



**NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE PACIFICA SCHOOL DISTRICT WORKFORCE HOUSING PROJECT
STATE CLEARINGHOUSE #2021100457**

PROJECT TITLE: Pacifica School District Workforce Housing
PROJECT SPONSOR: Pacifica School District
PROJECT LOCATION: 930 Oddstad Boulevard (APN 023-672-600)
Pacifica, CA 94044
DATE OF PUBLIC NOTICE: November 23, 2022
PUBLIC REVIEW PERIOD: November 23, 2022 through January 9, 2023 (5:00 pm)

NOTICE IS HEREBY GIVEN that the City of Pacifica (“City”) has prepared a draft environmental impact report (DEIR) pursuant to the provisions of the California Environmental Quality Act (CEQA), for the Pacifica School District Workforce Housing project (referred to as the “project”). The City will make the DEIR available for a 45-day public review and comment period as indicated in this Notice of Availability.

Summary Project Description:

The project includes a three-lot subdivision including Lot 1 (5.02-acres), Lot 2 (4.69-acres), and Lot 3 (2.78-acres), totaling 12.49-acres. The project will preserve approximately 2.13-acres of the site as undeveloped hillside along the eastern property line for defensible space to support fire prevention site design.

Lot 1 is located at the southern portion of the site and will include the existing recreational field, parking lots, and basketball courts, allowing for continued recreational use by the community and fulfillment of the project’s parkland dedication requirement. The off-street parking for this portion of the site will be accessed via the existing driveway on Oddstad Boulevard, approximately 300 feet north of its intersection with Yosemite Drive. Improvements on Lot 1 are minimal and include restriping the parking area and repair/replacement of an existing concrete drainage ditch.

Development of Lot 2 will include construction of four residential buildings containing 45 units. In addition, Lot 2 will contain three residential amenity buildings including an approximately 1,015-square foot community building, 800-square foot restroom/changing room, and 900-square foot office. Other improvements include bike storage accommodating parking for up to 18 bicycles, a refuse enclosure, surface parking area, usable open space, and landscaping.

Development of Lot 3 will include construction of three residential buildings containing 25 units as well as bike storage accommodating parking for up to 18 bicycles, refuse enclosure, surface parking area, usable open space, and landscaping.

Vehicular access to Lots 2 and 3 will be provided via a new two-way driveway located along Oddstad Boulevard, north of the site’s existing driveway.

Environmental Review:

The DEIR, prepared pursuant to the requirements of CEQA, evaluates the potentially significant environmental impacts of implementing the Pacifica School District Workforce Housing project and three alternatives, one of which is the No Project alternative. The DEIR identifies potentially significant environmental impacts to the following CEQA environmental factors: Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, and Transportation/Traffic. The DEIR concludes that potentially significant environmental impacts related to the resource areas listed above can be mitigated to a less than significant level. However, significant and unavoidable impacts as it relates to vehicle miles traveled (VMT) would result from implementation of the project.

Public Review and Comment:

The public review and comment period for the DEIR for the Pacifica School District Workforce Housing project, is November 23, 2022, through January 9, 2023 (5:00 pm). All comments received during the review period will be considered by the City prior to finalizing the DEIR and making a decision on the project. Any interested party may comment on the DEIR. Comments on the DEIR should focus on its adequacy in analyzing potential impacts on the environment and ways in which potential adverse effects might be minimized.

Comments must be received no later than 5:00 pm on January 9, 2023. All comments must be in writing. Please include your name, mailing address, email address, and telephone number with your comment and send to the following address:

**Christopher Dacumos, Consulting Senior Planner
City of Pacifica Planning Department
540 Crespi Drive, Pacifica, California 94044
Email: planner1@ci.pacifica.ca.us**

Public Hearings

There are no scheduled public meetings or hearings for consideration of the Pacifica School District Workforce Housing project, including the DEIR, at this time. The City will provide notices as required by law prior to any public meeting or hearing on these items.

Document Availability:

The DEIR is available for review online at: <https://www.cityofpacificac.org/departments/planning/environmental-documents>.

Printed copies of the DEIR are available for public review in the Planning Department, 540 Crespi Drive, Pacifica, California 94044, during the following business hours:

- Monday-Tuesday-Thursday, 8 AM to 5 PM (except 12:30-1:30 PM)
- Wednesday, 8 AM to 7:30 PM (except 12:30-1:30 PM)
- Friday, 8 AM to 1 PM

Printed copies are also available at both libraries located within the City of Pacifica: Sharp Park Library (104 Hilton Way) and Sanchez Library (1111 Terra Nova Boulevard).