NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE UPDATE OF THE CITY OF PACIFICA GENERAL PLAN HOUSING ELEMENT

NOTICE IS HEREBY GIVEN that the City of Pacifica has prepared and intends to adopt a Negative Declaration that determines the project will not have any significant adverse affects on the environment.

The project is an update of the City of Pacifica General Plan Housing Element as required by the California Government Code. Last revised in 1992, this current update covers the 2007 to 2014 planning period as required by State Law. The Housing Element Update contains an analysis of the community's housing needs, resources, constraints, and opportunities. It also contains goals, policies, and programs for housing and action programs which details the actions to be taken by the City to respond to the community's evolving housing needs. The Housing Element Update is a comprehensive statement by the City of Pacifica of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs. The Housing Element Update also identified opportunity sites for new housing in areas where residential development is permitted by current General Plan and zoning designations. These opportunity sites do **not** represent proposals for new housing development; they are simply sites where new housing developing may occur in the future. The Housing Element Update is a policy level document providing direction for the implementation of various programs to accommodate the housing needs, and to encourage the production of housing units for all income levels.

The draft Negative Declaration is available for public review and comment for 30 days, beginning Wednesday, August 15, 2012. The deadline to submit comments is Monday, September 17, 2012. A copy of the draft Negative Declaration and documents referenced in the Negative Declaration are available for public review in the Planning and Economic Development Department, 1800 Francisco Boulevard. The draft Negative Declaration is also available at the Pacifica Library at 104 Hilton Way, and the Sanchez Library at 1111 Terra Nova Boulevard, located within the City of Pacifica. In addition, the draft Negative Declaration is posted on the City's website at www.cityofpacifica.org.

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