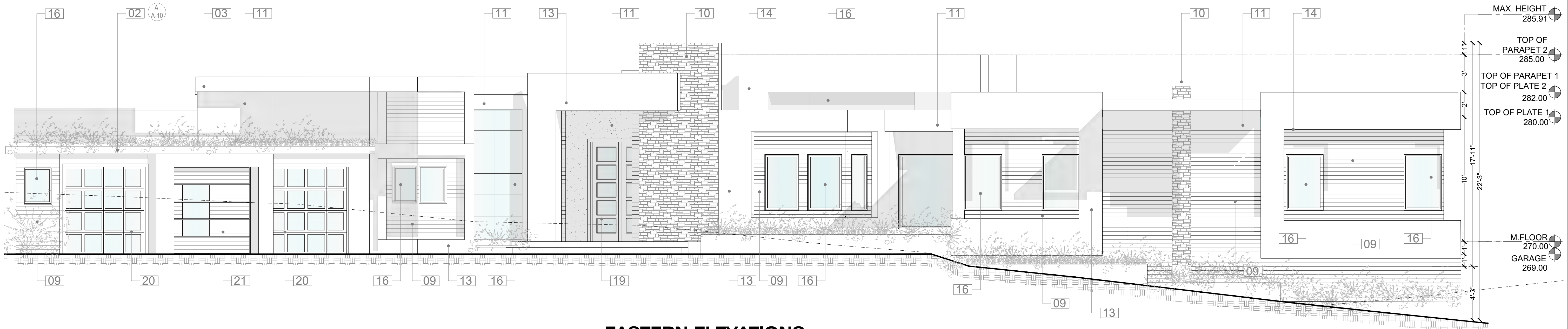


Sheet:
• PROPOSED ELEVATIONS

DATE	ISSUED FOR
06/28/2021	FINAL PLANING
07/02/2021	FINAL PLANING

Drawn by:
Checked by: JC

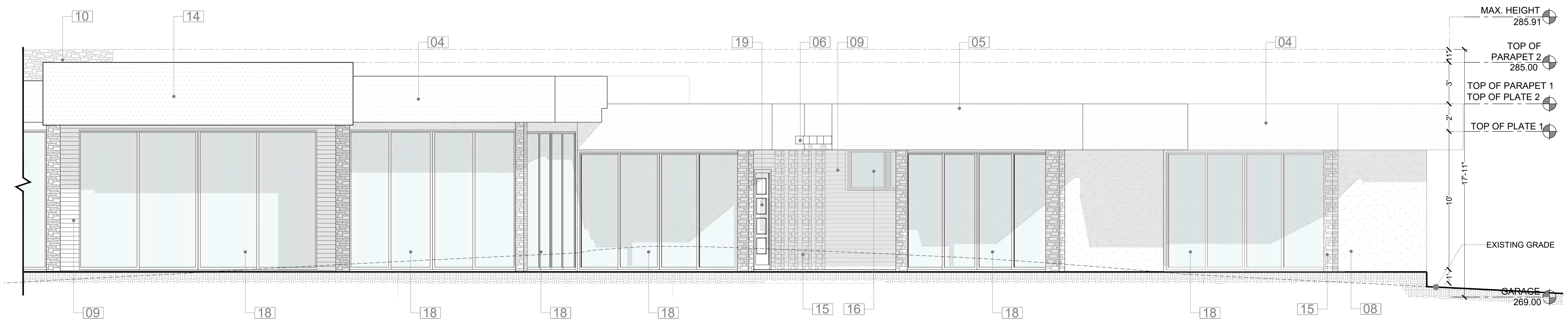
project no. 2016 sheet no. A-7



EASTERN ELEVATIONS

ELEVATION LEGEND SEE SHET A-9

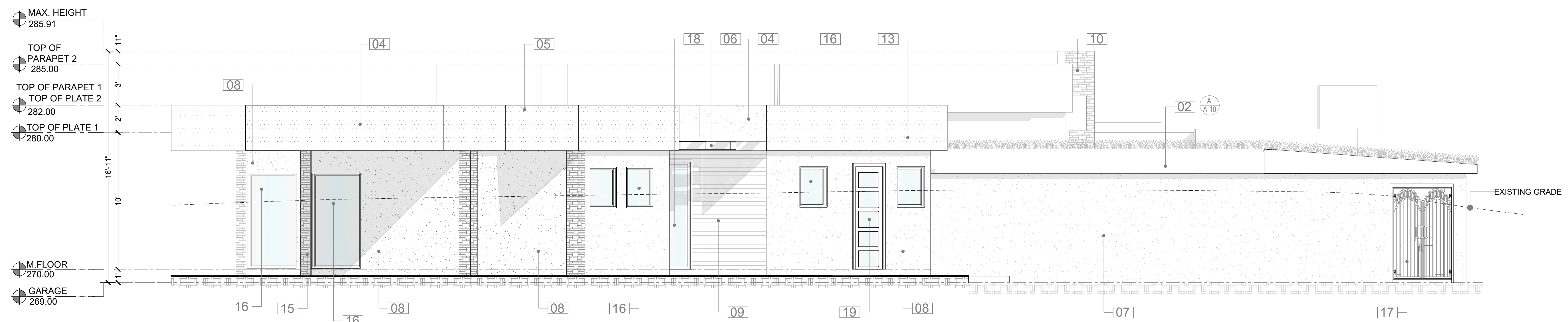
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WESTERN ELEVATION

ELEVATION LEGEND SEE SHET A-9

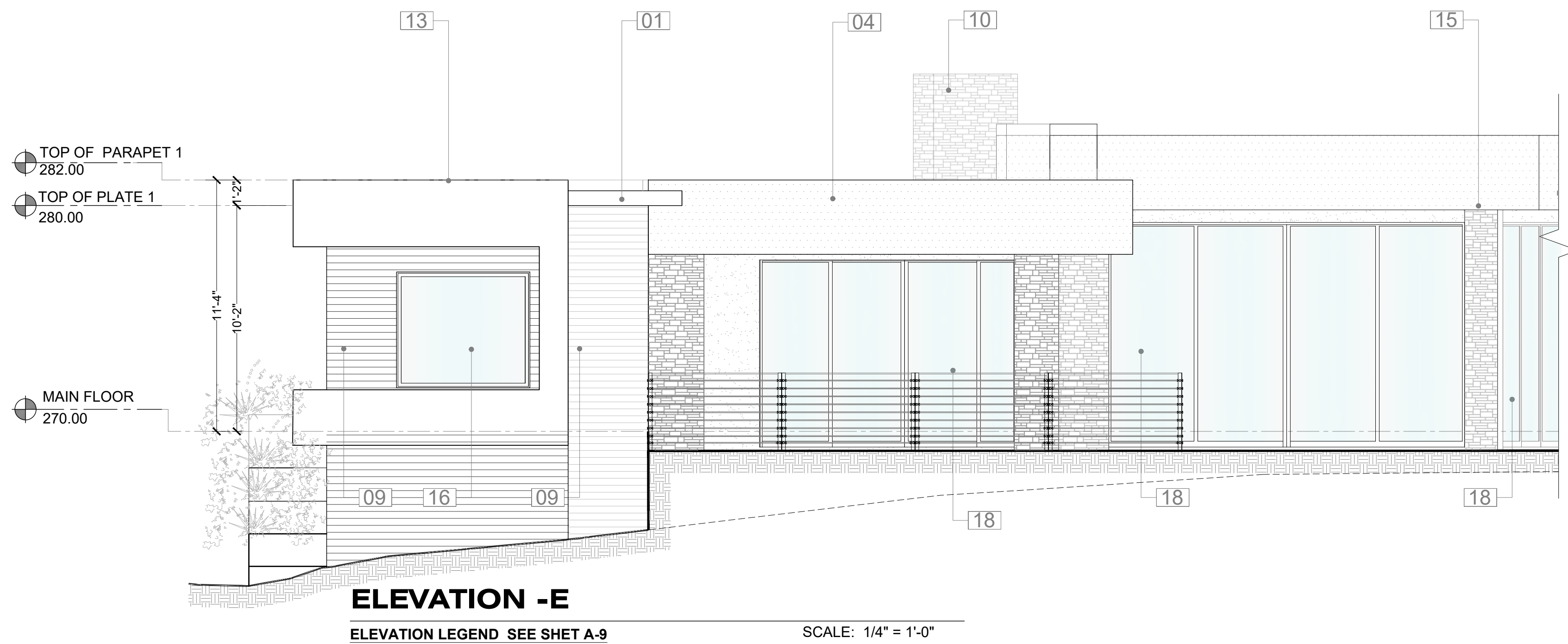
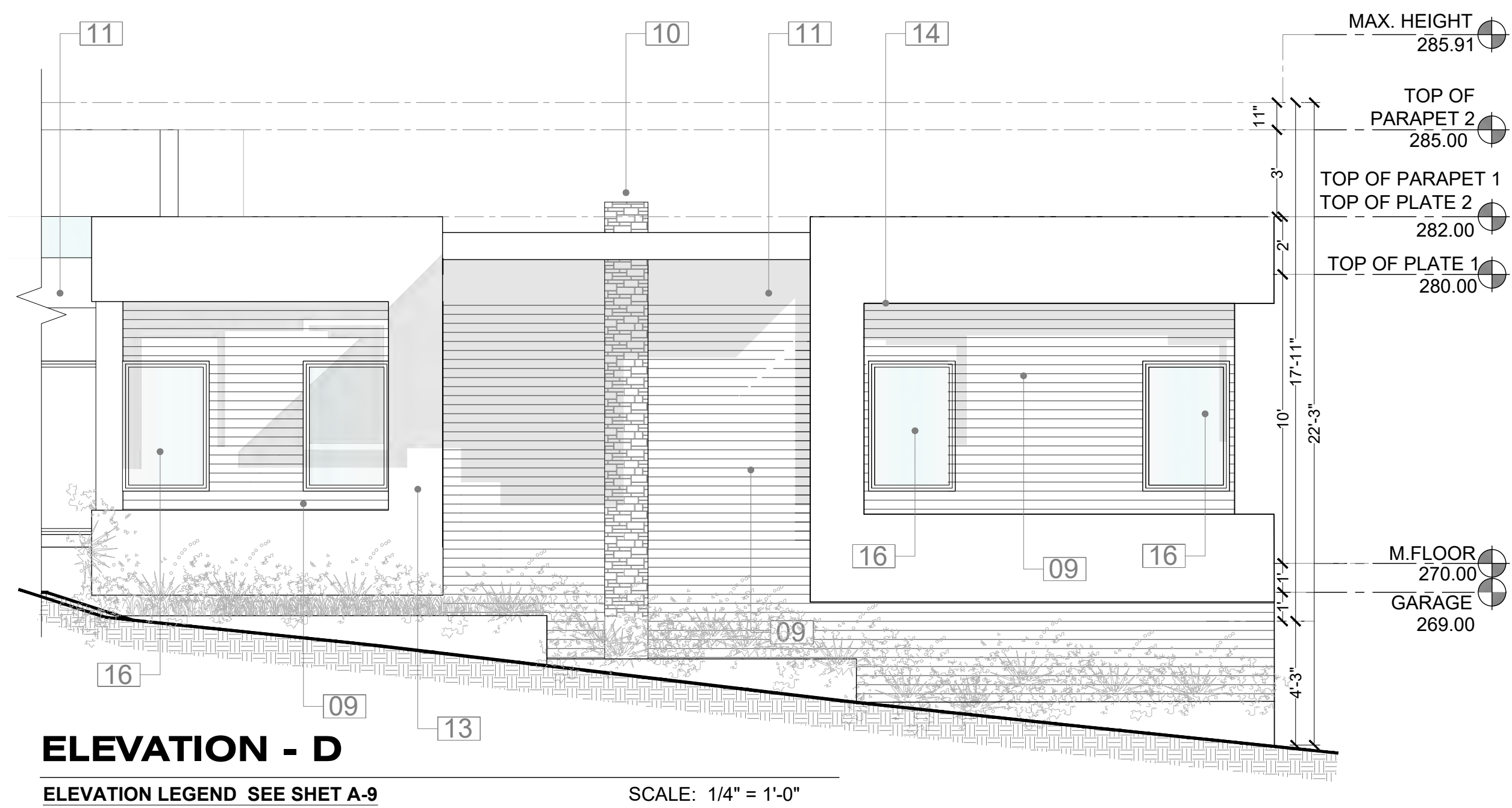
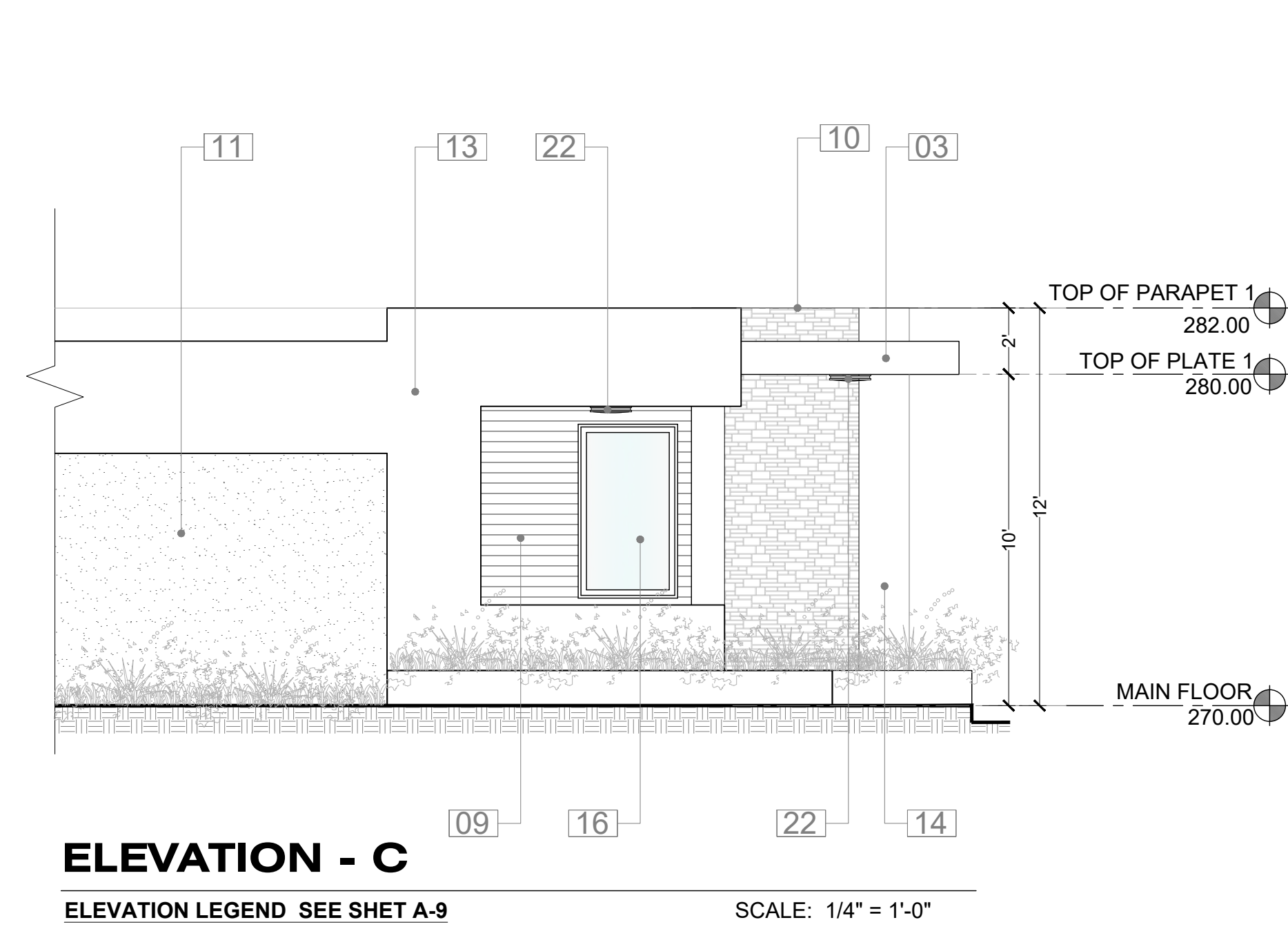
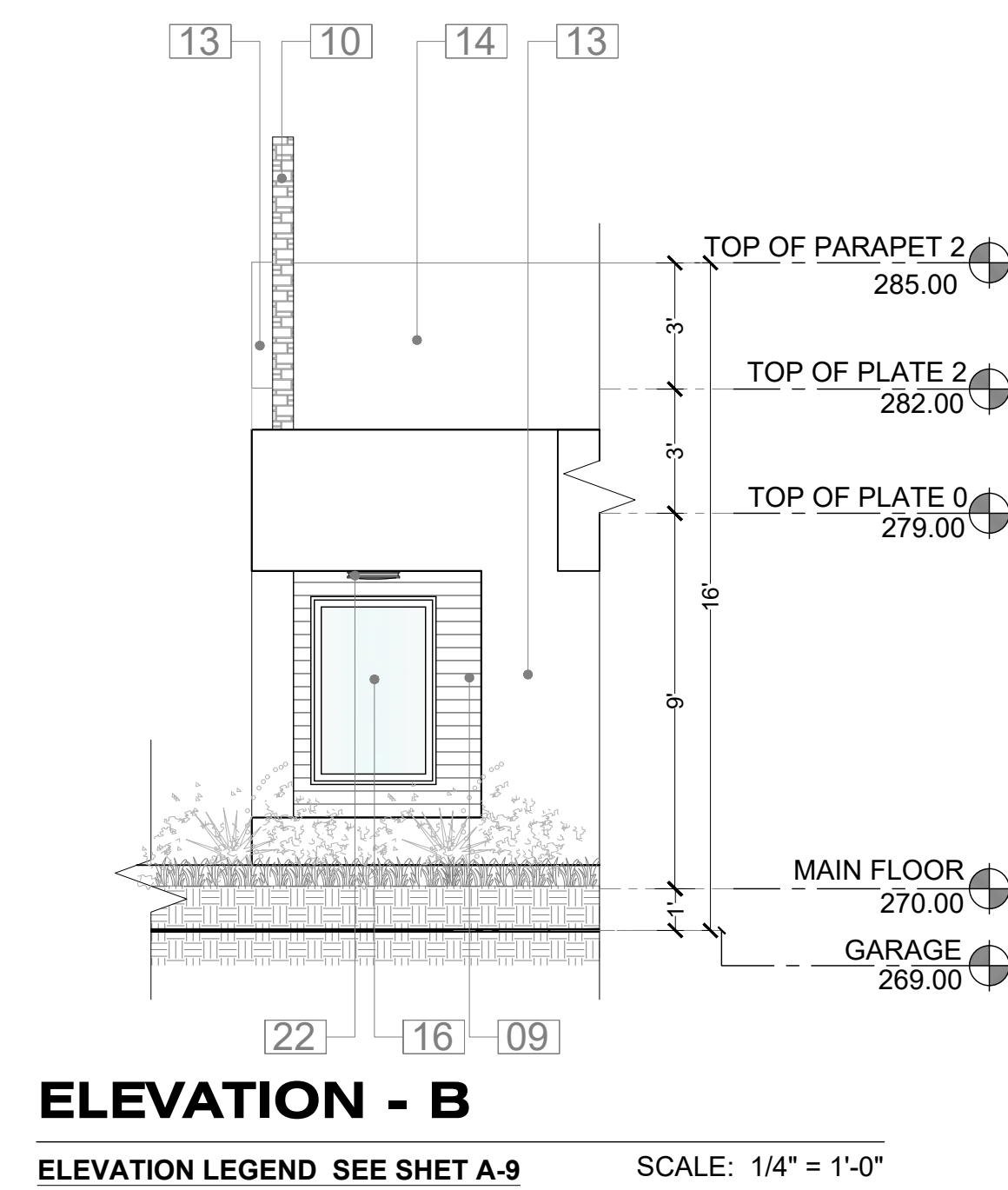
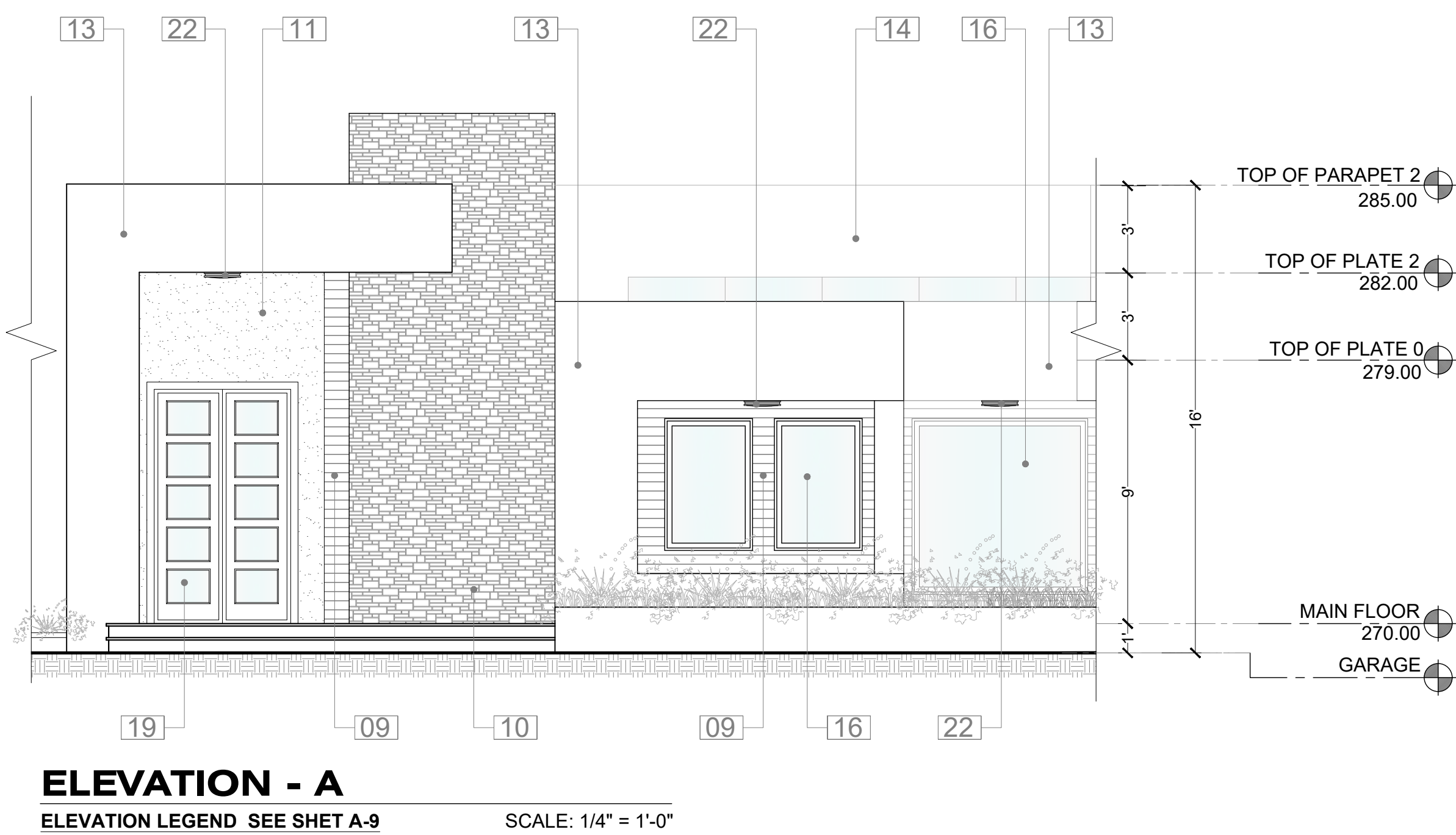
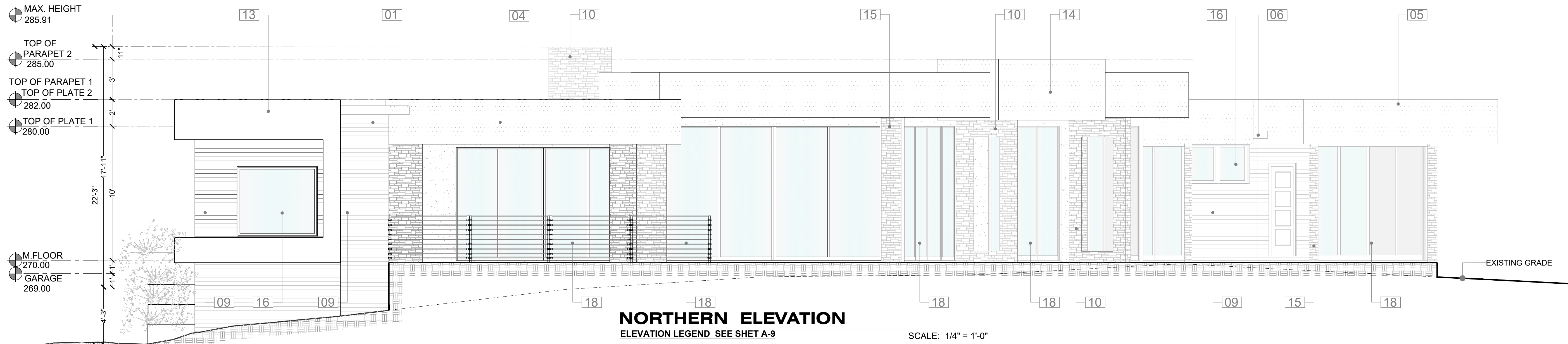
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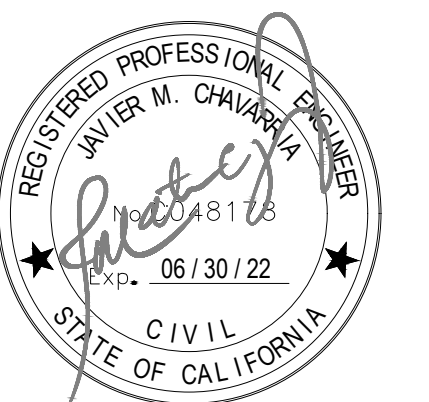
SOUTHERN ELEVATION

ELEVATION LEGEND SEE SHET A-9

SCALE: 1/4" = 1'-0"



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



Sheet:
• PROPOSED ELEVATIONS

DATE	ISSUED FOR
06/28/2021	FINAL PLANING
07/02/2021	FINAL PLANING

Drawn by:
Checked by: JC

project no. 2016
sheet no. A-8

REMARKS:

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



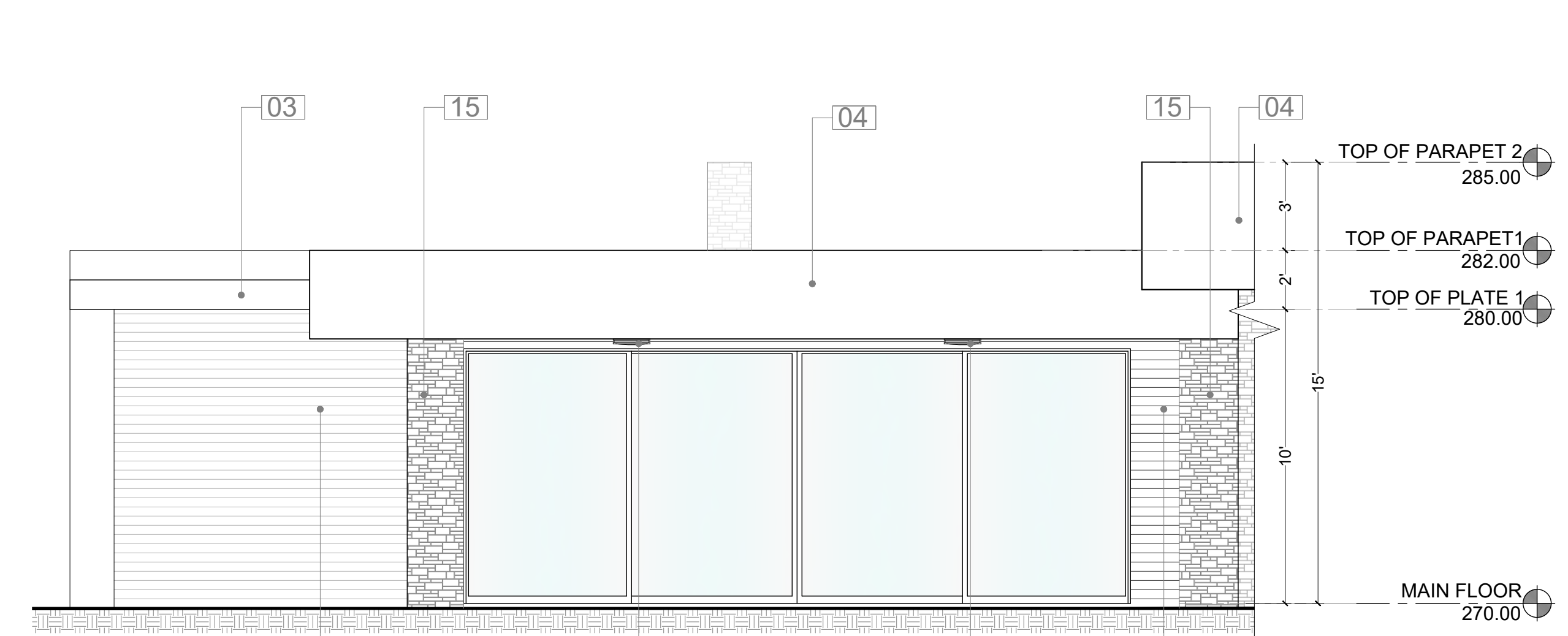
Sheet:

- PROPOSED ELEVATIONS

DATE	ISSUED FOR
06/28/2021	FINAL PLANING
07/02/2021	FINAL PLANING

Drawn by:
Checked by: JC

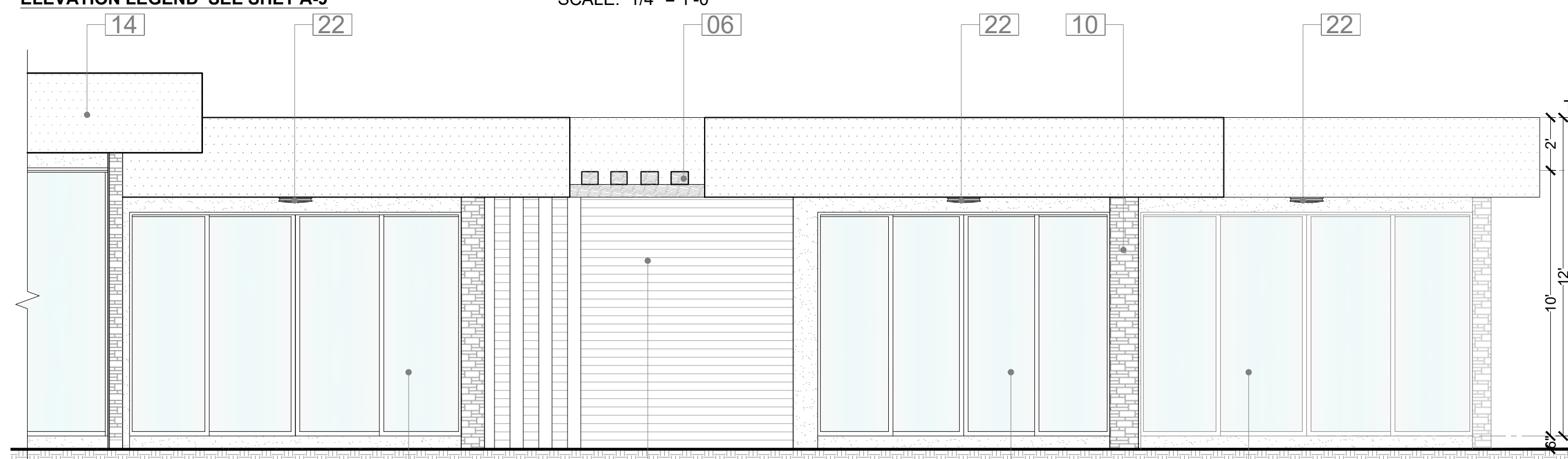
project no. 2016
sheet no. A-9



ELEVATION - F

ELEVATION LEGEND SEE SHET A-9

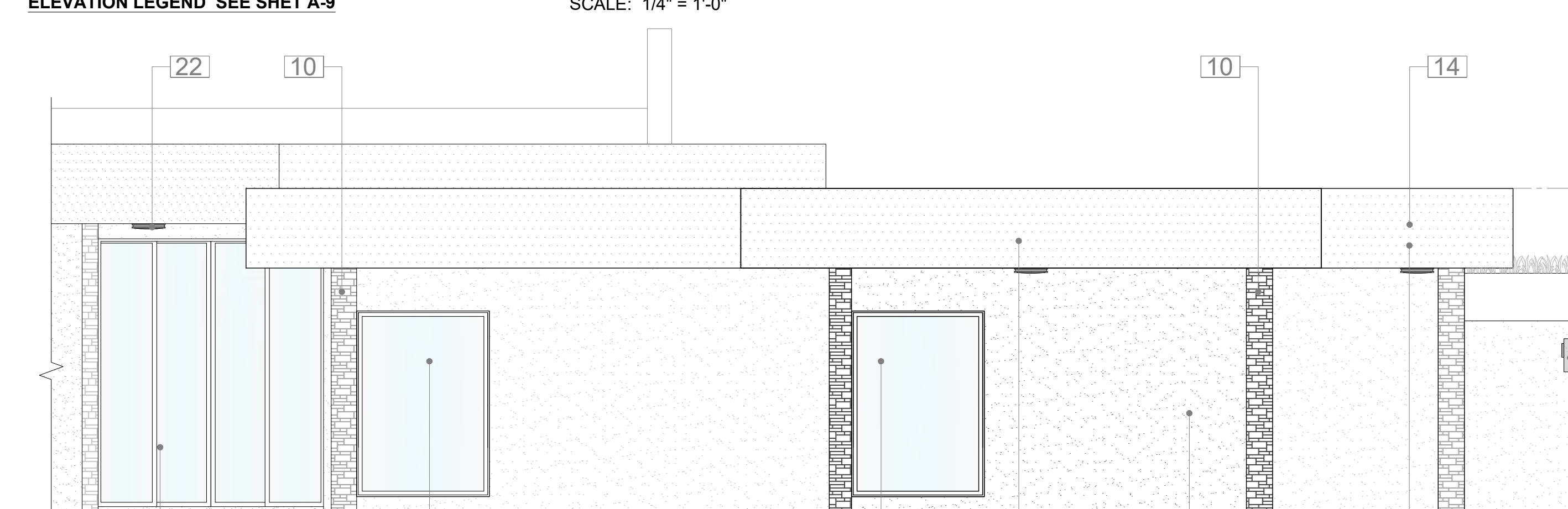
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ELEVATION - H

ELEVATION LEGEND SEE SHET A-9

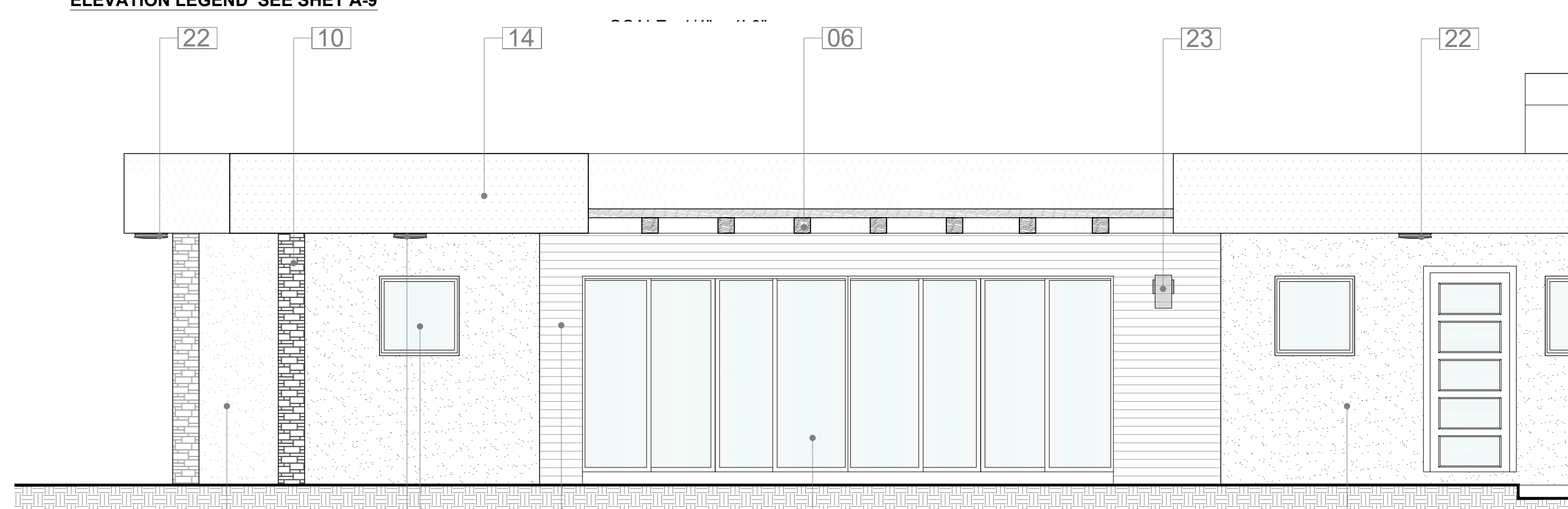
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ELEVATION - I

ELEVATION LEGEND SEE SHET A-9

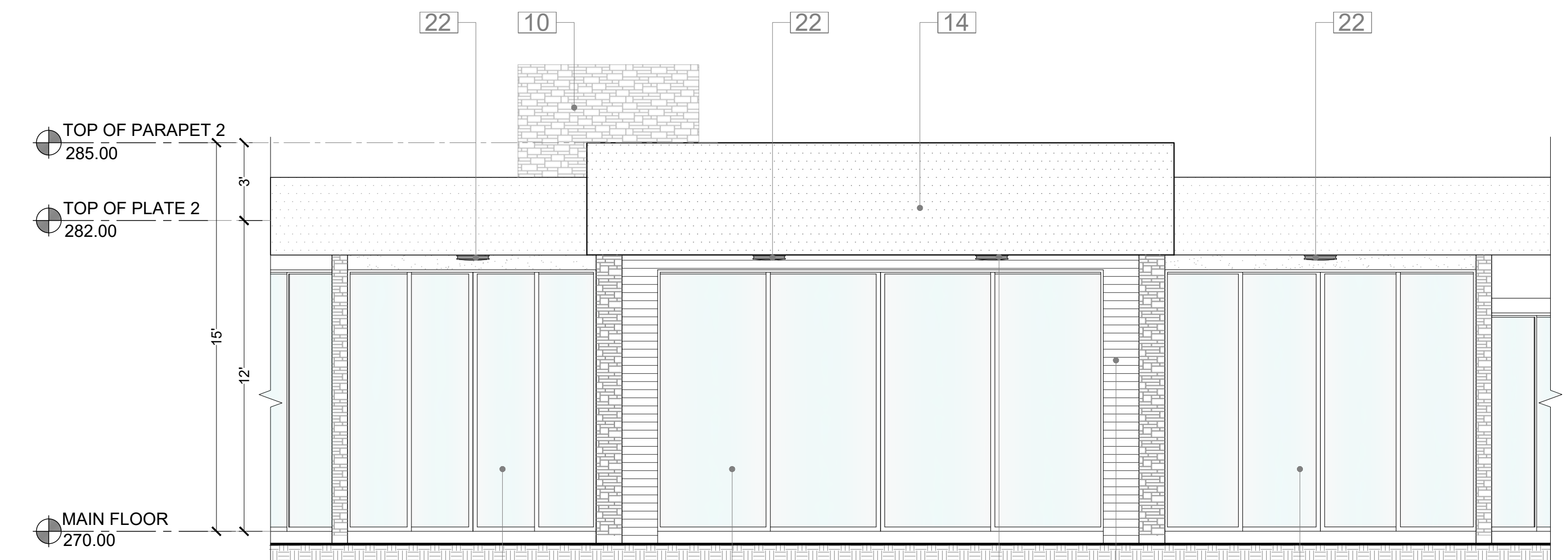
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ELEVATION - J

ELEVATION LEGEND SEE SHET A-9

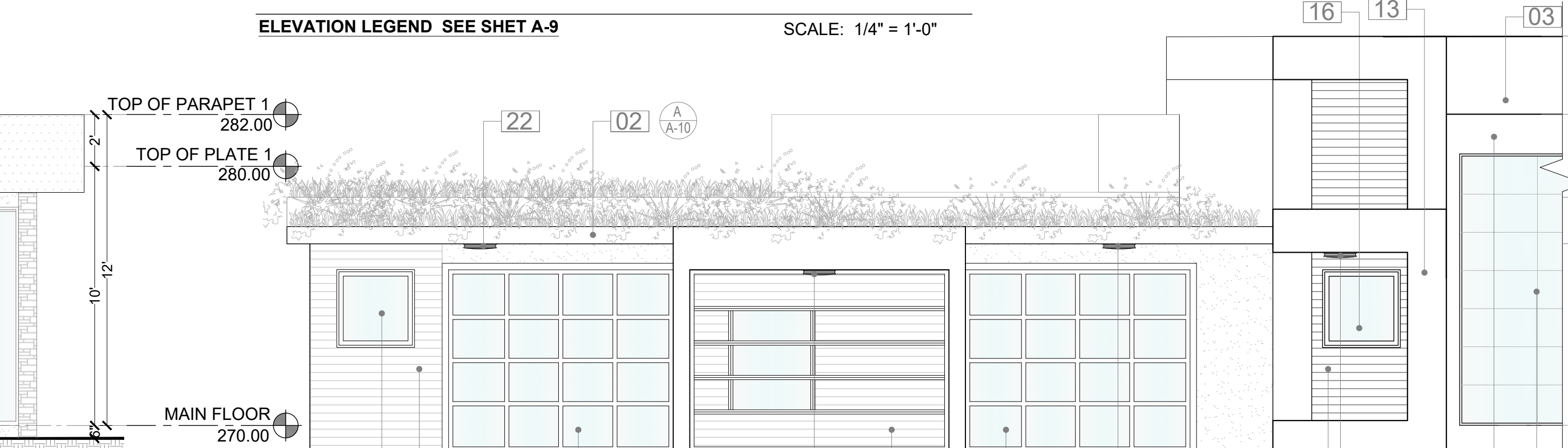
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ELEVATION - G

ELEVATION LEGEND SEE SHET A-9

SCALE: 1/4" = 1'-0"



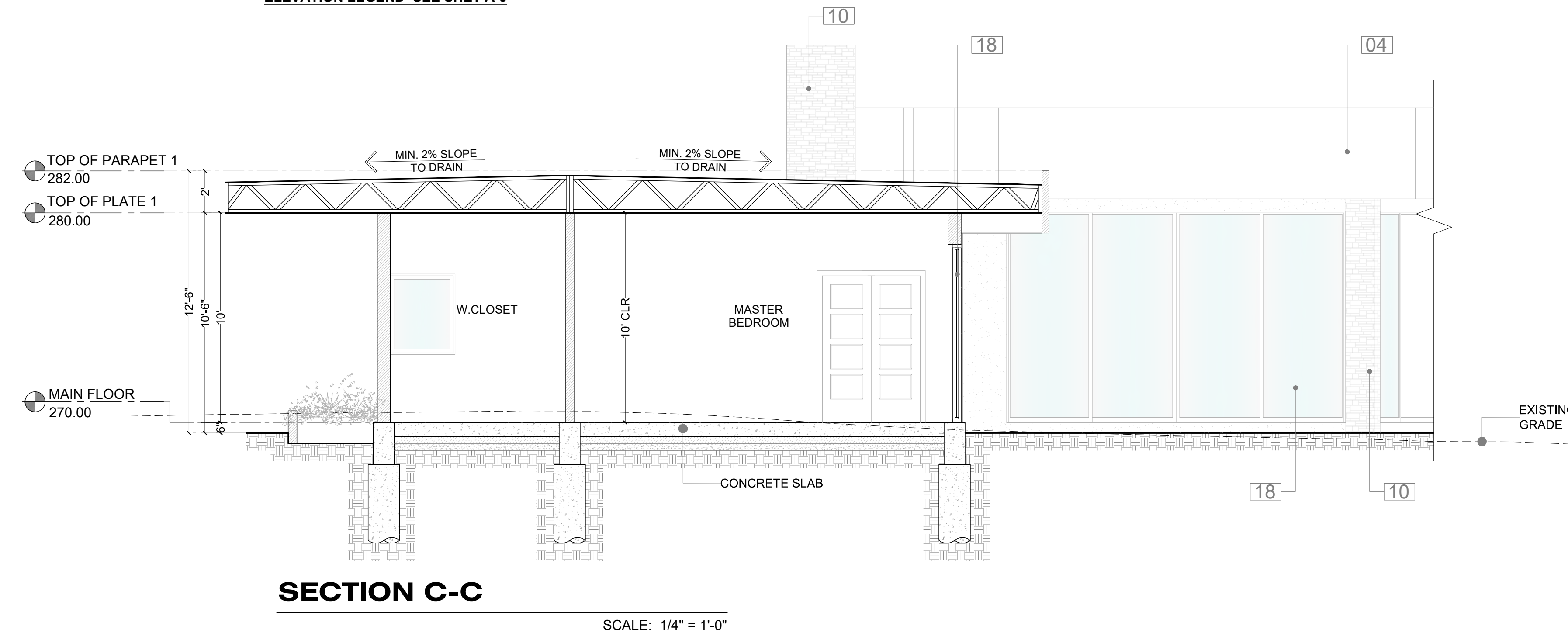
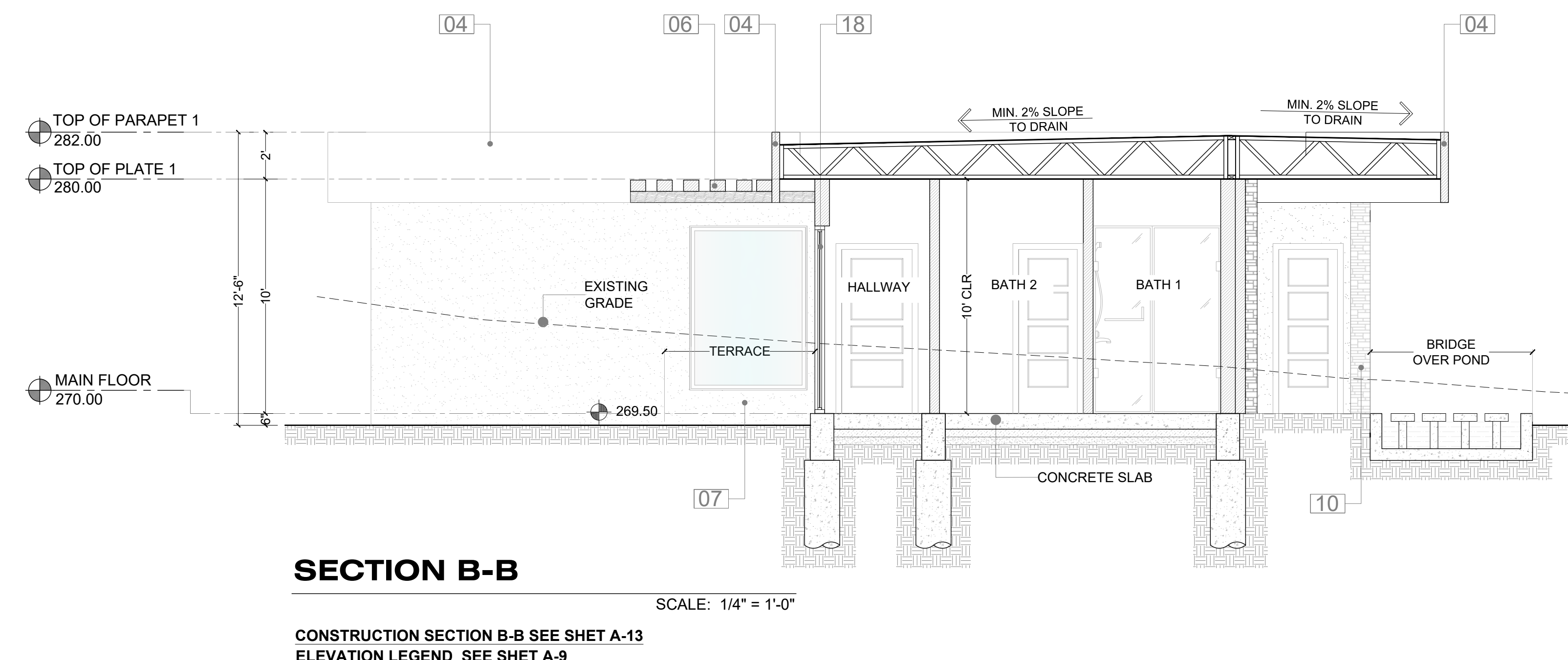
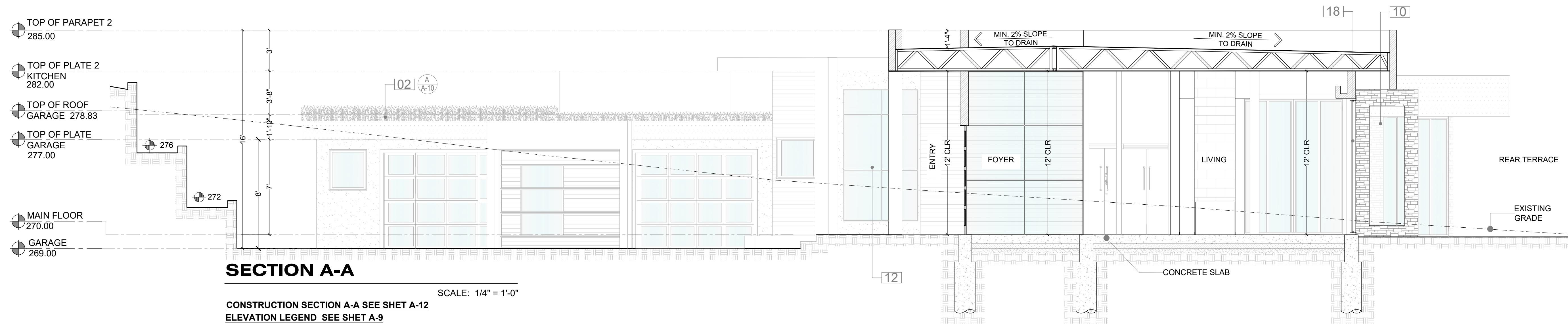
ELEVATION - K

ELEVATION LEGEND SEE SHET A-9

SCALE: 1/4" = 1'-0"

ITEM	ELEVATION LEGEND DESCRIPTION
01	FLAT ROOF COOL ROOF USING HIGH SRI (SOLAR REFLECTIVE INDEX) MATERIALS. LIGHT ROOF COLOR TO REDUCE HEAT ISLAND EFFECT.
02	FLAT ROOF GREEN ROOF
03	FASCIA LA HABRA PLATINUM PLUS SILVERED 820 48 BASE 200
04	FASCIA LA HABRA PLATINUM PLUS CRYSTAL WHITE 50 (79) BASE 100
05	SOLAR PANELS (PV) RENEWABLE ENERGY PRODUCTION. REDUCE UTILITY ENERGY DEMAND AN LOWER OPERATIONAL COSTS. PROVIDE SHADING FOR ROOF AND REDUCE HEAT BUILDUP.
06	WOOD TRELLIS REDWOOD
07	EXTERIOR WALL SENERGY WALL SYSTEMS SAHARA FINISH CHAMPAGNE STUCCO

ITEM	ELEVATION LEGEND DESCRIPTION
08	WALL PAINTED STUCCO: KM ACOUSTIC WHITE 46
09	EXTERIOR WALL IPE SIDING
10	ACCENT WALL NATURAL STONE VEENER SILVER LEDGESTONE
11	WALL LA HABRA PLATINUM PLUS SILVERED 820 48 BASE 200
12	ACCENT WALL VITRIO BY GLASSOLUTION
13	MOLDING LA HABRA PLATINUM PLUS CRYSTAL WHITE 50 (79) BASE 100
14	MOLDING LA HABRA PLATINUM PLUS SILVERED 820 48 BASE 200
15	MOLDING NATURAL STONE VEENER SILVER LEDGESTONE
16	WINDOW MARVIN WINDOW
17	EXTERIOR IRON GATE
18	EXTERIOR DOOR INFINITY MARVIN DOOR
19	EXTERIOR DOOR 5 LITES CONTEMPORARY 84" TALL DOUBLE ENTRY DOOR W/ INSULATED GLASS PAINTED FINISH : WHITE
20	GARAGE DOOR WAYNE DALTON CONTEMPORARY ALUMINUM PAINTED FINISH: BROWN GLASS: BRONZE TINTED
21	GARAGE DOOR bpGLASS HURRICANE LINE
22	LIGHT FIXTURE PENNING 2-LIGHT OUTDOOR FLUSH MOUNT
23	LIGHT FIXTURE KENSHAWN OUTDOOR SCONCE



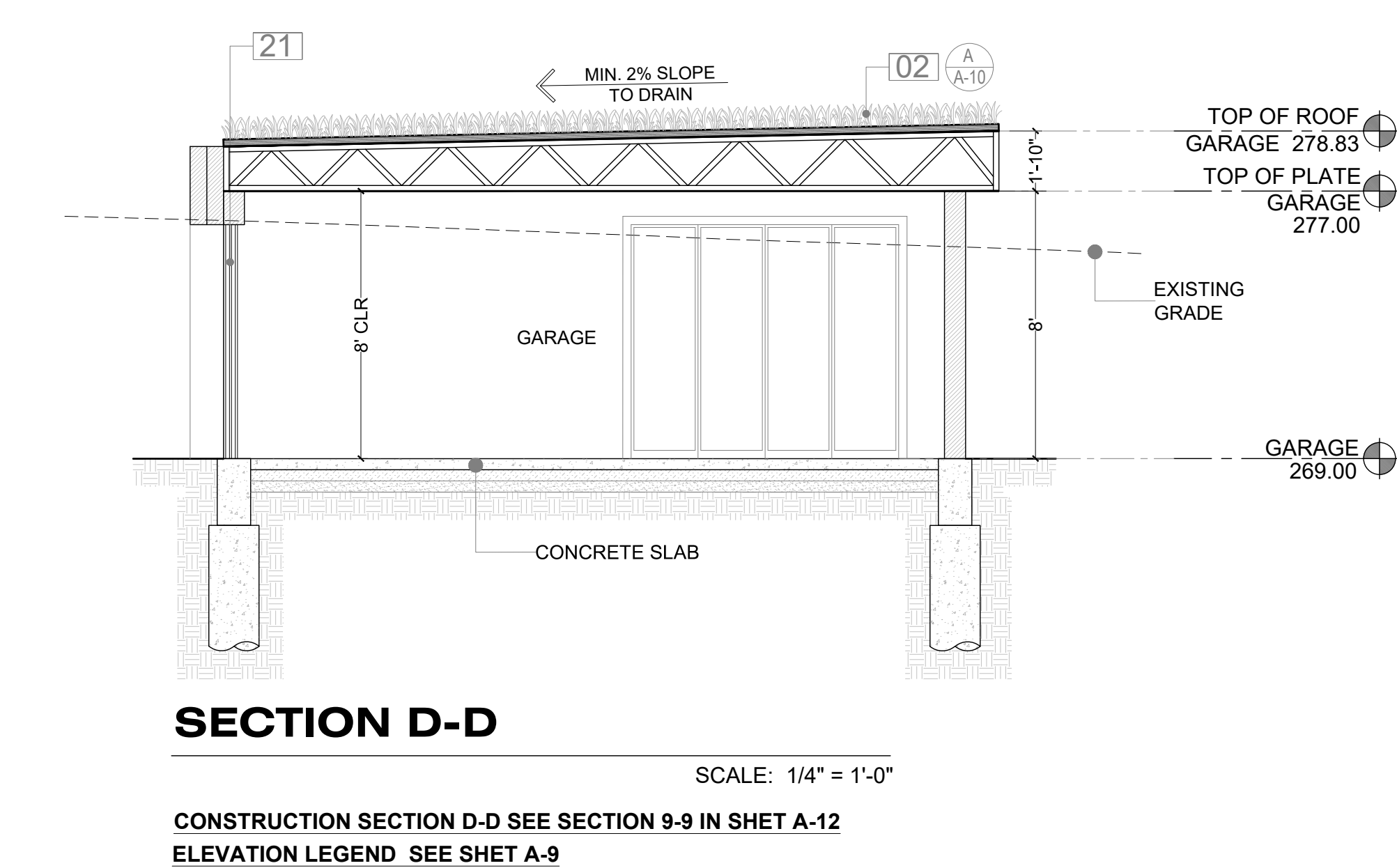
rooflite®

ROOFLITE®
PO BOX 159
LANDENBERG, PA 19350
TOLL FREE:
1-877-268-0017
PHONE: (610) 268-0017
FAX: (610) 268-3425
www.rooflitesoil.com

SECTION VIEW

*PLANT MATERIAL: LAWN, SOD AND TURF GRASSES

A
A-10 ROOFLITE® GREEN ROOF SOIL SYSTEMS
GREEN ROOF SOIL SYSTEMS: ROOFTOP LAWN



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CIVIL AND STRUCTURAL ENGINEERS

REMARKS:

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



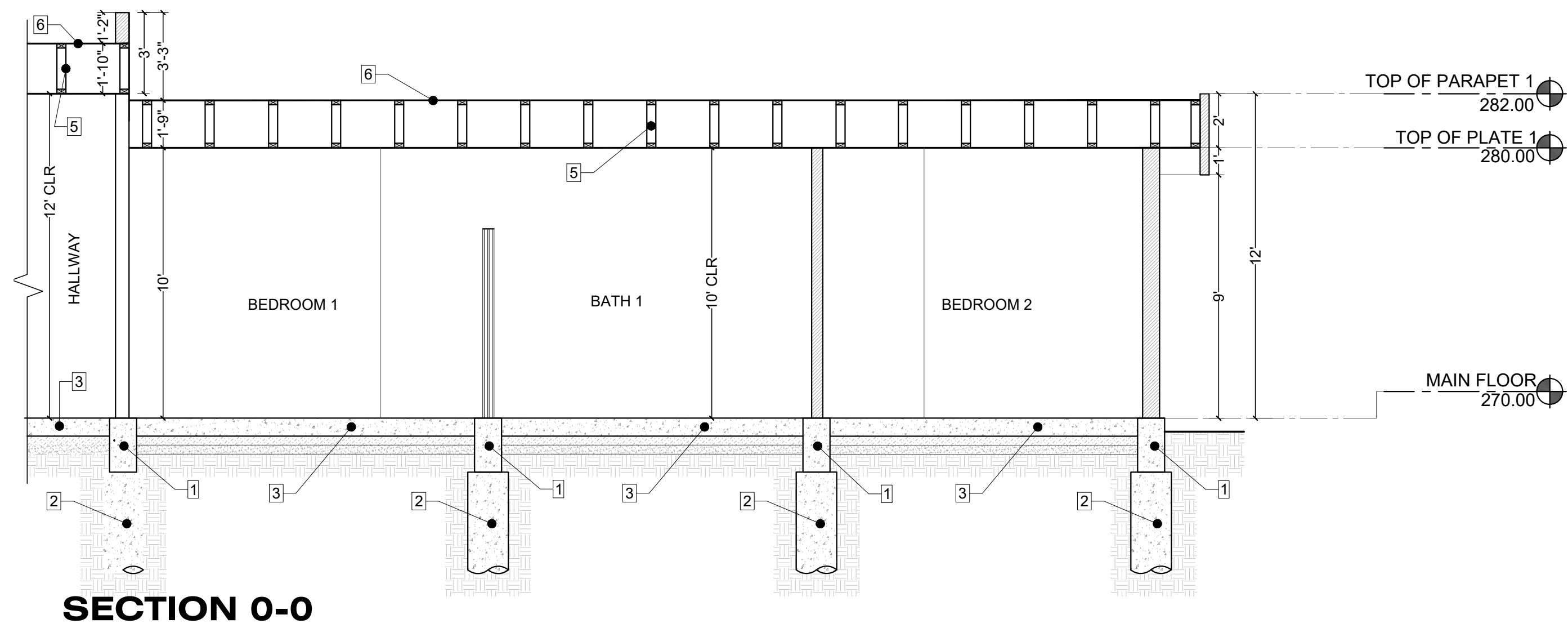
Sheet:
• ARCHITECTURAL SECTIONS

DATE	ISSUED FOR
06/28/2021	FINAL PLANING
07/02/2021	FINAL PLANING

Drawn by:
Checked by: JC

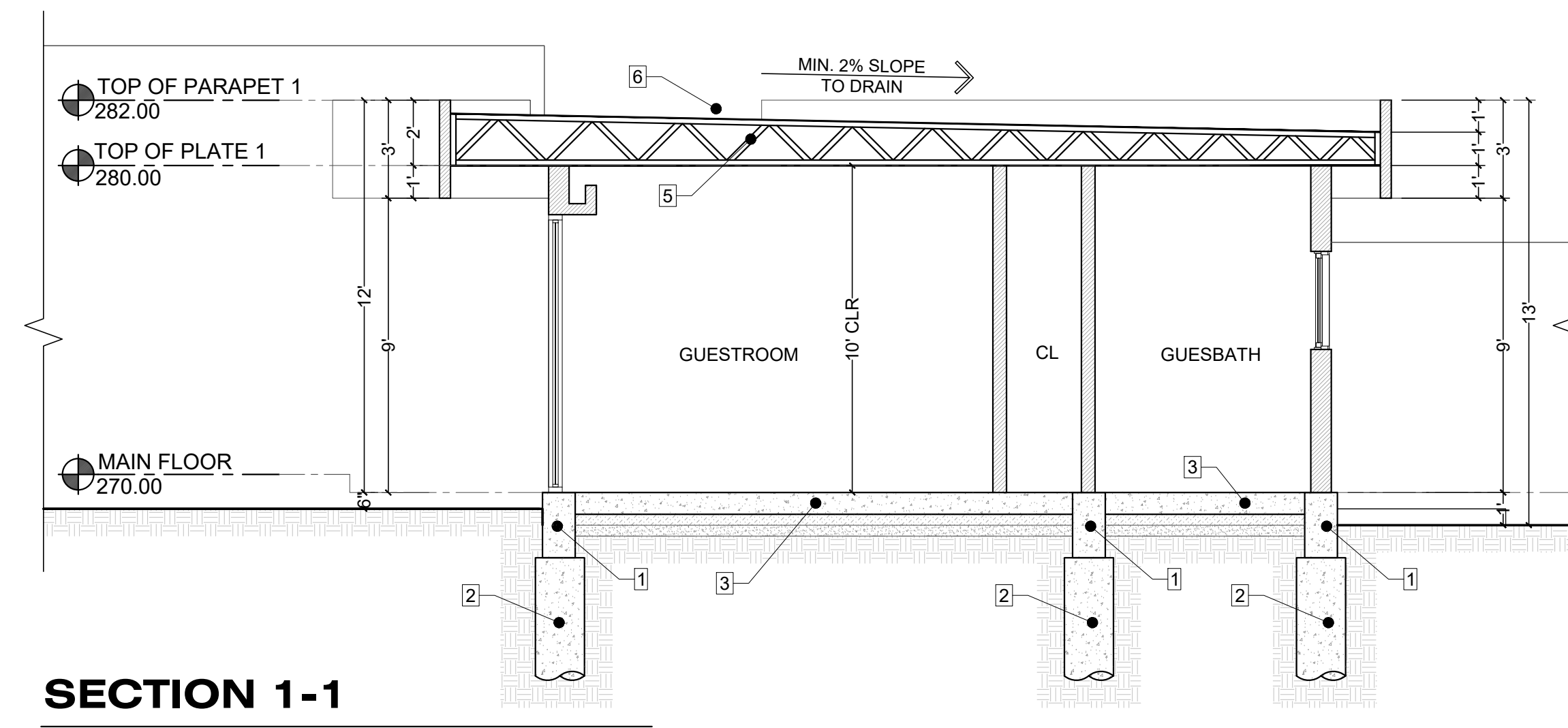
project no. 2016 sheet no. **A-10**

REMARKS:



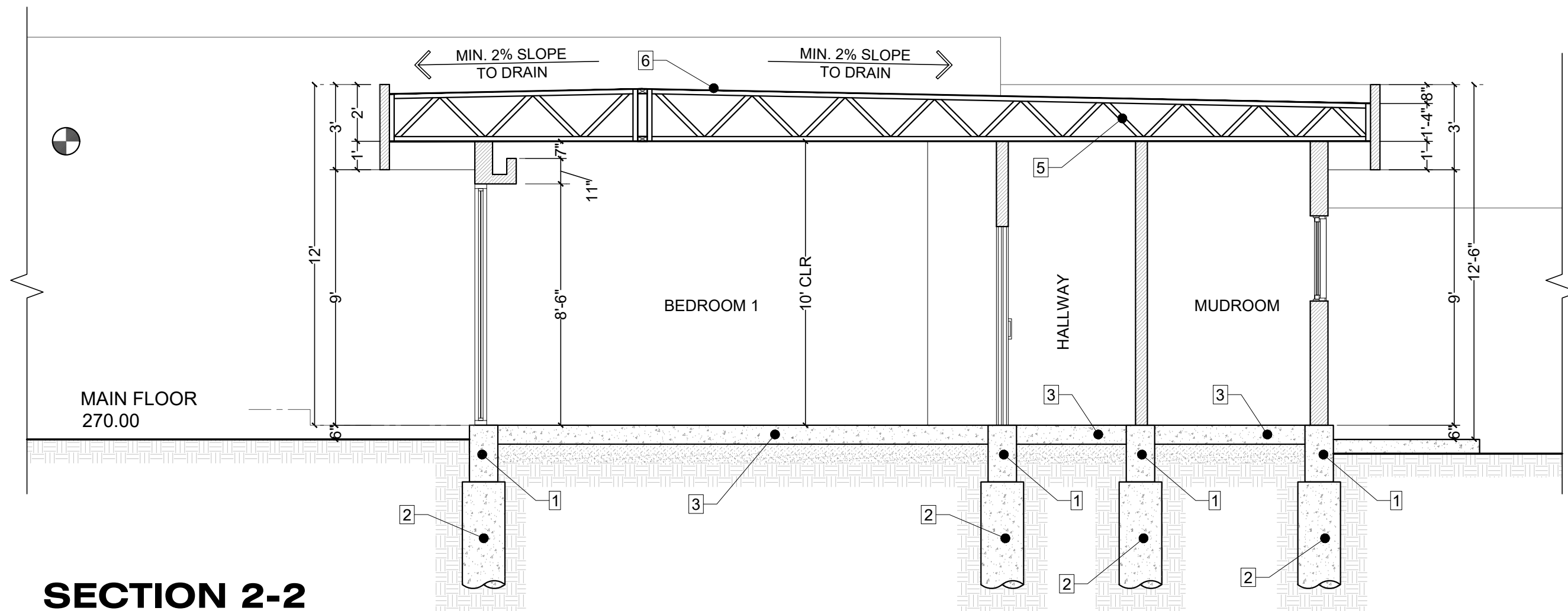
SECTION 0-0

SCALE: 1/4" = 1'-0"



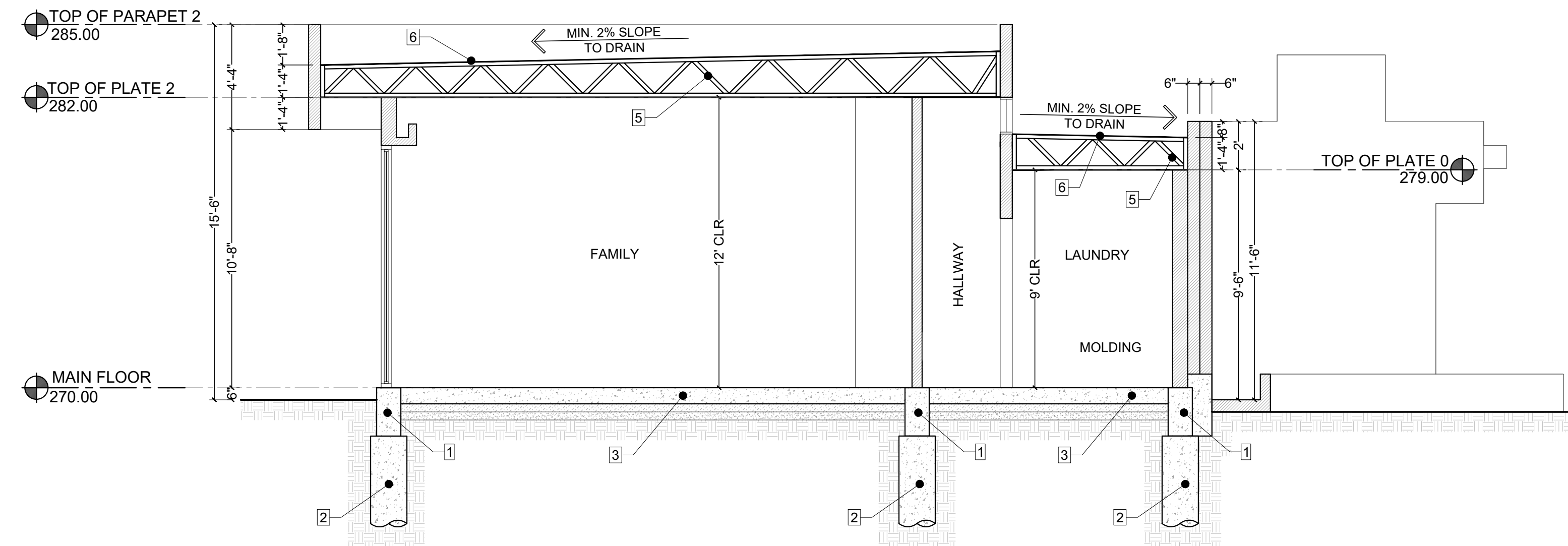
SECTION 1-1

SCALE: 1/4" = 1'-0"



SECTION 2-2

SCALE: 1/4" = 1'-0"

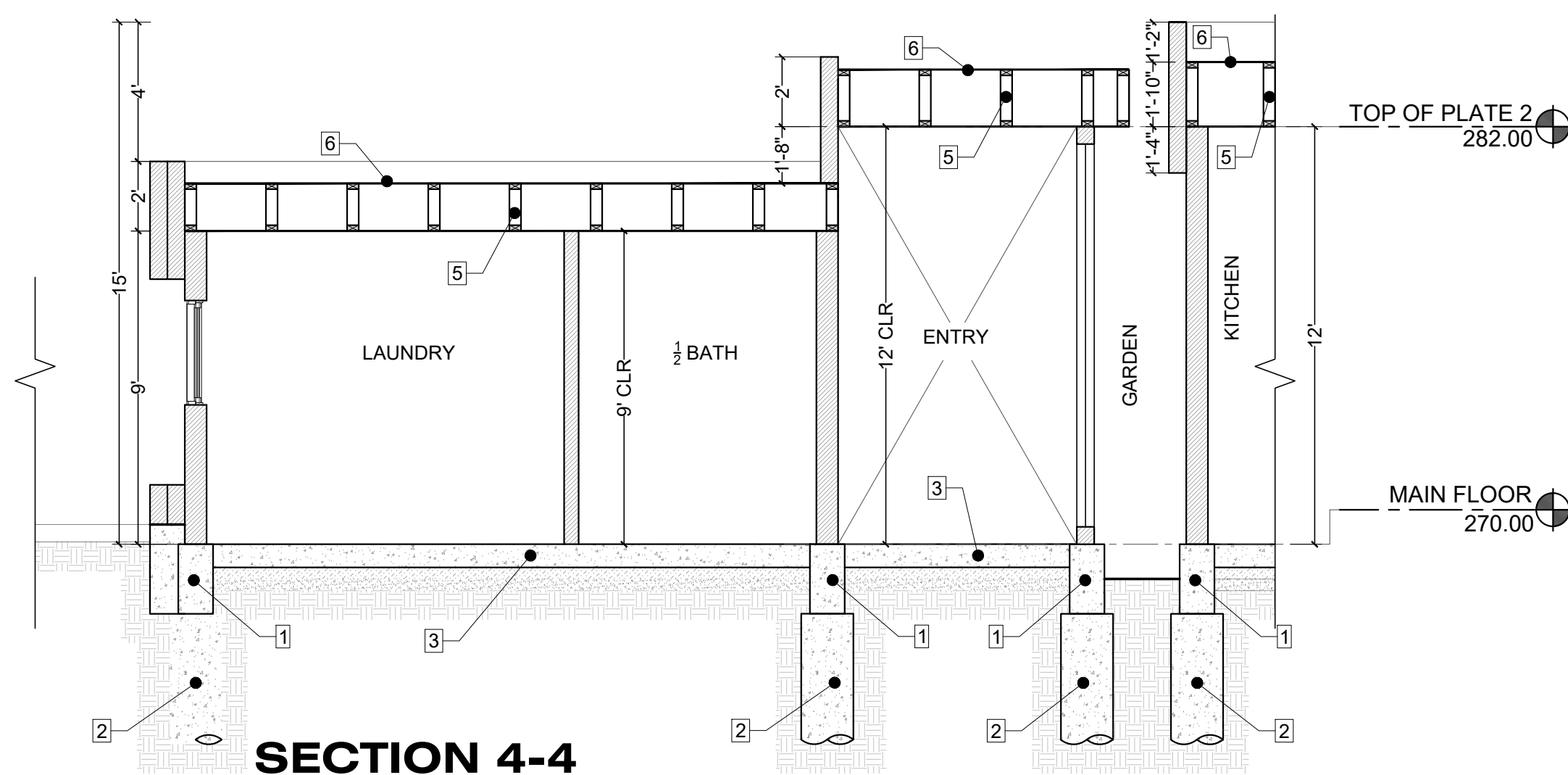


SECTION 3-3

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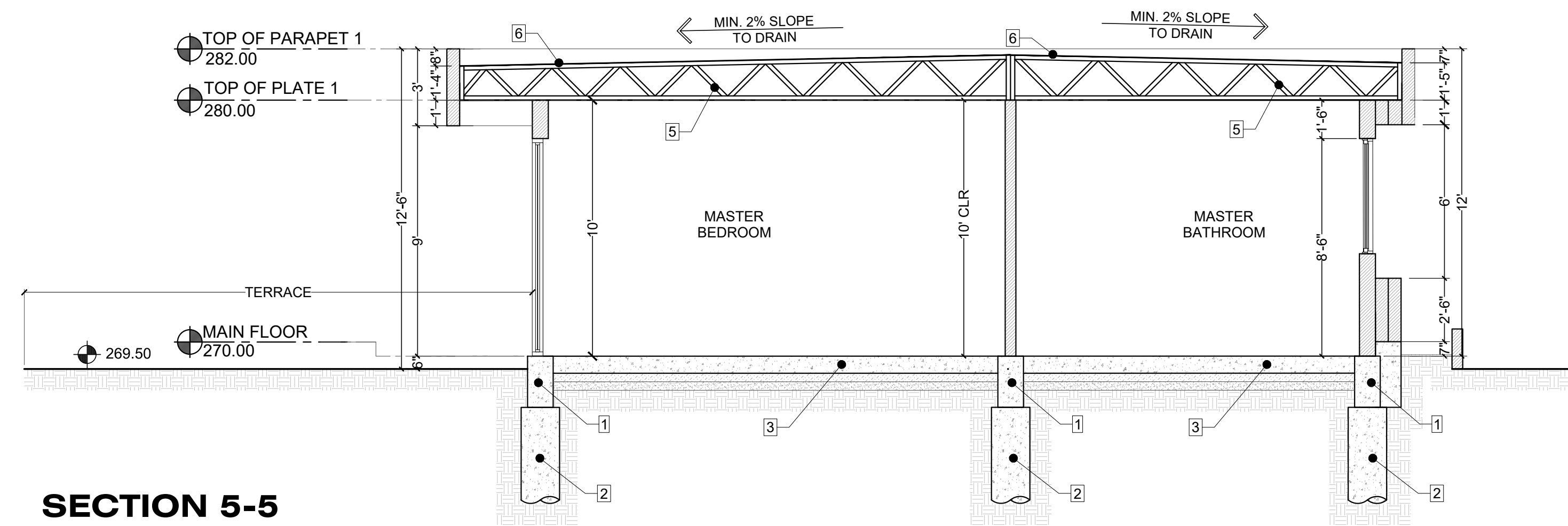
NOTES:

- 12"X24" CONCRETE BEAM W/ 4#5 W/#3 TIES @16" O.C
- 18" Ø PIER W/4#4 W/#3 TIES @16" O.C AND SHOULD PENETRATE 6.5 FT INTO BEDROCK
- 8" THICKNESS SLAB W/#5 @ 6" O.C W/ 10 ML PLASTIC O/4" CLEAN CRUSHED DRAIN ROCK O/4" CRB
- 4" CONCRETE SLAB W/ #4 @16" O.C W/ 10 ML PLASTIC O/4" CLEAN CRUSHED DRAIN ROCK O/4" CRB
- PREFABRICATED ROOF TRUSSES
- FLAT ROOF (2% MIN SLOPE TO DRAIN)
- FLAT ROOF (GREEN ROOF)



SECTION 4-4

SCALE: 1/4" = 1'-0"



SECTION 5-5

SCALE: 1/4" = 1'-0"

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



Sheet:

- CONSTRUCTION SECTIONS

DATE	ISSUED FOR
06/28/2021	FINAL PLANING
07/02/2021	FINAL PLANING

Drawn by:
Checked by: JC

project no
2016

sheet no.
A-11

REMARKS:

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



Sheet:

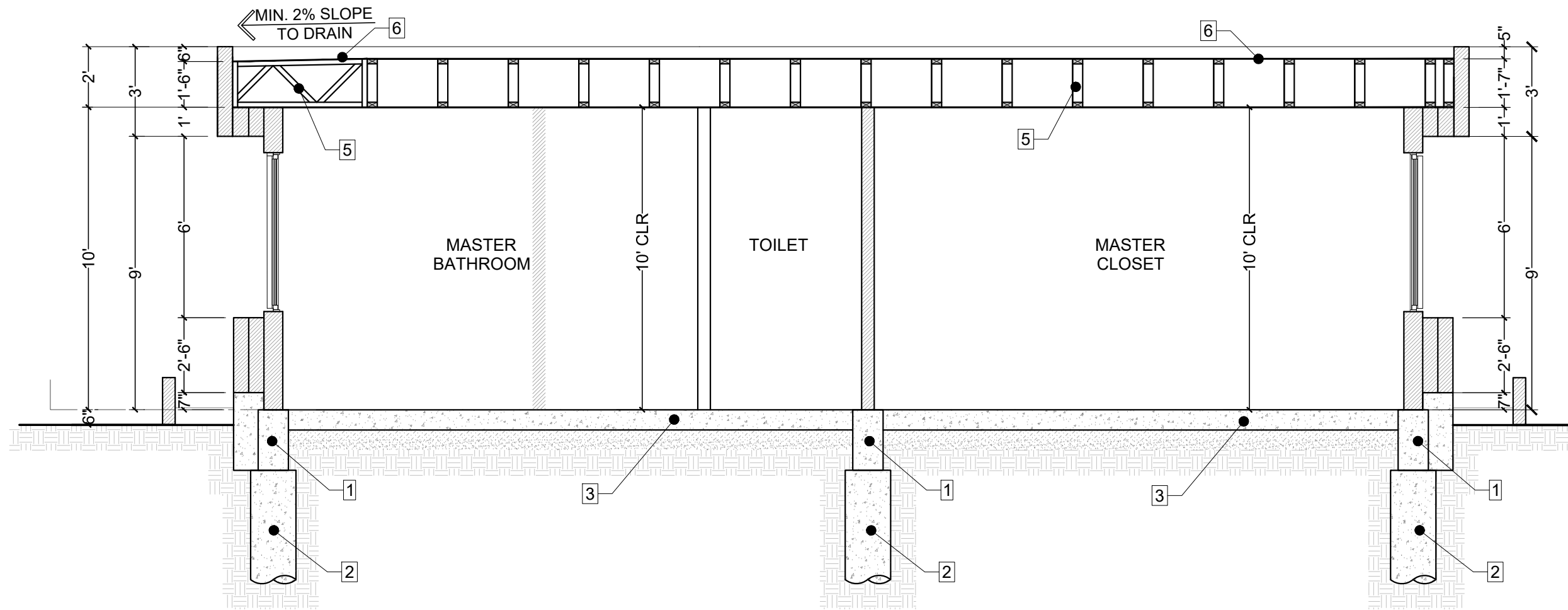
- CONSTRUCTION SECTIONS

DATE	ISSUED FOR
06/28/2021	FINAL PLANING
07/02/2021	FINAL PLANING

Drawn by:
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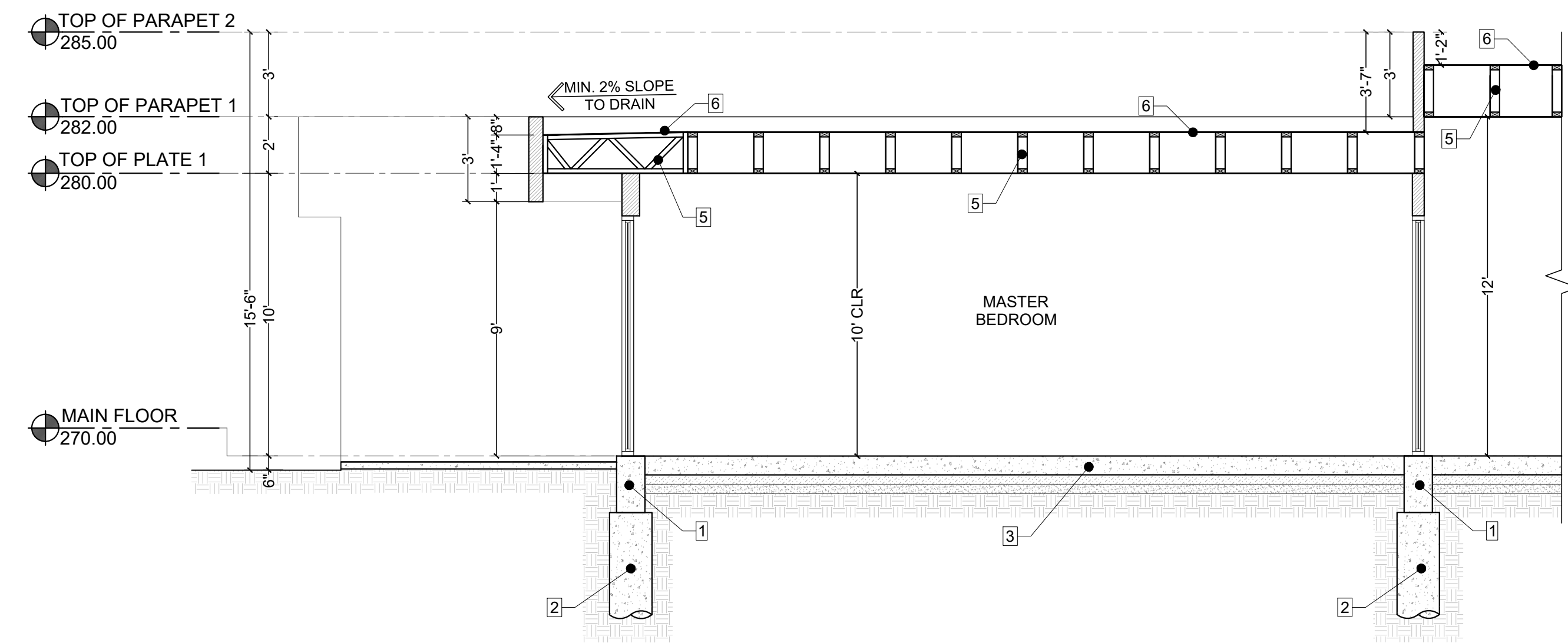
project no
2016

sheet no.
A-12



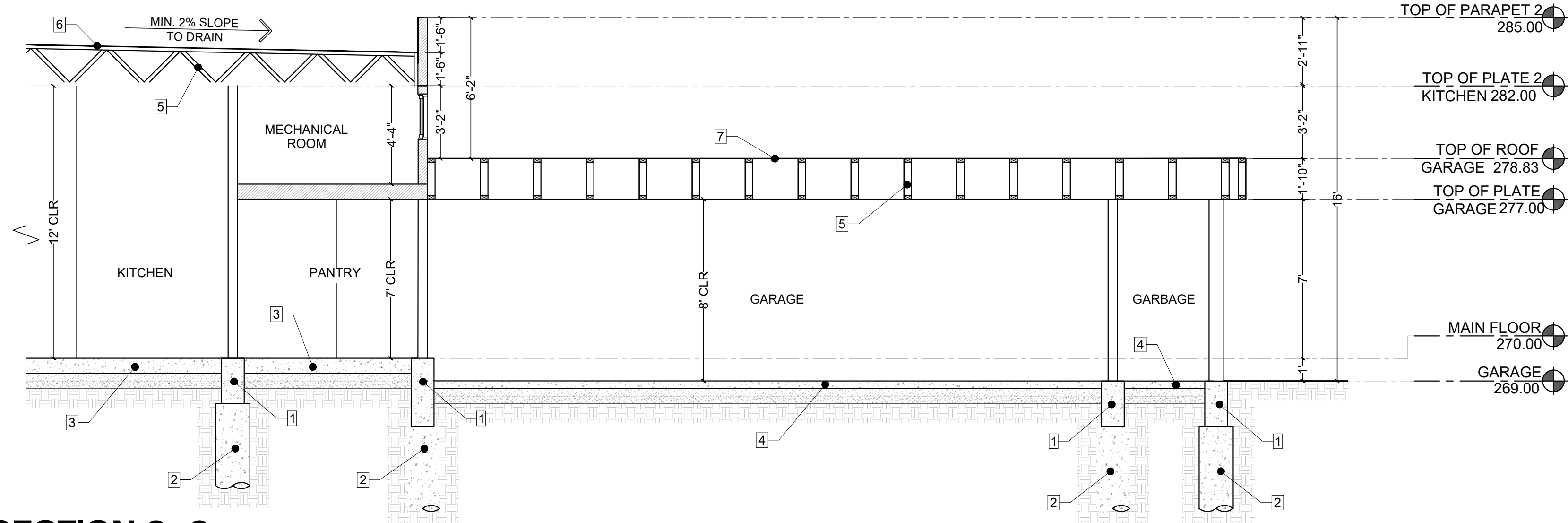
SECTION 6-6

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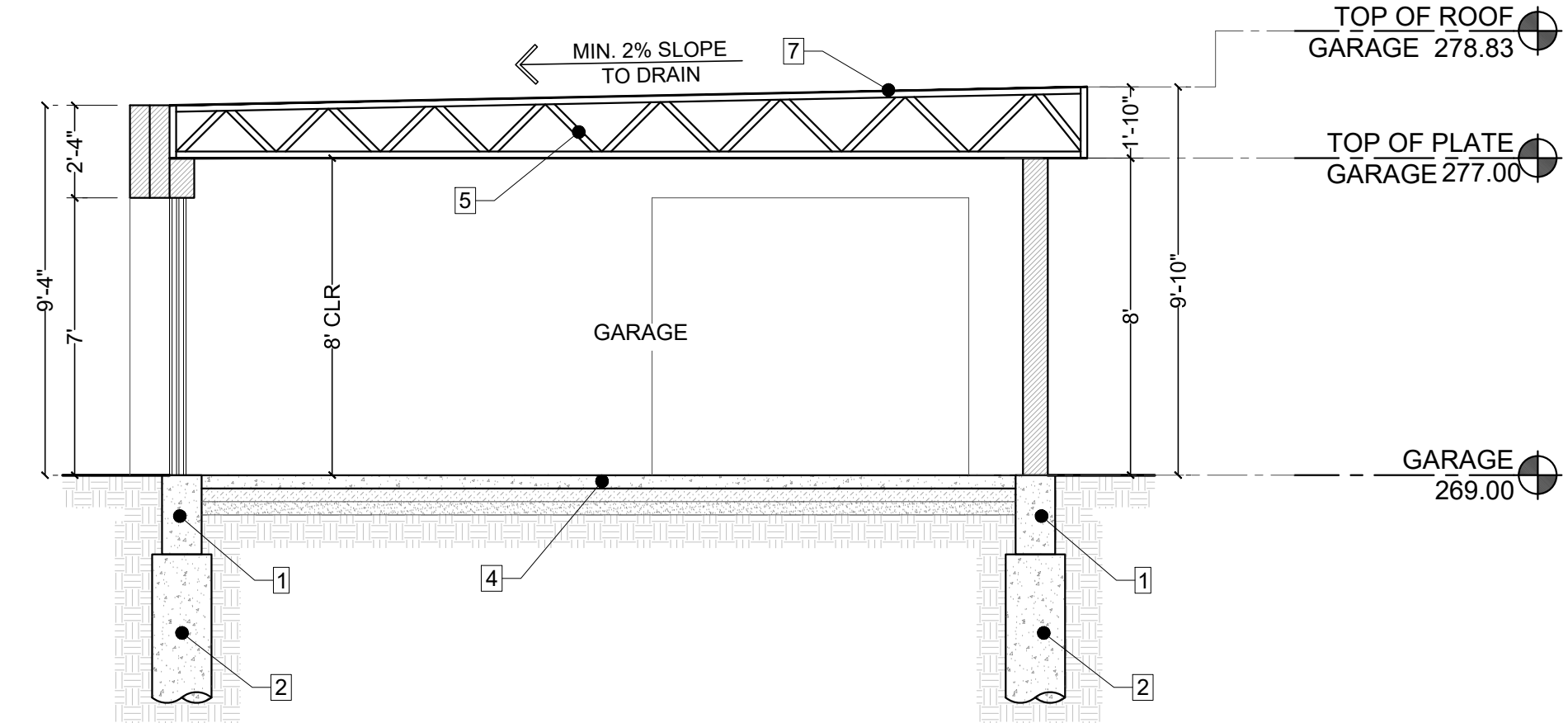
SECTION 7-7

SCALE: 1/4" = 1'-0"



SECTION 8 -8

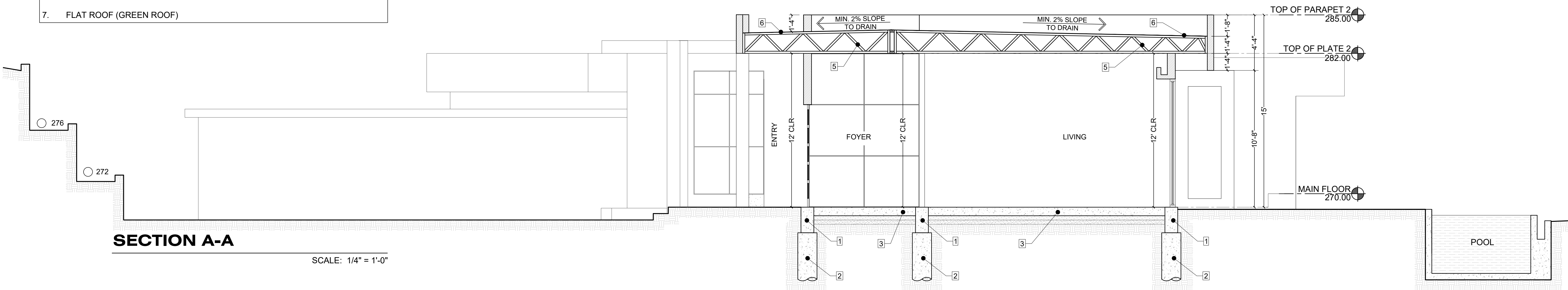
SCALE: 1/4" = 1'-0"



SECTION 9 -9

SCALE: 1/4" = 1'-0"

- NOTES:**
- 12"x24" CONCRETE BEAM W/ 4#5 W/#3 TIES @16" O.C
 - 18" Ø PIER W/4#4 W/#3 TIES @16" O.C AND SHOULD PENETRATE 6.5 FT INTO BEDROCK
 - 8" THICKNESS SLAB W/#5 @ 6" O.C W/ 10 ML PLASTIC O/4" CLEAN CRUSHED DRAIN ROCK O/4" CRB
 - 4" CONCRETE SLAB W/ #4 @16" O.C W/ 10 ML PLASTIC O/4" CLEAN CRUSHED DRAIN ROCK O/4" CRB
 - PREFABRICATED ROOF TRUSSES
 - FLAT ROOF (2% MIN SLOPE TO DRAIN)
 - FLAT ROOF (GREEN ROOF)



SECTION A-A

SCALE: 1/4" = 1'-0"

REMARKS:

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

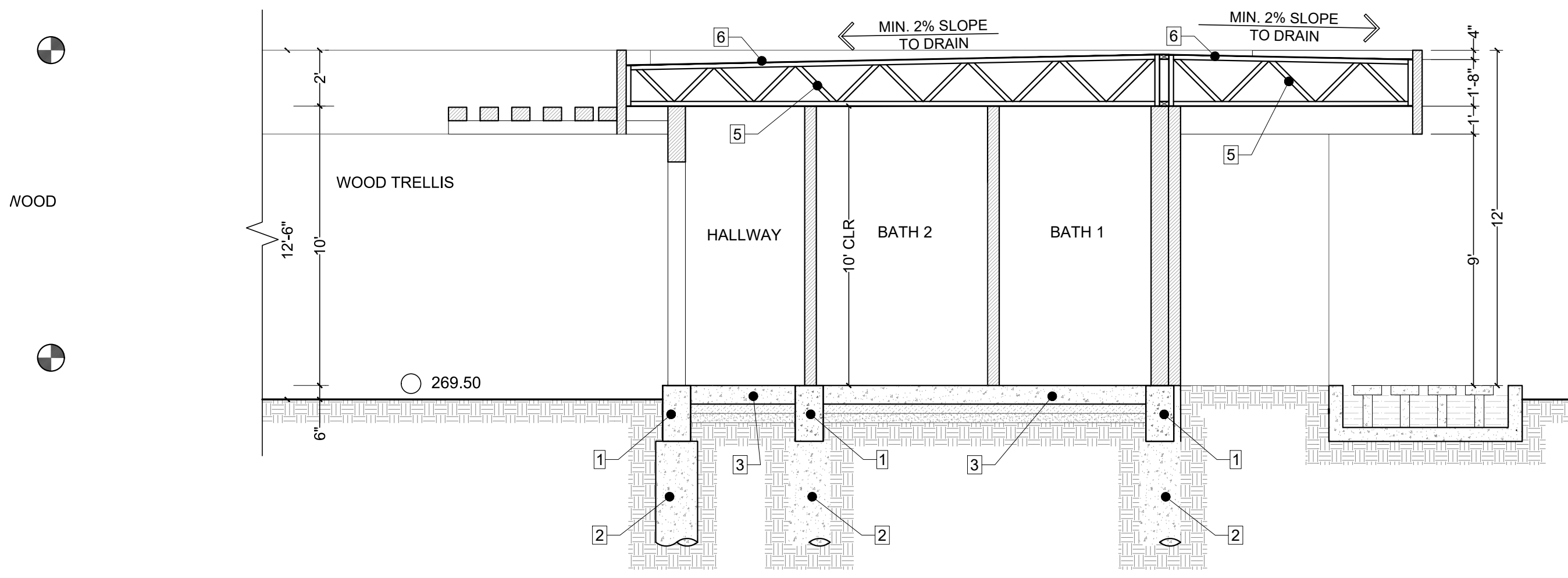


Sheet:
• CONSTRUCTION SECTIONS

DATE	ISSUED FOR
06/28/2021	FINAL PLANING
07/02/2021	FINAL PLANING

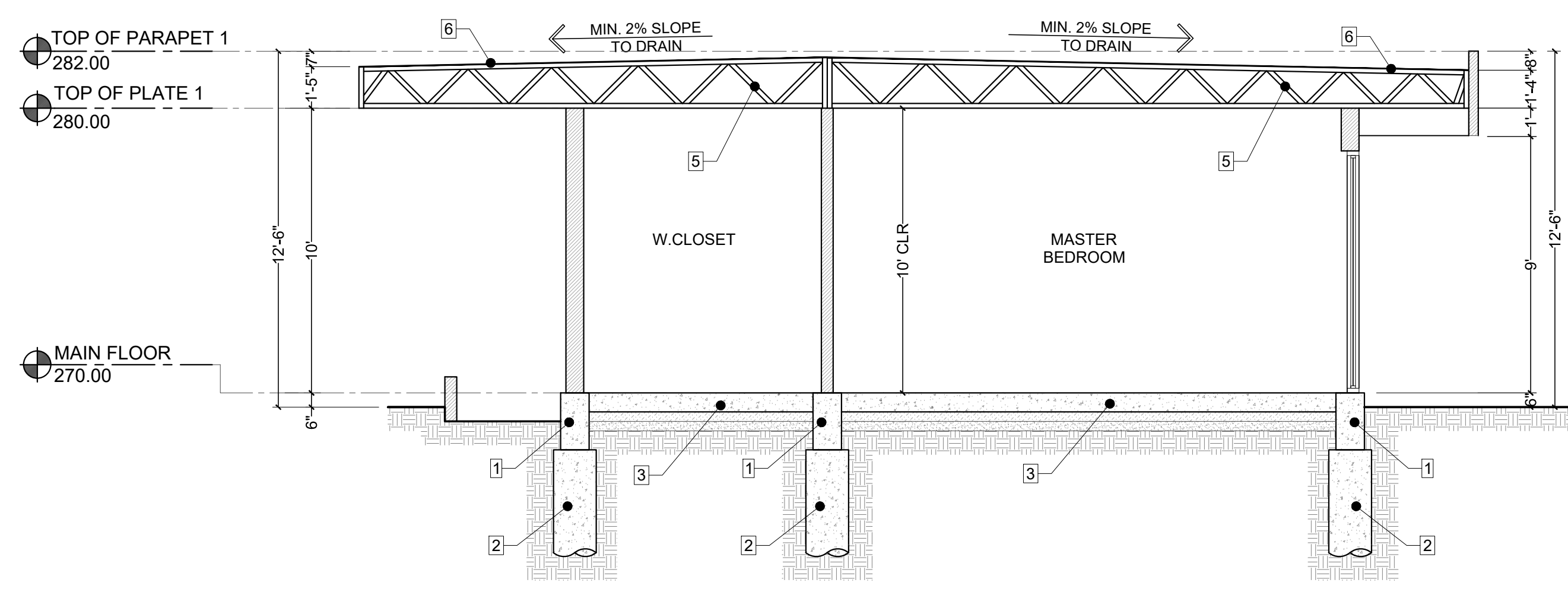
Drawn by:
Checked by: JC

project no. 2016 sheet no. A-13



SECTION B-B

SCALE: 1/4" = 1'-0"



SECTION C-C

SCALE: 1/4" = 1'-0"

NOTES:

1. 12"x24" CONCRETE BEAM W/ 4#5 W/#3 TIES @16" O.C
2. 18" Ø PIER W/4#4 W/#3 TIES @16" O.C AND SHOULD PENETRATE 6.5 FT INTO BEDROCK
3. 8" THICKNESS SLAB W/#5 @ 6" O.C W/ 10 ML PLASTIC O/4" CLEAN CRUSHED DRAIN ROCK O/4" CRB
4. 4" CONCRETE SLAB W/ #4 @16" O.C W/ 10 ML PLASTIC O/4" CLEAN CRUSHED DRAIN ROCK O/4" CRB
5. PREFABRICATED ROOF TRUSSES
6. FLAT ROOF (2% MIN SLOPE TO DRAIN)
7. FLAT ROOF (GREEN ROOF)

EXHIBIT B

CONDITIONS OF APPROVAL FOR SPECIFIC PLAN SP-164-17 (FILE NO. 2017-023)

CITY COUNCIL MEETING OF AUGUST 9, 2021

Conditions of Approval: File No. 2017-023 for Specific Plan SP-164-17 for construction of a single-family residence on Lot 3 Ohlone Point Subdivision (formerly Harmony at One) (APN 022-150-470).

City Council Meeting of August 9, 2021

Planning Division of the Planning Department

1. Development shall be substantially in accord with the plans entitled “HARMONY@1 HOUSE FOR LOT # 3, SAN MATEO COUNTY, PACIFICA CALIFORNIA, APN 022-150-470” received by the City of Pacifica on July 7, 2021, dated July 2, 2021, except as modified by the following conditions.
2. The approval letter issued by the City and all conditions of approval attached thereto shall be included as plan sheets within all plan sets submitted to the City as part of any building permit application.
3. The Revised Project shall not exceed 23.53 percent of the lot area in buildings, pavement, and grading (14,720.93 sq. ft. total coverage), except for recreation facilities and active recreation areas which can be utilized by all residents of the development. Applicant shall demonstrate compliance with this condition of approval prior to issuance of a building permit.
4. The pine tree and the multi trunk tree shown on the Topographic Survey included in the original Project plan set, dated March 16, 2021, and proposed for preservation shall be shown on the Final Landscape Plan in the same plan set.
5. Prior to the issuance of a building permit, Applicant shall provide a detailed finishing schedule with modified building colors for approval by the Planning Director. The colors shall be modified to replace the proposed “Crystal White” paint color over stucco areas with Benjamin Moore Maritime White (OC-5) color with a maximum Light Reflective Value of 73 to ensure an off-white color is not the predominant color on the structure as required by the Architectural Review Guidelines for Ohlone Point, as approved by the City of Pacifica on February 2, 2021.
6. Prior to the issuance of a building permit, Applicant shall submit a final landscape plan for approval by the Planning Director and City approved certified biologist. The final landscape plan shall incorporate replacement of the non-native and/or invasive species with native species as recommended in the “Review of Landscape Plan prepared for Lot 3 (Ohlone Point), Pacifica, CA”, prepared by Coast Ridge Ecology, LLC, dated February 26, 2021, attached hereto as Exhibit C to this Resolution. The final landscaping plan shall be to the satisfaction of the Planning Director. All landscaping shall be installed consistent with the final landscape plan prior to issuance of a certificate of occupancy.
7. Landscaping on the site shall be adequately maintained in a healthful condition and replaced when necessary by the property owner.
8. Prior to issuance of building permit, Applicant shall submit a detailed on-site exterior lighting plan for review and approval by the Planning Director. The plan comply with any applicable standards of the Ohlone Point covenants, conditions, and restrictions (CC&Rs) and Ohlone Point architectural review guidelines, and shall indicate fixture design (architecturally integrated with

the building style, materials and colors), illumination designed to minimize glare (photometric plan), location, height, and method of shielding.

9. As proposed by the Applicant, and prior to issuance of a building permit, the Project shall be designed and constructed to attain all necessary points to achieve LEED Gold certification and to achieve at least 100 points on the Green Point Rating System, subject to the satisfaction of the Planning Director.
10. The Revised Project shall include low intensity illumination. All light fixtures shall be LED fixtures.
11. The rainwater harvesting system shall be maintained for collection, retention and re-use of water for gardens and landscaping.
12. No wastewater (including equipment cleaning wash water, vehicle wash water, cooling water, air conditioner condensate, and floor cleaning washwater) shall be discharged to the storm drain system, the street or gutter.
13. Roof drains shall discharge and drain away from the building foundation to an unpaved area wherever possible.
14. Prior to the issuance of a building permit, Applicant shall submit a roof plan with spot elevations showing the location of all roof equipment including vents, stacks and skylights. All roof equipment shall be screened to the Planning Director's satisfaction.
15. All transformers, HVAC units, backflow preventers and other ground-mounted utility equipment shall be shown on the landscape and irrigation plans and shall be located out of public view and/or adequately screened through the use or combination of walls or fencing, berming, painting, and/or landscaping, to the satisfaction of the Planning Director.
16. All trash and recycling materials, if stored outdoors, shall be fully contained and screened from public view within an approved enclosure. The enclosure design shall be consistent with the adjacent and/or surrounding building materials, and shall be sufficient in size to contain all trash and recycling materials, as may be recommended by Recology of the Coast. Trash enclosure and dumpster areas shall be covered and protected from roof and surface drainage. Prior to the issuance of a building permit, Applicant shall provide construction details of any required enclosure for review and approval by the Planning Director.
17. All vents, gutters, downspouts, flashing, and conduits shall be painted to match the colors of adjacent building surfaces. In addition, any mechanical or other equipment such as HVAC attached to or protruding from the building shall be appropriately housed and/or screened to the Planning Director's satisfaction.
18. Prior to issuance of building permit, Applicant shall demonstrate compliance with the MWELo requirements for single-family residential projects. Consult MWELo Guidebook & Ordinance – California Department of Water Resources. www.water.ca.gov/Programs/Water-Use-And-Efficiency

19. That the approval or approvals is/are valid for a period of two years from the date of final determination. If the use or uses approved is/are not established within such period of time, the approval(s) shall expire unless Applicant submits a written request for an extension and applicable fee prior to the expiration date, and the Planning Director or Planning Commission approves the extension request as provided below. The Planning Director may administratively grant a single, one year extension provided, in the Planning Director's sole discretion, the circumstances considered during the initial project approval have not materially changed. Otherwise, the Planning Commission shall consider a request for a single, one year extension. In the event of litigation filed to overturn the City's determination on the approval or approvals, the Planning Director may toll the expiration of the approval or approvals during the pendency of such litigation.
20. Prior to issuance of a building permit, Applicant shall clearly indicate compliance with all conditions of approval on the plans and/or provide written explanations to the Planning Director's satisfaction.
21. Applicant/Property Owner shall keep the property in a clean and sanitary condition at all times, maintain its site in a fashion that does not constitute a public nuisance and that does not violate any provision of the Pacifica Municipal Code.
22. No wastewater (including equipment cleaning wash water, vehicle wash water, cooling water, air conditioner condensate, and floor cleaning washwater) shall be discharged to the storm drain system, the street or gutter.
23. The applicant shall comply with all Mitigation Measures of the Mitigation Monitoring and Reporting Program ("MMRP") of the "Harmony @ 1 Roberts Road Subdivision Final Environmental Impact Report," CEQA Clearinghouse No. 2006112072, certified by the Planning Commission on October 15, 2007, and by the City Council on November 13, 2007, and attached hereto as Exhibit D to this Resolution, except as follows:
 - a. The Project may deviate from the building footprint identified in the Preliminary Grading Plan of the Draft EIR as originally required by Mitigation Measure AES-1, and shall be allowed to construct the Project within the footprint identified in the Project plans entitled "HARMONY@1 HOUSE FOR LOT # 3, SAN MATEO COUNTY, PACIFICA CALIFORNIA, APN 022-150-470" received by the City of Pacifica on July 7, 2021, dated July 2, 2021.
24. All outstanding and applicable fees associated with the processing of this project shall be paid prior to the issuance of a building permit.
25. The Applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any

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

Building Division of the Planning Department

26. The Revised Project requires review and approval of a building permit by the Building Official. Applicant shall apply for and receive approval of a building permit prior to commencing any construction or demolition activity.
27. A grading permit is required per the Pacifica Municipal Code prior to commencement of grading; a haul route must be approved by the City Engineer prior to issuance of a grading permit.

Engineering Division of Public Works Department

28. Construction shall be in conformance with the City of Pacifica Storm Water Management and Discharge Control Ordinance and the San Mateo Countywide Storm Water Pollution Prevention Program. Best Management Practices shall be implemented, and the construction BMPs plans sheet from the Countywide program shall be included in the Project plans.
29. Applicant shall provide updated stormwater calculations with the construction drawings for the project to determine the size of all proposed storm drain facilities and stormwater treatment measures to document that the peak post-construction flow into the street and/or storm drain system does not exceed the pre-construction peak. Calculation report shall be signed and stamped by a registered engineer.
30. Before construction can begin, a seasonally-appropriate erosion control plan must be approved by the City Engineer showing how mud or other contaminants will be prevented from being tracked into the street or washed into the storm drain system.
31. The following notes are required to be prominently shown on the plans:
 - a) "Streets and sidewalks shall be maintained clear of construction materials and debris at all times. Daily cleanup will be enforced."
 - b) "Construction equipment or vehicles must not be parked on the street overnight."
 - c) "Holes or trenches in "public" areas (outside of the individual parcel) must be backfilled before leaving each night unless written permission is provided by the City Engineer, which must be requested at least 24 hours in advance. No open holes or trenches may be left without being adequately protected to prevent persons or vehicles from entering them."
 - d) "Lighted barricades must be placed at obstructions or other hazards in "public" areas at night."
 - e) "All recorded survey points shall be protected and preserved. If any survey points are altered, removed or destroyed, the applicant shall be responsible for obtaining the services of a

- licensed surveyor or qualified Civil Engineer to restore or replace the survey points and record the required map prior to completion of the building permit.”
- f) “Existing curb and sidewalk adjacent to this parcel’s frontage that is damaged or displaced shall be repaired or replaced even if damage or displacement occurred prior to any work performed for this project.”
 - g) “Any damage to public or private property - whether adjacent to subject parcel or not - that is determined by the City Engineer to have resulted from construction activities related to this project shall be repaired or replaced as directed by the City Engineer.”
32. In order to convey storm run-off into the street, under-sidewalk drainage must be installed per City Standard Detail #104. A portion of new sidewalk must be removed by saw-cutting along the back of curb and existing score lines or an expansion joint.
33. If any cuts or excavations are made in the newly paved street, whether in asphalt or concrete paving, the pavement shall be restored to a smooth condition to the satisfaction of the City Engineer prior to issuance of a certificate of occupancy.

Wastewater Department

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

North County Fire Authority

35. Prior to or concurrent with an application for a building permit, Applicant shall submit plans for the required fire sprinklers per Pacifica Municipal Code requirements and 2019 California Fire Code (CFC).
36. Prior to final inspection, Applicant shall provide a horn strobe on the front of the building for the fire sprinkler.
37. Prior to issuance of a building permit, Applicant shall provide a fire flow report from North Coast County Water District (NCCWD) showing a fire flow of 750 gallons per minute (gpm) or greater per 2019 CFC Appendix B, Table B105.1 for structures over 3600 sq. ft.
38. Prior to final inspection, the Applicant shall mark cul-de-sac’s and road per 2019 CFC Appendix D, D103.6 through D103.6.2 including signs per D103.6.
39. Prior to final inspection, the Applicant shall install and permanently maintain clearly visible illuminated premises identification (address) per 2019 CFC.
40. Prior to final inspection, the Applicant shall install smoke detectors and carbon monoxide (CO) monitors per 2019 CFC and 2019 California Building Code (CBC).
41. The Applicant shall not begin construction without approved plans and a permit on-site at all times.

42. Prior to final inspection, the applicant shall provide fire protection per 2019 CFC and National Fire Protection Association (NFPA) for rooftop gardens and landscaping if such is installed on the structure.
43. The applicant shall provide fire apparatus access per 2019 CFC Appendix D Sections D103.5 if there is a gate to be installed to the development.
44. The applicant shall provide a key box per 2019 CFC Chapter 5 Section 506 for the gate, if installed.
45. The Applicant shall conform to 2019 CFC Chapter 33 for fire safety during all construction.

*** END OF CONDITIONS ***

EXHIBIT C

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



COAST RIDGE ECOLOGY, LLC

BIOLOGICAL SURVEYS • MONITORING • PERMITTING • RESEARCH

February 26, 2021

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

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

Dear Mr. Ah Sing

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

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

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

Sincerely,

Patrick Kobernus
Principal Biologist
Coast Ridge Ecology, LLC

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

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

² USDA, <https://www.fs.fed.us/database/feis/plants/tree/hesmac/all.htm>;

USFS, https://www.fs.fed.us/osw/publications/documents/osw_r0092/osw_r0092.pdf

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

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

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

- Plant species recommended based on knowledge of regional flora, native species distributions as shown on *Calflora.org*, and the requirements for the project in the *Mitigation, Monitoring and Reporting Program for the Harmony@1 EIR, City of Pacifica October 2007*.
- The plants proposed as alternatives to the nonnative species in the Landscape Plan are recommended. Other native wildflowers, grasses, vines, shrubs and trees that are native to the Pacifica coastal region would also be acceptable. The City of Pacifica should make final determinations on which plant species are suitable for the site.
- Some species such as California coffeeberry (*Frangula californica*), toyon (*Heteromeles arbutifolia*), poison oak (*Toxicodendron diversilobum*), and coyote brush (*Baccharis pilularis*) are common throughout the region and will likely colonize areas on their own.

EXHIBIT D

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

4.0 MITIGATION, MONITORING, AND REPORTING PLAN

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

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

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

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

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

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
AESTHETICS				
<p>Impact: The custom homes could have a significant visual impact if they are not designed and constructed using the Coastal Green Architecture described in this EIR.</p> <p>Significance of Impact Before Mitigation: Potentially Significant</p> <p>Significance of Impact After Mitigation: Less-than-Significant</p>	<p>Measure AES-1: The Codes, Covenants and Restrictions (CC&Rs) for the Harmony @ 1 development shall, consistent with the Project Description (section 1.0) and Project Design Features (section 4.2.2) herein, fully define the intent of the term "Coastal Green Architecture." The CC&Rs shall provide detailed descriptions of specific measures or features that shall be imposed to ensure that the custom homes conform to the definition of Coastal Green Architecture and incorporate the design measures discussed in this EIR that reduce or eliminate visual impacts. The specific features to be described in the CC&Rs shall include, but not be limited to, the following design and construction measures:</p> <p>Homes shall be located in the building envelope presented in the Preliminary Grading Plan described in this EIR.</p> <p>Excavation of the building pad. The homes shall be designed with a lowered or excavated building pad in order to reduce the mass of the homes. The degree or amount of excavation shall be determined by the custom home architect, the Harmony @ 1 Architectural Control Committee, and the City's design review process.</p> <p>Berms: The CC&Rs shall require berms of excavated soil to help hide homes, and shall describe desirable locations and methods for soil berms.</p>	<p>Implementation Responsibility: Individual lot owners shall submit building plans to HOA Architectural Control Committee (ACC) and City of Pacifica for design review. Lot owners shall submit a letter to City Planning Department confirming ACC's review and acceptance of the proposed building design.</p> <p>Timing: City Planning Department shall confirm compliance with Design Guidelines prior to City issuance of building permits.</p>	<p>Monitoring Responsibility: City of Pacifica Planning Department.</p>	<p>Initials: _____</p> <p>Date: _____</p>

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
	<p>Hidden garages: The CC&Rs shall describe what constitutes a "hidden garage" and establish when a home shall have the garage under the main structure in order to minimize visual impacts.</p> <p>Living Roofs: The CC&Rs shall describe what constitutes a "living roof" and establish when a home shall include a living roof in order to minimize visual impacts.</p> <p>The CC&Rs shall describe appropriate exterior materials and color palettes to ensure compatibility of the homes with the surrounding area.</p>			
<p>Impact: The proposed project could have nighttime light and glare impacts</p> <p>Significance of Impact Before Mitigation: Potentially Significant</p> <p>Significance of Impact After Mitigation: Less than Significant</p>	<p>Measure ARS-2: To ensure night light and glare from the project is minimized the following measures shall be implemented:</p> <ul style="list-style-type: none"> - Exterior lighting shall include low mounted, downward casting and shielded light that does not cause spillover onto adjacent properties. - No flood lights shall be used in public areas or the conserved habitat areas. Night security lighting within residential lots shall be restricted to normal exterior lighting. - Language shall be added in the development's CC&Rs stating that lighting fixtures shall not be located at the periphery of individual lots. Lighting shall be restricted to the area immediately around the house and any landscaped areas. 	<p>Implementation Responsibility: Applicant shall submit exterior lighting plan to City Planning Department.</p> <p>Timing: City Planning Department shall review lighting plan for conformance prior to Building Permit approvals.</p>	<p>Monitoring Responsibility: City of Pacific Planning Department.</p>	<p>Initials: _____</p> <p>Date: _____</p>

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

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

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verify Implementation
<p>Significance of Impact After Mitigation: Less-than-Significant</p>				
<p>IMPACT: Construction of the proposed project would result in the removal of 12 trees that meet the definition of Heritage Tree in the local ordinance. With preservation of trees on the private open space parcel under Measure BIO-2, the number of heritage trees removed by the project is reduced to 7.</p> <p>Significance of Impact Before Mitigation: Potentially Significant</p> <p>Significance of Impact After Mitigation: Less-than-Significant</p>	<p>Measure BIO-3: The Applicant shall comply with all provisions of the City's Municipal Code (Sec. 41.12-04) for preservation of Heritage Trees. Prior to the removal of the 7 Heritage Trees, the Applicant must obtain a Heritage Tree Removal Permit from the City. The Applicant shall replace the 7 Heritage Trees removed with 7 new native shrub/tree species suitable for the site (e.g. coast silk tassel (<i>Garrya elliptica</i>), California buckeye (<i>Aesculus californica</i>), or others). Recommended planting locations are shown in Figure 17 of this EIR.</p>	<p>Implementation Responsibility: Applicant shall show location of heritage tree replacements on a planting plan submitted to the City Planning Department.</p> <p>Timing: Documentation shall be submitted to City Planning Department prior to issuance of Heritage Tree Removal Permit.</p>	<p>Monitoring Responsibility: City of Pacific Planning Department.</p>	<p>Initials _____</p> <p>Date _____</p>
<p>IMPACT: The new residential use and increased human activity on the site could adversely impact</p>	<p>Measure BIO-4: The development's Covenants, Codes, and Restrictions (CC&Rs) shall contain language that shall ensure the protection of all open space habitat (including Lot A, other open space areas and the portions of Lot 11 that are not built</p>	<p>Implementation Responsibility: Applicant shall include required language in CC&Rs submitted to</p>	<p>Monitoring Responsibility: City of Pacific Planning Department.</p>	<p>Initials _____</p>

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

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
	<p>UBACE jurisdictional waters (this drainage does not support perennial flow, but has a defined fringe/cree channel). The drainage shall be protected from impacts of runoff from urban areas, damage due to humans or pets, or other activities that degrade the natural habitat.</p> <p>In addition, through consultation with City of Pacifica, US Fish and Wildlife Service and the CDFG, a Management and Monitoring Plan shall be developed and implemented for the open space areas and the portions of lot 11 that are not built upon. The Plan shall include the following:</p> <ol style="list-style-type: none"> 1. A description of the goals of the Management Plan. The goals should foster the protection of native habitat and wildlife diversity at the site, should protect the wildlife corridor, and should support a healthy ecosystem. 2. A description of methods to protect and enhance native habitat on the site, including coastal terrace prairie, coastal riparian scrub, and northern coastal scrub. A program to control exotic invasive plant species shall be included in these methods. 3. A description of the methods to protect and enhance habitat of sensitive species on the site, including the Mission blue butterfly, the San Francisco dusky-footed woodrat, the Loggerhead shrike, and the white-tailed kite, and how individually-owned lots will restriction on them (see Measure BID-11) may fit into the scheme. 			

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

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

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

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
<p>Significance of Impact After Mitigation: Less-than-Significant</p>				
<p>Impact: Construction of the proposed project would result in the removal of four to six San Francisco Dusky faced woodrat houses within the proposed roadway on the north side of the property, and potentially one more woodrat house from grading of building sites on the western portion of the property. Removal of coastal scrub habitat could adversely impact carnivores in violation of CDFG code if any are denning there.</p> <p>Significance of Impact Before Mitigation: Potentially Significant</p> <p>Significance of Impact</p>	<p>Measure BIC-8: The following mitigation plan shall be implemented:</p> <ol style="list-style-type: none"> 1. <u>Preconstruction surveys for woodrat houses.</u> A preconstruction survey for woodrat houses shall be conducted within all areas proposed for disturbance, prior to any disturbance on site. These surveys shall include surveys for carnivore dens (such as bobcat) on site. If any carnivore dens are detected within the construction area, CDFG shall be contacted for guidance to avoid impacting any dens. 2. <u>Preconstruction woodrat house dismantling and/or relocation.</u> For all woodrat houses that will be impacted by construction impacts, the houses shall be dismantled and relocated to appropriate locations within the open space areas on the project site, and any woodrats captured and released into their relocated houses. House dismantling and/or relocation shall be conducted only when necessary, during the non-breeding season (September to February); and under guidance from the CDFG. 3. <u>Control of non-native species.</u> The 	<p>Implementation Responsibility:</p> <p>A qualified biologist shall conduct a pre-construction survey documenting the number and location of woodrat houses impacted by project improvements. Biologist shall dismantle and relocate houses. Biologist shall prepare a letter report to the City documenting the survey and relocation effort.</p> <p>Timing:</p> <p>City Planning Department shall review pre-construction survey report for project compliance with this measure prior to issuance of Grading Permit.</p>	<p>Monitoring Responsibility: City of Pacific Planning Department</p>	<p>Initial: _____</p> <p>Final: _____</p>

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
<p>At-Risk Mitigation: Insignificant-Significant</p>	<p>management of the onsite common open space area (Lot A.) per Measure BIO-4, shall include control of non-native invasive weeds to maintain the native plant species that provide important cover and food resources for the San Francisco dusky-footed woodrat, and (b) the use of rodenticides within the open space area unless approved by CDFG and the control of feral cats and humans on domestic pet ownership.</p>			
<p>Impact: While suitable aquatic habitat for California red-legged frog (CRLF) and San Francisco garter snake (SFGS) is not present with the project site, there remains an extremely low chance that CRLF and/or SFGS could disperse through the project site from the eastern border. Project construction has a low potential to impact dispersing CRLF and SFGS, however if take of either of these species occurred, it would be significant.</p> <p>Significance of Impact Before Mitigation:</p>	<p>Measure BIO-2: A qualified biologist shall be retained by the applicant to oversee construction and ensure that take of the San Francisco garter snake or California red-legged frog does not occur during construction. The following procedures shall apply:</p> <p>Prior to any grading or vegetation removal, a biologist shall conduct a preconstruction survey for San Francisco garter snake and California red-legged frog. During construction, a trained biologist or a trained on-site monitor (such as the construction foreman) shall check the site in the morning and in the evening for the presence of California red-legged frog and San Francisco garter snake. This includes checking holes, under vehicles and under boards left on the ground. If any CRLF or SFGS are found, construction shall be halted until they disperse naturally, and the monitor shall immediately notify the biologist in charge and the USFWS. Construction shall not proceed until adequate measures are taken to prevent dispersal of any individuals into the construction zone, as directed by the USFWS. Subsequent recommendations made by</p>	<p>Implementation Responsibility: Applicant shall include these measures on the grading plan specifications.</p> <p>Monitoring biologist shall submit a letter report to City Planning Department documenting the monitoring activity and results.</p> <p>Timing: City Planning Department shall review monitoring report for project compliance prior to issuance of Building Permits.</p>	<p>Monitoring Responsibility: City of Pacific Planning Department.</p>	<p>Initials _____ Date _____</p>

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

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
<p>been redesigned to avoid the Mission blue listed plant Quercus formosus.</p> <p>Significance of Impact Before Mitigation: Potentially Significant</p> <p>Significance of Impact After Mitigation: Less than Significant</p>	<p>the open space management plan required in Measure BIC-0.</p>	<p>A qualified biologist shall monitor during site grading activity to ensure adequate protection of fencing and that no damage occurs to plants.</p> <p>Biologist shall submit monitoring report to City Planning Department documenting monitoring activity and results.</p> <p>Timing: City Planning Department shall review monitoring report for compliance with measure prior to issuance of Building Permits.</p>		
<p>Impact: The project is subject to applicable state and federal laws governing endangered species.</p> <p>Significance of Impact Before Mitigation: Potentially Significant.</p> <p>Significance of Impact After Mitigation: Less than Significant.</p>	<p>Measure BIC-11: The applicant shall obtain all necessary permits from California Department of Fish and Game and U.S. Fish and Wildlife Service as required by federal and State law to avoid, minimize, or offset impacts to any species listed under either the State or federal Endangered Species Act or protected under any other State or federal law. Evidence that the applicant has secured any required authorization from these agencies shall be submitted to the City of Pacific Planning Department prior to issuance of any grading or building permits for the project.</p>	<p>Implementation Responsibility: Applicant shall submit evidence of project compliance with state and federal Endangered Species Act to City Planning Department.</p> <p>Timing: City Planning Department and Building Division shall review documentation for compliance prior to issuance of Grading Permits.</p>	<p>Monitoring Responsibility: City of Pacific Planning Department and Building Division.</p>	<p>Initials _____</p> <p>Date _____</p>

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

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

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
<p>Significance of Impact After Mitigation: Less-than-Significant</p>	<p>resistant vegetation and jute netting. Erosion control seed mixes used on site shall utilize native grasses and forbs appropriate for the site to replace and improve existing habitat values of grasslands disturbed on the site. Temporary erosion control measures such as positive gradients away from slopes, straw bales, silt fences and swales shall be used during construction.</p>			
<p>Impact: Although considered unlikely by the EIS report (June 2006), deep erosion and landsliding on the southern slopes could impact Lots 9 and 10.</p> <p>Significance of Impact Before Mitigation: Potentially Significant</p> <p>Significance of Impact After Mitigation: Less-than-Significant</p>	<p>Measure GEO-1: Although the house sites appear to be sufficiently far from the deep erosion gullies and landsliding on the southern slopes and existing data indicates that the house sites are on shallow bedrock, design-level geotechnical investigations for Lots 9 and 10 shall be conducted to determine whether surface or subsurface drainage improvements are necessary to prevent accelerating erosion trends in these gully areas and to mitigate encroachment into the building sites. Any necessary improvements shall be implemented by applicant or future owners of Lots 9 and 10.</p>	<p>Implementation Responsibility: Applicant or subsequent lot owners shall submit design-level geotechnical investigation for Lots 9 and 10. Recommendations of investigation shall be incorporated into project site plans.</p> <p>Timing: Building Official, City Engineer, and City Geotechnical Consultant shall review geotechnical investigation for Lots 9 and 10. City Engineer shall review site plans to determine compliance with recommendations of geotechnical report prior to issuance of Grading Permits.</p>	<p>Monitoring Responsibility: City of Pacific Building Division of Planning Department.</p>	<p>Initials _____ Date _____</p>

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

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
<p>activities:</p> <p>Significance of Impact Before Mitigation: Potentially Significant.</p> <p>Significance of Impact After Mitigation: Less-than-Significant.</p>	<p>include:</p> <ul style="list-style-type: none"> • Removing materials out of the rain by covering exposed piles of soil or construction materials with plastic sheeting; sweeping paved surfaces that drain to creeks or wetlands; using dry cleanup methods whenever possible, and if water must be used, use just enough to keep the dust down; • Use of hay bales or other mechanical barriers to trap sediment on the project site and prevent discharge into storm water drainage; • Scheduling construction activities for periods of dry weather; and • Restricting fueling of construction vehicles to approved staging areas. 	<p>guidelines as listed in the websites (also see http://www.swrob.ca.gov/stormwtr/construction.html).</p> <p>SWPPP shall be submitted to City Engineering Division.</p> <p>Timing: City Engineer, City Building Division, and City Planning Department shall review prior to issuance of Grading Permit.</p>		
<p>Impact: Up to six acres of the project site would be developed with building envelopes and roads. Site development will introduce impervious surfaces to the property and increase the amount of stormwater runoff generated on site. Detention basins constructed for the</p>	<p>Measure HYD-2: The Project shall implement the site design, source control, and stormwater treatment measures detailed in the Stormwater Control Plan, included as Appendix B. The project applicant shall also enter an Operations and Maintenance (O&M) agreement with the City, as required by the County-wide NPDES permit. This O&M agreement shall run with the land.</p>	<p>Implementation Responsibility: Applicant shall submit engineered drawings of detention basins and a signed Operations and Maintenance agreement with the City of Pacifica to the City Building Division.</p> <p>Timing: City Engineer, City Building Division, and City Planning Department shall review</p>	<p>Monitoring Responsibility: City of Pacifica Planning Department and Building Division.</p>	<p>initial</p> <p>final</p>

Impact	Mitigation Measure	Implementation Responsibility & Timing	Monitoring Responsibility	Verified Implementation
<p>project have adequate capacity to handle the increased runoff and would require routine maintenance.</p> <p>Significance of Impact Before Mitigation: Potentially Significant</p> <p>Significance of Impact After Mitigation: Less-than-Significant</p>		<p>stormwater plan and engineering drawings prior to issuance of Grading Permit.</p> <p>City Planning Department and Building Division shall review operation and maintenance agreement prior to issuance of Grading Permit.</p>		
IR #001				
<p>Impact: The project access road intersects Roberts Road on the inside of a curve where there are inadequate sight line distances for vehicles exiting the project driveway onto Roberts Road. The limited visibility creates unsafe or unsafe traffic condition.</p> <p>Significance of Impact Before Mitigation: Potentially Significant</p> <p>Significance of Impact</p>	<p>Measure TR#-1: Project slopes at the intersection of the new access road and Roberts Road shall be trimmed back to establish the minimum safe sight line distance of 200 feet. The site distance at the driveway shall be increased as much as feasible beyond the minimum requirement to provide additional safety at the intersection. Landscaping planted in these areas shall be restricted in height to prevent reduction of the sight line.</p>	<p>Implementation Responsibility: Applicant shall submit documentation demonstrating adequate sight line distances and necessary treatment of right corners to City Engineer.</p> <p>Timing: City Engineer shall review documentation for compliance prior to issuance of Grading Permit.</p>	<p>Monitoring Responsibility: City of Pacific Building Division of Planning Department.</p>	<p>Initials _____</p> <p>Date _____</p>

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