



Scenic Pacifica

City of Pacifica Planning Department INITIAL STUDY AND CHECKLIST

Date: June 12, 2012

California Environmental Quality Act (CEQA) Requirements

This report has been prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the CEQA *Guidelines*.

Project Title: New Single-Family Residence with Second Unit

Project Location: 900 Rosita Road (APN: 023-190-090)
Pacifica, California 94044

Lead Agency: City of Pacifica
Planning and Economic Development Department
1800 Francisco Boulevard
Pacifica, CA 94044
Contact: Kathryn Farbstein, Assistant Planner
(650) 738-7341

Project Applicant: Mike O'Connell
275 Juanita Avenue
Pacifica, CA 94044

General Plan Designation/Zoning Classification: The project site, as described in the City of Pacifica 1980 General Plan, is designated Public Facilities/Linda Mar School. The project site is currently zoned as Agricultural/B-5 (A/B-5). The A/B-5 designation supports a variety of uses, including agricultural, animal husbandry and small livestock farming, crop and tree farming and single-family with second unit residential uses upon approval of a Use Permit, which conflicts with the 1980 General Plan designation of Public Facility/Linda Mar School. As a result, a General Plan Amendment will be necessary. The site will be designated to Low Density Residential from Public Facility/Linda Mar School, thereby making the project consistent with the General Plan.

Site Description: The existing 10,012 square foot (0.23 of an acre) parcel is located in the southern portion of the City near the boundary and west of Adobe Drive in the Linda Mar neighborhood. It is an irregular shaped lot that resembles a half circle. The project site consists of the following parcel (identified by the Assessor's Parcel Number [APN]): 023-190-090. The subject site is currently vacant

with a paved drive through area around the perimeter of the site and a grass lawn at the center. The project site is bounded by single-family residential uses to the north, west and south. Buildings formerly occupied by the Linda Mar School are located on the west site but it has not operated as a school for several years. The former school grounds have been used for a variety of purposes such as office space, a meeting area for a local church, and a farm for the Pacifica 4-H program. Shamrock Ranch is located south and west of the project site in unincorporated San Mateo County as well. Roadways near the project site include Rosita Road adjacent to the north of the site, Adobe Drive approximately one block to the east and Higgins Way approximately 700 feet to the south.

Project Description: The proposed project consists of the construction of a three story single-family dwelling with a second unit, a two-car garage on the ground level and the upper floors containing the primary unit. In addition, a detached two-car garage is also proposed. The primary unit will contain approximately 2,200 square feet of floor area and the second unit will contain 600 square feet of floor area. The attached garage space next to the second unit is approximately 600 square feet and the detached garage space is 400 square feet. In addition to the four garage spaces, proposed is an open one car parking space on the east side of the subject site and near the entrance to the second unit. This space will be screened by a 6 foot gate in front of the open parking space and fencing along the side of the property as required by section 9-4.2808 (5) c of the Pacifica Municipal Code. It should be noted here that State law preempts local ordinances regarding second units and if the second unit meets all the development standards as is the case here, no additional requirements can be added. Environmental review is necessary because of the General Plan Amendment; however, as stated above, the General Plan designation is inconsistent with the Zoning and this project does comply with the Zoning requirements.

The three story building containing the second unit, primary unit and two-car garage will be approximately 34 feet in height. The detached two-car garage will be approximately 12 feet in height. The siding on the lower and middle level of the dwellings and the siding on the detached garage is proposed as painted horizontal board. The siding on the upper floor of the dwellings is proposed as painted fiber cement shingles. Composition asphalt roofing shingles is the proposed material for all the roof areas.

The broad side of the main building is oriented to maximize southern exposure which increases the amount of natural light and passive solar energy thereby reducing energy costs. The dwellings are placed on the subject site to allow views of Montara Mountain and the newly constructed bridge to the Devil's Slide tunnel from the southern and western sides, and views of the hills from the northern and eastern facing windows.

The subject site appears to be part of the Linda Mar School property but is in fact a separate parcel that was never owned by the Pacifica School District (PSD) although it is likely that it was used for access and parking by people visiting the former school site. The applicant and the adjacent property owner, PSD agreed upon an easement area of 12 feet in width for ingress and egress as well as for placement of utilities. The proposed dwellings and detached garage will not project into the easement area and will allow access to the PSD's parking lot in the rear of the former school buildings.

Access, Parking, & Circulation

Ingress and egress to and from the site would be from three driveways at Rosita Road. The right of way for Rosita Road is 60 feet. Each driveway would be 12 feet in width for a total of 36 feet and the street frontage along Rosita Road is 88 feet. At this location, the street is 52 feet wide with parking allowed on the south side (project side). Two of the driveways provide access to the two-car garage spaces

and one driveway provides access to the one open parking space. However, the design of the parking access to the garage spaces allows for vehicles to enter one driveway and exit out the other driveway.

The proposed project would require a two-car garage for the primary unit and one open space for the second unit, for a total of three parking spaces. The proposed project exceeds the parking required because a total of four garage spaces are provided along with the one open parking space, for a total of 5 parking spaces.

Other Project Features

The project would connect new water and sewer lines to the existing lines located adjacent to the project site running along the centerline of Rosita Road. A new joint utility trench from the existing utility pole would include PG&E electric and telephone service. Gas and cable service would be taken from the utility easement that extends along the curved property line of the subject site.

Elements of Green Architecture

As required by the Green Building Ordinance 771-C.S. the site improvements and building design would be certified under the GreenPoint Rated (GPR) checklist. The applicant has submitted a preliminary checklist and has indicated green building features such as hydrozoning, limiting turf in the landscaping, engineered beams and headers, water efficient fixtures and energy efficient appliances will be incorporated into the project. In addition to the certification required by the City Ordinance, the applicant must also divert all construction and demolition waste from landfills and incinerators to the extent required for GPR certification.

Other public agency approval(s) required:

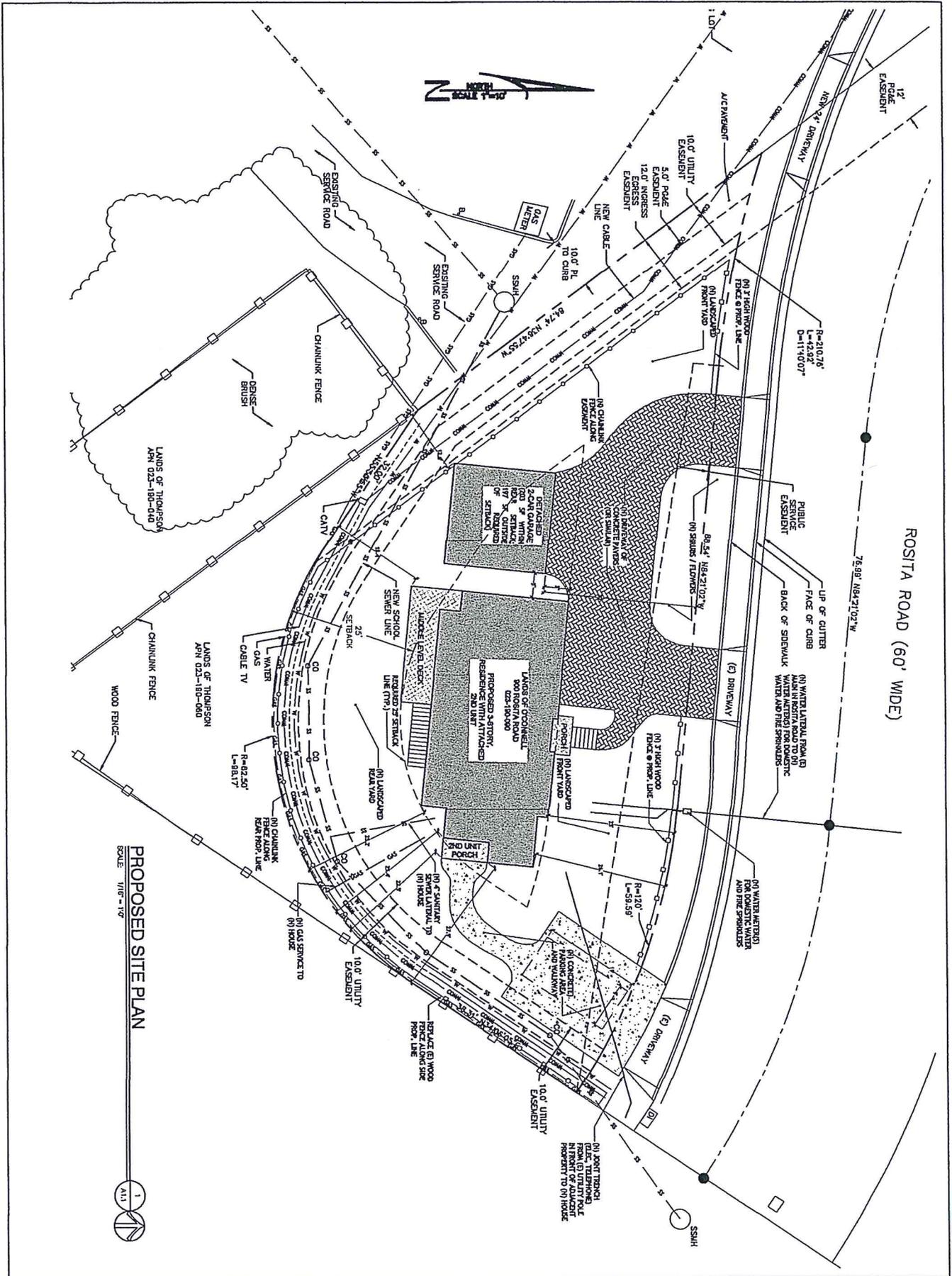
- General Plan Amendment (Approval by the City Council)
- A use permit (Approval by the Planning Commission)
- A site development permit (Approval by the Planning Commission)

Plans Provided for the Project

An aerial vicinity map and reduced site plan are attached to this section of the Initial Study and Checklist. A complete set of reduced plans is attached at the end of this document.

← N





PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

REV	DATE	DESCRIPTION
0	01/25/12	PLANNING SUBMITAL

PROJECT NAME: NEW SINGLE-FAMILY RESIDENCE W/ 2ND UNIT 900 ROSITA ROAD	PROJECT SCOPE: (N) 3-STORY SINGLE-FAMILY HOME WITH 2-CAR DETACHED GARAGE & ATTACHED 2ND UNIT
PROJECT ADDRESS: 900 ROSITA ROAD PACIFICA, CA 94044	

SHEET TITLE: PROPOSED SITE PLAN	SHEET: A1.1
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	BRIAN ERDMAN DRAFTING & DESIGN 648 Havens Drive Pacifica, CA 94044 (650) 922-7953
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Environmental Factors Potentially Affected:

None of the environmental factors are checked in the table below because the project will not result in any potentially significant impacts as indicated by the checklist on the following pages. All the impacts can be mitigated.

1. Aesthetics	7. Greenhouse Gas Emissions	13. Population / Housing
2. Agriculture & Forestry Resources	8. Hazards & Hazardous Materials	14. Public Services
3. Air Quality	9. Hydrology / Water Quality	15. Recreation
4. Biological Resources	10. Land Use / Planning	16. Transportation / Traffic
5. Cultural Resources	11. Mineral Resources	17. Utilities / Service Systems
6. Geology / Soils	12. Noise	18. Mandatory Findings of Significance

Determination

✓

I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION should be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment because all potentially significant effects a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION including revisions or mitigation measures that are imposed upon the proposed project nothing further is required.

Signature: 
 Kathryn Farbstein
 Assistant Planner
 City of Pacifica

Date: 6/10/12

Environmental Analysis

1. **Aesthetics**. Would the project:

- a. Have a substantial adverse effect on a scenic vista?
- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- c. Substantially degrade the existing visual character or quality of the site and its surroundings?
- d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
			✓
		✓	
		✓	

Discussion:

a) ***Less Than Significant Impact***. A significant impact may occur if a project were to introduce incompatible scenic elements within a field of view containing a scenic vista or substantially block views of a scenic vista. Although the General Plan does not define the term “scenic vista,” the Open Space and Recreation Element identifies views of hillsides and the ocean as important visual resources. The General Plan provides that views of open space are as important as access to open space and viewsheds should be identified and protected. The subject site is a vacant level lot with mostly single-family dwellings and a former school in the neighborhood. The closest buildings are a two-story single-family dwelling addressed as 964 Rosita Road to the southeast and the former Linda Mar School buildings to the south which are addressed as 830 Rosita Road. Although the former school buildings are mostly one story with a portion in the middle being taller for the gym, it rests on a higher elevation making it appear more comparable in height to a two story building for the portion closest to the project site. The closest dwelling is separated by approximately 40 feet from the proposed project and the closest former school building is approximately 140 feet away. In addition, the closest portion of the project to the residence at 964 Rosita Road is the one story second unit portion of the proposed building. The maximum overall height of the project is approximately 34 feet.

The scenic view is to the south, beyond the subject site and former school buildings, to the hills including San Pedro and Montara Mountains. Since the proposed structure is within a neighborhood primarily comprised of other dwellings including the closest building to the proposal, the construction of this project will not result in an incompatible scenic element being introduced into the area. The project will not substantially block the scenic vista because based on the widest portion of the dwelling which is 53 feet for the ground level, 25 feet is available on the east side to the property line and 12 feet on the west side to the property line to allow views of the hillsides. In addition, the 25 foot setback from the front property line creates sufficient space for the hills to be viewed in the distance above the proposed three story dwelling. Thus, impacts to a scenic vista would be less than significant for this project.

Mitigation: None required.

- b) **No Impact.** A significant impact may occur only where scenic resources would be damaged or removed by a project within a state scenic highway. The 1980 City of Pacifica General Plan proposed that the Linda Mar Boulevard-Oddstad-Terra Nova Boulevard-Fassler Avenue loop be considered for scenic roadway designation but the project is approximately 1800 feet away from Linda Mar Boulevard, the closest portion of the loop. In addition, no trees, rock outcroppings nor historic buildings exist on the site which can be better described as an urban infill lot surrounded by dwellings and commercial uses in the former school buildings. No impact would result and no further analysis of this issue is required.

Mitigation: None required.

- c) **Less Than Significant Impact.** A significant impact may occur if a project were to introduce incompatible visual elements on the project site or visual elements that would be incompatible with the character of the area surrounding the project site. Implementation of the proposed project would involve development of one primary dwelling with an attached second unit and a detached two-car garage. The maximum overall height of the project is approximately 34 feet. The massing and height of the proposed project would not be entirely consistent with the single-family homes in the vicinity of the project site in that the nearby dwellings are primarily two-story and not three-story dwellings. However, the proposed dwelling will be setback 25 feet from the front property line which helps to reduce the mass and bulk of the project when viewed from the street. In addition, the design of the third story with the cross gable roofing and dormers to break up the flat appearance also helps to reduce the overall bulk of the building and to make it appear more compatible with the adjacent two story structure and former school buildings. The proposed dwelling will not substantially degrade the visual character or quality of the site and its surroundings due to the larger front yard setback and the cross gable design of the third story. The project's impact will be less than significant due to design features that have been incorporated into the project.

Mitigation: None required.

- d) **Less than Significant.** A significant impact may occur if a project were to introduce new sources of light or glare on or from the project site which would be incompatible with the area surrounding the project site, or which pose a safety hazard to motorists utilizing adjacent streets or freeways. Implementation of the proposed project would introduce new sources of light and glare, including interior and exterior building lighting and vehicle headlights, reflective surfaces, such as windows and light-colored paint in an area that is currently vacant. The introduction of additional light and glare from the new development would be noticeable to viewers in the surrounding area, particularly by the existing single-family residence adjacent to the proposed project and to people driving along Rosita Road. However, the new sources of light and glare from the proposed dwellings are compatible with the surrounding residential neighborhood. In addition, other than the former school site, the neighborhood consists of residences on lots that appear to be smaller than the subject site which is more than 10,000 square feet, and therefore, the light and glare impacts are spread out over a larger lot. As described previously, the project would be approximately 40 feet away from the closest residential structure; and therefore, any new light and glare impacts would be minimal.

Mitigation: None required.

2. Agricultural and Forestry Resources. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
- d. Result in the loss of forest land or conversion of forest land to non-forest use?
- e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
			✓

Discussion:

The Farmland Mapping and Monitoring Program (FMMP) designates the site as “Urban and Built-Up Land”.¹ Therefore, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses. The project site is zoned A/B-5 (Agricultural/Lot Size Overlay), which allows a single-family residential unit to be developed on the site along with a second unit² and as allowed by State law. Development must be in accordance with the B-5 Lot Size Overlay District standards, and the development must obtain approval of a Use Permit and Site Development

¹ California Division of Land Resource Protection, *Farmland Mapping and Monitoring Program. San Mateo County Important Farmland 2008.* <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/smt08.pdf>, Accessed April 5, 2012.

Permit. The project application includes a request for approval of Site Development Permit, PSD-782-12 and Use Permit, UP-23-12. The project site is not under Williamson Act Contract. No forest land uses are located on or in close proximity to the project site. Surrounding lands are zoned A/B-5 (Agriculture/Lot Size Overlay) and R-1 (Single-Family Residential).² The site and surrounding area zoned A have never been used for agricultural uses, and in fact, the surrounding property was originally developed with a school that has been converted to other uses such as office space and a preschool. The irregular shape and location of the subject site near a former school and a single-family residential neighborhood are not conducive to agricultural development. Therefore, no conflict with or re-zoning of forestland, timberland, or timberland production would result from project implementation. No impact would result and no further analysis of this issue is required.

Mitigation: None required.

3. **Air Quality.** The significance criteria established by the Bay Area Air Quality Management District (BAAQMD) may be relied upon to make the following determinations. Would the project:

- a. Conflict with or obstruct implementation of the applicable air quality plan?
- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- d. Expose sensitive receptors to substantial pollutant concentrations?
- e. Create objectionable odors affecting a substantial number of people?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
			✓

Discussion

The City of Pacifica is located along the western edge of the San Francisco Bay Area air basin, and is affected by persistent and frequently strong winds from the Pacific Ocean. The City is also within the Bay Area Quality Management District (BAAQMD). Other than occasional violation of standards for ozone and suspended particulate matter (PM10), within San Mateo County, the area's air quality standards are generally met. The project site is located within an existing urbanized area characterized by existing development of various types. Development of one single-family with a second unit on the subject site of

² City of Pacifica Zoning Maps, Edited 2001. Zoning Map # 39. Prepared by the City of Pacifica Planning Department

approximately 10,000 square feet would not create objectionable odors. The project will result in two dwelling units that is an allowed use for the subject site and vehicle usage for the proposed units will be minimal. Although the 2010 Clean Air Plan includes 55 transportation control measures, the proposed project, at two dwelling units, is too small to incorporate project-specific transportation control measures listed in the latest Clean Air Plan. In addition, the small size of the project precludes significant pollutant emissions; and therefore, the project will not conflict with an air quality plan, will not violate any air quality standard nor result in a cumulatively considerable increase in pollutant levels.

Mitigation: None required.

4. **Biological Resources.** Would the project::

- a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
			✓

4. **Biological Resources.** Would the project::

- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓

Discussion

The subject site is an approximately 10,000 square foot lot that has been completely disturbed and is covered in either grass or paving. In fact, the site is completely encircled by the paved area across the back of the lot and the sidewalk across the entire frontage of the property. Upon viewing the subject site, there is no evidence that wildlife habitat exists because the lot has been disturbed and there are no riparian habitats, wetlands or other sensitive natural communities on the lot or nearby on the former school site or single-family neighborhood. Development of the site will not interfere with the movement of any native resident or wildlife species and will not impede established wildlife corridors because the lot is ringed with pavement, covered in low lying turf and not connected to habitat area which is not conducive to animal migration. The Heritage Tree Ordinance does not apply because there are no trees located on the site nor does the project conflict with any other local policies to protect biological resources. Construction of the two proposed dwelling units will not conflict with the provisions of any Habitat Conservation Plan, Natural Community Conservation Plan or any other state habitat conservation plan because the site is not within any habitat conservation areas. No impact would result and no further analysis of this issue is required.

Mitigation: None required.

5. **Cultural Resources.** Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d. Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
	✓		
	✓		
	✓		

Discussion:

Cultural resources includes both archaeological resources and historical buildings or structures. In this case no buildings or structures exist on the vacant site and no unique geologic features are visible. On January 27, 2012 staff contacted the Native American Heritage Commission (NAHC) regarding the proposed development which requires approval of a General Plan Amendment (GPA). California Government Code Section §65352.3 requires local governments to consult tribal leaders prior to amending a General Plan. Based on information provided by the NAHC, four tribal leaders were notified of the proposal on February 2, 2012. One of the tribal leaders requested more information regarding the site; and in response, the applicant and owner of the property provided the records search report completed by the California Historical Resources Information System.³ Another tribal leader requested a map which staff provided and no further response was necessary. The records search was completed by reviewing pertinent Northwest Information Center base maps that reference cultural resources records and reports, historic period maps, and literature for San Mateo County with a focus on Native American culture. The result of the records search is that no record of any archaeological studies and no recorded Native American archaeological resources for the subject site were found.

Although no human remains are known to have been found on the project site, it is possible that unknown human remains could be encountered during project construction, particularly during ground-disturbing activities such as excavation and grading. In the event that human remains are discovered, work in the vicinity of the find shall be suspended and the procedures and requirements set forth in the California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 shall be followed. These code provisions require notification of the County Coroner and the Native American Heritage Commission. If the remains are determined to be Native American, NAHC guidelines shall be adhered to in the treatment and disposition of the remains. Excavation or disturbance may continue in other areas of the project site outside the area affected by such discovery. With adherence to the code requirements, the project would have a less-than-significant impact on unknown human remains.

The records search concluded that there is a moderately high possibility of identifying Native American archaeological resources on the subject site. In addition, no information on whether a paleontological resource has the potential to be impacted by the project is provided. Thus, a mitigation measure to ensure that no archaeological or paleontological resources will be negatively impacted by the proposed development is identified below.

Mitigation: The following mitigation measure is proposed:

A Native American monitor and an archaeological monitor shall be present at the project site during ground disturbing activities related to construction. If any archaeological or paleontological deposits are encountered, all soil disturbing work should be halted at the location of any discovery until a qualified archaeologist or paleontologist evaluates the significance of the find(s) and prepares a recommendation for further action.

³ Record Search Dated 3/1/12 Bryan Much, Assistant Coordinator, California Historical Resources Information System

6. Geology & Soils. Would the project:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
 - ii. Strong seismic ground shaking?
 - iii. Seismic-related ground failure, including liquefaction?
 - iv. Landslides?
- b. Result in substantial soil erosion or the loss of topsoil?
- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?
- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available⁴ for the disposal of waste water?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	
		✓	
		✓	
		✓	
			✓

Discussion:

A Preliminary Geotechnical Report was prepared by Mike O'Connell, P. E. ⁴ on March 1, 2012. As discussed previously, the site is nearly level and no structures presently exist. Based on the Geotechnical Report, the site contains a thin layer of top soil over approximately 21 inches of dark brown and brown loam. Below those layers, a yellowish brown clay loam was found and these materials may include Qam medium-grained alluvium and Qac coarse-grained alluvium. The site soils are moderately expansive.

There are no known earthquake faults on the site or within 50 feet of the subject site. The San Andreas fault is the most likely to produce the greatest intensity during a seismic event. This fault is located approximately 4 miles to the northeast and produced an estimated magnitude of 8.3 earthquake in 1906 which lasted between 40 and 60 seconds. Other faults that have the potential to produce a significant seismic event are the San Gregorio-Seal Cove fault mapped approximately 2 miles to the southwest and the Hayward fault mapped approximately 22 miles to the northeast. Given the level terrain of the property and the distance from the upward slopes of Montara Mountain, landslides are not likely at the site. According to the Geotechnical Report, liquefaction and strong seismic ground shaking is also not likely.

The Geotechnical Report concludes that due to the lack of topography on the site, the development should not result in substantial soil erosion if proper drainage is used. As part of the plan check process and prior to building permit issuance, the Building Official will ensure that the proper drainage methods are used for the project. In addition, the Geotechnical Report includes details of the field investigation conducted at the project site. As part of this work, one boring was drilled within the proposed footprint of the dwelling at a depth of 2 feet. Based on the results of the boring and other field investigations, recommendations for the seismic, foundation and drainage design have been identified in the Geotechnical Report. However, the Building Official will review the final plans during plan check and based on a geotechnical review of the subject site and the proposed construction, the Building Official will make the final determination on the appropriate type of foundation and other construction related issues. .

No impact is anticipated related to the use of septic tanks or other wastewater disposal systems as the proposed project would connect sewer lines to the existing sewer mains located adjacent to the project site running along the centerline of Rosita Road.⁵ Therefore, no geologic or soils impact is anticipated.

⁴ Preliminary Geotechnical Report prepared by Mike O'Connell, PE dated March 1, 2012

⁵ Brian Brinkman Drafting and Design, 2011. 900 Rosita Road, Proposed Site Plan, Sheet A1.1

7. Greenhouse Gas Emissions. Would the project:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓

Discussion:

Based on the BAAQMD Table 3-1 Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes⁶, the proposal of two dwelling units is far below the threshold of 56 dwelling units. Therefore, this project would not generate greenhouse emissions that would have a significant impact on the environment. Currently, the City of Pacifica does not have a plan, policy or regulation adopted for the purpose of reducing the emissions although the City is exploring options to reduce greenhouse gas emissions through the Climate Action Task Force.

Mitigation: None required.

⁶ BAAQMD Screening Criteria, CEQA Guidelines June 2010, Table 3-1, page 3-2

8. Hazards & Hazardous Materials. Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
			✓
			✓
			✓
			✓

Discussion:

The site is not on the CORTESE list of hazardous waste sites. The proposed single-family dwelling with a second unit on a 10,000 square foot parcel is not expected to create a significant hazard to the public or the environment through construction, routine transport, use, release or disposal of hazardous materials. Minor amounts of hazardous materials might be used during construction, including paints, solvents, pesticides and herbicides. However, use and disposal of such materials in compliance with the State Health and Safety Code, Pacifica Municipal Code, and the Uniform Fire Code would be required. In addition, the completed project would routinely handle and use small quantities of commercially-available hazardous materials, such as household cleaning and landscaping supplies. These materials

would not be expected to be used in large quantities or contrary to normal use, and therefore would not pose a threat to human health or the environment.

Children are more susceptible to health effects from exposure to hazardous materials than adults. Hazardous materials use near schools and day care centers must consider potential health effects to these populations. The Building Kidz Infant/Toddler/Preschool Center is located on the adjacent property within the former Linda Mar School buildings at 830 Rosita Road. No significant quantities of hazardous materials are expected to be used, emitted, or stored during construction or operation of the project that could pose a significant hazard to human health and therefore impacts would be less than significant. The project contractors are required to follow the San Mateo County Stormwater Pollution Prevention Program Best Management Practices during construction. These regulations would apply to this project just as they would in every similar development.

The provisions of Government Code 65962.5 require the DTSC, the State Water Resources Control Board, the California Department of Health Services, and the California Integrated Waste Management Board to submit information pertaining to sites associated with solid waste disposal, hazardous waste disposal, and/or hazardous materials releases to the Secretary of Cal/EPA. Based on a review of regulatory databases,⁶ and ⁷ including listed hazardous materials release sites compiled pursuant to Government Code 65962.5, the project site is not listed as a hazardous materials site.

The site is not within two miles of a public airport or public use airport and will not interfere with any emergency response or evacuation plans. The project is located in an urban area where there is no significant risk of wildland fires. Therefore, no impact due to hazards and hazardous materials is anticipated for this project.

Mitigation: None required.

9. Hydrology & Water Quality. Would the project:

- a. Violate any water quality standards or waste discharge requirements?
- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
			✓

⁶ State Water Resources Control Board, 2011. GeoTracker Environmental Database. <http://geotracker.waterboards.ca.gov/map>. Accessed on April 17, 2012

⁷ Department of Toxic Substances Control, 2011, EnviroStor Database, <http://www.envirostor.dtsc.ca.gov/public/>. Accessed on April 17, 2012.

9. **Hydrology & Water Quality.** Would the project:

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial erosion or siltation on- or offsite?
- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite?
- e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- f. Otherwise substantially degrade water quality?
- g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j. Inundation by seiche, tsunami or mudflow?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
			✓
			✓
			✓
			✓
			✓

Discussion:

a) **Less Than Significant Impact.** Because the site is flat with less than a 1% slope, grading is not required and it is unlikely that any erosion would occur. Ground disturbing activities could potentially result in the transport of sediment off site; however, this issue is addressed by the stormwater pollution prevention measures implemented by the City of Pacifica and San Mateo County Pollution Prevention Program. The amount of impervious surface will be reduced from 4,600 square feet to 2,500 square feet (approximately 46% reduction) which is a significant reduction in impervious area and allows more water to seep into the ground on site. Since more stormwater will be able to be absorbed into the ground, less stormwater runoff with pollutants will be sent to the storm drain system. Thus, the project will not violate any water quality standards or waste discharge requirements.

Mitigation: None required.

- b) **No Impact.** A significant impact would occur if the project depleted groundwater supplies through extraction and use of groundwater for water supply, and if the project substantially interfered with groundwater recharge by reducing recharge through the construction of impervious surfaces. The project would not use groundwater during the construction or post-construction phases. During construction, excavations may require dewatering, however this would only result in a temporary effect on surface soil of the project site. The project would not use groundwater for water supply during the operational phase, as water supply for the project would be provided by the North Coast County Water District. According to the Water District's Urban Water Management Plan, the Water District obtains all of its water from the San Francisco Public Utilities Commission regional system; this supply originates primarily from the Sierra Nevada, and is delivered through the Hetch Hetchy aqueducts.⁸ Local groundwater is not considered to be of adequate quality or quantity to be a viable augmenting resource for water supply, and has not been developed as a water supply source by the Water District.⁹ Therefore, no impacts related to the potential for the project to deplete groundwater supply or substantially interfere with groundwater recharge are anticipated.

Mitigation: None required.

- c) **No Impact:** A significant impact would occur if the project altered the site drainage pattern through grading during construction, and through alteration of the rate, volume, and/or duration of stormwater runoff during the operational phase resulting from an increase in impervious surfaces. In this case, the subject site is level and will require little, if any grading and the amount of impervious area due to the project will be reduced. Therefore, no impact is anticipated because the site drainage pattern will not be substantially altered and more stormwater will be absorbed due to the decrease in impervious surface on the site.

Mitigation: None required.

- d) **No Impact:** A significant impact would occur if the project caused flooding on-site or off-site by changing the drainage patterns of the site, or increasing the rate of surface runoff. As discussed above, grading and excavation for the project would be minimal, if any, and therefore, would not substantially alter site drainage patterns. Additionally, the decrease in impervious surfaces would reduce the stormwater runoff discharge rate. Thus, this impact is considered not significant.

Mitigation: None required.

- e) **No Impact.** A significant impact would occur if the project increased the peak discharge rate of surface runoff such that it exceeded the capacity of the City's stormwater drainage system and if the construction and operation of the project would provide substantial additional sources of polluted runoff. The project, through a reduction of impervious surfaces, would decrease the peak discharge rates of surface runoff and would also decrease the demand on the current drainage system. In addition, the project consisting of a primary and second dwelling unit would not create substantial additional sources of polluted runoff. As part of the plan check process and before a building permit is issued, a drainage plan will be approved by the Building Official to ensure that polluted runoff does not flow onto adjacent properties. No impact to the stormwater drainage system due to the construction or operation of the project is anticipated.

⁸ North Coast County Water District, *Urban Water Management, 2010-2015*, June 2011.

⁹ North Coast County Water District, 2011, *op. cit.*

Mitigation: None required.

- f) **No Impact.** A significant impact would occur if the project would otherwise substantially degrade water quality. As described above, the amount of impervious surface on the subject site will be decreased which allows more stormwater runoff to be absorbed into the ground. Thus, no impact is anticipated.

Mitigation: None required.

- g) **No Impact.** A significant impact would occur if the project located housing in a Special Flood Hazard Area (SFHA)¹⁰ as designated by the Federal Emergency Management Agency (FEMA). The site is located in Zone C as shown on Flood Insurance Rate Map Panel 6 of 7, which is defined as an area of minimal flooding (outside the 100 year flood area) and not within a Special Flood Hazard area. The project would have no impact because the proposed residential development is not within a 100 year hazard area.

Mitigation: None required.

- h) **No Impact.** A significant impact would occur if the project placed structures, including fill material within a designated SFHA, which resulted in an increase in the base flood elevation such that flooding occurred on-site or off-site. As discussed above (see Impact “9g”), the site is located within Zone C as designated by FEMA. All project development would be within Zone C which has minimal flooding and outside the 100 year flood areas. No fill would be placed in the subject site. Therefore, the potential for the project to impede or redirect flood floods via floodplain encroachment would not be significant.

Mitigation: None required.

- i) **No Impact.** A significant impact would occur if the project was located in an area that could be inundated, including inundation due to failure of a levee or dam. There are no levees in the project vicinity, which could put people or structures at risk. In addition, the project is not located within a dam failure inundation hazard area as determined by the California Office of Emergency Services and mapped by the Association of Bay Area Governments.¹¹ As discussed above under “9g” and “9h”, impacts related to other types of flooding were found to be not significant. Therefore, this impact related to risk of loss, injury or death involving flooding is also not significant.

Mitigation: None required.

- j) **No Impact.** A significant impact would occur if the project would be exposed to coastal hazards such as sea level rise and tsunamis, and/or at risk from inundation from a seiche (standing wave). The subject site is approximately 1 mile from the Pacifica Ocean and approximately 2 miles from

¹⁰ The Federal Emergency Management Agency (FEMA) defines a Special Flood Hazard Area (SFHA) as the land area covered by the floodwaters of the base flood on National Flood Insurance Program (NFIP) maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. Map Panel 6 of 7 indicates project site is in Zone C.

¹¹ Association of Bay Area Governments, “Bay Area Dam Inundation Hazards,” <http://www.abag.ca.gov/bayarea/eqmaps/damfailure/damfail.html>, Accessed January 19, 2011.

the Crystal Springs Reservoir. Given the distance from these water bodies, the project will not be subject to sea level rise, a seiche or tsunami.

Mitigation: None required.

10. **Land Use and Planning.** Would the project:

- a. Physically divide an established community?
- b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
		✓	
			✓

Discussion:

- a) **No Impact:** The project is located in front of the former Linda Mar School and adjacent to other single-family dwellings, including a development across Rosita Road from the subject site called Vista Montara. The infill project will not physically divide an established community. However, the proposal to construct a one single-family dwelling and a second unit as allowed by the Zoning designation is inconsistent with the General Plan designation of Linda Mar School as previously described. The proposed residential development will not conflict with any land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding an environmental impact because the project is consistent with the zoning. It may have been an oversight when the General Plan was adopted 30 years ago with the Linda Mar School/Public Facilities classification given to the subject site which is separately owned and has never been part of the Linda Mar School complex. A General Plan Amendment will be necessary to designate the site from Public Facility/Linda Mar School to Low Density Residential. Upon approval of the General Plan Amendment, the project would be consistent with the General Plan.

Mitigation: None required.

- b) **Less than Significant Impact:** A significant impact may occur if a project conflicted with any applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. As stated in the response to question 10a, the proposed project would require a general plan amendment and other City approvals. However, zoning or General Plan conflicts in and of themselves are not considered environmental impacts pursuant to CEQA Guidelines Section 15126.2(a). CEQA requires consideration be given to whether a proposed project may conflict with any applicable land use plans, policies, or regulations including, but not limited to, the General Plan, Specific Plan, or Zoning Ordinance. This environmental

determination differs from the larger policy determination of whether a proposed project is consistent with a jurisdiction’s General Plan. The former determination (that intended for consideration in a CEQA document) is limited to a review and analysis, and is made by the preparers of the CEQA document. The later determination by comparison, is made by the decision-making body of the jurisdiction and is based on a jurisdiction’s broad discretion to assess whether a proposed project conforms to the policies and objectives of its General Plan as a whole. The determination that the proposed project is consistent or inconsistent with the General Plan policies is ultimately the decision of the City of Pacifica.

Some of the General Plan policies include: 1) Provide safe and consistent access for the development (Circulation Element #4); 2) Ensure adequate off-street parking (Circulation Element #14); 3) Promote orderly growth in land uses and circulation (Circulation Element #15); 4) Prohibit development in hazardous areas (Safety and Seismic Safety #1) 5) Establish and enforce noise emission standards for Pacifica which are consistent with the residential character of the City and environmental, health, and safety needs of the residents; 6) Place the priority on residential infilling (Housing Element #4) and 7) New development shall be compatible with existing development and shall have safe access (Housing Element #5). The proposed project is consistent with the General Plan policies just enumerated and it is predominantly consistent with the remaining policies set forth in the City of Pacifica 1980 General Plan. Therefore, impacts are considered less than significant and no mitigation is required.

Mitigation: None required.

- c) **No Impact:** The project will not conflict with any applicable habitat conservation plan or natural community conservation because none of these plans apply to the subject site or are within close proximity to proposed development.

Mitigation: None required.

11. Mineral Resources. Would the project:

- a. Result in the loss or availability of a known mineral resource that would be of value to the region and the residents or the state?
- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓

Discussion:

There are no known mineral resources at or near the project site. The Pacifica Quarry and Mori Point were designated in 1987 as an area of regional mineral significance.¹² This is the only area of the City with such a designation, and it is not located on or near the project site. Thus, the proposed project would not result in the loss or availability of a known mineral resource that would be of value to the region and the residents or the state. No impact would occur and no further analysis of this issue is required.

¹² City of Pacifica General Plan, Conservation Element, March 1978.

Mitigation: None required.

12. **Noise.** Would the project result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f. For a project within the vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
			✓
			✓
		✓	
			✓
			✓

Discussion:

The construction of one single-family unit with a second dwelling on a 10,000 square foot parcel would represent a new source of noise in the area. However, the anticipated noise is expected to be minimal and consistent with existing noise levels in the surrounding single-family neighborhood and former school site being used as a commercial space. Construction noise will occur during project construction, as with all new construction projects, resulting in increased exterior noise levels within the project vicinity. To address construction generated noise, several controls will be incorporated into the project. Specifically, construction activities would be limited to 7:00 a.m. to 7:00 p.m. on Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays and Sundays pursuant to Section 8-1.06 (111.2) of the Pacifica Municipal Code (PMC). In addition, the PMC prohibits the use of heavy machinery or grading during the weekends. It should be noted that any impacts related to noise would be temporary, lasting only through the project construction period; typically 9-12 months for a project of this type. The proposed project is not located near any public airport and not near any private airstrip. Upon compliance with the noise ordinance, no significant impact related to noise is expected occur.

Mitigation: None required.

13. Population and Housing. Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
			✓
			✓

Discussion:

The proposal to construct a single-family dwelling with a second unit will induce minimal population growth by providing two new housing units, although the second unit is limited to two occupants. However, since no new roads or other infrastructure are proposed other than the driveways and the open parking space, the growth would be confined to the dwellings proposed for construction. Infrastructure is available to accommodate the proposed project. The project would not displace any housing units or people, and it would not necessitate the construction of any replacement housing. Although the project site is approximately 10,000 square feet in size, it is a legal lot zoned for residential development that can be developed with a single-family dwelling plus a second unit. Therefore, the amount of growth resulting from this particular project is consistent with the City’s plans for the site. No significant negative impacts related to housing are anticipated by the proposed project.

Mitigation: None required.

14. Public Services.

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	
		✓	
		✓	

Discussion:

The construction of a single-family dwelling with a second unit is expected to cause an increase in demand for public services. The increase, however, is insignificant and is within the limits of existing service capacities. All departments and agencies responsible for supplying public services for this project have indicated their ability to meet the needs of the project. The developer will be assessed any necessary fees to cover these services in connection with the City's issuance of building permits for the project. Thus, no significant impact on Public Services would occur.

Mitigation: None required.

15. Recreation.

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	

Discussion:

The project would neither generate nor create any need for additional recreational opportunities or facilities within the City nor is it suitable for non-motorized modes of transportation such as hiking or biking. Use of local parks or recreational facilities, if any, would be minimal and would not result in any substantial deterioration of any such parks or facilities. Further, the project does not include the construction or expansion of recreational facilities. Therefore, proposed project impacts on recreational facilities would be less than significant.

Mitigation: None required.

16. Transportation/Traffic. Would the project:

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e. Result in inadequate emergency access?
- f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
			✓
			✓
			✓
			✓

Discussion:

Proposed is the construction of a single-family dwelling and a second unit with occupancy of the second unit limited to two people. Traffic issues are reviewed based on the additional car trips during commute hours anticipated for a project because that is the time period when the most severe traffic impacts occur. Based on information collected from the Institute of Transportation Engineers, 2008 (see the following Table 1 on 900 Rosita Road – Trip Generation Analysis)¹³, the trip generation rate for the dwelling and second unit is two trips during the AM and two trips during the PM Peak hours. Because the Institute of Transportation Engineers does not have a designation for a second unit, trip generation rates for an apartment unit was used instead. AM Peak hours are from 7 to 9 in the morning and PM Peak hours are from 4 to 6 in the evening. In summary, the proposed residential development would generate an additional two vehicle trips during the morning and evening commute hours. This is an insignificant amount of additional car trips to add to the existing traffic flow; and therefore, would not exceed the level of service standard.

Table 1

900 Rosita Road - Trip Generation Analysis						
Land Use	Daily		AM Peak Hour		PM Peak Hour	
	Rate (trips/unit)	Trip	Rate (trips/unit)	Trip	Rate (trips/unit)	Trip
Primary Residence (ITE Code 210 - Single Family Residence)	9.57	10	0.75	1	1.01	1
Second Unit (ITE Code 220- Apartment)	6.65	7	0.51	1	0.62	1
Total	-	17	-	2	-	2
Notes:						
1. Trips are rounded up to the nearest whole number.						
2. ITE does not presently have a trip generation for a second unit so it is assumed to be an apartment for the purpose of this analysis.						
3. AM Peak Hour = 7 AM - 9 AM						
4. PM Peak Hour = 4 PM - 6 PM						
5. Trip generation rates taken from the Institute of Transportation Engineers, 2008.						

This proposed residential development will have no effect on air traffic patterns or substantially increase hazards due to a design feature or incompatible uses in that no roadways are proposed and the project is

¹³ Trip Generation Analysis prepared by Mike O’Connell, PE, April 5, 2012

¹⁴similar to the other development in the neighborhood. Emergency access can be provided for the proposed single family dwelling plus a second unit in the same way emergency access is provided for the surrounding neighborhood. Proposed are four garage parking spaces and one open parking space that exceeds the required parking for the proposed residential development. Finally, the project will have no effect on alternative transportation modes.

Mitigation: None required.

17. Utilities & Service Systems. Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b. Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g. Comply with federal, state, and local statutes and regulations related to solid waste?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	
		✓	
		✓	
		✓	
			✓

Discussion:

The appropriate departments and agencies have been notified about the proposal and have indicated that services and utilities are available. Electric, gas, water, storm, and sewer lines exist within close proximity of the project site and a condition of approval would require all new utility services to be underground. Thus, no significant impact on Utilities and Service Systems would occur.

Mitigation: None required.

18. Mandatory Findings of Significance.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Yes	No
	✓
	✓
	✓

Discussion:

The proposed project involves the development of a vacant one 10,000 square foot lot with a single-family residence plus a second unit. The proposed project is compatible with the existing land uses in the area and will not have any significant impact under this heading, as mitigated under previous sections. Given the size of the project and its impacts and mitigation measures, the incremental effects of this residential development are not considerable when considered in connection with the effects of past, current and probable future projects.

This initial study found that the proposed construction of a single-family dwelling plus a second unit at 900 Rosita Road, with implementation of the identified mitigation measures, will have no significant impacts on the environment, the habitat of fish or wildlife species or populations, plant or animal communities, rare or endangered plants or animals, or important examples of the major period of California history or prehistory.

Mitigation: None required.

List of Attachments

1. Complete Set of Reduced Plans (9 pages)
2. Record Search Results for 900 Rosita Road dated March 1, 2012 and prepared by Bryan Much, Assistant Coordinator of the Northwest Information Center
3. Preliminary Geotechnical Report dated March 1, 2012 and prepared by Mike O'Connell, P.E.