

**Lots 4-12 Oddstad Way Project  
Initial Study/Mitigated Negative Declaration**

**Errata Sheet  
May 2020**

**Note:** Wording added is printed in double-underlined text. Wording deleted is printed in ~~strikeout~~.

Mitigation Measure I-1 on page 26 of the IS/MND is hereby revised as follows:

- I-1. Prior to issuance of building permits, all improvement and building plans for the proposed development shall demonstrate that the color and texture (including, but not limited to, landscaping, surface treatments, etc.) of the proposed buildings, retaining walls, and debris walls match or blend with the natural landscape in the project area, as well as the color palette of the existing residential development in the area. The final design of the buildings and retaining walls shall be reviewed and approved by the City of Pacifica Building Division.*

The forgoing revisions provide additional specificity to the requirements of Mitigation Measure I-1, but do not affect the overall analysis or conclusions within the IS/MND.

Mitigation Measure IV-3(a) on page 44 of the IS/MND is hereby revised as follows to clarify the reporting requirements provided therein:

- IV-3(a). Not more than 30 days prior to initiation of ground-disturbing activities, a qualified biologist shall conduct preconstruction surveys for all active woodrat stick nests that would be directly impacted by the proposed project. Surveys shall include all suitable habitat types within the ground disturbance footprint. Any stick nests within the construction area shall be flagged and dismantled under the supervision of the biologist. The results of the pre-construction surveys, including reports of any non-target special-status species observed by the biologist, shall be submitted to the City of Pacifica Planning Department and the CDFW. If San Francisco dusky-footed woodrats are not encountered during the dismantling process, further action is not required.*

The foregoing revision is for clarification purposes only, and does not affect the analysis or conclusions presented in the IS/MND.

Mitigation Measures IV-5(a), (b), and (c) on page 47 of the IS/MND are hereby revised as follows, consistent with the CEQA Guidelines Section 15126.4(a)(1)(B):

- IV-5(a) Notify USACE. Prior to initiation of construction activities, the applicant shall obtain permit authorization to fill wetlands under Section 404 of the federal CWA (Section 404 Permit) from USACE. The Section 404 Permit application shall include an assessment of directly impacted, avoided, and*

*preserved acreages to waters of the U.S. Mitigation measures shall be developed as part of the Section 404 Permit to ensure no net loss of wetland function and values. Mitigation for direct impacts to waters of the U.S. associated with the proposed outfall structure at Rockaway Creek would occur at a minimum of 1:1 ratio for direct impacts; however, final mitigation requirements shall be developed in consultation with USACE. In addition, a Water Quality Certification or waiver pursuant to Section 401 of the CWA must be obtained for Section 404 permit actions.*

*IV-5(b) Notify Regional Water Quality Control Board. Prior to initiation of construction activities, the project applicant shall submit to the San Francisco Bay Regional Water Quality Control Board an application for Clean Water Act Section 401 Water Quality Certification and/or Waste Discharge Requirements for Projects Involving Discharge of Dredged and/or Fill Material to Waters of the State. Written verification of the Section 404 permit and the Section 401 water quality certification shall be submitted to the City of Pacifica. The project applicant shall be responsible for conducting all project activities in accordance with the permit provisions outlined in the applicable San Francisco Water Board permit.*

*IV-5(c) Notify CDFW. The CDFW maintains jurisdiction over the bed and bank of the bed, channel, and banks of any river, stream, or lake (Fish and Game Code Section 1602) and impacts to these areas may require a Lake or Streambed Alteration Agreement. Prior to initiating construction activities, the project applicant shall notify CDFW of the intentions of the project to determine if a Lake or Streambed Alteration Agreement is required. The information provided shall include a description of all of the activities associated with the proposed project, not just those closely associated with the drainages and/or riparian vegetation. Impacts shall be outlined in the application and are expected to be in substantial conformance with the impacts to biological resources outlined in this IS/MND. Impacts for each activity shall be broken down by temporary and permanent, and a description of the proposed mitigation for biological resource impacts shall be outlined per activity and then by temporary and permanent. Information regarding project-specific drainage and hydrology changes resulting from project implementation shall be provided as well as a description of stormwater treatment methods. Minimization and avoidance measures shall be proposed as appropriate and may include: preconstruction species surveys and reporting, protective fencing around avoided biological resources, worker environmental awareness training, seeding disturbed areas adjacent to open space areas with native seed, and installation of project-specific stormwater BMPs. The project applicant shall be responsible for conducting all project activities in accordance with the permit provisions outlined in the applicable CDFW Lake or Streambed Alteration Agreement.*

The forgoing revisions provide additional specificity to the requirements of Mitigation Measures IV-5(a), (b), and (c), but do not affect the overall analysis or conclusions within the IS/MND.

Measure IV-6 on page 49 of the IS/MND is hereby revised as follows, consistent with Section 4-12.07 et seq. of the Municipal Code:

*IV-6. ~~Prior to issuance of a grading permit or building permit, the project applicant shall obtain approval of a tree protection plan and authorization for heritage tree removal permits from the City of Pacifica Planning Commission as required by City Municipal Code Section 4-12.07 et seq. Department for any heritage trees to be removed.~~*

*Prior to commencement of any construction, and throughout the duration of construction activity, the project applicant shall implement any tree protection measures identified in the approved tree protection plan to protect trees which will not be removed during construction.*

*~~Prior to issuance of a certificate of occupancy, the project applicant shall complete planting of any replacement trees required as part of the tree protection plan or any other condition of approval imposed by the Planning Commission removal permit. In addition, the project applicant shall prepare and submit a tree protection plan prior to the approval of tree removal permits in accordance with the City Municipal Code, Sections 4-12.02 through 4-12.11, and prior to commencement of any construction activity shall implement any tree protection measures identified to protect trees which will not be removed during construction.~~*

The forgoing revisions provide additional specificity to the requirements of Mitigation Measure IV-6, but do not affect the overall analysis or conclusions within the IS/MND.

Page 51 of the IS/MND is hereby revised as follows:

Per the Historical Resources Study, the region within which the proposed project is located could potentially contain prehistoric archaeological site indicators including, but not limited to, the following: obsidian and chert flakes and chipped stone tools; grinding and mashing implements; bedrock outcrops and boulders with mortar cups; and locally darkened midden soils containing some of the previously-listed items, plus fragments of bone, shellfish, and fire affected stones. However, archaeological resources, paleontological resources, and unique geologic features were not observed during the field survey conducted on the project site. Given the relatively steep slope of the proposed project site ~~and the absence of a nearby perennial watercourse~~, the proposed project area is not sensitive for buried archaeological deposits, and the probability of encountering such deposits is low.

The foregoing revisions are for clarification purposes only and do not affect the conclusions of the IS/MND

In addition, Mitigation Measure V-1 on page 51 of the IS/MND is hereby revised as follows:

*V-1. Prior to initiation of ground-disturbing activities at the project site, the project applicant shall retain a qualified cultural/tribal cultural expert to provide a cultural resource awareness training session to all construction workers involved in grading, trenching, or other ground-disturbing activities associated with the proposed project. The training session shall*

cover standard measures for identifying cultural resources and human remains, as well as measures to be taken if a potential cultural resource is identified on-site. The training coordinator shall distribute a sign-in sheet to event attendees, verifying completion of the training. The completed sign-in sheet shall be submitted to the City of Pacifica within two weeks of training completion.

*In the event of the accidental discovery or recognition of any human remains, further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until compliance with the provisions of CEQA Guidelines Section 15064.5(e)(1) and (2) has occurred. The Guidelines specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the County Coroner has been notified to determine if an investigation into the cause of death is required. If the Coroner determines that the remains are Native American, then, within 24 hours, the Coroner must notify the Native American Heritage Commission, which in turn will notify the most likely descendants who may 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 ~~24~~ 48 hours after notification by the Native American Heritage Commission, or the landowner or his authorized agent rejects the recommendation by the most likely descendant and mediation by the Native American Heritage Commission fails to provide a measure acceptable to the landowner, then the landowner or his authorized representative shall rebury the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. If human remains are encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City of Pacifica Planning Department.*

The foregoing revisions add additional performance standards to Mitigation Measure V-1, but do not affect the analysis or conclusions presented within the IS/MND.

Mitigation Measure VIII-1 on page 64 of the IS/MND is hereby revised as follows:

*VIII-1      Upon completion of the proposed roadway extension, the City of Pacifica shall require that the proposed emergency vehicle turnaround is kept clear in order to allow for unimpeded emergency vehicle access—~~during construction activities associated with the proposed project,~~ consistent with the signage requirements established in Appendix D of the California Fire Code. All construction equipment and materials shall be staged on-site so as to prevent obstruction of Oddstad Way. In addition, the turnaround shall be deed restricted to provide clear disclosure to all future owners of the project site of the obligation to maintain the turnaround clear of obstructions/vehicles. The deed restriction shall clarify, to the City's*

satisfaction, circumstances under which parking restrictions may be lifted, such as if the Oddstad Way extension is converted to a through street.

The foregoing revision provides additional specificity to Mitigation Measure VIII-1, but does not affect the analysis or conclusions presented in the IS/MND.

Mitigation XII-2 on page 83 of the IS/MND is hereby revised as follows:

Proposed Project and Westerly Lots

XII-2. *The following criteria shall be included in ~~the grading plan~~ the Construction Management Plan, to be submitted by the project applicants for review and approval by the City of Pacifica Planning Department prior to issuance of grading permits:*

- *All equipment driven by internal combustion engines shall be equipped with mufflers which are in good working condition and appropriate for the equipment;*
- *The construction contractor shall utilize “quiet” models of air compressors (i.e., electric powered, rotary screw compressors such as the Eagle Silent Series Compressors or similar) and other stationary noise sources where the technology exists;*
- *At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practical from noise-sensitive receptors;*
- *Use of jackhammers and vibratory compactors shall be prohibited. All compaction shall be performed with hand rollers;*
- *Use of the most noise-intensive pieces of equipment shall be staggered when being used in the vicinity of noise-sensitive receptors, so that multiple noise-intensive pieces of equipment do not operate simultaneously;*
  - *Excavation of Foundations and Building Footprints: backhoes, dump trucks, and flat-bed trucks shall not operate simultaneously for more than eight hours per day.*
  - *Foundation Framing: pneumatic equipment (impact equipment, nail guns), compressors, and delivery trucks shall not operate simultaneously for more than two hours per day. Alternatively, if an exhaust muffler is used for the compressed air exhaust and pneumatic tools are equipped with tool mufflers and/or jackets, such equipment may operate simultaneously for up to eight hours per day.*
  - *Concrete Pours: compressors, concrete mixing trucks, and concrete pump trucks shall not operate simultaneously for more than seven hours per day.*
  - *Residential Framing: pneumatic equipment (impact equipment, nail guns), compressors, cranes, delivery trucks, and other equipment such as table saws, shop saws, and sawzalls shall not operate simultaneously for more than one hour per day. Alternatively, if an exhaust muffler*

is used for the compressed air exhaust and pneumatic tools are equipped with tool mufflers and/or jackets, such equipment may operate simultaneously for up to eight hours per day.

- **Final Grading:** delivery trucks, front end loaders, and tractors shall not operate simultaneously for more than four hours per day. Alternatively, a tractor may be operated alone for four hours per day, with other equipment (front end loaders and delivery trucks) operating for an additional four hours, so long as tractor operations do not overlap with front end loader and delivery truck operations.
- Unnecessary idling of internal combustion engines shall be prohibited;
- A noise barrier shall be constructed around all stationary noise sources associated with construction, consisting of either hay bales stacked two feet above each of the pieces of equipment on three sides or a similar barrier of sufficient effectiveness to reduce noise levels by 7 dB;
- Eight-foot-tall sound blankets (SONEX Curtains or similar technology) shall be installed along the edge of the on-site excavation areas located closest to the existing residences in the project area, as well as along the property lines of the existing residences located adjacent to the proposed roadway extension;
- All construction activities shall be limited to a total of eight hours per day;
- Construction crews shall not arrive at the project site or off-site improvement areas before 7:00 AM;
- Owners and occupants of residential properties located within 1,000 feet of the construction site shall be notified of the construction schedule in writing; and
- The construction contractor shall designate a “noise disturbance coordinator” who shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and institute reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.

Through implementation of the measures listed above, the Construction Management Plan shall demonstrate project compliance with the City’s 60 decibel (dB) noise level standard at nearby sensitive receptors during construction activities.

The forgoing revisions provide additional specificity to the requirements of Mitigation Measure XII-2, but do not affect the overall analysis or conclusions within the IS/MND.

Lastly, page 98 of the IS/MND is hereby revised as follows:

Given the relatively steep slope of the proposed project site ~~and the absence of a nearby perennial watercourse~~, the proposed project area is not sensitive for buried archaeological deposits, and the probability of encountering such deposits is low. However, the possibility exists that previously undiscovered tribal cultural resources could be uncovered during ground-disturbing activities associated with construction of the proposed project. Therefore, the proposed project could result in a substantial adverse change in the significance of a tribal cultural resource, and a *potentially significant* impact could occur.

The foregoing revisions are for clarification purposes only and do not affect the conclusions of the IS/MND.