APPENDIX B

RESPONSES TO NOP & COMMENTS MADE AT SCOPING MEETING

SUMMARY OF COMMENTS Speaker	Project Description	Geology/Geotechnical	Air Quality/Greenhouse Gases	Hydrology/Water Quality	Biological Resources	Noise	Light and Glare	Land Use	Flooding	Population/Housing	Agricultural Resources	Transportation/Circulation	Public Services	Utilities	Aesthetics	Cultural Resources	Construction Impacts	Alternatives	Other	NOTES	
LETTERS RECEIVED IN RESPONSE	TO:		= N/	TI	CE.	<u> </u>	DE	ED) A D	ΛT		I D	ΛTE		DEC	`E	MD	ED	11	2010	
Regional Agencies – No Comments F				<i>)</i>	CE	UF	F	(EF	AR	AI	IUI	ע וי	AII	עם	DE	JEI	VID	ER	14,	2010	
County Agencies – No Comments Re																					
Private Individuals and Organizations	cer	veu																			
Kenneth Krause	5																			Degreet for a convert the Initial Cturks he made	
1651 Toledo Court																				Request for a copy of the Initial Study be made available for study. Commenter requests ample time	
Pacifica, CA 94044			-		-			_	_	-				_			_	_		to review and study any and all environmental impact	
December 4, 2010																				reports and/or studies as it relates to the project site;	
December 4, 2010																				See Attached Letter	
Roger Mascio		1																		Concerns about steelhead and nesting/foraging birds;	
1643 Toledo Court																				runoff into San Pedro Creek; increase in traffic may	
Pacifica, CA 94044				•	•	•		•				•					•		•	cause more accidents; noise level increases during	
December 19, 2010																				construction and operation; land use designation; loss	
.,																				of agricultural land. See attached letter.	
Protectors of San Pedro Creek:																				Concerns about land use conversion from General	
Kenneth & Judy Krause, Marlies																				Plan designation of Agriculture; steelhead and	
Smith, Lupe Velis, Victor & Georgette																				nesting/foraging birds; public services capacity; noise	
Hertzberg, Doris Lembcke, Robert &					•	•		•		•			•							associated with additional ambulance trips; project	
Mary Schleihaut, Mary Sheppard,																				would not provide local jobs, but rather induce	
Betty DeJarnatt, Anne DeJarnatt,																				employees from outside of Pacifica. See attached	
Roger Mascio.																				letter.	
Rick Zipkin	1																			Concerns about noise (construction and operation),	
725 Oddstad Boulevard	1			•		•						•					•			congestion (traffic circulation) and pollution. See	
Pacifica, CA 94044	1																			attached letter.	
December 14, 2010																					

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SUMMARY OF COMMENTS Speaker	Project Description	Geology/Geotechnical	Air Quality/Greenhouse Gases	Hydrology/Water Quality		Noise		Land Use	Flooding	Population/Housing	Agricultural Resources	Transportation/Circulation	Public Services	I Hilitias	Ountes	Aesthetics	Cultural Resources	Construction Impacts	Alternatives	Other	NOTES	
COMMENTS FROM DECEMBER 14, 2				CO	PIN	G I	ИE	ETI	NG													
County Agencies – No Comments Re		/ed																				
Private Individuals and Organizations																						
Rick Zipkin 725 Oddstad Boulevard Pacifica, CA 94044				•	•	•		•		•								•	•	•	Wildlife impacts (forage, home range, extinction), impacts to San Pedro Creek during construction and operation (water quality pollution), construction and operational noise, requests to be on the mailing list for future notification.	
Anne DeJarnatt Email: coastru@gmail.com 1639 Toledo Court Petaluma, CA 94952 Pacifica, CA 94044	•				•	•		•		•	•	•	•	•					•	•	Project size and density, impacts to wildlife of San Pedro Creek, loss of agricultural land, Emergency Services (fire, police, ambulance) impacts including increased emergency calls and response time, noise impact from sirens to proposed project, project would induce employees from outside of Pacifica, recommends reduced project alternative; letter to be sent to Kathryn Farbstein.	
Victor Hertzberg 1689 Toledo Court Pacifica, CA 94044		Ī			•		Ī		•									•			Concerns about Steelhead in San Pedro Creek and silt/sedimentation from project construction, flooding because elevation of site in relation to flood zone.	
Lupe Velis 715 Oddstad Boulevard Pacifica, CA 94044												•						•			Concern about 24 month construction period and parking adequacy.	
Tom Dennison 1668 Toledo Court Pacifica, CA 94044				•		•							•		•			•	•	•	Run-off during construction into San Pedro Creek, mitigation plan and implementation/inspection/rectification of mitigation, wastewater treatment conveyance, distribution, and capacity, potable water distribution line capacity, public services (costs to City for ambulances?), noise of proposed project and ambulances, wrong location for project (other uses better for site).	

SUMMARY OF COMMENTS Speaker	Project Description	Geology/Geotechnical	Air Quality/Greenhouse Gases	Hydrology/Water Quality	Biological Resources	Noise	Light and Glare	Land Use	Flooding	Population/Housing	Agricultural Resources	Transportation/Circulation	Public Services	Utilities	Aesthetics	Cultural Resources	Construction Impacts	Alternatives	Other	NOTES
Roger Mascio 1643 Toledo Court Pacifica, CA 94044		•		•	•			•	•									•		Steelhead concern, top-of-bank of stream, sinuosity and changes (e.g. erosion) in stream channel over time, fill at creek bank affects project's actual setback to creek, flood zone, wrong location for project (other uses better for site).
Mary Sheppard 620 Linda Mar Boulevard Pacifica, CA					•			•	•				•					•	•	Concerns about wildlife on-site, emergency response from Highway 1, underground parking in flood zone is not appropriate, land use conversion is not appropriate, and location is wrong; Requests to be on the mailing list for future notification
Bob Pickerrell 875 Rockaway Beach Pacifica, CA 94044	•		_										-						•	Stated there is a need for the proposed project, not enough assisted living centers in Pacifica, fire response is adequate due to location of station, native plants and bio-swale would mitigate Creek pollution from run-off, sirens for ambulances are not always used, and patients are under doctors/nursing staff care.

HECEVED

DEC 0 8 2010

December 4, 2010

THE PROPERTY.

Attention: Kathryn Farbstein, Assistant Planner City of Pacifica Planning Department 1800 Francisco Boulevard Pacifica, CA 94044

Dear Ms. Farbstein:

I/we have read and reviewed the NOTICE OF PREPARATION and NOTICE OF SCOPE OF MEETING as described therein as being the summary of the proposed project identified as the The Oddstad Assisted Living Center to be located at 721 Oddstad Boulevard in the City of Pacifica (APN: 023-593-160) as dated and signed by you on November 19, 2010.

I/we are hereby requesting that a copy of the Initial Study as described under paragraph "PROBABLE ENVIRONMENTAL EFFECTS" be made available to all participants attending the upcoming EIR scoping meeting scheduled for December 14, 2010, for further review, study and feedback. It is also important that all applicable participants be given ample opportunity ahead of time to review and study any and all environmental impact reports and/or studies as it relates to the said location and setting of the proposed project likewise for purposes of redress and feedback.

I/we thank you in advance for your cooperation.

Sincerely, Ximmath Xiause

Kenneth Krause 1651 Toledo Court

Pacifica, CA 94044

From: roger mascio [mailto:ram1643@gmail.com]

Sent: Sunday, December 19, 2010 4:17 PM

To: Farbstein, Kathryn

Subject: Scope and content of The Oddstad Assisted Living project EIR

Kathryn thanks for organizing the Dec.14 2010 scope meeting. I gave some suggestions at the meeting and would just like to put them in writing. We are all for assisted living, but this is not the right location. This site is especially environmentally sensitive. It borders the confluence of the North and Middle forks of the San Pedro Creek. This part of the creek and upstream is the spawning grounds for the native steel head. There are very few creeks left with steel head in them. This is the only creek with steel head between Pescadero and Marin County. The creek changes its course every winter. The creek is scouring deeper into its bed each year which is making the banks steeper and more sensitive. The banks are fragile now and if disturbed and erode more will muddy the water suffocating the fish and washing out the spawning beds. There are many other living things in the creek also. There are many birds that depend on the creek ie. hawks, ducks egrets Great Blue heron, chickadees and many more. This project will cause more traffic in and to the back of the valley disturbing the neighbors and increasing the amount of deer and other animals and possibly people that will get hit by vehicles. There will be more run off and more pollution going into the creek. The neighbors will here more noise because of the construction, maintenance and operation of this project. This property is zoned and always has been agricultural. We can't afford to loose the steel head or any more agricultural land. Thank you for your time. Please contact me if you would like my help. It is quicker to call than to email me. Roger

Regarding the proposed 96-unit Assisted Living Facility on Oddstad Dr.:

The General Plan designation for this land is agricultural. This project far exceeds the intended level of development considered appropriate under the plan. Putting a 96-unit assisted living facility (ALF) on this agriculturally-designated land violates the spirit of the General plan. There is little unused agriculturally-zoned land left in the city of Pacifica. To rezone this prize parcel of agriculturally-designated land in a warm, protected microclimate to high density assisted living seems a mistake of monumental proportions.

San Pedro Creek, which defines a border of the property, is the only creek between Marin County and Pescadero which supports a population of steelhead trout which return every year to spawn in the creek. It is difficult to conceive of how a large project like the one proposed could be built without profoundly disturbing this spawning habitat. In addition to the population of steelhead, a pair of blue herons nests in this vicinity.

We are disappointed that the project size has not been reduced to something much smaller, as suggested by the majority of the Planning Commission at the last study session.

This agriculturally-designated site is about 2 ½ miles from Highway One, which is the natural route of any ambulance trips to the nearest hospital. This suggests that people living along this 2½ mile stretch will be subjected to sirens during ambulance trips taking ALF occupants to the hospital when necessary.

The number of night-time (10 pm to 8 am) 911 calls from an ALF can be estimated by looking at the two other ALFs in Pacifica at 385 Esplanade and 751 San Pedro Terrace. (Figures available for January 1 to June 5, 2009) At 385 Esplanade, of the 52 calls between January and June 2009, 25% were during the night-time hours. At 751 San Pedro Terrace, of the 28 calls, ~46% were during the hours of rest.

There has been a general realization that some infill development in Pacifica might be a source of some muchneeded income for the city. Although a finished facility might be a source for some largely minimum wage jobs, demographics suggest that employees would most likely travel here from out of town. A limited number of minimum wage jobs is not justification for changing coding of prime agricultural land to high density housing.

Additionally, an extended care facility consumes far more city services dollars that it generates.

This is not the kind of growth we need to achieve a more prosperous city. It is well documented that assisted living facilities consume numerous city services. Our city firefighters are kept busy responding to frequent medical calls. A facility which does not generate money <u>and</u> is a heavy user of city services is not the kind of growth Pacifica needs.

Protectors of San Pedro Creek: Ken & Judy Krause (1651 Toledo Ct.), Marlies Smith (1683 Toledo Ct.), Lupe Velis (715 Oddstad Blvd), Victor & Georgette Hertzberg (1689 Toledo Ct.), Doris Lembcke (707 Oddstad Blvd.), Robert & Mary Schleihaut (1647 Toledo Ct.), Mary Sheppard (610 Linda Mar Blvd.), Betty DeJarnatt (1639 Toledo Ct.), Anne DeJarnatt (140 Nataqua Ave.), Roger Mascio (1643 Toledo Ct.)

DEC 2 1 2010

To Whom It May Concern,

THE PROPERTY.

My name is Rick Zipkin, and I have lived at 725 Oddstad Boulevard in Pacifica, for about ten years. I ask you, I implore you, and yes, I even beg you to PLEASE PLEASE STOP THE PROPOSED BUILDING OF AN APARTMENT COMPLEX AT /ON 721 ODDSTAD BOULEVARD IN PACIFICA!

This situation, its implications, and its impending results has, and will continue to have, if allowed to happen, a terrible negative impact on me and mine. As you know, living at 725 Oddstad Boulevard in Pacifica, is directly in front of this proposed said apartment(s), so if this project were allowed to be done, it would create a myriad problems for me, et. Al.. Living here at 725 Oddstad Boulevard has been heaven... my "shelter from the storm," no matter what else may have been going on with me and my life, I could always come home here- relax, collect my thoughts, and re charge-a much needed and much appreciated respite. About two years ago, I was laid off from my most recent job . About one year ago, my long time girlfriend moved in here with me, and shortly thereafter we got-I got her-a little (now "fully grown," at about 2 % lbs) now 16 month old male Yorkie dog. This proposed apartment situation has depressed me/us greatly, and because of this, we are more stressed, bummed out, and more short-tempered than ever ...and may well get worse if this project is allowed to happen. "They" have told us that this construction will take about a year and a half, with the only entrance way in and out of this complex going in right next to our bedroom, to say nothing of the added traffic and busy activity from this construction completion and day-to-day operations of this complex will be a totally, constantly, never-ending source of noise, disruption, and "pain." Also, our small doggie, ZIP, (named after my late father) already "freaks out" when ever he hears sudden and loud noises...I shudder to think how badly and traumatically this non-stop construction and constant noisy activity will affect him! Both my girlfriend and I are getting older. She is pretty much retired and I am..."semi-retired," trying to get another job-to be able to have an income and benefits, both of which I really need. I totally support our household, using my savings and a very few investments to try and accomplish this. Based on all these factors and impending circumstances, we may realistically be put between "a rock and a hard place," that is, if this project is allowed to happen, our life could/would become miserable and unbearable, what with all the noise, discomfort, and down-right total "pollution" that this long period of construction, and then the constant, continual, and never ending activity of this apartment's tenants guests, etc., comings and goings and general day-to-day "living activities" this situation would bring on. Equally, if not more importantly, being responsible pet owners, the physical, auditory, and emotional pain and damage, first and for most, that this construction process will constantly have on our doggie, and then the like problems, conditions, and results of all the apartment activity affecting ZIP, we may realistically have to try and find another place to live-for our sanity, but more so, for our dog; but with us being seniors, unemployed, and with no real constant salary flow, who would rent us a nice, safe, reasonable place to live?? If this apartment project is allowed to become a reality, what will OUR reality become? Continue to live in this unbearable, hurtful situation just because we "have to," or try and find another place to live which, based on the times and our situations, has much too much chance of being even worse than our proposed present situation! SO, I end as I started...with this plea...Please do the right thing-PLEASE PLEASE PLEASE STOP THIS PROPOSE BUILDING AT/ON 721 ODDSTAD Boulevard IN PACIFICA!!

The idea of a senior living situation is certainly not a bad one...Just not at this said proposed location! Besides, there are at least two similar apartment complexes right here already(across the street from me on Oddstad, as well as right around the corner on Terra Nova Boulevard-does their occupancy /interest justify or permit a smooth transition to this said proposed complex?).

I am not a public speaker...or even a "public writer," but I truly truly believe that this proposed apartment complex is WRONG for this site on 721 Oddstad Boulevard-Wrong in every way...Wrong from the standpoint of its very very negative impact because of the harm it will cause because of all the noise, congestion, traffic, pollution (structurally, environmentally, scenically, health wise-people and animals/wildlife), and , please indulge me, Morally, ethically...basically..."everything-wise."

Please don't let "them," for the sake of the almighty unconscionable dollar, turn my/our little slice of "heaven" into a big "lose-lose" patch of h...

Thank you very much for listening to my plea, and for your heartfelt time, energy, and consideration in and with this MOST important Human, and Humane, issue!

Most Sincerely, Rich Byshin

Rick Zipkin...Onsa and ZIP

725 Oddstad Boulevard, Pacifica, CA. 94044