

570 Crespi Drive Project

SCH# 2021120126

Final Environmental Impact Report

Prepared for
City of Pacifica



September 2025

Prepared by



1501 SPORTS DRIVE, SUITE A, SACRAMENTO, CA 95834

570 Crespi Drive Project Final Environmental Impact Report

SCH# 2021120126

Lead Agency

City of Pacifica
Planning Division
1800 Francisco Boulevard
Pacifica, CA 94044
(650) 738-7341

Samantha Updegrave
Community Development Director

Brianne Harkousha
Deputy Director of Community Development

Prepared By

Raney Planning and Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834
(916) 372-6100

Contact:
Rod Stinson
Vice President

TABLE OF CONTENTS

TABLE OF CONTENTS

<u>CHAPTER</u>	<u>PAGE</u>
1. Introduction and List of Commenters.....	1-1
1.1 Introduction	1-1
1.2 Background	1-1
1.3 Purpose of the Final EIR	1-2
1.4 List of Commenters	1-2
1.5 Organization of the Final EIR	1-3
2. Responses to Comments	2-1
2.1 Introduction	2-1
2.2 Responses to Comments	2-1
3. Mitigation Monitoring and Reporting Program.....	3-1
3.1 Introduction	3-1
3.2 Compliance Checklist.....	3-1
3.3 Mitigation Monitoring and Reporting Program	3-2



1. INTRODUCTION AND LIST OF COMMENTERS

1. INTRODUCTION AND LIST OF COMMENTERS

1.1 INTRODUCTION

This Final Environmental Impact Report (EIR) contains comments received during the public review period of the 570 Crespi Drive Project (proposed project) Draft EIR and Partially Recirculated Draft EIR. This document has been prepared by the City of Pacifica, as Lead Agency, in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Section 15132. The Introduction and List of Commenters chapter of the Final EIR discusses the background of the Draft EIR and Partially Recirculated Draft EIR, purpose of the Final EIR, identifies the comment letters received on the Draft EIR and Partially Recirculated Draft EIR, and provides an overview of the organization of the Final EIR.

1.2 BACKGROUND

The Draft EIR identified the proposed project's potential impacts and the mitigation measures that would be required to be implemented. The proposed project Draft EIR includes the following environmental analysis chapters: Biological Resources; Greenhouse Gas Emissions; and Transportation.

In accordance with CEQA, the City of Pacifica used the following methods to solicit public input on the Draft EIR:

- A Notice of Preparation (NOP) for the Draft EIR was released for a 30-day public review period from October 4, 2024 to November 4, 2024. The NOP comment letters are included as Appendix B to the Draft EIR.
- A public scoping meeting was held via Zoom on October 22, 2024 to solicit comments regarding the scope of the Draft EIR.
- On April 11, 2025, the Draft EIR was submitted to the State Clearinghouse for distribution to State agencies, resulting in a 70-day public review period from April 11, 2025 to June 20, 2025.
- On April 11, 2025, a Notice of Availability (NOA) of the Draft EIR was posted to the City's website.
- The Draft EIR was made available for review on the City website at <https://www.cityofpacific.org/departments/community-development/planning-division/environmental-documents>.

All public comments received on the Draft EIR are listed in this chapter, and written responses to comments are included in Chapter 2, Response to Comments, as discussed in more detail in Section 1.4 of this chapter.

Based on comments received regarding the Draft EIR, the City determined that revisions to Chapter 4.1, Biological Resources, of the Draft EIR, were necessary and that recirculation was required to comply with CEQA Guidelines Section 15088.5. Revisions to Chapter 4.1 included a change to conclusions and the addition of new mitigation measures, and, thus, met the criteria for CEQA Guidelines Section 15088.5. A Notice of Availability (NOA) of the Partially Recirculated



Draft EIR was distributed and the Partially Recirculated Draft EIR was sent to the State Clearinghouse for distribution on August 1, 2025 for a 45-day review period, consistent with the time periods set forth in the CEQA Guidelines.

This Final EIR acknowledges and incorporates the revisions made as part of the Partially Recirculated Draft EIR. No public comments were received during the 45-day review period for the Partially Recirculated Draft EIR. Where applicable, the Responses to Comments presented in this Final EIR refer the reader to revisions made as part of the Partially Recirculated Draft EIR.

1.3 PURPOSE OF THE FINAL EIR

Pursuant to CEQA Guidelines Section 15132, this Final EIR consists of the following:

1. A list of public agencies commenting on the Draft EIR and Partially Recirculated Draft EIR (included as Section 1.4 of this chapter);
2. Comments received on the Draft EIR and Partially Recirculated Draft EIR (Chapter 2 of this Final EIR);
3. Mitigation Monitoring and Reporting Program (Chapter 3 of this Final EIR); and
4. Any other information added by the Lead Agency.

As required by CEQA Guidelines, Section 15090(a)(1)-(3), a Lead Agency must make the following three determinations in certifying a Final EIR:

1. The Final EIR has been completed in compliance with CEQA.
2. The Final EIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information in the Final EIR prior to approving the project.
3. The Final EIR reflects the Lead Agency's independent judgment and analysis.

Under CEQA Guidelines Section 15091, a public agency shall not approve or carry out a project for which an EIR has been certified that identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings (Findings of Fact) for each of those significant effects. Findings of Fact must be accompanied by a brief explanation of the rationale for each finding supported by substantial evidence in the record. The Findings of Fact are included in a separate document that will be considered for adoption by the City's decision-makers.

Pursuant to CEQA Guidelines, Section 15093(b), when a Lead Agency approves a project that would result in significant and unavoidable impacts, the agency must state in writing the reasons supporting the action (Statement of Overriding Considerations). The Statement of Overriding Considerations shall be supported by substantial evidence, and are subject to adoption by the City's decision-makers along with the Findings of Fact. The proposed project would result in a significant and unavoidable impact with respect to a conflict or inconsistency with CEQA Guidelines Section 15064.3, subdivision (b) (Impact 4.3-3) related to vehicle miles traveled (VMT). Thus, a Statement of Overriding Considerations must be adopted if the project is approved, which would be included in a separate document that will be considered for adoption by the City's decision-makers.

1.4 LIST OF COMMENTERS

The City of Pacifica received two comment letters during the public comment period on the Draft EIR for the proposed project. Additional comment letters were not received during the public



comment period on the Partially Recirculated Draft EIR. The comment letters were authored by the following agencies.

Agencies

Letter 1 California Department of Fish and Wildlife – Erin Chappell
Letter 2 California Department of Transportation – Yunsheng Luo

1.5 ORGANIZATION OF THE FINAL EIR

The Final EIR is organized into the following three chapters:

1. Introduction and List of Commenters

Chapter 1 provides an introduction and overview of the document, describing the background and organization of the Final EIR. Chapter 1 also provides a list of commenters who submitted letters in response to the Draft EIR.

2. Responses to Comments

Chapter 2 presents the comment letters received and responses to each comment. Each comment letter received has been numbered at the top and bracketed to indicate how the letter has been divided into individual comments. Each comment is given a number with the letter number appearing first, followed by the comment number. For example, the first comment in Letter 1 would have the following format: 1-1.

3. Mitigation Monitoring and Reporting Program

CEQA Guidelines, Section 15097, requires lead agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The intent of the Mitigation Monitoring and Reporting Program is to ensure implementation of the mitigation measures identified within the EIR for the proposed project.



2. RESPONSES TO COMMENTS

2. RESPONSES TO COMMENTS

2.1 INTRODUCTION

The Responses to Comments chapter contains responses to the comment letters submitted by agencies and interested persons regarding 570 Crespi Drive Project (proposed project) Draft EIR during the public review period (April 11, 2025, to June 20, 2025). The EIR was revised and partially recirculated from August 1, 2025, to September 15, 2025 in response to one of the comment letters (Partially Recirculated Draft EIR). No additional comments were received.

2.2 RESPONSES TO COMMENTS

The following two letters were received by the City during the Draft EIR public comment period. Additional comment letters were not received during the Partially Recirculated Draft EIR public review period. Each bracketed comment letter is followed by numbered responses to each bracketed comment. The responses amplify or clarify information provided in the Draft EIR and/or refer the reader to the appropriate place in the document where the requested information can be found. Comments that are not directly related to environmental issues (e.g., opinions on the merits of the project that are unrelated to its environmental impacts) are noted for the record, as appropriate.

In accordance with CEQA Guidelines, Section 15088.5, additional recirculation of the EIR is not required. Each letter has been considered by the City and addressed, according to CEQA Guidelines Section 15088, prior to approval of this Final EIR.



DocuSign Envelope ID: 9A40181E-D902-40C8-B479-0A376A99FB05



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Bay Delta Region
2825 Cordelia Road, Suite 100
Fairfield, CA 94534
(707) 428-2002
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



Letter 1

May 20, 2025

Brianne Harkousha, Community Development Deputy Director
City of Pacifica
1800 Francisco Boulevard
Pacifica, CA, 94044
BHarkousha@pacificacounty.gov

Subject: 570 Crespi Drive Project, Draft Environmental Impact Report,
SCH No. 2021120126, City of Pacifica, San Mateo County

Dear Brianne Harkousha:

The California Department of Fish and Wildlife (CDFW) received a Notice of Availability of a Draft Environmental Impact Report (EIR) from the City of Pacifica (City) for the 570 Crespi Drive Project (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹ CDFW previously submitted comments in response to the Notice of Preparation of the draft EIR.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

1-1

Conserving California's Wildlife Since 1870



Letter 1 cont.

Brianne Harkousha
City of Pacifica
May 20, 2025
Page 2

proposed, for example, the Project may be subject to CDFW's Lake and Streambed Alteration (LSA) regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

California Endangered Species Act and Native Plant Protection Act

Please be advised that a CESA Incidental Take Permit (ITP) must be obtained if the Project has the potential to result in "take" of plants or animals listed under CESA or Native Plant Protection Act (NPPA), either during construction or over the life of the Project. Under CESA, take is defined as "to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill." Issuance of an ITP is subject to CEQA documentation. If the Project will impact CESA or NPPA listed species, early consultation with CDFW is encouraged, as significant modification to the Project and mitigation measures may be required to obtain an ITP. Issuance of an ITP is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. Fully protected species may not be taken or possessed at any time (Fish and Game Code, §§ 3511, 4700, 5050, and 5515).

CEQA requires a Mandatory Finding of Significance if a Project is likely to substantially impact threatened or endangered species (Pub. Resources Code, §§ 21001(c), 21083, and CEQA Guidelines §§ 15380, 15064, 15065). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency's FOC does not eliminate the Project proponent's obligation to comply with Fish and Game Code, § 2080 et. seq.

Lake and Streambed Alteration

CDFW requires an LSA Notification, pursuant to Fish and Game Code section 1600 et seq., for project activities affecting lakes or streams and associated riparian habitat. Notification is required for any activity that may substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank (including associated riparian or wetland resources); or deposit or dispose of material where it may pass into a river, lake, or stream. Work within ephemeral streams, drainage ditches, washes, watercourses with a subsurface flow, and floodplains are generally subject to notification requirements. In addition, infrastructure installed beneath such aquatic features, such as through hydraulic directional drilling, is also generally subject to notification requirements. Any impacts to the mainstems, tributaries and floodplains or associated riparian habitat would likely require an LSA Notification. CDFW, as a

1-1 cont.



Letter 1 cont.

Docusign Envelope ID: 9A40181E-D902-40C8-B479-0A376A99FB05

Brianne Harkousha
City of Pacifica
May 20, 2025
Page 3

responsible agency under CEQA, will consider the EIR for the Project. CDFW may not execute a final LSA Agreement until it has complied with CEQA as the responsible agency.

Raptors and Other Nesting Birds

CDFW has authority over actions that may result in the disturbance or destruction of active nest sites or the unauthorized take of birds. Fish and Game Code sections protecting birds, their eggs, and nests include §§ 3503 (regarding unlawful take, possession or needless destruction of the nests or eggs of any bird), 3503.5 (regarding the take, possession or destruction of any birds-of-prey or their nests or eggs), and 3513 (regarding unlawful take of any migratory nongame bird). Migratory birds are also protected under the federal Migratory Bird Treaty Act (MBTA).

Fully Protected Species

Fully protected species, such as San Francisco garter snake (*Thamnophis sirtalis tetrataenia*) may not be taken or possessed at any time and no licenses or permits may be issued for their take except as follows:

- Take is for necessary scientific research;
- Efforts to recover a fully protected, endangered, or threatened species, live capture and relocation of a bird species for the protection of livestock; or
- They are a covered species whose conservation and management is provided for in a Natural Community Conservation Plan (Fish & G. Code, §§ 3511, 4700, 5050, & 5515).

Specified types of infrastructure projects may be eligible for an ITP for unavoidable impacts to fully protected species if certain conditions are met (Fish & G. Code, §2081.15). Project proponents should consult with CDFW early in the Project planning process.

PROJECT DESCRIPTION SUMMARY

Proponent: City of Pacifica

Objective: The objective of the Project is to develop one two-story mixed-use building and two three-story residential buildings on the parcel at 570 Crespi Drive. The Project would include a condominium subdivision to create one commercial condominium and 19 residential condominiums. In addition, the Project would involve off-site activities, including removal of two trees, and construction of a new driveway and associated parking spaces within the northern portion of the existing Pacifica Community Center.

1-1 cont.



Letter 1 cont.

Brianne Harkousha
City of Pacifica
May 20, 2025
Page 4

1-1 cont.

Location: 570 Crespi Drive, Pacifica, CA, 94044; San Mateo County; Latitude 37.598391, Longitude -122.498785.

Timeframe: To be determined

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

I. Project Description and Related Impact Shortcoming

Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or U.S. Fish and Wildlife (USFWS)?

COMMENT 1: Riparian Setbacks

Section 4.1-4

Issue: The Biological Constraints Analysis (in Appendix C of the draft EIR) prepared by Wood Biological Consulting in 2020 for the Project identifies the vegetative communities present in the Project area, and states that "willow scrub, dominated by arroyo willow (*Salix lasiolepis*), covers the majority of the southern portion of the study area on both parcels. It also occurs in smaller stands along the western and eastern parcel boundaries." The draft EIR states that "the proposed project would remove or prune an estimated 784 square feet of arroyo willow scrub to meet parking and walkway requirements at the southern edge of the proposed Building B," and that, additionally, "the proposed project could potentially disturb and, possibly, fill, up to 0.87-acre of jurisdictional wetlands and/or remove potential riparian vegetation."

CDFW is unable to determine the extent of potentially significant Project impacts to riparian and associated wetlands within and adjacent to the Project area because it is unclear if riparian vegetation will be pruned or if it must be removed and if wetland will be temporarily disturbed or permanently filled. Further, Mitigation Measure 4.1-4(a) is proposed to offset potentially significant impacts to riparian habitat and other sensitive natural communities due to Project activities, and development of specific mitigation actions is contingent on the Project notifying CDFW pursuant to Fish and Game Code section 1600.

Mitigation Measure 4.1-4(a) of the draft EIR effectively defers formulation of mitigation measures that would offset potentially significant temporary and

1-2



Brianne Harkousha
City of Pacifica
May 20, 2025
Page 5

1-2 cont.

permanent impacts to riparian habitat until “some future time” (when the project applicant notifies CDFW pursuant to Fish and G. Code section 1600). Given that the Project EIR describes the riparian and wetland is not associated with any river, lake or stream, Project activities may not be subject to Fish and Game Code section 1600. CEQA Guidelines section 15126.4(a)(1)(B) identifies compliance with a regulatory permit or other similar process may be identified as mitigation if compliance would result in implementation of measures that would be reasonably expected, based on substantial evidence in the record, to reduce the significant impact to the specified performance standards. However, the development of a complete set of mitigation measures sufficient to reduce potentially significant impacts on riparian and/or wetland habitat to less-than-significant levels, under proposed Mitigation Measure 4.1-4(a), would be deferred to a future time that may or may not occur, and may not be subject to CDFW review and comment.

Specific impact, why impact would occur, and evidence impact would be significant: Arroyo willow is part of the Red Willow Riparian Woodland and Forest Alliance, a natural community with a State Ranking of S3- Vulnerable. Red Willow Riparian Woodland and Forest Alliance, with a State Ranking of S3, is a Sensitive Natural Community “at moderate risk of extinction or collapse due to a fairly restricted range, relatively few populations or occurrences, recent and widespread declines, threats, or other factors” (CDFW Sensitive Natural Communities, <https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities#natural%20communities%20lists>). Continued loss of this riparian habitat from Project encroachment is damaging to the watershed’s biotic and abiotic integrity.

Riparian vegetation, and associated floodplains, provide many essential benefits to stream and aquatic species habitat (Moyle 2002, CDFW 2007). Development within or adjacent to riparian zones can result in fragmentation of riparian habitat and decreases in native species abundance and biodiversity (Davies et al. 2001, CDFW 2007). Riparian buffers help keep pollutants from entering adjacent waters, benefiting species who rely on those waters for habitat and drinking water. Narrow riparian buffers are considerably less effective in minimizing the effects of adjacent development than wider buffers (Castelle et al. 1992, Brosfokske et al. 1997, Dong et al. 1998, Kiffney et al. 2003, Moore et al. 2005).

Riparian habitats also contribute to bank stability and provide flood protection. Development can modify natural streamflow patterns by increasing the magnitude and frequency of high flow events and storm flows. Riparian habitat and adjacent wetlands and floodplains are critical to lessening these impacts because they store and meter floodwaters, recharge groundwater aquifers, trap sediment, filter pollution, help minimize erosion, lessen peak flow velocities, and protect against storm surges. In doing so, they protect adjacent upland, down-stream, and coastal properties from



Brianne Harkousha
City of Pacifica
May 20, 2025
Page 6

loss and damage during flooding and help maintain surface and groundwater during summer months.

Recommendation 1: CDFW recommends the Project avoid, to the greatest extent feasible, all temporary and permanent impacts to arroyo willow, Red Willow Riparian Woodland and associated wetlands or forest and establish protective riparian and wetland buffer zones to limit development and vegetation clearing to outside of and away from riparian and wetland areas. Where impacts to riparian and wetland habitat cannot be avoided, the draft EIR should provide sufficient information to demonstrate if impacts to riparian and/or wetlands will be significant. Supporting details should be included showing which impacts will be temporary or permanent, the extent of Project pruning and/or tree removal, and further explain disturbances and/or filling to riparian and wetland habitats.

To address Project activities that cannot avoid impacts to riparian vegetation and wetlands, CDFW recommends that the draft EIR include a plan detailing any proposed on- and/or off-site mitigation needs necessary to compensate for net-loss of riparian and/or wetland resources. Examples of permanent impacts include but are not limited to loss of riparian vegetation and mature trees and expansion of infrastructure footprints. CDFW recommends the proposed mitigation plan include details such as mitigation location(s), proposed actions, monitoring, success criteria, and any corrective actions. Further, CDFW recommends the Project not rely on "enhancement" mitigation alone for permanent impacts to riparian and/or wetland habitat. Alternative options may include compensatory mitigation in the form of permanent protection of riparian resources and/or creation of riparian habitat along streams such as streamside riparian revegetation and pavement removal.

COMMENT 2: Nesting Birds

Issue: Nesting birds, including saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*), a State special-status species, have the potential to nest on the ground, in trees, on structures, or in vegetation within and immediately adjacent to the Project site. The avoidance, minimization and mitigation measures included in the draft EIR to protect special-status and nesting birds are not sufficient to reduce potential impacts to less-than-significant levels. Specifically, Mitigation Measure 4.1-2 incorrectly identifies the nesting bird period for owl and raptor species and does not implement sufficiently sized nest buffers.

Specific impact, why the impact would occur, and evidence the impact would be significant: The federal MBTA and Fish and Game Code protect migratory and nesting birds, including special-status species with potential to occur in the Project area (e.g., San Francisco common yellow throat). The nesting seasons for passerines, owls, and raptors range from February 15- August 30, January 15-



Brianne Harkousha
City of Pacifica
May 20, 2025
Page 7

September 15, and February 15- September 15, respectively. The nesting season described in the draft EIR is not inclusive of early-season owl breeding or late-season raptor breeding.

No-disturbance buffers for any bird nests identified in pre-construction surveys should be of sufficient, species-specific size to protect young birds until they have fledged and are foraging independently. Buffers for passerines, accipiters, and buteos should be a minimum of 250 feet, 500 feet, and 1,000 feet, respectively. The no-disturbance buffers proposed in the draft EIR nesting bird measure are not adequately sized to protect passerines or raptors, which require larger no-disturbance buffers than proposed.

If construction commences during the nesting season without sufficiently sized nest buffers in place, or if construction activities occur without a qualified biologist having performed appropriately timed breeding bird surveys, nesting birds may be impacted directly through the removal of nest structures, or indirectly through localized disturbance sufficient to cause nest abandonment, a potentially significant impact under CEQA.

Recommendation 2: CDFW recommends incorporating the mitigation measure below to reduce potential impacts to nesting birds to less-than-significant levels:

Recommended Nesting Bird Mitigation Measure: If project grading or construction is scheduled to take place between January 15 – September 15, a preconstruction survey of the project vicinity for nesting birds shall be conducted by a qualified biologist experienced with the nesting behavior of bird species of the region. The survey shall determine if active nests are present within the planned area of disturbance or within 250 feet for passerines, 500 feet for accipiters and 1,000 feet for buteos. The survey shall be performed no more than 7 days prior to the commencement of construction activities, and a second focused survey shall be conducted within 48 hours prior to construction activities that would occur during the nesting/breeding season. If ground disturbance activities are delayed following a survey, then an additional preconstruction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. If a lapse of Project-related activities of seven days or longer occurs, another focused survey will be conducted before Project activities can be reinitiated.

If an active bird nest is found within the survey radii, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. A protective buffer distance shall be established by a qualified biologist based on the site conditions such as whether the nest is in a line of sight of the construction and the sensitivity of the birds nesting. Typical

1-3 cont.



Brianne Harkousha
City of Pacifica
May 20, 2025
Page 8

1-3 cont.

protective buffers are as follows: 1) 250 feet for passerines, 2) 500 feet for accipiters, and 3) 1,000 feet for buteos. No Project personnel or equipment shall be allowed to enter the protective buffer until the qualified biologist determines that the young have fully fledged and will no longer be adversely affected by the Project.

The qualified biologist shall observe any identified active nests prior to the start of any construction-related activities to establish a behavioral baseline of the adults and any nestlings, and the nest site(s) shall be monitored by the biologist periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by the qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. All buffers shall be shown on all sets of construction drawings.

COMMENT 3: Bats

Issue: The Biological Constraints Analysis (Appendix C) prepared by Wood Biological Consulting in 2020 for the Project identified populations of big free-tailed bat (*Nyctinomops macrotis*), fringed myotis (*Myotis thysanodes*), hoary bat (*Lasiurus cinereus*), and Townsend's big-eared bat (*Corynorhinus townsendii*) within five miles of the Project area. Project activities could directly or indirectly impact roosting bats during vegetation removal, ground disturbance, or other noise generating activities, a potentially significant impact under CEQA. The draft EIR does not include measures to avoid, minimize, and mitigate impacts to roosting bats.

1-4

Specific impact, why the impact would occur, and evidence the impact would be significant: The big free-tailed bat, fringed myotis, hoary bat and Townsend's big-eared bat are California Species of Special Concern.

Bats play an important role in Bay Area ecosystems, through pest control, pollination and seed dispersal. Recent studies estimate that bat consumption of insect pests results in more than \$3 billion in agricultural production savings per year in the U.S. (USFWS 2025). Bats are known to roost under bridges, in caves and mines, on buildings, in cliff crevices, in tree foliage, bark, and hollows, and in riprap, with habitat use varying temporally and seasonally. Suitability of bat roosting habitat is dependent on temperature, protection from predators and inclement weather, and proximity to foraging sites. Habitat reduction and disruption of hibernation and



Letter 1 cont.

Docusign Envelope ID: 9A40181E-D902-40C8-B479-0A376A99FB05

Brianne Harkousha
City of Pacifica
May 20, 2025
Page 9

1-4 cont.

maternity roosts due to human development and activity have contributed to steep population declines in California and across the globe. Many bat species are long lived, with most females birthing only one to two young per year. Due to low reproductive rates and sensitivity of breeding females to disruption, maternity colonies affected by human activities that temporarily reduce fecundity, or mortality may require multiple years to recover following disturbance events (Caltrans 2019).

Recommendation 3: CDFW recommends including the following mitigation measure to reduce potentially significant impacts on bats to a less-than-significant level:

1-5

Recommended Bat Mitigation Measure: Pre-construction surveys for special-status and non-listed bat species shall be performed by a qualified biologist if any trees are to be removed or underutilized or vacant buildings are to be demolished, or if any suitable habitat including buildings, trees, rock outcrops, bridges, or culverts are present within 100 feet of proposed construction. If any active maternity or hibernation roosts are identified within 100 feet of areas proposed for development, an agency-approved qualified biologist shall establish site-specific protective buffers around roosts, sized with consideration for the species that are present and the time of year bats are roosting, as well as levels of construction noise and light emission from Project activities.

ENVIRONMENTAL DATA

1-6

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special-status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be filled out and submitted online at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)



Docusign Envelope ID: 9A40181E-D902-40C8-B479-0A376A99FB05

Brianne Harkousha
City of Pacifica
May 20, 2025
Page 10

1-7

CONCLUSION

CDFW appreciates the opportunity to comment on the draft EIR to assist the City in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Shannon Husband, Environmental Scientist, at (707) 337-1364 or Shannon.Husband@wildlife.ca.gov; or Wesley Stokes, Senior Environmental Scientist (Supervisory), at Wesley.Stokes@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Erin Chappell
B77E9A6211EF486
Erin Chappell
Regional Manager
Bay Delta Region

ec: Office of Planning and Research, State Clearinghouse, Sacramento
Craig Weightman, CDFW Bay Delta Region – Craig.Weightman@wildlife.ca.gov

REFERENCES

- Brosofske, K.D., J. Chen, R.J. Naiman, and J.F. Franklin. 1997. Harvesting effects on microclimatic gradients from small streams to uplands in western Washington. *Ecological Applications* 7:1188-1200.
- California Department of Transportation. 2019. Caltrans Bat Mitigation: A Guide to Developing Feasible and Effective Solutions.
- Castelle, A.J., C. Conolly, M. Emers, E.D. Metz, S. Meyer, M. Witter, S. Mauermann, T. Erickson, and S.S. Cooke. 1992. Wetlands buffers use and effectiveness. Adolfson Associates, Inc., Shorelands and Coastal Zone Management Program, Washington Department of Ecology, Olympia, WA. Pub. No. 92-10.
- CDFW. 2007. California wildlife: conservation challenges. California Department of Fish and Game, Sacramento, CA.
- Davies, K.F., C. Gascon, and C.R. Margules. 2001. Habitat fragmentation: consequences, management, and future research priorities. Pages 81-97 in: M.E. Soule and G. H. Orians, (eds.) *Conservation Biology: Research Priorities for the Next Decade*. Island Press, Washington, DC.



LETTER 1: ERIN CHAPPELL, CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

Response to Comment 1-1

The comment presents background information on the role of the California Department of Fish and Wildlife (CDFW) and the project components, and does not address the adequacy of the EIR. The comment has been noted for the record and will be forwarded to the decision-makers for their consideration.

Response to Comment 1-2

As shown in Chapter 4.1, Biological Resources, of the Partially Recirculated Draft EIR, Mitigation Measure 4.1-4(a) establishes specific timing and standards related to riparian and wetland habitat. If, at the time that project construction occurs, the project is not subject to California Fish and Game Code (CFGF) Section 1600, “further mitigation beyond the proposed mitigation included in the notice to CDFW regarding the aforementioned vegetation communities shall not be required.” Mitigation Measure 4.1-4(a) allows for the specific details requested in the comment to be included in the project’s notification to CDFW, which is required to occur prior to the commencement of ground-disturbing activities. Such timing is intended to accommodate and account for any potential delays in the project and/or changes in on-site riparian conditions.

Response to Comment 1-3

The comments and recommendations related to nesting birds have been addressed within Chapter 4.1, Biological Resources, of the Partially Recirculated Draft EIR.

Response to Comment 1-4

The information provided in the comment was incorporated into Impact 4.1-3 within Chapter 4.1, Biological Resources, of the Partially Recirculated Draft EIR.

Response to Comment 1-5

The recommendation included in the comment was incorporated into Mitigation Measure 4.1-3(b) within Chapter 4.1, Biological Resources, of the Partially Recirculated Draft EIR.

Response to Comment 1-6

The comment presents background information on CDFW’s processes related to environmental documents and does not address the adequacy of the EIR. The comment has been noted for the record and will be forwarded to the decision-makers for their consideration, as well as the project applicant and City staff.

Response to Comment 1-7

The comment is conclusionary and does not address the adequacy of the EIR. The comment has been noted for the record and will be forwarded to the decision-makers for their consideration.



Letter 2

CALIFORNIA STATE TRANSPORTATION AGENCY

GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov



May 22, 2025

SCH #: 2021120126
GTS #: 04-SM-2021-00672
GTS ID: 24973
Co/Rt/Pm: SM/1/41.25

Brianne Harkousha, Community Development Director
City of Pacifica
1800 Francisco Blvd
Pacifica, CA 94044

Re: 570 Crespi Drive Project – Draft Environmental Impact Report (DEIR)

Dear Brianne Harkousha:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the 570 Crespi Drive Project. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the April 2025 DEIR.

Please note this correspondence does not indicate an official position or approval by Caltrans on this project and is for informational purposes only.

2-1

Project Understanding

The proposed project would develop one two-story mixed-use building and two three-story residential buildings to construct one commercial condominium and 19 residential condominiums on a 1.68-acre parcel. Proposed off-site improvements for the project include tree removal and construction of a new driveway and associated parking spaces at the northern portion of the existing adjacent Pacific Community Center, directly adjacent to a state-owned parking lot that is within Caltrans right-of-way (ROW). Some of the proposed modifications for the off-site improvements will require a Caltrans-issued encroachment permit. The project site itself is also within 500 feet of State Route (SR) 1.

2-2

Travel Demand Analysis

The project vehicle miles traveled (VMT) analysis and significance determination were undertaken in a manner consistent with the Office of Land Use and Climate Innovation's (LCI) Technical Advisory. The commercial and residential components of

"Provide a safe and reliable transportation network that serves all people and respects the environment."



Letter 2 cont.

Brianne Harkousha, Community Development Director
May 22, 2025
Page 2

2-2 cont.

the proposed project were evaluated separately. Per the DEIR, VMT impacts for the commercial component of the proposed project was determined to be less than significant while VMT impacts for the residential component were found to be significant and unavoidable. Proposed mitigation measures include the integration of affordable and below market rate housing, implementation of a subsidized or discounted transit program, and providing improvements to the pedestrian network. The proposed mitigation measures should be documented with annual monitoring reports to demonstrate effectiveness.

Please also consider the following measures to further mitigate the project's residential VMT impact:

- Provide secure bike parking,
- Provide traffic calming measures,
- Implement a shared vehicle program (car/bike/E-bike/scooter).

Please additionally note that the City/County Association of Governments of San Mateo County (C/CAG) recently published its Final Report for the VMT/Greenhouse Gas (GHG) Model Mitigation Program ([link](#)). The VMT/GHG Model Mitigation Program was awarded through Caltrans' Sustainable Transportation Planning Grant Program and intends to assist project sponsors and developers in identifying feasible options for mitigating VMT and GHG emission impacts of land use and VMT-inducing transportation projects in the County. The City is encouraged to collaborate with Caltrans and C/CAG to explore more citywide or regional VMT mitigation options where feasible.

Hydrology

Please ensure that any increase in storm water runoff to State Drainage Systems or Facilities be treated, contained on project site, and metered to preconstruction levels. Any floodplain impacts must be documented and mitigated.

2-3

The off-site improvements adjacent to the Pacifica Community Center will convert the existing landscaped area into a paved parking lot. The increased runoff from this paved area is expected to flow into the state-owned parking lot. During the Encroachment Permit application stage, please provide drainage plan and hydrologic calculations showing pre-and post-construction conditions for the off-site improvements.

Climate Change/Sea Level Rise

2-4

The proposed project is located near a high-priority segment of SR 1 identified in the 2020 Caltrans District 4 Adaptation Priorities Report ([link](#)). Please ensure that Caltrans remains informed about the various climate stressors affecting the project location, and the ongoing development and implementation of adaptation and resilience

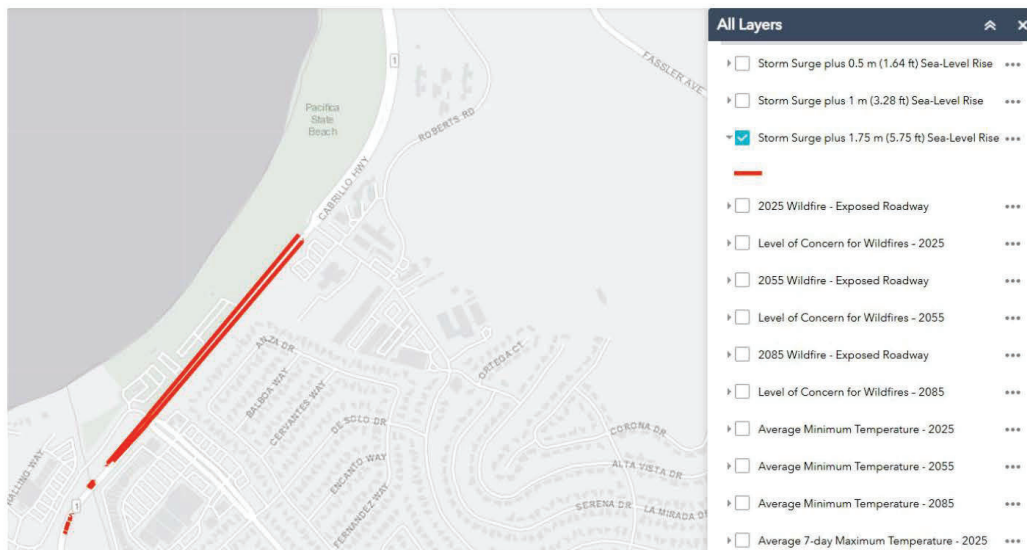
"Provide a safe and reliable transportation network that serves all people and respects the environment."



Letter 2 cont.

Brianne Harkousha, Community Development Director
May 22, 2025
Page 3

initiatives. Caltrans is particularly interested in the efforts to enhance coastal resilience along its shoreline. The image below illustrates how a combination of storm surge and 1.75 meter of sea level rise (SLR) will affect SR 1 at the intersection with Crespi Drive. Given the proximity of the project location to vulnerable sections of SR 1, please consider climate impacts such as SLR and storm surge that will affect the project and its surrounding location.



Source: Caltrans Climate Change Vulnerability Assessment Map

Rising groundwater levels could be a concern, as coastal groundwater may increase in response to rising sea levels. Shallow groundwater can float on the underlying seawater, exacerbating this issue.

Given these considerations, please keep Caltrans District 4 updated on any ongoing construction efforts, especially those related to drainage improvements. For inquiries or concerns within District 4's geographical boundaries, please contact the Caltrans Bay Area Climate Change Planning Coordinator at Lucius.Wu@dot.ca.gov.

Construction-Related Impacts

Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits ([link](#)).

"Provide a safe and reliable transportation network that serves all people and respects the environment."



Letter 2 cont.

Brianne Harkousha, Community Development Director
May 22, 2025
Page 4

2-4 cont.

Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

2-5

Lead Agency

As the Lead Agency, the County is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Equitable Access

A reminder that if any Caltrans facilities are impacted by the project, those facilities must meet Americans with Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Encroachment Permit

Please be advised that any temporary or permanent work including traffic control that encroaches in, under, or over any portion of the State highway ROW requires a Caltrans-issued encroachment permit.

2-6

The Office of Encroachment Permits requires 100% complete design plans and supporting documents to review and circulate the permit application package. The review and approval of encroachment projects is managed through the Encroachment Permits Office Process (EPOP) or the Project Delivery Quality Management Assessment Process (QMAP), depending on project scope, complexity, and completeness of the application. Please use the following resources to determine the appropriate review process:

- TR-0416 Applicant's Checklist ([link](#))
- Caltrans Encroachment Projects Processes – Information Video ([link](#))
- Flowchart, Figure 1.2 in Section 108, Overview of the Encroachment Review Process, of Chapter 100 – The Permit Function, Caltrans Encroachment Permit Manual ([link](#))

The permit approval typically takes less than 60 days, but may take longer depending on the project scope, size, complexity, completeness, compliance with applicable laws, standards, policies, and quality of the permit package submitted. Projects requiring exceptions to design standards, exceptions to encroachment policies, or external agency approvals may need more time to process.

"Provide a safe and reliable transportation network that serves all people and respects the environment."



Letter 2 cont.

Brianne Harkousha, Community Development Director
May 22, 2025
Page 5

2-6 cont.

To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)).

2-7

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Luana Chen, Transportation Planner, via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or contact LDR-D4@dot.ca.gov.

Sincerely,



YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse

"Provide a safe and reliable transportation network that serves all people and respects the environment."



LETTER 2: YUNSHEN LUO, CALIFORNIA DEPARTMENT OF TRANSPORTATION

Response to Comment 2-1

The comment is introductory and does not address the adequacy of the EIR. The comment has been noted for the record and will be forwarded to the decision-makers for their consideration.

Response to Comment 2-2

The comment reiterates the conclusions of the Draft EIR and does not address the adequacy of the EIR. The commenter's recommendations have been noted for the record. The comment will be forwarded to the decision-makers for their consideration.

Response to Comment 2-3

Issues related to hydrology and stormwater drainage were addressed in the Initial Study (IS) prepared for the proposed project in October 2024. As discussed within Section X, Hydrology and Water Quality, under question 'c.i-iii,' the proposed project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, and a less-than-significant impact would occur.

Response to Comment 2-4

The comment does not address the adequacy of the EIR and has been noted for the record. The comment will be forwarded to the decision-makers for their consideration, and the City will continue to notify and coordinate with the California Department of Transportation (Caltrans) regarding any potential impacts to Caltrans facilities.

Response to Comment 2-5

Contrary to the comment, the lead agency for the proposed project is the City of Pacifica, not the County of San Mateo. The comment does not address the adequacy of the EIR and has been noted for the record. The comment will be forwarded to the decision-makers for their consideration. All mitigation measures provided in the Draft EIR for the proposed project include timing and monitoring specifications, as well as funding concerns where appropriate.

Response to Comment 2-6

The comment provides background information on Caltrans requirements and does not address the adequacy of the EIR. The comment has been noted for the record and will be forwarded to the decision-makers for their consideration.

Response to Comment 2-7

The comment is conclusionary and does not address the adequacy of the EIR. The comment has been noted for the record and will be forwarded to the decision-makers for their consideration.



3. MITIGATION MONITORING AND REPORTING PROGRAM

3. MITIGATION MONITORING AND REPORTING PROGRAM

3.1 INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all State and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a “mitigated negative declaration” or specified environmental findings related to environmental impact reports.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for the 570 Crespi Drive Project (proposed project). The intent of the MMRP is to ensure implementation of the mitigation measures identified within the Environmental Impact Report (EIR) for the proposed project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the applicant.

3.2 COMPLIANCE CHECKLIST

The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the EIR prepared for the proposed project. This MMRP is intended to be used by City of Pacifica staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the EIR.

The EIR presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation is defined by CEQA Guidelines, Section 15370, as a measure that:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMRP is to ensure the implementation of adopted mitigation measures. The MMRP will provide for monitoring of reclamation activities as necessary and in-the-field identification and resolution of environmental concerns.

Monitoring and documenting the implementation of mitigation measures will be coordinated by the City of Pacifica. The table attached to this report identifies the mitigation measures, the monitoring action for each mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. The City will be responsible for monitoring compliance.



3.3 MITIGATION MONITORING AND REPORTING PROGRAM

The following table indicates the mitigation measure number, the impact the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
Chapter 4.1 – Biological Resources					
4.1-1	Have a substantial adverse effect, either directly (e.g., threaten to eliminate a plant community) or through habitat modifications, on any plant species identified as a candidate, sensitive, or special-status species.	4.1-1(a) <i>Prior to the commencement of construction associated with the proposed project, focused plant preconstruction surveys shall be conducted by a qualified biologist during the documented bloom periods of San Francisco Bay spineflower. Two site visits, including one early-season (April) and one late-season (July) shall be sufficient to cover the blooming periods. If San Francisco Bay spineflower are not observed during the focused plant surveys, impact to special-status plant species would not occur, and mitigation would not be required. The results of the surveys shall be submitted to the City's Planning Department.</i>	City of Pacifica Planning Division	Prior to issuance of any grading or building permits and prior to any ground disturbing activities	
		4.1-1(b) <i>If San Francisco Bay spineflower are identified on-site during the focused plant surveys, the project applicant shall be responsible for ensuring construction activities avoid special-status plants through preparation and submittal to the City's Planning Department of an Avoidance Plan Report detailing protection and avoidance criteria, measures, and the extent to which special-status plants were successfully avoided. The Avoidance Plan Report shall be subject</i>	City of Pacifica Planning Division USFWS CDFW	After survey results and prior to the commencement of construction activities, if San Francisco Bay spineflower are identified on-site	



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		to approval by the City's Planning Department and CDFW. If avoidance is infeasible, the qualified biologist shall ensure seed collection for affected special-status plants is completed and plants are re-established at a minimum of a one-to-one ratio (number of newly established plants relative to the number of plants impacted) in a preserved, suitable habitat approved by the City and CDFW. The project applicant shall document and submit proof of compliance to the City's Planning Department and CDFW. Re-established special-status plant populations shall be monitored annually by the project applicant in accordance with an approved Habitat Mitigation and Monitoring Plan prepared in consultation with the City's Planning Department, with annual monitoring taking place for a minimum of five years. The Habitat Mitigation and Monitoring Plan shall include criteria, subject to approval by all applicable agencies, including the City's Planning Department, USFWS, and CDFW, detailing the survival ratio required of re-established populations and performance standards for further replanting for any re-established		During construction activities Annually for a minimum of five years after re-establishment of plants	



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		<i>special-status plant species that do not survive. Reports describing performance results shall be prepared by a qualified biologist and shall be submitted to the City's Planning Department for years one, three, and five of the monitoring period.</i>			
4.1-2	Have a substantial adverse effect, either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through habitat modifications, on migratory birds and raptors protected under the MBTA.	4.1-2 <i>To ensure compliance with protections for migratory birds under the MBTA and the CFGC, the measures outlined below shall be implemented prior to the commencement of construction activities. Evidence of compliance shall be submitted to the City's Planning Department for review and approval prior to the commencement of construction activities.</i> <i>1. If construction activities are scheduled to occur outside of the breeding season (i.e., September 15 through January 15), pre-construction surveys or other mitigation measures are not necessary.</i> <i>2. If construction activities are scheduled to occur during the breeding season (i.e., January 15 through September 15), a preconstruction nesting bird survey shall be conducted on the identified work area and a buffer zone (see #3, below).</i>	City of Pacifica Planning Division	Prior to the issuance of grading or building permits and at least seven days prior to start of construction (if in nesting season)	



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		The survey shall be performed by a qualified biologist experienced with nesting behavior of birds of the region no more than seven days prior to the initiation of work. A second focused survey shall be conducted within 48 hours prior to construction activities that would occur during the nesting/breeding season. If ground disturbance activities are delayed following a survey, then an additional preconstruction survey shall be conducted such that no more than two weeks will have elapsed between the last survey and the commencement of ground disturbance activities. If a lapse of project-related activities of seven days or longer occurs, another focused survey shall be conducted before project activities can be reinitiated. If nesting or breeding activity is not observed, work may proceed without restrictions. To the extent allowed by access, all active nests identified within 250 feet of construction activities, including equipment staging,		Immediately prior to and during initial grading/construction	



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		for raptors and 100 feet for other protected bird species shall be mapped. 3. For any active nests found near the construction limits (76 m [250 ft] for raptors and 33 m [100 ft] for other protected bird species), the project biologist shall make a determination as to whether or not construction activities are likely to disrupt reproductive behavior. If construction is determined unlikely to disrupt breeding behavior, construction may proceed. If construction is determined to potentially disrupt breeding, the construction-free buffer zone shall be expanded; avoidance is the only mitigation available. The ultimate size of the construction-free buffer zone may be adjusted by the project biologist based on the species involved, topography, lines of site between the work area and the nest, physical barriers, and the ambient level of human activity. For raptors, the project biologist shall contact CDFW and/or the USFWS Division of Migratory Bird Management for		Throughout construction near active nests	



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		guidance regarding site evaluations and buffer adjustments. If construction activities are determined likely to disrupt raptor breeding, construction activities within the construction-free buffer zone may not proceed and project personnel or equipment shall not be allowed to enter the protective buffer until the project biologist determines that the nest is unoccupied and the young have fully fledged. 4. If the project contractor, in consultation with the City, determines that maintenance of a construction-free buffer zone is not practicable, active nests shall be monitored by a qualified biologist to document breeding and rearing behavior of the adult birds. The qualified biologist shall observe any identified active nests prior to the start of any construction-related activities to establish a behavioral baseline of the adults and any nestlings, and the nest site(s) shall be monitored by the biologist		After fledging or nest inactivity is confirmed	



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		periodically to see if the birds are stressed by the construction activities and if the protective buffer needs to be increased. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by the qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. All buffers shall be shown on all sets of construction drawings. If construction activities are determined to potentially cause nest abandonment, work shall cease until the project biologist determines that the nest is unoccupied. For raptors, the CDFW and/or the			



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project						
Impact Number	Impact	Mitigation Measures		Monitoring Agency	Implementation Schedule	Sign-off
		USFWS Division of Migratory Bird Management shall be contacted for guidance.				
4.1-3	Have a substantial adverse effect, either directly (e.g., cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community) or through habitat modifications, on any wildlife species identified as a candidate, sensitive, or special-status species.	4.1-3(a)	Implement Mitigation Measures 4.1-4(b) and 4.1-4(c).	See Mitigation Measures 4.1-4(b) and 4.1-4(c)	See Mitigation Measures 4.1-4(b) and 4.1-4(c)	
		4.1-3(b)	Pre-construction surveys for special-status and non-listed bat species shall be performed by a qualified biologist prior to removal of the on-site trees and commencement of construction activities. If any active maternity or hibernation roosts are identified within 100 feet of areas proposed for development, a CDFW-approved qualified biologist shall establish site-specific protective buffers around roosts, sized with consideration for the species that are present and the time of year bats are roosting, as well as levels of construction noise and light emission from project activities.	City of Pacifica Planning Division CDFW	Prior to removal of the on-site trees and commencement of construction activities	
4.1-4	Have a substantial adverse effect on any riparian habitat or other sensitive natural community, or State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal,	4.1-4(a)	Prior to the commencement of ground-disturbing activities, the project applicant shall notify CDFW, pursuant to CFGC Section 1600. The notification shall include a description of all of the activities associated with the proposed project, not just those associated with the drainages and/or riparian vegetation. Impacts shall be outlined in the notification and are expected to be	City of Pacifica Planning Division CDFW	Prior to the commencement of ground-disturbing activities	



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
	filling, hydrological interruption, or other means.	<i>in substantial conformance with the impacts to biological resources outlined in the Updated Definition of Potentially Jurisdictional Aquatic Resources and Effects Analysis prepared for the 570 Crespi Drive Project by Wood Biological Consulting. Impacts for each activity shall be broken down by temporary and permanent impacts. A description of the proposed mitigation for biological resource impacts shall be outlined per activity and then by temporary and permanent impact. Information regarding project-specific drainage and hydrology changes resulting from project implementation shall be provided, along with a description of stormwater treatment methods. Minimization and avoidance measures shall be proposed, as appropriate, and may include preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas adjacent to open space areas with native seed, and installation of project-specific stormwater BMPs. Mitigation for impacts to 0.550-acre of arroyo willow scrub riparian vegetation may include restoration or enhancement of resources on- or off-site, or any other method acceptable to CDFW.</i>			



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		<i>Mitigation shall not result in a net loss of a Sensitive Natural Community.</i> <i>If CDFW determines through the course of the CFGC Section 1600 notification process that the project does not require a Lake or Streambed Alteration Agreement (LSAA) to address potential impacts to arroyo willow scrub, further mitigation beyond the proposed mitigation included in the notice to CDFW regarding the aforementioned vegetation communities shall not be required. Written verification of the applicant's compliance with the Section 1600 LSAA process shall be submitted to the City of Pacifica Planning Division prior to the start of any construction activities.</i>			
		4.1-4(b) <i>Prior to the start of any construction activities, a temporary sediment and debris barrier shall be installed on the southern limit of the construction area that slopes toward the arroyo willow and emergent wetland habitat. The fence will also double as a wildlife exclusion fence during construction. The fence shall consist of standard construction silt fence material with a height of 36 inches. The lower six inches of fence material shall either be folded toward the construction side of</i>	City of Pacifica Planning Division	Prior to the start of any construction activities	



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		<i>the fence and weighted down with soil or sandbags, or backfilled in a trench; with both methods, the purpose is to completely contact the surface so that water and sediment would not flow underneath, and wildlife would not enter the work area from the wetland. The barrier shall be maintained throughout the duration of the construction period. Evidence of compliance with this measure shall be submitted to the City of Pacifica Planning Division prior to the start of any construction activities.</i> 4.1-4(c) <i>A qualified biologist, or a designated representative who has been trained by a qualified biologist, shall inspect the area inside of the sediment and debris barrier for special-status species, including California red-legged frog, every day before construction activities commence. If any special-status species are found, the qualified biologist shall be immediately contacted (if the survey was conducted by the designated representative), construction activities shall not be allowed to start, and the USFWS and CDFW shall be consulted on an appropriate course of action. Such action could include leaving the animal alone to move away on its own or the relocation of the animal to an area</i>	City of Pacifica Planning Division	Every day before construction activities commence	



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		<i>outside of the construction area. The qualified biologist, in consultation with the CDFW and USFWS, shall make the ultimate determination of the action to be taken. Evidence of compliance with this measure shall be submitted to the City's Planning Department upon discovery of special-status species and prior to commencement of construction activities.</i>			
4.1-6	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	4.1-6 <i>Prior to issuance of any grading permit, the project applicant shall obtain a Tree Removal Permit for any protected trees to be removed and a Tree Encroachment Permit for any construction activities within 50 feet of a protected tree from the City of Pacifica Director of Public Works.</i> <i>Prior to issuance of a certificate of occupancy, the project applicant shall complete planting of any replacement trees required as part of the Director of Public Works heritage tree removal authorization or other authorizations. In addition, the project applicant shall prepare and submit a Tree Protection and Preservation Plan prior to the protected tree removal or encroachment authorizations or other authorizations in accordance with the City Municipal Code, Sections 4-12.02 through 4-12.11, and shall implement any tree protection measures identified</i>	City of Pacifica Director of Public Works	Prior to the issuance of any grading permit	



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		<i>to protect trees which will not be removed during construction prior to commencement of any construction activity.</i>			
Chapter 4.2 – Greenhouse Gas Emissions					
4.2-1	Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.	4.2-1(a) <i>Prior to the approval of project improvement plans, the applicant shall implement the following measure:</i> <i>Consistent with BAAQMD's Transportation criterion d., a total of four EV Capable parking spaces shall be installed throughout the 15 on-site uncovered parking spaces, and an additional four EV Capable parking spaces shall be installed throughout the 17 community center spaces, consistent with the current CALGreen Tier 2 standards.</i> <i>Compliance with the foregoing measure shall be ensured by the City of Pacifica Planning Division.</i> 4.2-1(b) <i>Implement Mitigation Measure 4.3-3.</i>	City of Pacifica Planning Division	Prior to the approval of project improvement plans	
			See Mitigation Measure 4.3-3	See Mitigation Measure 4.3-3	
Chapter 4.3 – Transportation					
4.3-1	Conflict with a program, plan, ordinance, or policy addressing the	4.3-1 <i>Prior to grading permit issuance, the project applicant shall prepare a construction traffic management plan</i>	City Engineer	Prior to grading permit issuance	



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
	circulation system during construction activities.	<i>for review and approval by the City Engineer. The plan shall include the following:</i> <i>• A project staging plan to maximize on-site storage of materials and equipment;</i> <i>• A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hours; lane closure proceedings; signs, cones and other warning devices for drivers; and designation of construction access routes;</i> <i>• Provisions for maintaining adequate emergency access to the project site;</i> <i>• Permitted construction hours, per City of Pacifica standards;</i> <i>• Designated locations for construction staging areas;</i> <i>• Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations; and</i> <i>• Provisions for street sweeping to remove construction-related debris on public streets.</i>			
4.3-3	Conflict or be inconsistent with CEQA	4.3-3 <i>The project applicant shall implement the following CAPCOA VMT reduction strategy T-9 to reduce the number of</i>	City Engineer	Prior to issuance of final occupancy of the residential units	



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
	Guidelines section 15064.3, subdivision (b).	<i>vehicle trips that would be generated by future residents, subject to review and approval by the City Engineer. The timing for the strategy is set forth below:</i> Implement subsidized or discounted transit program (CAPCOA Handbook Strategy T-9) <i>The proposed project shall provide subsidized or discounted, or free transit passes for residents of the project's 19 dwelling units.</i> <i>Prior to occupancy of the multi-family residential units, the project applicant shall provide two free one-year transit passes to residents of the project's 19 dwelling units.</i>			
4.3-4	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) or result in inadequate emergency access.	4.3-4 <i>Implement Initial Study Mitigation Measure IX-3.</i>	See Mitigation Measure IX-3	See Mitigation Measure IX-3	
Initial Study					
a-c.	Cause a substantial adverse change in the significance of a historical resource pursuant to Section	V-1. <i>If any potentially historic resources, prehistoric or historic artifacts, or other indications of cultural deposits, such as historic privy pits or trash deposits, are found once ground disturbing activities</i>	City of Pacifica Planning Division	Prior to the continuation of ground disturbing activities, if any potentially historic	



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
	15064.5; cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5; or disturb any human remains, including those interred outside of dedicated cemeteries?	<i>are underway, all work within the vicinity of the find(s) shall cease, the find(s) shall be immediately evaluated by a qualified archaeologist, and the City's Planning Department shall be notified of the find(s). If the find is determined to be a historical or unique archaeological resource, as determined by the qualified archeologist, contingency funding and a time allotment to allow for implementation of avoidance measures or appropriate mitigation shall be made available (CEQA Guidelines Section 15064.5). Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place (Public Resources Code Sections 21083 and 21087).</i> <i>The requirements of this mitigation measure shall be included via notation on all project improvement plans and building permit plans for review and approval by the City of Pacifica Planning Department.</i> V-2. <i>In the event of the accidental discovery or recognition of any human remains, further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until</i>	City of Pacifica Planning Division County Coroner	resources, prehistoric or historic artifacts, or other indications of cultural deposits are found once ground disturbing activities are underway In the event of accidental discovery or recognition of human remains	



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		compliance with the provisions of CEQA Guidelines Section 15064.5(e)(1) and (2) has occurred. The Guidelines specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the County Coroner has been notified to determine if an investigation into the cause of death is required. If the Coroner determines that the remains are Native American, then, within 24 hours, the Coroner must notify the Native American Heritage Commission, which in turn will notify the most likely descendants who may recommend treatment of the remains and any grave goods. If the Native American Heritage Commission is unable to identify a most likely descendant or most likely descendant fails to make a recommendation within 48 hours after notification by the Native American Heritage Commission, or the landowner or his authorized agent rejects the recommendation by the most likely descendant and mediation by the Native American Heritage Commission fails to provide a measure acceptable to the landowner, then the landowner or his authorized representative shall rebury the human	NAHC		



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		<i>remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. If human remains are encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City of Pacifica Planning Department.</i> <i>The requirements of this mitigation measure shall be included via notation on all project improvement plans and building permit plans for review and approval by the City of Pacifica Planning Department.</i>			
a,c.	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: seismic-related ground failure, including liquefaction, or landslides; or 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,	VII-1. <i>All grading and foundation plans for the development shall be designed by a Civil and Structural Engineer and reviewed and approved by the Director of Public Works/City Engineer, Chief Building Official, and a qualified Geotechnical Engineer prior to issuance of a grading or building permit to ensure that all geotechnical recommendations specified in the Geotechnical Investigation, dated January 2016, and the Response to Geotechnical Peer Review, dated April 30, 2020, prepared for the proposed project by GeoForensics, Inc. are</i>	Director of Public Works/City Engineer Chief Building Official Qualified Geotechnical Engineer	Prior to the issuance of a grading or building permit	



**MITIGATION MONITORING AND REPORTING PROGRAM
570 Crespi Drive Project**

Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
	subsidence, liquefaction or collapse?	<i>properly incorporated and utilized in the project design.</i>			
d.	Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	VII-2. <i>Implement Mitigation Measure VII-1</i>	See Mitigation Measure VII-1	See Mitigation Measure VII-1	
f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	VII-3. <i>In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities all ground disturbing activities shall immediately halt and a qualified paleontologist shall be procured to evaluate the discovery for the purpose of recording, protecting, or curating the discovery as appropriate. The qualified paleontologist shall provide the City of Pacifica Planning Department with a report detailing the findings and method of curation or protection of the resources for review and approval by City Planning staff prior to recommencing construction</i>	City of Pacifica Planning Division	In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities	
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of	IX-1. <i>Prior to initiation of grading, excavation, or other ground-disturbing activities on the northern portion of the project site, the project applicant shall complete an analysis of on-site soils to determine whether substantial concentrations of soil contaminants are present above the applicable direct exposure</i>	City of Pacifica Planning Division	Prior to initiation of grading, excavation, or other ground-disturbing activities on the northern portion of the project site	



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
	hazardous materials into the environment?	<i>Environmental Screening Levels (ESLs) set by the Regional Water Quality Control Board. If contaminants are not detected above applicable ESLs, then further mitigation is not required. If contaminants are detected above the applicable ESLs, then the soils shall be remediated by off-hauling to a licensed landfill facility. Such remediation activities shall be performed by a licensed hazardous waste contractor (Class A) and contractor personnel that have completed 40-hour OSHA Hazardous Waste Operations and Emergency Response (HAZWOPER) training, and overseen by the San Mateo County Environmental Health Services Division. The results of soil sampling and analysis, as well as verification of proper remediation and disposal, shall be submitted to the City of Pacifica Planning Department for review and approval.</i>			
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	IX-2.	Implement Mitigation Measure IX-1.	See Mitigation Measure IX-1	See Mitigation Measure IX-1



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project						
Impact Number	Impact	Mitigation Measures		Monitoring Agency	Implementation Schedule	Sign-off
f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	IX-3.	<i>Prior to the issuance of a building permit, the project shall demonstrate compliance with the 26-foot access road width, or obtain Fire Marshall approval of an Alternative Methods and Materials request by the NCFA to deviate from the 26-foot access road width requirement for the Project.</i>	NCFA	Prior to the issuance of a building permit	
a,e.	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	X-1.	<i>During construction, the contractor shall implement BMPs to reduce pollutants in stormwater discharges to the maximum extent practicable, which may include but are not necessarily limited to the following practices, or other BMPs identified in the California Stormwater Quality Association (CASQA) Construction BMP Handbook and in the City's Municipal Regional Permit for stormwater discharges:</i> <i>Temporary erosion control measures (such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) shall be employed to control erosion from disturbed areas;</i> <i>Inactive construction areas (previously graded areas inactive for 10 days or more) that could contribute sediment</i>	City Engineer	Prior to the issuance of a grading, excavation, or building permit	



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		to waterways shall be covered or treated with nontoxic soil stabilizers; - Exposed stockpiles of dirt or other loose, granular construction materials that could contribute sediment to waterways shall be enclosed or covered; - The contractor shall ensure that no earth or organic material will be deposited or placed where such materials may be directly carried into a stream, marsh, slough, lagoon, or body of standing water; - The following types of materials shall not be rinsed or washed into the streets, shoulder areas, or gutters: concrete, solvents and adhesives, thinners, paints, fuels, sawdust, dirt, gasoline, asphalt and concrete saw slurry, and heavily chlorinated water; and - Grass or other vegetative cover shall be established on the construction site as soon as possible after disturbance. The applicable BMPs shall be included via notation on the project Improvement Plans for review and approval by the			



MITIGATION MONITORING AND REPORTING PROGRAM
570 Crespi Drive Project

Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
		<i>City Engineer prior to issuance of a grading, excavation, or building permit.</i> X-2. <i>Prior to issuance of a certificate of occupancy for any component of the proposed project, the project applicant shall execute and record a Maintenance Agreement addressing future maintenance of the stormwater treatment measures required to comply with Provision C.3 of the Municipal Regional Permit. The Maintenance Agreement shall be subject to review and approval by the City Engineer and the City Attorney's Office.</i> X-3. <i>Prior to issuance of a certificate of occupancy for any component of the proposed project, the project applicant shall install all required stormwater treatment measures, and demonstrate full compliance with the stormwater treatment plans prepared for the proposed project. Evidence of such shall be submitted to the City Engineer for review and approval.</i>	City Engineer City Attorney's Office City Engineer	Prior to issuance of a certificate of occupancy for any component of the proposed project Prior to issuance of a certificate of occupancy for any component of the proposed project	
b.	Generation of excessive groundborne vibration or groundborne noise levels?	XIII-1. <i>Pile driving shall be prohibited during construction of the proposed project. Compliance with such shall be ensured by the City of Pacific Planning Division.</i>	City of Pacifica Planning Division	During construction of the proposed project	
a,b.	Listed or eligible for listing in the California Register of Historical Resources, or in a local	XVIII-1. <i>Implement Mitigation Measures V-1 and V-2.</i>	See Mitigation Measures V-1 and V-2	See Mitigation Measures V-1 and V-2	



MITIGATION MONITORING AND REPORTING PROGRAM 570 Crespi Drive Project					
Impact Number	Impact	Mitigation Measures	Monitoring Agency	Implementation Schedule	Sign-off
	register of historical resources as defined in Public Resources Code section 5020.1(k); or 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				

