

**FINAL**  
**Initial Study/Mitigated Negative Declaration**  
**Kolev Residence Project**  
**City of Pacifica, San Mateo County, California**

Prepared for:



**City of Pacifica**  
Planning & Economic Development Department  
1800 Francisco Boulevard  
Pacifica, CA 94044

Contact: Kathryn Farbstein, Assistant Planner

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2633 Camino Ramon, Suite 460  
San Ramon, CA 94583

Contact: Grant Gruber, Project Manager



July 2, 2009

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## SECTION 1: INTRODUCTION

### 1.1 - PURPOSE

This Final Initial Study is an informational document prepared by the City of Pacifica to provide justification for a Mitigated Negative Declaration (hereinafter “IS/MND”) for the Kolev Residence Project. The California Environmental Quality Act (CEQA) and the CEQA Guidelines set forth the IS/MND process. Under CEQA, the primary objectives of the environmental review process are to inform decision makers and the public about a project’s potential significant environmental effects, and to identify possible ways to minimize the significant effects. An IS/MND is prepared if it is determined that a project may have potentially significant effects, but that those effects could be avoided or mitigated to less than significant levels. For this project, an IS/MND has been prepared.

### 1.2 - DOCUMENT FORMAT

This document—together with the Draft IS/MND, dated May 20, 2009; the Errata Section; the Mitigation Monitoring Program (MMP); Comments and Responses to Comments; Staff Recommendation; Notice of Determination; and Notice to Adopt an IS/MND—will constitute the Final IS/MND for this project. The Draft IS/MND is also available under separate cover.

As prescribed by CEQA Guidelines Section 15074, the Lead Agency, which in this case is the City of Pacifica, is required to consider comments from persons and agencies who have reviewed the Draft IS/MND. The comment period for the Draft IS/MND occurred between May 20 and June 18, 2009. Individual responses have been prepared for each comment received, and they are presented in the enclosed section titled Response to Comments.

The enclosed Errata section contains any additions or changes to the Draft IS/MND.

### 1.3 - MITIGATED NEGATIVE DECLARATION ADOPTION PROCESS AND PROJECT APPROVAL

In accordance with CEQA requirements and the procedures of City of Pacifica, the Pacifica Planning Commission must adopt the Final IS/MND prior to taking action on the project. To adopt the Final IS/MND, the Planning Commission must find on the basis of the whole record before it that there is no substantial evidence that the project will have a significant effect on the environment, and that the Final IS/MND reflects the City of Pacifica’s independent judgment and analysis (CEQA Guidelines Section 15074). After the Final IS/MND is adopted and all information is considered, the Planning Commission may take action on the project using its independent judgment. It may approve, make changes to, or reject the project.

## **SECTION 1: INTRODUCTION**

### **1.1 - PURPOSE**

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## 1.4 - DETERMINATION OF SIGNIFICANCE OF THE PROJECT

The Draft Initial Study for the project, after evaluation of the environmental issues, determined that a Mitigated Negative Declaration is the appropriate environmental document. In the course of public review of a draft environmental document, comments may be presented that require changes to the document. In addition, new information or changes to existing information may necessitate changes to the draft environmental document. For an IS/MND, these changes could lead to a new determination of the significance of the potential impacts of the project, which may lead to the preparation of an environmental impact report. However, comments that were received for this project require minimal changes to the Draft IS/MND and do not alter the analysis or the conclusions of the Draft IS/MND. Therefore, the determination made in the Draft Initial Study that a Mitigated Negative Declaration is appropriate for this project remains valid.

**SECTION 2:  
LIST OF AUTHORS**

<b>Author</b>	<b>Author Code</b>
<b>Individuals</b>	
Terence and Janice Ching.....	CHING
Thomas Clifford .....	CLIFFORD
Emil Kolev .....	KOLEV

## SECTION 3: RESPONSES TO COMMENTS

### 3.1 - INTRODUCTION

Three comments (two written and one oral) were received regarding the Kolev Residence Draft IS/MND. The comments and responses are contained in this section.

June 1, 2009

RECEIVED

Kathryn Farbstein, Assistant Planner  
City of Pacifica  
Planning and Economic Development Department  
1800 Francisco Blvd.  
Pacifica, CA 94044

JUN 03 2009

CITY OF PACIFICA

re: Kolev Residence Project

Dear Ms. Farbstein:

We, the Ching family, are the residents of 1204 Springwood Way, east of the Kolev property. We welcome the Kolev family to the neighborhood and hope that they enjoy living in this tranquil area of Pacifica.

CHING-1

Some comments on the project:

-Creek

The creek has been mostly stable for our 26 years of experience here. The river willows do grow prolifically and need regular trimming as they age and the branches grow into our fence or fall into the creek. Keeping the creek clear is of utmost importance.

Periodic cleaning of the creek is required. We have found shoes, beer bottles, paint cans, plastic bags and other debris over the years. During the fall, leaves and branches may accumulate and block the flow of water.

CHING-2

In previous high water years, branches have fallen in and blocked the water, causing overflow of the creek into the street. This has required both city crews and neighbors' help to clear.

Some minor erosion of the bank has occurred with washing away of the dirt around tree roots. The riparian growth definitely needs to stay in place to preserve the bank. Any removal for installation of the culvert should take into account replanting if necessary.

-Runoff trench

There is a runoff trench leading from our pond into the creek. This drains a natural hillside spring and the excess water that accumulates in the pond. It is our understanding that uphill water runoff used to run down our property and flow into the street prior to this trench, creating a marshy area. If the Kolevs need to reroute part of the trench due to the culvert and driveway creation, we are amenable, as long as the water somehow drains back into the creek appropriately.

CHING-3

-Frogs and Snakes

We have a pond on our property which has been home to many frogs (undetermined type) in the springtime. The construction in the area of the last several years must have disturbed them, as their numbers decreased dramatically. Only one was seen/heard this past spring

CHING-4

We used to see San Francisco garter snakes in our pond and slithering about the creek bank. We have not seen a snake in three years.

-Privacy

The builder of our home constructed it to take in the site/sights of the woods immediately behind our home. Therefore, the builder oriented eating areas, bedrooms, and bathrooms to look out our rear windows. We're sure the Kolev family wants their privacy ensured as much as we do. Any orientation on their site and landscaping to preserve our privacy is greatly appreciated.

CHING-5

-Lighting

We would appreciate limiting the quantity and brightness of night lighting both to preserve the ambiance of the area and not to disturb the wildlife in the woods.

CHING-6

-Fire Access

The draft initial study did not specify whether the access is within the 150 foot turnaround that we understand is required for fire trucks.

CHING-7

-Construction Noise

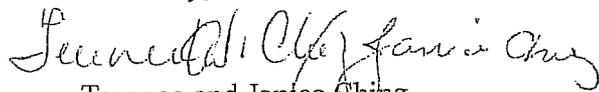
Our valley/canyon amplifies and bounces sound considerably. During previous constructions, some vehicles and equipment used the cul-de-sac area and adjacent street as staging areas. Sometimes, trucks would idle before the allowed 7:00 a.m. start time. As our bedroom windows are immediately above this area, and sound travels up, this would disturb our sleeping pattern. We ask that noise in this area be kept to a minimum.

CHING-8

Thank you to the City of Pacifica and the Kolev family for consideration of our comments. We wish the Kolevs a smooth and speedy project.

CHING-9

Sincerely,



Terence and Janice Ching  
1204 Springwood Way  
Pacifica, CA 94044

**Terence and Janice Ching (CHING)**

*Response to Comment CHING-1*

The authors stated that they reside at 1204 Springwood Way, which neighbors the project site, and provided opening remarks to preface the letter. No response is necessary.

*Response to Comment CHING-2*

The authors noted that ephemeral drainage has been mostly stable during their 26 years of residency. The authors stated that willows grow prolifically within the waterway and that they have observed debris, rubbish, and fallen branches in the creek that have obstructed stream flows. The authors asserted that keeping the drainage clear is of utmost importance and periodic cleaning is necessary. The authors also noted that minor erosion has occurred around tree roots and that the culvert installation include replanting of riparian growth.

Mitigation Measure HYD-2 requires the applicant to prepare and submit a Drainage Plan to the City of Pacifica for review and approval. As part of the mitigation measure, the applicant is required to prepare an Operations and Maintenance Plan identifying how drainage facilities, including the ephemeral drainage, will be maintained and kept clear of obstruction. This requirement is expected to address the authors' concerns about ongoing maintenance and upkeep of the creek.

Regarding the authors' concerns about erosion, Mitigation Measure HYD-1 requires that San Mateo County Storm Water Pollution Best Management Practices be incorporated into construction practices to prevent erosion and sedimentation during construction. Furthermore, Mitigation Measure BIO-2 and Mitigation Measure BIO-6 require various measures to protect the stream and any special-status species that may occur within the stream (e.g., California red-legged frog and the San Francisco garter snake) during construction. These mitigation measures provide a high degree of certainty that the stream will be protected during construction and that erosion will be minimized or avoided to the maximum extent practical.

The installation of the culvert would involve earthwork activities within the stream. Culvert installation is expected to last no more than 1 week. The aforementioned mitigation measures would be implemented during culvert installation. The amount of riparian habitat impacted by the culvert installation would be generally limited to the portion of the stream that would be culverted. The applicant has indicated that he intends to install additional native riparian vegetation along the stream to stabilize the east parcel boundary and enhance house privacy for the eastern and southern neighbors.

*Response to Comment CHING-3*

The authors stated that there is an existing runoff trench that extends from a pond on their property to the stream. The authors stated that the pond contains water from a natural hillside spring and from sheet flow from the hillside on which their property is located. The authors stated that they are amenable to the applicant rerouting the trench, provided that runoff is appropriately drained.

The proposed Engineering Condition of Approval No. 6 states:

Any damage to improvements within the city right-of-way or to any private property, whether adjacent to the subject property or not, that is determined by the City Engineer to have resulted from construction activities related to this project shall be repaired or replaced as directed by the City Engineer.

The existing trench would be considered an “improvement”; therefore, the project applicant is legally obligated to repair or replace it as directed by the City Engineer. It is anticipated that the trench may need to be rerouted to confluence with the stream above the proposed culvert, and the applicant, as required by Engineering Condition of Approval No. 6, would be required to make this change.

*Response to Comment CHING-4*

The authors stated that the pond on their property has been home to many frogs in the springtime in years past, but construction activity in recent years may have caused the numbers to decrease. The authors also noted that they used to see San Francisco garter snakes in the pond and within the stream, but have not seen a snake in 3 years.

The Draft IS/MND did evaluate the potential for the California red-legged frog and the San Francisco garter snake to occur within the project site boundaries. The analysis was based on a Biological Resources Assessment prepared by Zander Associates, a biological consulting firm. The analysis concluded that the project site does provide suitable habitat for both the red-legged frog and garter snake, which is consistent with the authors’ observations. Mitigation Measure BIO-2 requires that various measures be implemented to protect both species during construction activities, particularly culvert installation. With the implementation of this mitigation measure, impacts on the red-legged frog and garter snake would be mitigated to a level of less than significant.

*Response to Comment CHING-5*

The authors stated that the builder of their residence sited it to maximize views of the wooded hillside, particularly for eating area, bedroom, and bathroom windows. The authors requested that the project applicant orient buildings and landscaping to preserve their privacy.

As shown in Exhibit 6, views of the 1204 Springwood Way residence are mostly obstructed by mature vegetation. Several upper floor windows may have views of the proposed project; however, as shown in Exhibit 5, the proposed primary residence’s windows would not directly face 1204 Springwood Way. Furthermore, the project applicant intends to plant additional native riparian vegetation along the stream that would serve to further screen views of the proposed project from 1204 Springwood Way. Therefore, the authors’ privacy should not be affected by the proposed project.

*Response to Comment CHING-6*

The authors stated that they would appreciate limiting the quantity and brightness of night lighting both to preserve the ambiance of the area and to avoid disturbance of wildlife in the wooded areas.

The project applicant indicated that the only exterior lighting fixtures would be located near the front porch and garage for safety purposes. This lighting is meant to be used for short intervals of time when people leave or enter the building structures. Accordingly, the proposed project's lighting should not adversely affect the ambiance of the area or wildlife.

*Response to Comment CHING-7*

The authors stated that the Draft IS/MND did not specify whether the access is "within the 150-foot turnaround we understand is required for fire trucks."

By virtue of its location on an existing street and the proposed residential use, the proposed project is not required to provide an emergency vehicle turnaround either on the project site or on Perez Drive. Furthermore, the City of Pacifica consulted with the North County Fire Authority about the fire protection requirements of the proposed project and the fire agency did not indicate that fire access was a concern.

*Response to Comment CHING-8*

The authors stated that the valley in which the project site is located in amplifies sound considerably. The authors noted that past construction projects have staged on the cul-de-sac and that trucks idled in the neighborhood before 7 a.m. The authors stated that their bedroom window is near the project site and requested that construction noise be kept to a minimum.

Mitigation Measure NOI-1 requires that construction activities implement a number of noise attenuation measures, including limitations on hours, use of noise reduction features such as mufflers and engine shrouds, shielding of stationary equipment, anti-idling measures, and the posting of a sign with contact information for complaints of excessive noise levels. These measures are expected to minimize adverse construction noise impacts experienced by the authors to the maximum extent practical.

Note that it is not possible to eliminate or reduce noise impacts associated with every construction activity, and there may be times when neighbors perceive construction noise to be intrusive. However, such events would be infrequent and temporary, and limited to intensive phases of construction (such as grading). Furthermore, the applicant is willing to advise the authors, as well as any other affected neighbors, of when such activities are anticipated to occur so that alternative arrangements can be made.

*Response to Comment CHING-9*

The authors provided closing remarks to conclude the letter. No response is necessary.

**Thomas Clifford (CLIFFORD)**

*Response to Comment CLIFFORD-1*

Mr. Clifford, a Planning Commissioner, provided oral comments to City staff. The comments concerned whether a bridge had been considered as an alternative to the proposed culvert and included a request that a bridge be used in place of a culvert.

The project application on file with the City of Pacifica proposes to culvert the ephemeral drainage in order to allow vehicular access to the project site. Accordingly, the project description contained in the IS/MND reflected the proposed culvert as a project feature. The evaluation of impacts found that after the implementation of Mitigation Measures BIO-2, BIO-5, BIO-6, and BIO-7, impacts associated with the culvert installation could be mitigated to a level of less than significant. Since impacts associated with the culvert can be mitigated to a level of less than significant, there is no legal basis for imposing a mitigation measure requiring a bridge to be employed in lieu of a culvert.

Additionally, in response to this comment, the project applicant submitted information provided by the project engineer to the City identifying reasons why a bridge would be less preferable than a culvert from an environmental perspective, as well as economic and technical factors that make a bridge prohibitive. The reasons are listed below.

- A bridge would involve a lengthy, multi-stage construction process involving footings and banks preparation, extensive casting, casing, support, rebar, and concrete work. In contrast, a culvert requires a much shorter construction schedule (1 week or less). A longer construction schedule would result in more construction noise and air emissions.
- A bridge would require far more streambed and bank disturbance and excavation because the project site is located at the end of a cul-de-sac. Heavy construction machinery would be required to cross the drainage, which can only be accomplished by excavating through the stream banks and the streambed. This would result in significantly more impact to the ephemeral drainage than a culvert.
- The long-term environmental benefits achieved by the bridge would be negligible, given the presence of the culvert associated with the neighboring 1600 Perez Drive property, which was constructed in 2001. A bridge would simply cover a small portion of the ephemeral drainage before it enters the culvert.
- Finally, the ephemeral drainage does not support any fish species. Bridges are often preferable to culverts for waterways where fish are present; however, in this case, no such benefits would accrue from a bridge.

For these reasons, a bridge is not considered feasible for the proposed project.

As a point of information, both the United States Army Corps of Engineers and the California Department of Fish and Game have provided the project applicant with preliminary regulatory

approval for the culvert. Furthermore, both agencies were provided copies of the Draft IS/MND, and neither agency had submitted comments to the City at the time of this writing. Accordingly, neither agency has expressed any objections about the proposed culvert to either the City or the applicant.

6/17/09

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

Dear Kathryn,

The following are my comments on the IS MND, Kolev Residence Project (referenced by the page on the MND document):

KOLEV-1

Page 7. 1.4.1 Primary unit. It is described that the main building would total 4,725 square feet.

Page 11. 1.4.2 Second unit. It is described that the second unit would total 1,877 square feet.

For both mentions on p.7 and p.11, square footage of living areas is totaled together with non-living areas while the Uniform Building Code instructs those areas to be regarded separately as they have different uses. Although the garage/basement areas are listed separately as well, some readers may be confused that the project is proposing main and second buildings with unreasonably high “floor area” square footage and oppose the project on that basis. Therefore, removing the totaled numbers and listing separately the living from the non-living areas in both cases may be needed to avoid reader confusion.

KOLEV-2

Page 48-49. The sentence (second paragraph from top, p.48)

“A portion of the 6.3-acre parcel is within defined critical habitat for the California red-legged frog.”  
should be

“A portion of the 6.3-acre parcel is within proposed critical habitat for the California red-legged frog.”

unless the newly proposed CRLF habitat measure has been already approved. There are also other mentions of the critical habitat called designated, etc., and those need to be changed to “proposed” where applicable including the exhibit on p.49.

KOLEV-3

Page 54. MM Bio-7 d). The culvert is described as “The culvert would be approximately 3 feet in diameter”. The diameter should be changed to 4 feet to agree with all plans and permits applied for the project.

KOLEV-4

Page 62, 63. MM HYD-2 ...bullet 2 on top of page 63

“Ensure that runoff associated with 100-year storm events will not adversely impacts downstream waterways by providing hydrology calculations signed and stamped by a registered engineer”

KOLEV-5

According to civil engineering guidelines for analysis and design of storm-water conveyance systems:

Storm-water conveyance design shall be sized as follows:

- 10-year storm – contributing drainage areas less than 40 acres
- 25-year storm – contributing drainage areas of 40 acres or more
- 100-year storm – culverts with contributing drainage areas > 200 acres

KOLEV-5  
CONT

The proposed project for 1585 Perez Dr. residence would disturb less than 10,000 (less than 0.3 acres) where the total parcel size is 6.3 acres. Therefore, according to the above engineering guidelines, it would be more appropriate to use 10-year storm design calculations (instead of 100-year as called in MM HYD-2) to finalize the size and design of the proposed site drainage system (see plan sheet C2 Grading Drainage Utility for details on the proposed drainage system of site).

Please, let me know in case I need to clarify any of my comment on the MND.

KOLEV-6

Best regards,

Emil Kolev  
408-838-4455 mobile

**Emil Kolev (KOLEV)**

*Response to Comment KOLEV-1*

The author, who is the project applicant, provided opening remarks to preface the letter. No response is necessary.

*Response to Comment KOLEV-2*

The author stated that the Draft IS/MND's project description identified the total square footage of the primary residence (4,725 square feet), which included both living and non-living areas. The author indicated that the Uniform Building Code establishes that non-living areas should be identified separately from living areas and, furthermore, the inclusion of non-living areas in the total may confuse some readers about the actual habitable space of the primary unit. The author requested that the total square footage number should be removed and replaced with separate listings of living and non-living area.

The Draft IS/MND identified the total square footage of the primary unit in the interests of providing disclosure about the total amount of building area, both habitable and non-habitable. This is consistent with accepted CEQA practice and is intended to identify the maximum amount of development contemplated by the proposed project. Furthermore, the Draft IS/MND did acknowledge on page 8 that the applicant is proposing to leave the second floor/attic space unfinished. However, because there is the possibility that the applicant may ultimately decide to convert the second floor/attic space to habitable space, the Draft IS/MND appropriately included this area in the total square footage figure. Note that by doing so, the Draft IS/MND provides the applicant with the option to convert the space without necessitating further CEQA review.

Regarding the author's concern that some readers may mistakenly interpret the total square footage figure to represent the proposed living area, the City of Pacifica has not received any written or oral comments to this effect at the time of this writing. Furthermore, both City staff and Michael Brandman Associates believe that this issue can be readily addressed and clarified if raised; therefore, no basis exists to revise the Draft IS/MND to differentiate between living and non-living space.

*Response to Comment KOLEV-3*

The author stated that the Draft IS/MND erroneously identified the California red-legged frog critical habitat designation referenced on pages 48 and 49 as "defined" instead of "proposed." The author noted that Exhibit 7 should also be updated to reflect the status of the designation.

The author is correct in noting that the California red-legged frog critical habitat designation is "proposed" at the time of this writing and has not been formally adopted by the United States Fish and Wildlife Service. References to the critical habitat designation in the Draft IS/MND have been corrected, and Exhibit 7 has been modified to include the word "Proposed" in the label identifying the critical habitat. Refer to Section 4, Errata for further discussion.

*Responses to Comments*

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*Response to Comment KOLEV-4*

The author stated that there is an erroneous reference to the diameter of the proposed culvert on page 54 of the Draft IS/MND. The diameter is incorrectly stated as 3 feet and should instead be 4 feet, consistent with the project plans and permits.

This change has been made and is documented in Section 4, Errata.

*Response to Comment KOLEV-5*

The author noted that Mitigation Measure HYD-2 requires that the applicant prepare and submit a Drainage Plan that demonstrates that project drainage facilities ensure that runoff associated with 100-year storm events will not adversely impact downstream waterways. The author stated that civil engineering guidelines establish that drainage areas constituting less than 40 acres should be designed to provide capacity for a 10-year storm event and, therefore, this requirement is applicable to the proposed project because the total drainage area is 0.3 acre. The author requested that Mitigation Measure HYD-2 be revised to reference the 10-year storm event instead of the 100-year storm event.

The City Engineer reviewed and approved the wording of Mitigation Measure HYD-2 prior to issuance of the Draft IS/MND. City staff indicated that it is the City's standard practice to refer to the 100-year storm event for these types of mitigation measures, and the City has previously done so for other IS/MNDs for similar residential projects. The mitigation measure requires that hydrology calculations for a 100-year storm event be submitted and the actual drainage facilities be designed to accommodate a 100-year storm event.

*Response to Comment KOLEV-6*

The author provided closing remarks to conclude the letter. No response is necessary.

## SECTION 4: ERRATA

The following are revisions to the Draft IS/MND. These revisions are minor corrections to this document and do not change the significance of any of the environmental issue conclusions within the Draft IS/MND. The revisions are listed by page number, paragraph, and sentence. All additions to the text are underlined (underline) and all deletions from the text are stricken (~~stricken~~).

### **Page 48, Second Paragraph**

This paragraph has been revised to correct erroneous references to the status of the California red-legged frog critical habitat designation. The critical habitat designation is “proposed” at the time of this writing and has not been formally “defined.”

A portion of the 6.3-acre parcel is within proposed ~~defined~~ critical habitat for the California red-legged frog. Under the Federal Endangered Species Act, critical habitat refers to specific geographic areas that are essential for the conservation of a threatened or endangered species and may require special management considerations. These areas do not necessarily have to be occupied by the species at the time of designation. A designation does not set up a preserve or refuge and only applies to situations where federal funding or a federal permit is involved. As shown in Exhibit 7, this proposed critical habitat is designated in the upper elevations of the parcel, more than 100 feet from the edge of the nearest point of project disturbance. Given the distance and the difference in elevation, there is no potential for construction activities associated with the proposed project to impact the proposed designated critical habitat.

### **Page 49, Exhibit 7**

Exhibit 7 has been modified to include the word “Proposed” in the label to identify the California Red-Legged Frog Critical Habitat and to reflect the current status of the designation.



Exhibit 7  
 California Red-Legged Frog  
 Critical Habitat



Source: Emil Kolev, 2009.

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**Page 54, Fourth Paragraph**

This paragraph has been revised to correct erroneous references to the diameter of the proposed culvert. The culvert is proposed to 4 feet in diameter.

The proposed project would culvert a small portion of the stream that parallels the eastern boundary of the project site. This stream does not support fish; therefore, culverting it would not adversely affect fish movement. The culvert would be approximately 4 3 feet in diameter, which is large enough to allow movement of amphibians and small mammals.

**Pages 62 and 63, Mitigation Measure HYD-2**

Mitigation Measure HYD-2 has been revised to correct two typographical errors and clarify the design requirements. These changes do not alter the substance of the mitigation measure.

**MM HYD-2** Upon submittal of plans for a building permit, the applicant shall submit a Drainage Plan to include all existing/natural and proposed drainage improvements at the project site. Drainage improvements shall be carried out to the satisfaction of the Director of Public Works or City Engineer. The Drainage Plan shall include a drainage system maintenance program. The applicant shall prepare and submit an Operations and Maintenance Plan for the drainage facilities to the City for review and approval. The Drainage Plan shall be prepared by a licensed professional engineer and must demonstrate that implementation of the plan will:

- Ensure that there is no net increase in total peak runoff rates for the project site relative to pre-development conditions;
- Ensure that runoff associated with 100-year storm events will not adversely impact ~~impacts~~ downstream waterways by providing hydrology calculations signed and stamped by a registered engineer; and drainage improvements designed based on a 100-year storm event;
- Ensure that all swales have structural integrity.