

NOTICE OF PREPARATION

Program Environmental Impact Report

Pacifica Housing Element (6th Cycle) Targeted General Plan Amendments and Rezoning Program

Date July 11, 2023

To Reviewing Agencies, Interested Parties, and Organizations

Subject Notice of Preparation of a Draft Environmental Impact Report for the Pacifica Housing Element Rezoning Program (6th Cycle) and Scheduling of a Scoping Meeting on Tuesday, August 1, 2023

The City of Pacifica will be the Lead Agency and will prepare a programmatic Environmental Impact Report (“EIR”) for the Pacifica Housing Element Targeted General Plan Amendments and Rezoning Program (6th Cycle) (“Proposed Project”). The Proposed Project, its location, and potential environmental effects are described below. Pursuant to California Environmental Quality Act (“CEQA”) Section 15060, the City has determined that an EIR is required for the Project.

Public agencies and members of the general public are invited to provide comments in writing as to the scope and content of the EIR. Specifically, the City desires to know the views of Responsible and Trustee Agencies as to the potentially significant environmental issues, reasonable alternatives, and mitigation measures that are germane to each agency’s statutory responsibilities in connection with the Proposed Project. Responsible Agencies will need to use the EIR prepared by the City when considering permits or other approvals for the Proposed Project.

Due to the time limits mandated by State law, responses must be received by the City at the earliest possible date, but no later than the close of the Notice of Preparation (“NOP”) review period, which runs as follows: July 11, 2023 through August 9, 2023.

Please send written responses to Brianne Harkousha at the address shown below. Public agencies providing comments are requested to include a contact person for the agency.

PROJECT TITLE:

Pacifica Housing Element Targeted General Plan Amendments and Rezoning Program (6th Cycle)

LEAD AGENCY CONTACT:

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PROJECT SPONSOR:

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PROJECT DESCRIPTION:

The Proposed Project is the Pacifica Housing Element (6th Cycle) Targeted General Plan Amendments and Rezoning Program. The City of Pacifica is in the midst of preparing an update to the Housing Element of the General Plan. This Housing Element covers a planning period from January 31, 2023 to January 31, 2031 (also referred to as the “6th Cycle”). The State Review Draft Housing Element (Draft Housing Element) was released for review on May 10, 2023 and is posted on the City of Pacifica website, accessible at this link: <https://www.planpacifica.org/project-docs>.

The implementation of Program HE-1-1: General Plan and Zoning Amendments to Achieve RHNA (Rezoning Program), of the Housing Element is the Proposed Project for the EIR. Key project components under the Rezoning Program are summarized below.

General Plan Amendments and Rezoning Program

Objectives

The General Plan Amendments and Rezoning Program will create the regulatory framework to accommodate the Regional Housing Needs Allocation (RHNA) sites inventory and promote development of multi-family housing, including rental housing, missing middle housing, and mixed-use development. Along with rezoning specific sites in order to develop housing, the Proposed Project will also involve General Plan amendments to existing land use designations. As such, the Proposed Project addresses land use constraints to make the production of housing more likely. It reflects the priority given in the General Plan and Draft Housing Element to focus development in existing commercial shopping centers and other infill locations.

Rezoning Sites

The General Plan Amendments and Rezoning Program will redesignate and rezone sites within the City to allow an additional 1,612 housing units. Pacifica’s RHNA allocation for the 6th Cycle is 1,892 housing units. The Draft Housing Element identifies sites capable of accommodating 2,476 total housing units, including 1,289 lower-income units which includes a 52 percent buffer over its lower-income RHNA requirement and a buffer of 31 percent over its total RHNA requirement to address the State’s No Net Loss requirement (Government Code Section 65863). Approximately 712 of the 2,476 housing units would be on sites already zoned for housing at appropriate densities.

The additional 1,612 units would require rezoning, and a proportion requiring changes to their existing General Plan designation, in order for the City to accommodate its share of regional housing. The Proposed Project redesignation also anticipates mixed-use development at some of the sites, for a total of approximately 79,605 square feet of additional non-residential development. As shown in Table 1 and Figure 1, the Draft Housing Element includes an inventory of properties that are intended to be redesignated and/or rezoned under the Proposed Project in order to meet the city’s RHNA allocation. These

redesignated and/or rezoned properties would allow residential uses or higher density residential as standalone residential or mixed-use development to plan for the potential development of low- and moderate-income units.

Table 1: Sites that Require Rezoning to Meet RHNA Capacity

Site #	Location	Existing Use	Existing GP Land Use Designation	Existing Zoning Designation ¹	Existing Allowed Density (DU/A)	Proposed Density (DU/A)	Total Capacity	New Commercial (Sq. Ft.) ³
2	751 Oceana	Vacant	High Density Residential	R-3	30	40	80	0
19	7 th Day Adventist, 533 Hickey Blvd	Religious- Filipino 7 th Day Adventist	Medium Density Residential	R-1	15	30	15	0
20	Public Works Corp Yard, 155 Milagra Dr	Pacifica Public Works Corp Yard	Retail Commercial	C-2	0	40	50	0
21	Oceana HS, 401 Paloma Ave	Oceana HS; vacant portion	Public and Semi Public	R-1	0	30	134	0
22	Terra Nova HS, 1450 Terra Nova Blvd	Terra Nova HS; vacant portion	Public and Semi Public	R-1	0	30	97	0
23	Sanchez Art Center, 1220 Linda Mar Blvd	Institutional- Art Center	Public and Semi Public	P-F	0	40	130	0
24	Sanchez Library, 1111 Terra Nova Blvd	Institutional- Library	Public and Semi Public	C-1	0	40	52	0
25	Caltrans ROW, Skyline Blvd	Vacant ROW	N/A	N/A	N/A	40	162	0
26	Caltrans ROW, Coast Hwy/Quarry	Vacant ROW	N/A	C-3	N/A	60	122	0
27	Pacific Manor Shopping Center, 440 Manor Pl	Pacific Manor Shopping Center retail portion and parking lot	Retail Commercial /Mixed Use Neighborhood	C-1	0-30	60	76	0
28	Fairmont Shopping Center, 777 Hickey Blvd	Fairmont Shopping Center retail portion and parking lot	Retail Commercial	P-D	0	50	41	15,246
29	Linda Mar Shopping Center, 500 Linda Mar Blvd	Linda Mar Shopping Center retail portion and parking lot	Low Density Residential/Retail Commercial	C-1, C-2	0	50	182	0
30	Builders Exchange, 520 San Pedro Ave	General commercial-Builder's Exchange	Retail Commercial	C-2	0	30	23	10,454.4
31	Ace Hardware, 560 San Pedro Ave	General commercial-Ace	Retail Commercial	C-2	0	30	30	13,503.6

32	Brentwood Shopping Center, Oceana/Manor	Brentwood Shopping Center retail portion and parking lot	Retail Commercial	C-1, C-2	0	60	100	0	
33	US Bank, 1655 Oceana Blvd	Office/ commercial	Mixed Use Center	C-1	30	50	14	5,336.1	
34	Vallemar Station, 2125 Coast Hwy	Commercial buildings and parking lot	Retail Commercial	C-1	0	50	64	0	
35	Vacant, Coast Hwy/Sea Bowl Ln	Vacant	Visitor Serving Commercial	C-1	0	20	32	0	
36	Sea Bowl, 4625 Coast Hwy	Bowling Alley	Visitor Serving Commercial	C-1	0	60	219	0	
<i>Newly Added Sites²</i>									
A	Latter Day Saints, 730 Sharp Park Rd	Religious- Latter Day Saints and Parking Lot	Public and Semi Public	P-F+	0	30	22	0	
B	Ramallah Plaza Parcel 1, 2480 Skyline Dr	Strip mall	Retail Commercial	C-1	0	30	23	0	
C	Ramallah Plaza Parcel 2, 681 Manor Dr	Strip mall	Retail Commercial	C-1	0		Combined with Site B		
D	340 Waterford St	Vacant	Retail Commercial	C-1	0	40	16	7,623	
E	Waterford Carwash, 340 Waterford St	Commercial- car wash	Retail Commercial	C-1	0		Combined with Site D		
F	Oddstad Blvd	Vacant with accessory structure	Mixed Use Neighborhood	C-1	0	40	16	7,623	
G	Skyline Water Tank	Vacant	Utilities	P-D	0	30	42	0	
H	Pavilion of Flowers, 801 Oceana Blvd	Commercial- Florist	Office Commercial	C-1	0	40	42	19,819.8	
Redesignation/Rezone Total:							1,612	79,605.9	

1. Zoning Designations: R-1 = Single-Family Residential; R-3 = Multiple-Family Residential; C-1 = Neighborhood Commercial; C-2 = Community Commercial; C-3 = Service Commercial; P-F Public Facilities; P-D = Planned Development; + = Requires public vote to rezone

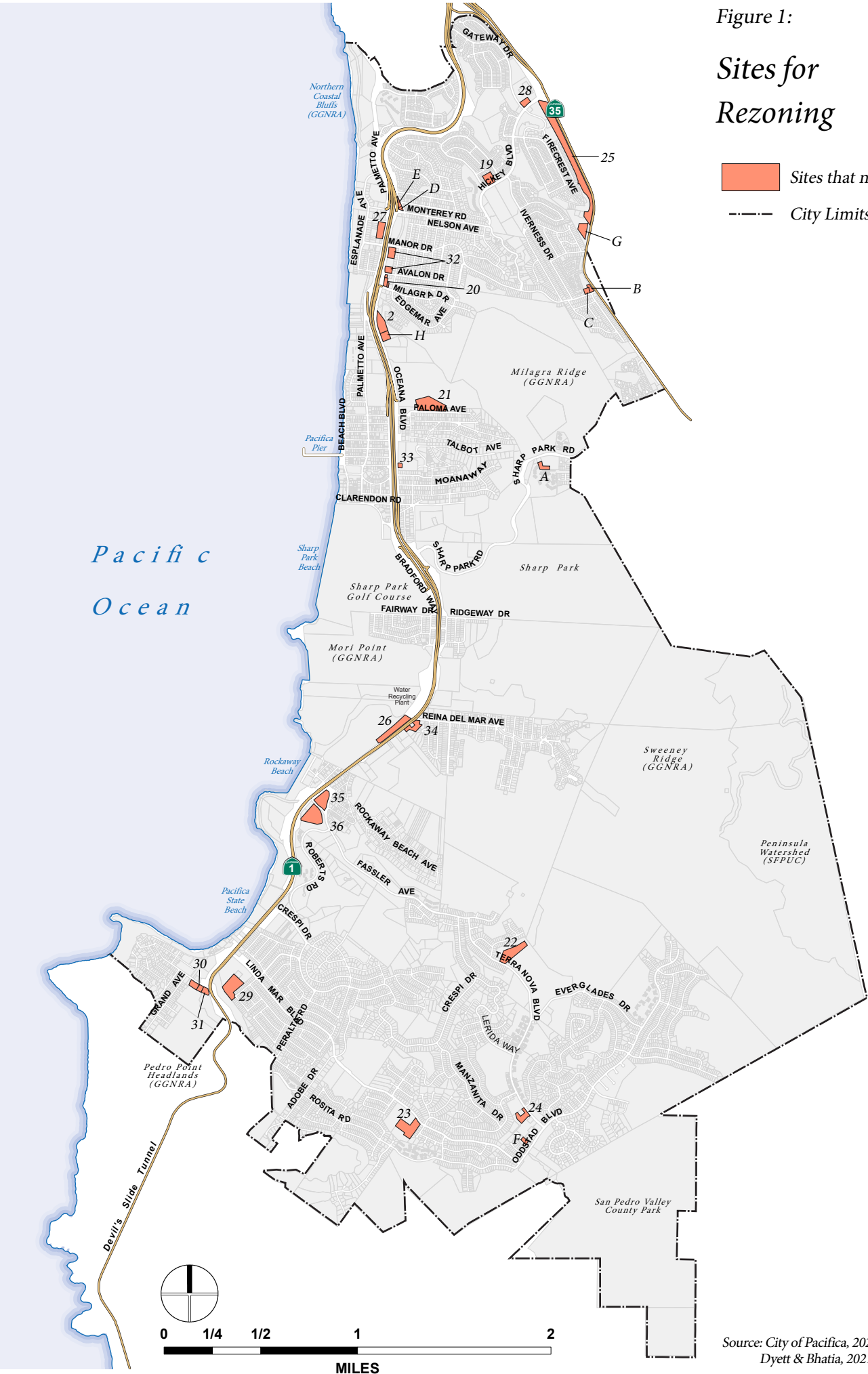
2. At the direction of the Pacifica Planning Commission on 6/19/2023, the following sites will be added to the City's Housing Element for rezoning.

3. At the direction of the Pacifica Planning Commission on 6/19/2023, these sites will have "no net loss" to existing non-residential square footage. Sites are required to include existing non-residential square footage (which deviates from square footage allowed under current mixed use land use designations) as part of site redevelopment.

Source: City of Pacifica, 2023

Figure 1:
**Sites for
 Rezoning**

- Sites that need rezoning
- City Limits



Source: City of Pacifica, 2021; San Mateo County, 2021; Dyett & Bhatia, 2021.

PROJECT LOCATION AND CONTEXT:

Located in San Mateo County along the Pacific Ocean between San Francisco and Half Moon Bay, Pacifica has a distinct physical identity, characterized as a stretch of dramatic coastline punctuated by ridges. Its boundaries include the Ocean to the west, the crest of Sweeney Ridge and Skyline Boulevard to the east, and San Pedro Mountain to the south. Highway 1 provides a gateway to the city's narrow northern edge. Pacifica possesses a large proportion of both parks and permanent open space; about two thirds of the city is undeveloped, and nearly half is protected open space. Pacifica's clustered urban development pattern of coastal and valley neighborhoods and rugged, open ridges alternate along the length of the city. In addition to large areas of preserved open space along ridgelines, Pacifica has over six miles of coastline and beaches, offering recreation opportunities that include isolated beach experiences, outstanding fishing, surfing, tide-pooling and diving.

City of Pacifica Setting









Pacifica is within the San Francisco-Oakland-San Jose metropolitan area, and its northern end is less than 10 miles from downtown San Francisco. The cities of Daly City, South San Francisco, and San Bruno border the city on the north and east and are developed up to city's borders. Much of the land to the southeast and south is preserved as part of the Golden Gate National Recreation Area, State and County parks, and protected San Francisco watershed areas. Rural and agricultural land is prevalent to the south. The Pacific Ocean borders Pacifica to the west. Land west of Coast Highway, as well as the Sheldance Nursery property, is part of the Coastal Zone, subject to Pacifica's Local Coastal Land Use Plan (LCLUP) and the policies of the California Coastal Act. Pacifica's Coastal Zone comprises approximately 1,286 acres of land, or about 15 percent of the city. Access to Pacifica is primarily via Coast Highway (also known as State Route-1, "SR 1," "1," Cabrillo Highway, and Highway 1) and State Route 35 (SR 35, or Skyline Boulevard.) Pacifica's regional location is shown in Figure 2.

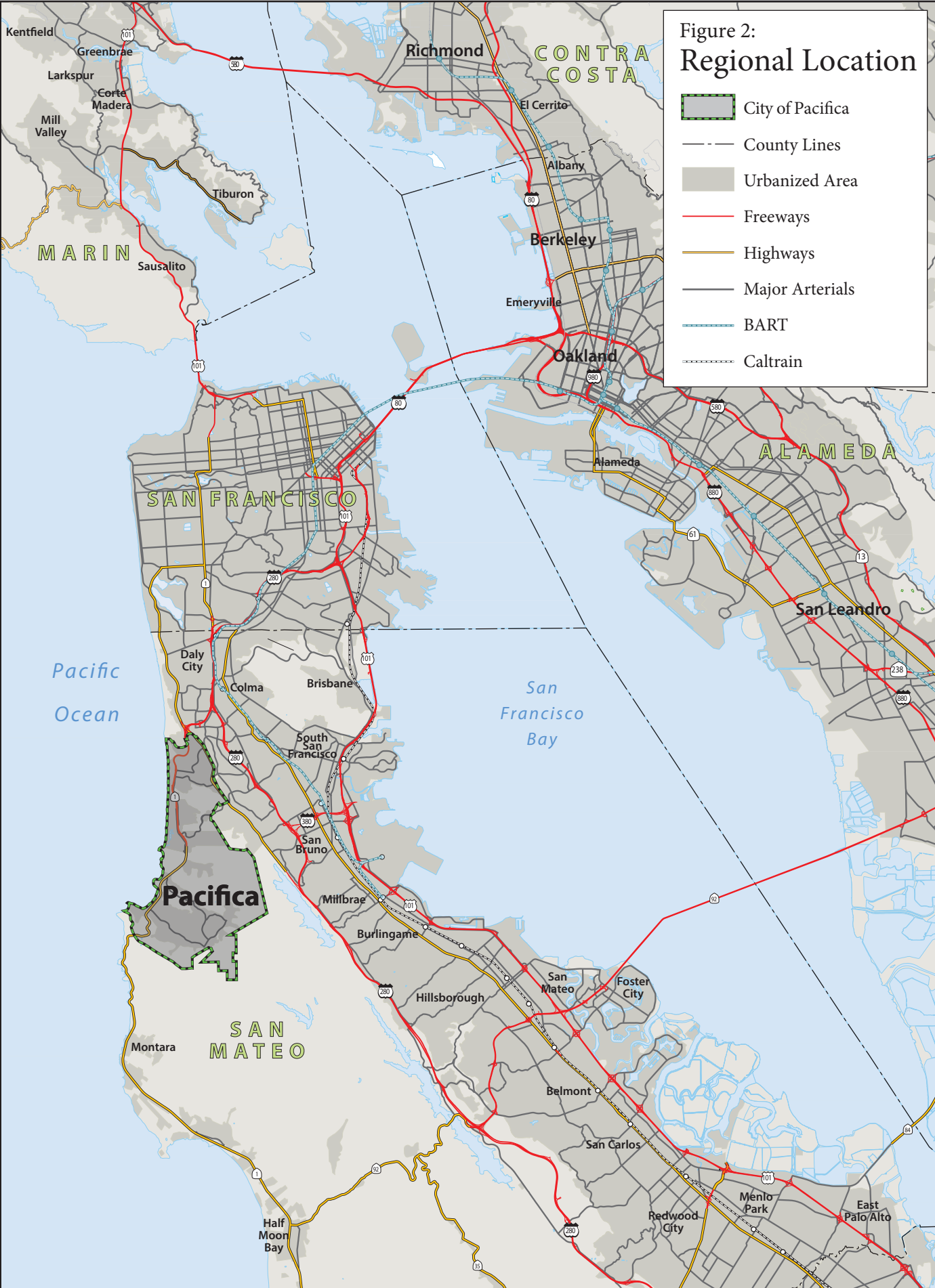
Existing Land Uses

The City of Pacifica comprises 8,625 acres, or about 13.5 square miles, including all of the City of Pacifica (8,019 acres) as well as 606 acres of unincorporated land south of City limits on the slope of San Pedro Mountain. Nearly half (47 percent) of the city is preserved as open space. Most of Pacifica's rugged ridges are part of the Golden Gate National Recreation Area (GGNRA) or Sharp Park. Sharp Park Golf Course, San Pedro Valley County Park, and Pacifica State Beach represent other important public open spaces. Another 16 percent of the city is vacant or undeveloped, and five percent is agricultural. Urban uses make up 32 percent of the city, 70 percent of which is residential. Residential land is the predominant land use in the neighborhoods that occupy Pacifica's five valleys, along the coast, and in the highlands bordering Daly City and South San Francisco. Most residential land in Pacifica (90 percent) contains single-family housing, which is typical in nearly all neighborhoods. Pacifica also has 125 acres of commercial uses, including a small amount of mixed-use development. Commercial land is located at the city's shopping centers (Linda Mar, Pacific Manor, Fairmont, Eureka Square, Park Mall, Pedro Point) and at smaller shopping centers and districts at Rockaway Beach, Crespi Drive, Palmetto Avenue, and along the Highway 1 corridor.

However, the Proposed Project itself focuses on 27 sites that would be redesignated and/or rezoned, as shown in Table 1 and Figure 1. Existing land uses at these sites are primarily comprised of retail and commercial spaces, with several public and vacant parcels as well.

Figure 2:
Regional Location

-  City of Pacifica
-  County Lines
-  Urbanized Area
-  Freeways
-  Highways
-  Major Arterials
-  BART
-  Caltrain



Natural Resources and Environmental Constraints

Nearly half of the land in Pacifica is protected open space or park land, providing for a wide variety of plant and animal species and natural communities. In addition to large areas of preserved open space along ridgelines, Pacifica has over six miles of coastline and beaches, offering economic value and recreation opportunities that include isolated beach experiences, outstanding fishing, surfing, tide-pooling, and diving. Trails provide public access along the city's ridges and coastline. The southern and eastern portions of Pacifica have been designated as Critical Habitat for the California red-legged frog (CRLF). In 2010, the most recent designation by the United States Fish and Wildlife Service (USFWS) identified approximately 2,900 acres of CRLF Critical Habitat in Pacifica. In addition, the city's water resources are unique and numerous, and they provide important benefits to the city, including wildlife habitat, scenic natural corridors, and flood control.

As noted in the Draft Housing Element, environmental constraints to housing development include hillside erosion, coastal erosion, and seismic hazards. Bluff and coastal erosion is commonplace along much of the Pacifica coastline which could increase with sea level rise. Landslides and slope failures have also presented serious problems in the past. Steep slopes on Mori Point, Sweeney Ridge, Cattle Hill, Gypsy Hill, and San Pedro Mountain may be at risk for slope failures, as well as portions of Pedro Point and Fairmont neighborhoods.

PROBABLE ENVIRONMENTAL IMPACTS OF THE PROJECT

The Program EIR will describe existing environmental resources and current conditions in the City's sites that are designated to be rezoned, evaluate the environmental impacts of implementing the Proposed Project, and identify feasible mitigation measures and alternatives that may lessen or avoid adverse environmental impacts. The analysis will focus on the reasonably foreseeable direct and indirect physical environmental effects that could result from implementation of the Proposed Project.

The following CEQA environmental issue areas will be addressed in the EIR:

- Aesthetics
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural and Historic Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources

- Utilities and Service Systems
- Wildfire

There is reasonable potential that the Proposed Project would result in less-than-significant effects related to Agricultural and Forestry Resources, Mineral Resources, and Hazards and Hazardous Materials. Thus, it is anticipated that these topics will be discussed in the Less than Significant Impact chapter in the EIR. A brief rationale for scoping out these topics is provided below.

Agricultural and Forestry Resources

The Proposed Project does not involve any changes to existing agricultural or forestry resources or policies affecting agricultural or forestry activities. There is no Important Farmland in the city based on latest (2018) Farmland Mapping and Monitoring Program data, and no parcels under Williamson Contract. In addition, none of the parcels proposed for rezoning are located on agriculturally zoned land. As such, the Proposed Project would not create any changes to agricultural or forest land, and therefore would have no impact on any agriculture and/or forest resources.

Mineral Resources

Mineral resources in the City of Pacifica are limited primarily to limestone deposits. According to the current General Plan, there are no longer any operational mineral extraction sites in the city or any locally important mineral resource recovery sites. There are limestone deposits found in the southern portion of the city, underlying development, which are not mined. General Plan policies would require the protection or environmentally sensitive extraction of significant mineral resources upon discovery. 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.

Hazards and Hazardous Materials

According to the California Department of Toxic Substances Control's EnviroStor database and the State Water Resources Control Board's GeoTracker database, there are no hazardous materials sites located at or near the Proposed Project sites to be rezoned in Pacifica. Further, the construction and operation of housing generally does not involve the release -- accidental or otherwise -- of hazardous materials that would create a significant hazard to the public, nor would it involve emitting or handling acutely hazardous materials or wastes in the vicinity of schools. Overall, compliance with existing federal, State, and local regulations would result in a less than significant impact.

In addition, the EIR will also evaluate potential cumulative and growth-inducing effects of the Proposed Project, and alternatives to the Project. The CEQA-required No Project alternative will evaluate the environmental impacts through an assumed future growth pattern and transportation improvements based on the current General Plan. Alternatives that would avoid or lessen significant environmental effects related to the Proposed Project will be discussed.

SCOPING MEETING:

A scoping meeting will be conducted on Tuesday, August 1, 2023 to collect oral comments from agencies and members of the public regarding the scope and content of the EIR in accordance with CEQA Section 21083.9.

<p>EIR Scoping Meeting on the Pacifica Housing Element Rezoning Program (6th Cycle)</p> <p>Tuesday, August 1st, 2023 6:00 PM</p> <p>Via Zoom teleconference (online only- no physical location):</p> <p>https://dyettandbhatia.zoom.us/j/83742430181</p> <p>Phone: (669 900 6833) Meeting ID: 837 4243 0181</p> <p>For project information, please visit https://www.planpacific.org/housing-element</p>

Please contact Brienne Harkousha at 650-738-7443 or bharkousha@pacifica.gov with any questions regarding this notice or the scoping meeting.

Brienne Harkousha

7/11/23

Brienne Harkousha, Senior Planner

Date