



City of Pacifica  
Planning Department  
**INITIAL STUDY AND NEGATIVE  
DECLARATION**

**Date:** November 16, 2023

**Project Title:** Housing Element Update – 2023-2031

**Lead Agency:** City of Pacifica  
Planning Department  
540 Crespi Drive  
Pacifica, CA 94044

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**Project Location:** Citywide

**Project Proponent:** City of Pacifica

**Project Description:** The project is an update of the Housing Element of the City of Pacifica General Plan covering the 2023 to 2031 planning period as required by the California Government Code. 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 detail the actions to be taken by the City to respond to the community's evolving housing needs.

Pacifica is located along the Pacific coast of the San Francisco Peninsula, in San Mateo County. It is part of the San Francisco-Oakland-San Jose metropolitan area, and is approximately 13 miles south of downtown San Francisco, 40 miles northwest of San Jose, and six miles west of San Francisco International Airport.

The cities of Daly City, South San Francisco, and San Bruno border Pacifica to the north and east, and contain urban development that reaches Pacifica City limits. To the east and the south are unincorporated portions of San Mateo County and the ridges of the Coast Range. Much of the land to the southeast and south is preserved as units of the Golden Gate National Recreational Area, the State and County Park systems, and protected watershed. Rural and agricultural land is also prevalent south of the city.

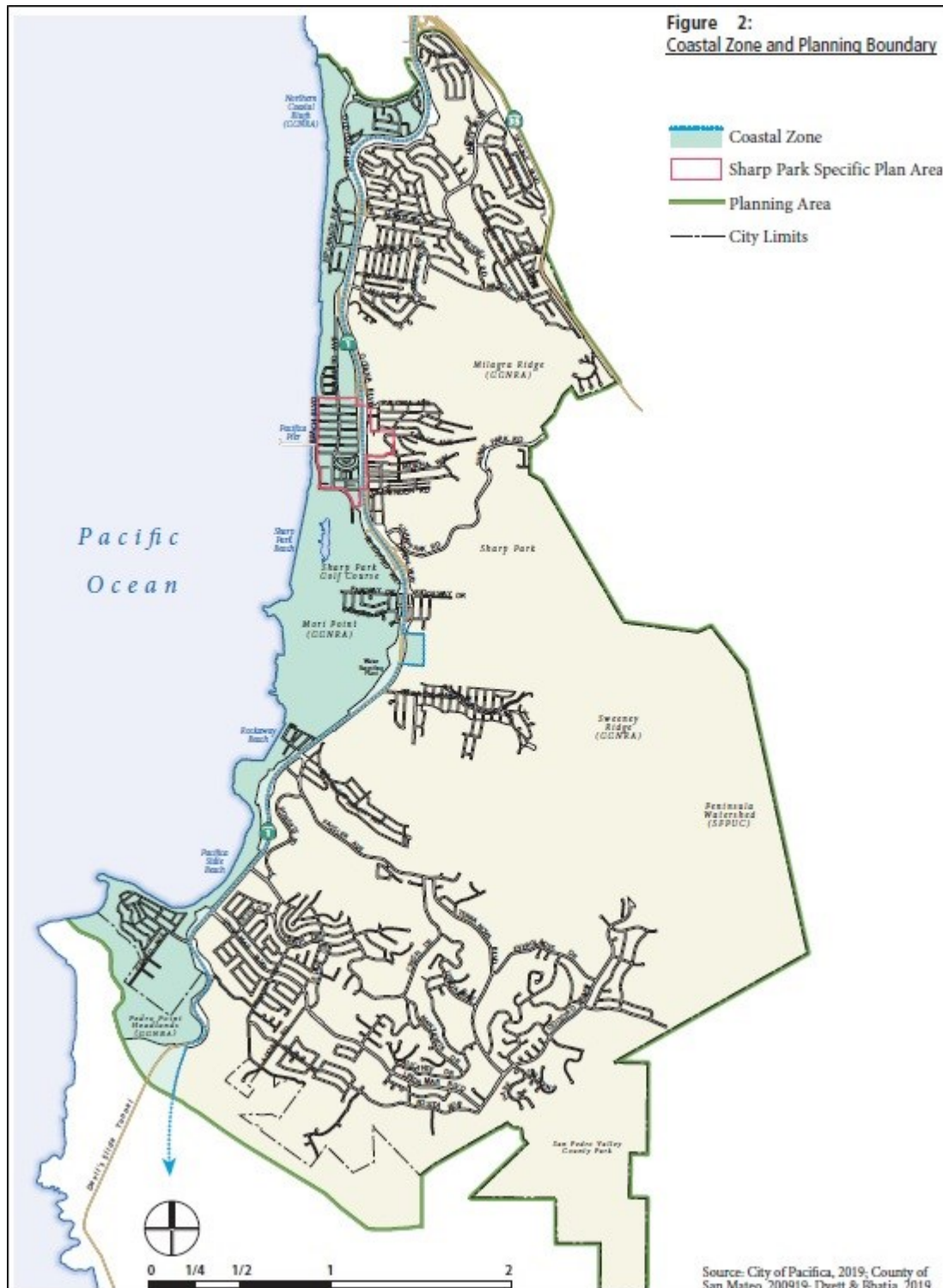
Access to Pacifica is primarily via State Route (SR) 1, also known as Highway 1 or Coast Highway, and SR 35, also known as Skyline Boulevard. SR 1 and SR 35 connect to Interstate 280 which in turn connects to the larger regional roadway system. Buses connect Pacifica to high-capacity transit service at the Daly City and Colma Bay Area Rapid Transit (BART) stations and the San Bruno Caltrain station.

The Pacific Ocean borders Pacifica to the west. Lands west of SR 1, along with Sheldance Nursery and some lands to the south, are part of the State-designated Coastal Zone. The regional setting is depicted in **Figure 1**.

Figure 1: Regional Location



Figure 2: Housing Element Update Plan Area



As shown in Table 1, Residential land use designations make up a quarter of existing land use within Pacifica. Approximately 1,984 acres, or 26 percent, of the city is designated as single-family, multi-family, or mobile homes (City of Pacifica, 2022).

**Table 1 Distribution of Existing Land Uses**

<b>Table 3.1-1: Existing Land Uses in Pacifica</b>		
<i>Land Use</i>	<i>Acres in Pacifica</i>	<i>Percent of Pacifica</i>
<b>Open Space</b>		
Parks and Accessible Open Space	2865	37.4%
Other Open Space	737	9.6%
Beach	48	1%
<i>Subtotal</i>	<i>3,650</i>	<i>48%</i>
<b>Public, Community, and Institutional Uses</b>		
Schools	238	3%
Other Public or Community Uses	105	1%
Utilities	55	1%
<i>Subtotal</i>	<i>393</i>	<i>5%</i>
<b>Residential Uses</b>		
Single-Family	1,789	23%
Multi-Family	186	2%
Mobile Homes	9	0.1%
<i>Subtotal</i>	<i>1,984</i>	<i>26%</i>
<b>Commercial and Mixed Use</b>		
General Commercial	83	1%
Hotels	7	0.1%
Office	4	0.1%
Mixed Use	12	0.2%
<i>Subtotal</i>	<i>106</i>	<i>1%</i>
<b>Industrial Uses</b>		
Industrial	78	0.2%
Agriculture, Undeveloped and Vacant		
Agriculture	363	5%
Vacant and Undeveloped	1,142	15%
<i>Subtotal</i>	<i>1,504</i>	<i>20%</i>
<b>Total</b>	<b>7,665</b>	<b>100%</b>

Single-family housing makes up 1,789 acres, about 91 percent of residential land use area, while multi-family housing makes up about 186 acres or 9 percent of residential land use area, and mobile homes make up less than one percent of residential land use area. Single-family houses are typical in all neighborhoods, while multi-family housing is distributed in clusters throughout the City.

Pacifica has a small amount of mixed-use development, primarily along Palmetto Avenue in West Sharp Park and in Rockaway Beach. Several buildings along Palmetto Avenue have restaurants or retail on the ground floor and housing units or office space on the second floor. Overall, West Sharp Park has the greatest mix of uses throughout the neighborhood, both vertically and

horizontally.

Public, community, and institutional uses occupy 393 acres of Pacifica's land. Of this, about 60 percent is school land and buildings, including the campuses of Oceana and Terra Nova high schools which are part of the Jefferson Union High School District. Other significant public land holdings include two library sites, the Calera Creek Water Recycling Plant, police and fire stations, and water tanks throughout the city.

Public/Institutional land uses are interspersed throughout the city.

Commercial and office uses occupy approximately 97 acres in Pacifica, making up only one percent of the City's land. Pacifica has no central downtown area. Most retail, restaurants and services are located in neighborhood shopping centers and commercial areas distributed around the City.

Most of the 17 acres of industrial land in Pacifica is located between Palmetto Avenue and the ocean, in the northern end of the West Sharp Park neighborhood.

Large parcels of undeveloped land are present along the northern bluffs, the north slope of Milagra Ridge, Gypsy Hill, the Rockaway Quarry site, the face of Cattle Hill, Fassler Ridge, and the slope of Montara Mountain. Smaller vacant "infill" lots are found primarily in the West Sharp Park, East Sharp Park, Westview-Pacific Highlands, Rockaway Beach, and Pedro Point neighborhoods. Given environmental factors such as slope and sensitive species, there are some constraints on the development potential of these sites.

There are about 360 acres of land used for agriculture in the City of Pacifica. About 260 acres of this are within City limits, at Millwood Ranch and Park Pacifica Stables, on properties directly north of Sharp Park, and along Linda Mar Boulevard west of the Pacifica Center for the Arts. About 104 acres are outside City limits, at Shamrock Ranch between San Pedro Creek and Highway 1.

## **Background and History**

The Housing Element is a policy-level document providing direction for the implementation of various programs to accommodate ongoing housing needs, and to encourage the production of housing units for all income levels and is one of the State-mandated elements of the General Plan. The Housing Element identifies the City's housing conditions and needs, and establishes the goals, objectives, and policies that comprise the City's housing strategy to accommodate projected housing needs, including the provision of adequate housing for low-income households and for special-needs populations (e.g., unhoused people, seniors, single-parent households, large families, and persons with disabilities).

As part of the 6<sup>th</sup> Cycle Housing Element update, cities are required to identify housing sites that provide the development capacity to accommodate build out of the City's Regional Housing Needs Assessment (RHNA) allocation at all income levels. To accommodate the City's RHNA need for all income levels, future housing development would occur through a variety of methods and as detailed in the Housing Sites section of the proposed 2023-2031 Housing Element. Opportunities for future housing development include accessory dwelling units (ADUs) and opportunity sites. Opportunity sites do not represent proposals for new housing development. Rather, they are sites where new housing development may occur in the future as the Housing Element is implemented.

## **Regional Housing Needs Allocation**

The RHNA is a California State Housing Law requirement that is part of the periodic process of updating local general plan housing elements. It is a process that determines existing and projected housing need (i.e., RHNA allocation) for all jurisdictions in the state (including cities



and unincorporated county areas) with the intent to provide opportunities for a mix of unit types, tenure, and affordability. The RHNA allocates housing need based on future estimates of housing unit growth need over the RHNA planning period (2023-2031). The proposed 2023-2031 Housing Element update would bring the element into compliance with State legislation passed since adoption of the 2015-2023 Housing Element and with the current Association of Bay Area Governments (ABAG) RHNA. ABAG has allocated the region's 441,176 housing unit needs between each city and county in its region.

Pacifica's RHNA allocation for the 2023-2031 planning period (6<sup>th</sup> RHNA cycle) is 1,892 units, as shown in Table 2, which is distributed among four income categories (ABAG 2021). The 1,892 units (or 2,599 total housing units including a 36% buffer) allocated to Pacifica as part of the RHNA process include approved projects in the pipeline, accessory dwelling units (ADU), and opportunity sites. For the last RHNA cycle, the City was allocated a total of 413 units to be accommodated in its Housing Element inventory of adequate sites.

**Table 2 RHNA Allocation and Percentage of Income Distribution for Pacifica**

Income Level	Percent of Area Median Income (AMI)	Units	Percent
Very Low	0-50%	538	28.4%
Low	51-80%	310	16.4%
Moderate	81-120%	291	15.4%
Above Moderate	>120%	753	39.8%
<b>Total</b>	<b>-</b>	<b>1,892</b>	<b>100%</b>

Source: ABAG  
2021

Pacifica is meeting its RHNA through the following means:

- Approved projects
- Opportunity sites that allow residential
- Opportunity sites that need rezoning
- Projected ADU development

The City has identified enough units through projected ADU development, approved projects, and opportunity sites to meet its 6<sup>th</sup> Cycle RHNA. After considering these sites, the City is projected to develop 2,599 units, sufficient units to address its entire RHNA allocation, as set forth in more detail below. The rezoning of certain opportunities sites will be done at a later phase and is considered an implementation action under the Housing Element update. Table 3, below, shows the City's strategy for addressing their RHNA.

(Continued on next page)

**Table 3 Strategy to Address Regional Housing Needs**

		Lower Income	Moderate Income	Above Moderate Income	Total
<b>RHNA</b>		848	291	753	<b>1,892</b>
<b>RHNA Credits</b>	Approved Projects	52	8	188	<b>248</b>
	Projected ADUs/JADUs	112	56	19	<b>187</b>
	Opportunity Sites That Allow Residential	24	76	22	<b>122</b>
	Opportunity Sites that Need Rezoning	660	151	524	<b>1,335</b>
<b>Total</b>		848	291	753	<b>1,892</b>
<b>RHNA Surplus/Buffer Sites</b>		<b>+426</b>	<b>+107</b>	<b>+138</b>	<b>+707</b>

The City has already approved 248 pipeline units, which consist of approved projects that have not received a certificate of occupancy before June 30, 2022. Based on the average annual ADU permits approved between 2018-2022, the City estimates the production of 187 ADUs over the eight-year planning cycle. The City also identified 122 units that can be accommodated on sites currently designated with sufficient allowable density. The remainder of units needed to satisfy the City's RHNA obligations ("Core RHNA" sites) and those to provide surplus/buffer units would require future rezoning.

Table 4, below, includes a full list of Housing Element Update goals and associated policies.

**Table 4 Pacifica Housing Element Goals and Policies**

ID Number	Goals and Supportive Policies
Goal HE-G-1	<b>Maintain, Improve, and Develop Housing: Encourage the development and retention of housing in a variety of types for all income levels with priority given to low-income households and projects that foster sustainable urban development.</b>
Goal HE-G-2	<b>Affirmatively Further Fair Housing: Ensure community members have equitable access to safe, sanitary, and affordable housing, foster inclusive neighborhoods, remove barriers to housing for vulnerable communities, and protect residents from displacement.</b>
Policy HE-P-1	Amend the general plan, map, and zoning ordinance to implement the land use designations, goals, policies, and programs identified in the 2023-2031 Housing Element.
Policy HE-P-2	Focus redevelopment in underutilized commercial shopping centers to create vibrant, mixed-use, and walkable neighborhood centers.
Policy HE-P-3	Remove constraints to housing development by streamlining the city's development review and permitting processes and conducting a significant code modernization initiative.
Policy HE-P-4	Promote energy savings in housing and urban development patterns.
Policy HE-P-5	Strengthen transportation networks that connect residents with services and economic opportunities, including through partnerships with transportation agencies, with an emphasis on seniors and lower-income residents.
Policy HE-P-6	Facilitate production of affordable housing with an emphasis on affordable rental housing and workforce housing to decrease the impact of housing prices on cost burdened households.
Policy HE-P-7	Expand affordable rental and homeownership housing choices in areas of opportunity and higher resources.
Policy HE-P-8	Encourage upgrades to and maintenance of housing units.
Policy HE-P-9	Support the safety and wellbeing of people of all ages and abilities by encouraging age-friendly and universal design in new and rehabilitated housing and neighborhood improvements.
Policy HE-P-10	Support lower income families with children and multiple generations living together by ensuring a proportion of lower cost units include three or more bedrooms.
Policy HE-P-11	Deeply affordable housing is needed by people with developmental disabilities. Extremely low-income (ELI) units are particularly important to people with developmental disabilities,

	and some of the City's planned production of ELI units should be subject to a preference for people with developmental disabilities.
Policy HE-P-12	Protect residents from displacement and preserve the affordability of existing housing by preventing the conversion of existing affordable housing units to less affordable housing types. For example, by supporting the preservation and habitability of mobile home communities.
Policy HE-P-13	Housing opportunities shall be provided for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, family status, disability, or any other legally protected class.
Policy HE-P-14	Maintain effective reasonable accommodation policies and programs.
Policy HE-P-15	Promote fair housing enforcement and outreach by regularly communicating about fair housing issues and laws to residents and property owners.
Policy HE-P-16	Improve services and amenities in existing neighborhoods, especially in areas of lower opportunity, with an emphasis on the needs of families, children, and seniors.
Policy HE-P-17	Support housing security for households with low incomes or special needs by strengthening services for residents facing eviction, housing instability, and risk of homelessness.
Policy HE-O-1	Maintain safe and sanitary housing: implement the safe and sanitary criteria of the housing code and engage with property owners of deteriorated or deteriorating housing.
Policy HE-O-2	Conserve energy through implementation of the California Green Building Standards Code and California Energy Code.
Policy HE-O-3	Require smoke detectors: property owners are required to maintain smoke detectors and verification of smoke detectors by building division whenever there is an inspection related to other city permits.
Policy HE-O-4	Impose a condition of approval on all permits benefitting from a Density Bonus Ordinance or other deviations from development standards to develop affordable or senior housing to restrict future uses to affordable, senior, or both.
Policy HE-O-5	Regulate condominium conversions to minimize housing impacts to renters as codified in Pacifica Municipal Code Title 9, Chapter 4, Article 24.5.
Policy HE-O-6	Supports and encourage property owner-designation of historic structures as set forth in Pacifica's Historic Preservation Ordinance.
Policy HE-O-7	Prioritize infill residential development.
Policy HE-O-8	Provide an encouraging environment for construction of accessory dwelling units (ADUs).
Policy HE-O-9	Identify opportunities to include housing incentives in development applications.
Policy HE-O-10	Assist affordable housing developers with preparation of funding and development applications.
Policy HE-O-11	Require a geotechnical site investigation prior to permitting site development.
Policy HE-O-12	Reference the Open Space Task Force Report when evaluating development proposals for sites identified in the report.
Policy HE-O-13	Prevent the deterioration of housing units resulting from deferred maintenance.
Source: Pacifica, City of. 2023 Pacifica Draft 2023-2031 Housing Element.	

### Other Public Agencies Whose Approval is Required

With recommendations from the City's Planning Commission, the Pacifica City Council will need to take the following discretionary actions in conjunction with the Housing Element Update:

- Adoption of the Final Negative Declaration
- Approval of the proposed 2023-2031 Housing Element

The City will seek certification of the Housing Element from the HCD subsequent to the City's adoption.

### Consultation with California Native American Tribes Traditionally and Culturally Affiliated with the Project Area Pursuant to Public Resources Code Section 21080.3.1

There are no tribes that have requested consultation under AB 52. In accordance with SB 18, the City contacted the NAHC in August 2023, to request a consultation list of tribes traditionally



and culturally affiliated with Pacifica. The NAHC provided a list of five tribes—Amah Mutsun Tribal Band of Mission San Juan Bautista, the Costanoan Rumsen Carmel Tribe, the Indian Canyon Mutsun Band of Coastanoan, the Muwekma Ohlone Indian Tribe of the SF Bay Area, and the Ohlone Indian Tribe. The City contacted the five listed tribes regarding the City's General Plan updates and received no response.

### **Cumulative Scenario**

In addition to the specific impacts of individual plans or projects, CEQA requires environmental documents to consider potential cumulative impacts of the proposed plan. CEQA defines "cumulative impacts" as two or more individual impacts that, when considered together, are substantial or will compound other environmental impacts. Cumulative impacts are the combined changes in the environment that result from the incremental impact of development of the proposed plan or project and other nearby plans and projects. For example, air quality impacts of two nearby projects on either side of the same roadway may be less than significant when analyzed separately but could have significant impact when analyzed together. Cumulative impact analysis allows the environmental document to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of plans or projects.

CEQA requires cumulative impact analysis to consider either a list of planned and pending plans and projects that may contribute to cumulative effects, or a forecast of future development potential.

Because the proposed plan is a general plan housing element update, cumulative impacts are treated differently than they would be for a specific development. For general plan amendments, *CEQA Guidelines* Section 15130 provides the following direction relative to cumulative impact analysis:

Impacts should be based on a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or areawide conditions contributing to the cumulative impact.

Because the proposed 2023-2031 Housing Element is essentially a set of goals and policies to enable future projects that could occur within the timeframe of the General Plan and the implementation of those goals and policies will be analyzed separately, the analysis focuses on whether there are any impacts of the Housing Element that could be cumulative if combined with other projects.

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## Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources      | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology/Soils             | <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards & Hazardous Materials      |
| <input type="checkbox"/> Hydrology/Water Quality   | <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                     | <input type="checkbox"/> Population/Housing                 | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                | <input type="checkbox"/> Transportation                     | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire                           | <input type="checkbox"/> Mandatory Findings of Significance |

## Determination

Based on this initial evaluation:

- I find that the proposed plan COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed plan could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed plan MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed plan MAY have a “potentially significant impact” or “less than significant with mitigation incorporated” 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.

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- I find that although the proposed plan could have a significant effect on the environment, because all potential 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 plan, nothing further is required.

Signature:   
Christian Murdock  
Planning Director  
City of Pacifica

Date: 11/16/2023

# Environmental Checklist

<b>1 Aesthetics</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Except as provided in Public Resources Code Section 21099, 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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				✓
d) Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?				✓

## PHYSICAL SETTING

Scenic views generally refer to visual access to, or the visibility of, a particular natural or man-made visual resource from a given vantage point or corridor. Focal views focus on a particular object, scene, setting, or feature of visual interest. For purposes of CEQA, scenic views are limited to views from publicly-accessible places and do not include private views from locations that exclude general public access.

Views to the ocean and along the panoramic coastline are an integral part of Pacifica’s character. Highway 1 provides a unique visual experience with coastal and hillside views. Sharp Park Road also represents an important visual summary of Pacifica. Other defining views include the view over the West Sharp Park district and Pacifica Pier from Highway 1; views towards Cattle Hill and Fassler Ridge from Highway 1; and the view to the ocean from Grace McCarthy Vista Point on Sharp Park Road.

## IMPACT ANALYSIS

Scenic corridors consist of land visible from the public right-of-way and are comprised primarily of natural features and landforms. While the State and County have identified Highway 1 and Sharp Park Road in Pacifica as eligible for scenic highway designation, no formal designation has been granted. As such, there are no state scenic highways in Pacifica.

The proposed Housing Element Update would facilitate housing development in the City; however, it does not propose specific projects but rather puts forth goals and policies that regulate housing and various aspects of new housing development in Pacifica. Because it is a policy document, the Housing Element Update would not result in environmental impacts. Further, all future development accommodated under the Housing Element Update would be subject to the City’s zoning and design review requirements intended to protect the visual character and quality of areas in part by establishing height limits, and to limit light sources on any property to avoid any new sources of substantial light or glare.

Therefore, there would be no impacts related to aesthetics.

**NO IMPACTS**

<b>2 Agricultural and Forestry Resources</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on 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?				✓

**PHYSICAL SETTING**

There are about 260 acres of land used for agriculture or private recreation within City limits, at Millwood Ranch, the former Pack Pacifica Stables on Cape Berton Drive, properties directly north of Sharp Park Road, and along Linda Mar Boulevard. Most land in this category involves horse boarding and trail riding and has a rural character. A significant portion of Pacifica is forested, including Eucalyptus, Coastal Mixed Hardwood/Oak Woodland, Riparian Mixed Hardwood, and Monterey Cypress.

**IMPACT ANALYSIS**

There are no lands within the City of Pacifica that are shown as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.

“Forest land” is defined in PRC Section 12220(g) pursuant to the California Forest Legacy Program Act of 2007 as land that can support 10 percent or more native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. There is no land in the City of Pacifica designated as forest land, or timberland zoned as Timberland Production (CDFW 2020).

Therefore, the Housing Element Update would not convert Prime Farmland, Unique Farmland,



or Farmland of Statewide Importance (Farmland), or conflict with existing zoning and existing Williamson Act contracts, and no impact would occur. The Housing Element Update would not conflict with existing zoning for, or cause rezoning of, forest land, or timberland zoned Timberland Production, and no impact would occur. Further, the proposed Housing Element Update does not propose specific projects but rather puts forth goals and policies that regulate housing and various aspects of new housing development in Pacifica and no impact would occur.

**NO IMPACT**

<b>3 Air Quality</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) 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?				✓
c) Expose sensitive receptors to substantial pollutant concentrations?				✓
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				✓

**PHYSICAL SETTING**

Air quality is affected by the rate, amount, and location of pollutant emissions, and the associated meteorological conditions that influence pollutant movement and dispersal. Atmospheric conditions, including wind speed, wind direction, and air temperature, in combination with local surface topography (i.e., geographic features such as mountains and valleys), determine the effect of air pollutant emissions on local air quality.

The City of Pacifica is located within the San Francisco Bay Area Air Basin (SFBAAB). The Bay Area Air Quality Management District (BAAQMD) is the regional agency with regulatory authority over emission sources in the Bay Area, which includes all of San Francisco, San Mateo, Santa Clara, Alameda, Contra Costa, Marin, and Napa counties and the southern half of Sonoma and southwestern half of Solano counties.

Due to its position relative to wind flow patterns and topography, air quality in Pacifica is better than it is in the Bay Area overall. At Pacifica’s location, winds bring air from the ocean and are generally strong enough to carry away local emissions.

**IMPACT ANALYSIS**

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Pacifica consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to odors or other potential emissions. The Housing Element Update would not conflict with or obstruct implementation of the Bay Area Clean Air Plan from 2017. Within San Mateo County, the area’s air quality standards for ozone and suspended particulate matter (PM10) are generally

met, and the updated Housing Element will not violate any air quality standards, nor will it substantially contribute to air quality violations.

Development facilitated under the Housing Element Update would be residential development, which would not be considered a major generating source of odor and would not create objectionable odors to surrounding sensitive land uses. In addition, individual developments would be reviewed during the project review process for compliance with the BAAQMD’s CEQA Air Quality Guidelines (2022), which identifies land uses associated with odor complaints as wastewater treatment plants, landfills, confined animal facilities, composting stations, food manufacturing plants, refineries, and chemical plants. Therefore, the adoption of the Housing Element Update would not 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 or expose sensitive receptors to substantial pollutant concentrations. There are no impacts associated with the Housing Element Update.

**NO IMPACT**

<b>4 Biological Resources</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on state or federally protected wetlands (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 a tree preservation policy or ordinance?				✓
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?				✓

**PHYSICAL SETTING**

Pacifica’s varied topography creates a wide range of habitats in the City, including intertidal

areas, beaches, ridges, coastal headlands, woodlands, grasslands, scrub, creeks, and wetlands. Most natural vegetation in the valley and canyon bottoms has been converted to development. However, intact native habitats persist along the riparian corridors of San Pedro, Calera, Rockaway, and Milagra Creeks, and on steep slopes.

**IMPACT ANALYSIS**

The Housing Element Update does not propose specific projects but sets forth goals and policies that regulate various aspects of new housing development in Pacifica. Because it is a policy document, the Housing Element Update would not result in impacts to biological resources. Potential environmental impacts related to General Plan amendments and/or rezoning, as identified for opportunity sites to accommodate the RHNA, will be considered as part of the associated program in the Housing Element. In addition, all future development accommodated under the Housing Element Update would be consistent with the General Plan, zoning and design review requirements, and other regulations such as the tree preservation ordinance, designed to protect biological resources.

As a policy document the Housing Element would result in no impacts to biological resources.

**NO IMPACT**

<b>5 Cultural Resources</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				✓
c) Disturb any human remains, including those interred outside of formal cemeteries?				✓

**PHYSICAL SETTING**

Native Americans once had an extensive presence in Pacifica. When Europeans arrived, the area was home to people speaking the Costanoan/Ohlone language and living in and around two villages. In 1769, an expedition led by Gaspar de Portola, governor of the Spanish territory covering California, discovered San Francisco Bay from a point on Pacifica’s Sweeney Ridge, and camped in San Pedro Valley. Not long after, Mission San Francisco de Asis (Mission Dolores in present-day San Francisco) was established, and in 1786 the Mission developed an outpost in San Pedro Valley, alongside Pruristac. The Costanoan village was wiped out by disease in 1791<sup>1</sup>.

The City of Pacifica has nine local historical landmarks, which are designated in the City’s Municipal Code. In addition to Sanchez Adobe and the Little Brown Church, these include the former San Pedro Schoolhouse (now City Hall); the 1907 Anderson’s Store building on Paloma Avenue; the Sharp Park Golf Course club house, from 1932; Vallemar Station; the former Dollaradio Station; and two private residences. The City of Pacifica also contains three state-designated historic landmarks: the Portola Expedition Camp; Site of the Discovery of San

<sup>1</sup> California Historical Resources Information System (CHRIS), 2009

Francisco Bay; and, Sanchez Adobe (also a locally-designated historic landmark, as noted above).

**IMPACT ANALYSIS**

The Housing Element Update will not result in substantial adverse changes in the significance of historical resources or archaeological resources. Nor will the Housing Element Update directly or indirectly destroy a unique paleontological resource or site or other unique geologic feature.

The Housing Element Update does not propose the development of any specific sites, and any future development would be subject to developmental review and required to adhere to existing requirements in state law designed to reduce impacts to historic and cultural resources. The General Plan contains policies for the protection of cultural resources, and all new development must be consistent with these policies. The Housing Element update contains a further policy to support and encourage property owners to designate additional historic structures per Pacifica’s Historic Preservation Ordinance (see Policy HE-O-6). State law, the City’s General Plan and CEQA assure that, once any new development occurs, a thorough archaeological survey will take place and any identified impacts will be mitigated. Because it is a policy document, the Housing Element Update would not disturb any human remains, including those interred outside of formal cemeteries.

Therefore, the adoption of the Housing Element Update would have no impact.

**NO IMPACT**

<b>6 Energy</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				✓
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓

**PHYSICAL SETTING**

In the Bay Area, as in most other places in the United States, automobiles and commercial vehicles (composed of small, medium, and large trucks) are the largest energy consumers in the transportation sector. Automobiles and commercial vehicles are generally fueled by diesel or gasoline. Other transit modes in the Bay Area include ferries, buses, light rail, BART, and commuter rail. These transit modes also consume gasoline, diesel, and electricity.

In 2015, the County totaled approximately 35 trillion British thermal units (Btu) in energy use from electricity and natural gas. Natural gas accounted for 56 percent of that energy usage (California Energy Commission. 2015. <http://www.ecdms.energy.ca.gov/>. Accessed May 2021)

In 2018, Senate Bill 100 accelerated the State’s Renewable Portfolio Standards Program, codified in the Public Utilities Act, by requiring electricity providers to increase procurement from eligible renewable energy and zero-carbon resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

Energy consumption is directly related to environmental quality in that the consumption of

nonrenewable energy resources releases criteria air pollutant and greenhouse gas (GHG) emissions into the atmosphere.

**IMPACT ANALYSIS**

Pacific Gas and Electric Company (PG&E) serves the City of Pacifica with power transmission/distribution infrastructure. PG&E is responsible for all electric delivery and maintaining the electric grid from point of connection at power plants, natural gas fields, and renewable energy sources in northern California. Peninsula Clean Energy is an alternative renewable energy electricity provider. Both providers offer clean energy options including significant shares of GHG emissions free power generation.

The Housing Element Update in and of itself is a policy document and would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. In addition, future development would be consistent with the General Plan and would be consistent with other local policies and regulations. These regulations include Pacifica Municipal Code, Title 8, Chapter 6 Energy Code and Chapter 7 Green Building Standards Code. Further, the Housing Element Update contains policies that encourage the conservation of energy through the implementation of the California Green Building Standards Code and California Energy Code.

The Housing Element Update does not generate impacts associated with wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, or conflict with any plan for renewable energy efficiency. Therefore, there would be no impact.

**NO IMPACT**

<b>7 Geology and Soil</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Would the project:				
a) Directly or indirectly cause 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?				✓
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 off-site 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 direct or indirect risks to life or property?				✓
e) Have soils incapable of adequately supporting the use of septic tanks or alternative				✓



wastewater disposal systems where sewers are not available for the disposal of wastewater?				
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓

**PHYSICAL SETTING**

The City of Pacifica lies within the geologically complex region of California referred to as the Coast Ranges geomorphic province<sup>2</sup>. The Coast Ranges province lies between the Pacific Ocean and the Great Valley (Sacramento and San Joaquin valleys) provinces and stretches from the Oregon border to the Santa Ynez Mountains near Santa Barbara. Much of the Coast Range province is composed of marine sedimentary deposits and volcanic rocks that form northwest trending mountain ridges and valleys, running subparallel to the San Andreas Fault Zone. The Coast Ranges can be further divided into the northern and southern ranges, separated by the San Francisco Bay. West of the San Andreas Fault lies the Salinian Block, a granitic core that extends from the southern end of the province to north of the Farallon Islands.

Modern seismic activity within the Coast Range continues to be associated with movement along the San Andreas system of faults. Regionally, this fault system is the boundary between large sections, or plates, of the earth’s crust known as the North American Plate and Pacific Plate. This boundary is a complex system of generally parallel, northwest trending faults that extend across the greater San Francisco Bay Area. The San Andreas is also the closest active fault to Pacifica as it transects across the northeastern tip of the city<sup>3</sup>. Other nearby active faults are the San Gregorio and Hayward faults.

Pacifica includes coastal areas as well as part of the Santa Cruz Mountains, one of the northwest trending ridges typical of the Coast Ranges. The Santa Cruz Mountains form the mountainous spine of the San Francisco Peninsula. Much of the upland areas are underlain by granitic bedrock associated with the Salinian Block creating rugged steep terrain in areas. The Salinian Block consists of highly fractured and weathered granite, granodiorite and quartz diorite much of which has been subject to a lot of tectonic forces. More competent granitic rocks can be found in areas such as Montara and San Pedro Mountains located to the south. Other geologic units in the area include sandstones associated with the Franciscan Formation, greenstones, and alluvial materials from drainages that head towards the Pacific Ocean.

**IMPACT ANALYSIS**

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Pacifica consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to the following: substantial soil erosion or the loss of topsoil; development on a geologic unit or soil that is unstable, or that would become unstable as result of future development, and potentially result in the on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse; development located on expansive soils, as defined by the California Building Code, creating a substantial risks to life or property; or, development on soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

The Housing Element Update will not permit development in areas where development is

<sup>2</sup> A geomorphic province is an area that possesses similar bedrock, structure, history, and age. California has 11 geomorphic provinces (CGS, 2002).

<sup>3</sup> An “active” fault is defined by the State of California as a fault that has had surface displacement within Holocene time (approximately the last 11,000 years)

currently prohibited in the General Plan, Local Coastal Land Use Plan or any City approved Specific Plan area. Potential impacts associated with General Plan amendment and/or zoning changes will be considered during the associated amendment process.

In addition, future development facilitated by the Housing Element Update would be consistent with the General Plan, and would be consistent with other local policies and regulations designed to address geotechnical hazards. Therefore, the adoption of the Housing Element Update would result in no impacts on geology and soils.

**NO IMPACT**

<b>8 Greenhouse Gas Emissions</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?				✓

**ENVIRONMENTAL SETTING**

According to the California Air Resources Board emissions inventory reports for 2000 through 2019, California’s GHG emissions continue to decrease. In 2019, emissions from GHG emitting activities statewide were 418 million metric tons carbon dioxide equivalent (CO2e). Per capita rates of emissions in the Bay Area and San Mateo County are lower than the California average.

In 2019, the Climate Center completed a report showing that the Bay Area’s transportation sector is the primary source of the Bay Area greenhouse gas emissions, contributing about 50 percent of the region’s CO2e, followed by natural gas usage (33 percent) and electricity usage (14 percent). Between 2014 and 2019, the Bay Area reduced its emissions by about 3.6 percent.

In 2014, the City of Pacifica released a Climate Action Plan, which provided a baseline inventory of GHG emission in 2005. For a similar year, San Mateo County countywide CO2 emissions were 5.91 million metric tons in 2006, averaging 8.1 metric tons per capita. By contrast, emissions in Pacifica were estimated at 4.5 metric tons per capita<sup>4</sup>.

**IMPACT ANALYSIS**

In April 2017, BAAQMD adopted the 2017 Clean Air Plan. The goals of the plan are to protect public health and the climate. Consistent with the GHG reduction targets adopted by the state of California, the plan lays the groundwork for a long-term effort to reduce Bay Area GHG emissions 40 percent below 1990 levels by 2030 and 80 percent below 1990 levels by 2050 (BAAQMD 2017). As of 2022, BAAQMD has updated their approach on evaluating communitywide planning documents, such as a General Plan or Housing Element Update. It is recommended that each plan is evaluated based on whether they would be consistent with California’s long-term goal of achieving carbon neutrality by 2045 (BAAQMD 2022). In order for impacts to be considered less than significant, the communitywide planning document must demonstrate that GHG emissions from the jurisdiction will decline consistent with California’s GHG reduction targets of 40 percent below 1990 levels by 2030 and carbon neutrality by 2045 (BAAQMD 2022).

<sup>4</sup> Sustainable San Mateo, U.S. Census Bureau, 2011-2015 American Community Survey

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Pacifica consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to greenhouse gas emissions. Additionally, the City would require individual projects to comply with the latest Title 24 Green Building Code and Building Efficiency Energy Standards which would reduce energy use from lighting, water-efficient faucets and toilets, and water efficient landscaping and irrigation.

Development within the city would obtain electrical power from Peninsula Clean Energy (PCE) or PG&E. PG&E expects to source 60 percent renewable energy by 2030, up from 33 percent in 2022, in order to comply with Senate Bill 100 (PG&E 2018). PCE exceeds the PG&E’s proportion of renewable power generation.

The Housing Element Update would not generate GHG emissions that may have a significant impact on the environment and would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Thus, there would be no impact related to GHGs.

**NO IMPACTS**

<b>9 Hazards and Hazardous Materials</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 0.25 mile of an existing or proposed school?				✓
d) Be located on a site that is included on a list of hazardous material 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 in 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 or excessive noise for people residing or working in the project area?				✓
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				✓

## ENVIRONMENTAL SETTING

The California Department of Toxic Substances Control (DTSC) and State of California Water Resources Control Board (SWRCB) track and identify sites with known or potential contamination and sites that may impact groundwater in accordance with Section 65962.5 of the California Public Resources Code. SWRCB records identify 34 hazardous materials release sites in Pacifica, of which 32 are completed/closed, one was recently reopened for site assessment, and one is open but eligible for closure.

Fire hazards in Pacifica include both urban and wildland fires. Urban fires involve the uncontrolled burning of built structures due to human-made causes; wildland fires affect grassland, forest, and brush (and the structures on them), and can result from either human or natural causes. Pacifica has a substantial risk of wildland fires, with many areas of high and very high threat within the city.

The Safety Element of the General Plan details the known and potential hazards from wildland fires. The Element identifies the hazards of wildland fires combined with steep terrain, narrow streets, and unavailability of water infrastructure to support firefighting response in undeveloped areas of the city. The Element identifies fire prevention, including public education and code enforcement, as the most effective means of suppressing fire.

## IMPACT ANALYSIS

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Pacifica consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to hazardous material transport, use, or disposal.

In addition, the transport, use, and storage of potentially hazardous materials during construction of future development facilitated by the Housing Element Update would be required to comply with all local, State, and federal regulations, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and California Code of Regulations Title 22. Development facilitated by the Housing Element Update would also be guided by Multi-jurisdictional Local Hazard Mitigation Plan (MJ-LHMP) for San Mateo County, which includes the City of Pacifica.

Operation of any new housing would likely involve an incremental increase in the use of common household hazardous materials, such as cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in regular property and landscaping maintenance. Use of these materials would be subject to compliance with existing regulations, standards, and guidelines established by the federal, State, and local agencies related to storage, use, and disposal of hazardous materials.

The Housing Element in and of itself does not propose any development and therefore would have no impact on existing or proposed schools. The City contains two hazardous substance sites that are not closed following remediation as well as large amount of open space land prone to fire hazard. San Francisco International Airport (SFO) is located approximately four miles east of Pacifica. Small areas within the northeast of Pacifica are located within Airport Influence Area B (AIA B), the Project Referral Area for San Francisco International Airport, as well as the 2020 Forecast Community Noise Equivalent Level (CNEL) area. The Housing Element update would not result in safety hazards in relation to the Comprehensive Airport Land Use Compatibility Plan. The Safety Element of the 2040 General Plan provides policies that address conformance with local emergency response programs and continued cooperation with emergency response service providers. Wildfire hazard is minimal in most of Pacifica within city limits because it is mostly urbanized. However, areas along the southwestern perimeter within Pacifica's Sphere of Influence (SOI) and in San Pedro Valley County Park are designated as Very High FHSZs. Most of this land in the Very High FHSZ zone is an urban reserve or park. These portions within the SOI are

designated State Responsibility Areas (SRA), where the state of California is financially responsible for the prevention and suppression of wildfires.

In addition, future development facilitated by the Housing Element Update is subject to individual CEQA review processes. Based on the above, the Housing Element update would result in no impact on hazards or hazardous materials.

## NO IMPACT

<b>10 Hydrology and Water Quality</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				✓
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				✓
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				✓
i) Result in substantial erosion or siltation on- or off-site;				✓
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				✓
iii) 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; or				✓
iv) Impede or redirect flood flows?				✓
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✓

## PHYSICAL SETTING

The City of Pacifica is located within all or part of nine watersheds. The majority of the City drains west towards the Pacific Ocean. From north to south, the major watersheds that drain to the ocean are Milagra Creek, Sanchez Creek (also known as Sharp Park Creek), Calera Creek, and San Pedro Creek. A small portion of Pacifica drains to the east, contributing to the upper basin of San Mateo Creek watershed, which flows east toward San Francisco Bay.

The San Pedro Valley Groundwater Basin lies within the City of Pacifica and has a surface area of approximately 700 acres. Alluvial deposits, or clays, sands, and silts with interspersed gravel deposited by rivers, are found throughout the majority of the basin and are the primary water-



bearing formations in the City of Pacifica. Existing data indicates that the alluvial deposits in San Pedro Valley are approximately 150 feet thick or more<sup>5</sup>.

The alluvium contains semi-confined and unconfined groundwater that is transmitted and stored through intergranular porosity. Previous studies indicate that the aquifer is recharged by local precipitation and runoff. The outflow of water from the aquifer occurs by evapotranspiration and seepage to streams, springs, and the ocean. The water table fluctuates seasonally in response to outflow and recharge volumes. The fluctuations vary based on characteristics such as soil permeability, rainfall, and slopes. Water quality, groundwater level, and groundwater storage data for the San Pedro Valley Groundwater Basin is minimal.

As part of a Sewer System Evaluation Survey, groundwater wells in the City of Pacifica were monitored to determine the location of seasonally shallow groundwater. The groundwater was mapped for three depths below the ground surface: less than 1.5 feet, less than 3.0 feet, and less than 6.0 feet. Communities with seasonally shallow groundwater include Pedro Point, Park Pacifica, Vallemar, Fairway Park, Linda Mar, and Sharp Park.

Flood hazards exist along most of the creeks in Pacifica. Broad flood inundation is relatively common in several low-lying areas, including the Sharp Park area along Sanchez Creek and in the Linda Mar neighborhood along San Pedro Creek. In much of the City, however, the creeks are confined within deeply incised channels, limiting potential flooding in these areas.

Flood hazards have been mapped by the Federal Emergency Management Agency (FEMA) to support the development of Flood Insurance Rate Maps (FIRMs). These maps generally identify areas of greater flood risk (e.g., 1 and 0.2 percent annual chance flood areas, also referred to as 100 and 500 year events) in the lower reaches of the main stream channels, as well as the risk of coastal flooding along the shoreline.

Pacifica can experience flooding from coastal sources. Coastal flooding in Pacifica typically occurs as some combination of high tides, large wind-driven waves, storm surge, swells, or tsunami waves. Areas with the potential for coastal flooding have been mapped and shown on the FEMA FIRMs based on a coastal flooding analysis updated in 2017<sup>6</sup>.

Sea level rise resulting from global climate change has the potential to alter the frequency and magnitude of coastal flood events in Pacifica. Current estimates of sea level rise are based on Ocean Protection Council analysis adopted in 2018.

## **IMPACT ANALYSIS**

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Pacifica consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts that violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; substantially decrease groundwater supplies or interfere substantially with groundwater recharge that would impede sustainable groundwater management of the basin; result in impacts regarding flood hazard; or result in impacts related to a water quality control plan or sustainable groundwater management plan.

Future development facilitated by the Housing Element Update would be subject to compliance with existing regulations, standards, and guidelines established by the federal, state, and local agencies in addition to the goals and policies in the General Plan, Local Coastal Program, and PMC related to hydrology and water quality. For example, the Safety Element prohibits development in hazardous areas, including flood zones, unless detailed site investigation ensure that

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<sup>5</sup> City of Pacifica, Draft Wastewater Facilities Plan, Revision 2, 1992.

<sup>6</sup> FEMA. National Flood Hazard Layer for San Mateo County, Item: 06081C-NFHL2019, April 4, 2019. Available at: <https://mtc.maps.arcgis.com/home/item.html?id=929195bc63d74955bb54cf26c94b7659>, accessed June 2021.

risks can be reduced to acceptable levels and the structures will be protected for its design life. Additionally, future development would be compliant with Chapter 12 of Title 6 of the PMC which requires appropriate construction best management practices (BMPs). BMPs may include measures such as the installation of silt fences to trap sediments, slope stabilization, and regular sweeping of construction sites to control dust.

Therefore, the Housing Element Update would not result in impacts that violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality; substantially decrease groundwater supplies or interfere substantially with groundwater recharge that would impede sustainable groundwater management of the basin; result in impacts regarding flood hazard; or result in impacts related to a water quality control plan or sustainable groundwater management plan.

**NO IMPACT**

<b>11 Land Use and Planning</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Would the project:				
a) Physically divide an established community?				✓
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✓

**PHYSICAL SETTING**

The City of Pacifica is located in San Mateo County and is bordered to the west by the Pacific Ocean. It is part of the San Francisco-Oakland-San Jose metropolitan area, and is approximately 13 miles south of downtown San Francisco, 40 miles northwest of San Jose, and six miles west of San Francisco International Airport.

It shares a northern border with Daly City, and eastern borders with South San Francisco and San Bruno. To the east, and to the south, are unincorporated portions of San Mateo County and the ridges of the Coast Range. Much of the land to the southeast and south is preserved as units of the Golden Gate National Recreational Area, the State and County Park systems, and protected watersheds. Rural and agricultural land is also prevalent south of the city. Land west of SR 1, along with Sheldance Nursery and some lands to the south, is part of the State-designated Coastal Zone.

The most common land use in the City is open space, covering nearly half (3,614 acres) of the total land area. Another 361 acres are used for agriculture, and 1,204 acres remain vacant or undeveloped. Together these areas make up nearly 67 percent of the city. (Land used for right-of-way is not counted.) Developed land is concentrated in the north and south of the Pacifica, separated by tracts of park land and open space. Of the developed land area, residential land uses are the most common, covering 1,957 acres and accounting for 26 percent of Pacifica. This is accompanied by 395 acres of public or community uses, 108 acres of commercial uses, 18 acres of industrial uses, and 3.5 acres of mixed-use development.

**IMPACT ANALYSIS**

The Housing Element is a policy document and does not propose any specific sites for development and therefore has no impact on dividing an established community. Further, the

Housing Element Update does not physically divide any established community. Rather, by allowing for compact and concentrated development in already-urbanized neighborhoods, increasing opportunities for housing and economic development, and improving linkages, the Housing Element update provides improved connections to and continuity with surrounding neighborhoods.

The Housing Element Update examines the City’s housing needs, as they exist today, and projects future housing needs. This Housing Element Update focuses on addressing the City’s housing needs by providing objectives and policies associated with fair housing, the prevention of displacement, and promoting housing stability. The Housing Element Update includes proposed actions the City would be undertaking to achieve its housing RHNA targets and also would implement ABAG’s land use goals and policies by encouraging new development in areas with access to transit and services, thus minimizing vehicle trips and GHG emissions. Potential impacts associated with zone changes will be analyzed during the zone change process.

The Housing Element update is consistent with the 2040 General Plan and will not cause a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

**NO IMPACT**

<b>12 Mineral Resources</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Would the project:				
a) Result in the loss of availability of known mineral resources that would be of value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally-important mineral resources recovery site delineated on a local general plan, specific plan or other land use?				✓

**PHYSICAL SETTING**

According to the California Department of Conservation (DOC) mineral land classification map the city contains extensive aggregate mineral resources (DOC 2015). Sand and gravel resources are primarily concentrated along waterways.

**IMPACT ANALYSIS**

The Housing Element is a policy document and does not propose any specific development. In addition, development facilitated by the Housing Element Update would be subject to CEQA review for environmental impacts prior to adoption of the rezoning program. The Housing Element Update, in and of itself, would not result in the loss of availability of a known valuable mineral resource to the region, nor to a mineral resource recovery site. Therefore, there would be no impact on mineral resources.

**NO IMPACT**

**13 Noise**

	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				✓
b) Generation of excessive ground borne vibration or ground borne noise levels?				✓
c) For project located within the vicinity of a private airstrip or 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?				

**PHYSICAL SETTING**

Sound waves, traveling outward from a source, exert a sound pressure level (commonly called “sound level”), measured in decibels (dB). In general, people can perceive a two- to three-dB difference in noise level; a difference of 10 dB is perceived as a doubling of loudness. “Noise” is often defined as unwanted sound. Environmental noise is usually measured in A-weighted decibels, a metric corrected for the variation in frequency response of the human ear. Environmental noise levels typically fluctuate over time; different types of noise descriptors are used to account for this variability. Some descriptors characterize cumulative noise over a given period, while others describe single noise events. Cumulative noise descriptors include the energy-equivalent noise level (Leq), Day-Night Average Noise Level (DNL), and Community Noise Equivalent Level (CNEL).

Vibration is energy radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. Sources of groundborne vibration include natural phenomena (e.g., earthquakes, volcanic eruptions, sea waves, landslides) or human-made causes (e.g., explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous, such as factory machinery, or transient, such as the passing of a train.

The effects of groundborne vibration include perceptible floor movement, rattling of windows, shaking of items on shelves or hanging on walls, and rumbling sounds. In contrast to noise, vibration is not a common environmental problem. In extreme cases, vibration can cause damage to buildings. Building damage is usually not a factor for normal transportation projects, with the exception of blasting and pile driving during construction.

The greatest potential for noise intrusion from airports occurs when aircraft land, take off, or run their engines while on the ground. San Francisco International Airport (SFO) is located approximately four miles east of Pacifica. Based on SFO’s 2019 noise contours, no part of Pacifica is currently within the 65 dB CNEL noise contour, SFO’s Aircraft Noise Abatement Office maintains a noise abatement program that integrates parts of the approved Noise Compatibility Plan; City and County of San Francisco resolutions; stated goals of the San Francisco International Airport/Community Roundtable; and air traffic control requirements. The program includes a mix of regulatory and voluntary actions that together minimize the impacts of noise on communities while ensuring safety.

**IMPACT ANALYSIS**

The Housing Element Update does not propose specific projects but sets forth goals and policies

that facilitate new housing development in Pacifica consistent with the current RHNA cycle. Impacts regarding

In addition, development proposals for individual projects would be subject to adopted noise guidelines including General Plan noise limitations. For example, Title 5, Chapter 10 of the Pacifica Municipal Code makes it unlawful to cause any “loud, disturbing, unnecessary, or unnatural noise” that disturbs persons in Pacifica, and identifies specific types of noises including vehicle horns and amplifiers. It prohibits the use of pile drivers or similar equipment between 8 p.m. and 7 a.m., and restricts the hours of solid waste collection. In addition, Title 5, Chapter 28 defines the terms for regulating loud parties. Chapter 29 requires general disclosure of the existence of the airport and the potential for noise from overflight, for all property in the City. Special disclosure is required for property within the airport’s CNEL noise footprint as of 1983. No part of the City is currently within the 65 dB CNEL noise contour, according to SFO’s 2019 land use contour maps.

Furthermore, because it is a policy document, the Housing Element Update would not, in and of itself, result in generation of a substantial temporary or permanent increase in ambient noise or vibration levels in the city. No impact would occur.

**NO IMPACT**

<b>14 Population and Housing</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?				✓
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

**PHYSICAL SETTING**

According to the California Department of Finance, the city had a population of 38,330 in 2020<sup>7</sup>. City records show that 14,520 housing units can be found in the city, out of which 75 percent are single-family detached units, 24 percent are multifamily units, and less than one percent are mobile homes. The average household size is 2.86 persons per household, which includes persons living alone, family households, and unrelated persons sharing living quarters. Pacifica’s proportion of the overall San Mateo County population is 5 percent, but the city has 15 percent of the unsheltered homeless population in the county<sup>8</sup>.

**IMPACT ANALYSIS**

The Housing Element Update is a policy document that would not induce substantial unplanned population growth in an area or displace existing residence or housing. The Housing Element Update is consistent with the other elements in the General Plan and is not expected to induce

<sup>7</sup> Source: C/CAG 2040 Model, CA DoF, 2020.

<sup>8</sup> 2022 San Mateo County One Day Homeless County and Survey (2022).



substantial unplanned population growth in the area, either directly (e.g., proposing new home and businesses) or indirectly (e.g., through extension of roads or other infrastructure). Zoning to implement the Housing Element Update and individual development projects will be subject to environmental review.

The City of Pacifica had an estimated population of 38,330 residents as of 2020 (DOF 2020). The California Department of Housing & Community Development (HCD), ABAG and Metropolitan Transportation Commission (MTC) are responsible for identifying the projected RHNA for each jurisdiction in the Bay Area, including Pacifica. These documents include population, employment, and housing projections for the region.

As discussed in the *Project Description*, the Housing Element Update would provide the capacity to meet the City’s RHNA, therefore, the Housing Element Update would be consistent with State requirements for the RHNA. The Housing Element Update identifies policies and implementation actions that will accommodate potential future residential development to meets the City’s RHNA, including housing for lower-income households.

Implementation of the Housing Element Update would increase access to housing to meet housing needs in the city. The Housing Element Update aims to increase the number of housing units in Pacifica, so that anyone displaced will be able to find replacement accommodation in the same area. The 2040 General Plan also contains policies that reduce impacts of displacement or necessity of replacement housing.

Thus, the Housing Element Update would not induce substantial unplanned population growth in an area and would not displace substantial numbers of existing people or housing. Therefore, no impact would occur.

**NO IMPACT**

<b>15 Public Services</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Would the project result in substantial adverse physical impacts associated with the provision of a new of 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:				
Fire protection?				✓
Police protection?				✓
Schools?				✓
Parks?				✓
Other public facilities?				✓

**PHYSICAL SETTING**

The cities of Brisbane, Daly City, and Pacifica are contributing members of the North County Fire Authority (NCFA), a Joint Powers Authority established in 2003. The NCFA provides both emergency response and non-emergency public safety services to the three cities and their

185,000 people in its service area. Two of the NCFAs 10 stations are in Pacifica. Fire Station 71, at 616 Edgemar Avenue, serves the north end of Pacifica, while Fire Station 72, at 1100 Linda Mar Boulevard, serves the south end.

The Pacifica Police Department responds to public safety calls, provides traffic safety and security for public events, and handles calls for assistance (some 20,000 annually). The Police Department serves the City from its station at 2075 Coast Highway. The 18,000 square foot station, opened in 2004, has been deemed adequate to support a sufficient level of service for future population growth in Pacifica.

Pacifica School District serves students in kindergarten through 8th grade, while Jefferson Union High School District serves students in 9th through 12th grades. There are also three private schools within the city. Pacifica School District (PSD) currently operates two TK-5 elementary schools, Sunset Ridge and Ortega, three K-8 schools, Ocean Shore, Vallemar, and Cabrillo, and one comprehensive middle school, Ingrid B. Lacy. The Linda Mar Education Center provides two support space for home-schooled children. Jefferson Union High School District (JUHS) enrolls just under 5,000 high school and high-school-equivalent students in Brisbane, Colma, Daly City, and Pacifica. The district has two high schools in Pacifica. According to the California Department of Finance, school enrollment in San Mateo County is projected to decrease in the future. PSD projects a small enrollment growth of approximately 125 students over the next five years.

Pacifica is served by the San Mateo County Library (SMCL), a system with 12 branch libraries and a service area population of 285,149 as of 2017. San Mateo County Libraries is governed by the San Mateo County Library Joint Powers Authority (Library JPA). Pacifica is the only member of the Library JPA where the branch is divided into two facilities. The Pacifica-Sharp Park library is located in West Sharp Park in the northern part of the City, while the Pacifica-Sanchez library is adjacent to the Park Mall shopping center in the south.

**IMPACT ANALYSIS**

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Pacifica consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to public facilities and services. Since all housing sites are on sites already intended for development in the General Plan, the Housing Element update will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the 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 listed above (fire, police, schools, parks and others).

In addition, future development would pay generally applicable development impact fees and school fees to mitigate their proportional impacts on public infrastructure. Therefore, Housing Element Update would not result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities and there would be no impact.

**NO IMPACT**

<b>16 Recreation</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?				✓

**PHYSICAL SETTING**

City parks and school playfields provide active use areas and areas for passive enjoyment for Pacifica residents. Five categories are identified: district parks, neighborhood parks, pocket parks, special facilities, and school grounds. Pacifica's City parks and school grounds total approximately 242 acres, providing 6.3 acres per 1,000 Pacifica residents in 2020. City parks include five baseball fields and two soccer fields. School sites provide another 15 tennis courts, 10 baseball or softball fields, eight soccer fields, four football fields, three gyms, two full tracks, and two swimming pools. The Jean E. Brink Pool, located at Oceana High School, is home to the City of Pacifica's aquatics program. Pacifica currently has 13 playgrounds within its district, neighborhood and pocket parks.

Regional parks and beaches in Pacifica total approximately 2,930 acres. Land is owned and managed by various agencies, including the National Park Service, the State of California, San Mateo County, the City and County of San Francisco, and the City of Pacifica. The City does not have permitting authority over park land owned by other public agencies.

**IMPACT ANALYSIS**

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Pacifica consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to recreational facilities. Additionally, development proposals for individual projects would be subject to adopted parkland dedication requirements, or payment of fees in-lieu of parkland dedication, to ensure sufficient parkland remains available in Pacifica. Therefore, the Housing Element Update would not increase the use of existing recreational facilities or require the construction or expansion of recreational facilities. Thus, there would be no impact.

**NO IMPACT**

<b>17 Transportation</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?				✓
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?				✓
c) Substantially increase hazards due to a geometric design feature (E.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
d) Result in inadequate emergency access?				✓

**PHYSICAL SETTING**

The City’s 2040 General Plan Circulation Element identifies future street and traffic improvements, and addresses walking, biking, transit, and parking, to enable a multi-modal circulation system.

The city is served by San Mateo Transit District (SamTrans). SamTrans provides local bus service in Pacifica, as well as service to and from BART and Caltrain stations. As of 2023, 11 SamTrans bus routes serve Pacifica.

In 2018, CEQA Guidelines Section 15064.3 was finalized to help determine the significance of transportation impacts. Beginning on July 1, 2020, level of service (roadway congestion) is no longer considered an acceptable metric for analyzing transportation impacts under CEQA. Instead, jurisdictions must adopt vehicle miles traveled (VMT) thresholds to analyze impacts related to the number of automobile trips and miles traveled.

**IMPACT ANALYSIS**

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Pacifica consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related to consistency with adopted transportation and emergency evacuation plans, transportation facilities, safety, and VMT.

Individual projects would be required to adhere to Federal, State, and local policies and regulations including those in the General Plan, California Fire Code (to ensure sufficient emergency vehicle access), and the San Mateo County Congestion Management Program (CMP). The 2040 General Plan has specific policies that require new development comply with complete street concepts and emergency access on new roadways during the project development review process. It is anticipated that most of the development projected in the Housing Element update will be infill, and thus the 2040 General Plan contains policies to develop a plan to widen critical rights-of-way that do not currently provide adequate clearance for emergency vehicles. Future development proposals would be required to be reviewed for consistency with the City’s existing and planned circulation network; and ensure that the construction of new features would not impede emergency access.

Therefore, the Housing Element Update would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; would not substantially increase hazards due to a geometric design feature or incompatible use; and result in inadequate emergency access.

**NO IMPACT**

<b>18 Tribal Cultural Resources</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resource Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural				

value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resource Code section 5020.1(k), or				✓
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				✓

**PHYSICAL SETTING**

According to the California Historical Resources Information System, one formally recorded and one informally recorded Native American archaeological resource has been found in Pacifica. The Sanchez Adobe’s State Historical Landmark and Point of Historical Interest is listed on the National Register of Historic Places and operated by the San Mateo County Parks Department as an historical site. The Sanchez Adobe Park, site of the Pruristac village and the San Pedro mission outpost, also is listed in the National Register of Historic Places and the California Register of Historical Resources.

Historic resources are standing structures of historic or aesthetic significance. Architectural sites dating from the Spanish Period (1529-1822) through the early years of the Depression (1929-1930) are generally considered for protection if they are determined to be historically or architecturally significant. These may include missions, historic ranch lands, and structures from the Gold Rush and the region’s early industrial era. Post-Depression sites may also be considered for protection if they could gain historic significance in the future. Historic resources are often associated with archaeological deposits of the same age.

**IMPACT ANALYSIS**

The Housing Element Update does not propose specific projects but sets forth goals and policies that facilitate new housing development in Pacifica consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not result in impacts related tribal cultural resources. In addition, the Housing Element Update would not result in any impacts to the Sanchez Adobe site.

Therefore, the Housing Element Update would not have any impacts on tribal cultural resources.

**NO IMPACT**

<b>19 Utilities and Services Systems</b>				
	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water,				✓

wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				✓
c) Result in a determination by the waste water 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?				✓
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				✓
e) Comply with federal, state, and local management and reduction statutes and regulations to solid waste?				✓

**PHYSICAL SETTING**

This section evaluates potential effects on utilities that may occur during implementation of the Housing Element Update. Utilities and service systems consist of water supply and delivery, wastewater, storm drain facilities, and solid waste systems.

The North Coast County Water District (NCCWD), an independent water purveyor, supplies water to Pacifica and part of San Bruno. The district gets its water from the San Francisco Public Utilities Commission (SFPUC) through the Hetch Hetchy system. Pacifica's water is pumped from San Andreas Lake and the Harry Tracy water Treatment Plant in Millbrae via a main distribution line.

The City operates a wastewater treatment plant, sewage lift stations, and stormwater pump stations, as well as the citywide system of sewer mains and lateral pipes that connect to homes and businesses. Wastewater flows through some 106 miles of main pipes to five sewer pump stations, and on to the Calera Creek Water Recycling Plant. The City's topography prevents gravity flow to the plant, and requires pump stations at Rockaway Beach, Linda Mar and Sharp Park (two), and Skyridge.

Pacifica Gas and Electric (PG&E) provides gas and electric service to Pacifica homes and businesses. With energy obtained from power plants, natural gas fields, and renewable energy sources in northern California. Peninsula Clean Energy is an alternative renewable-energy electricity provider. Both providers offer clean energy options including significant shares greenhouse gas (GHG) emissions-free power generation.

Solid waste collection and recycling services in Pacifica are provided by Recology of the Coast, a division of Recology. Recology, based in San Francisco, operates a number of landfills, waste transfer and materials recovery facilities, including the recycling yard at 1046 Palmetto Avenue in Pacifica. Recology emphasizes waste reduction and diversion, and is the largest compost facility operator by volume in the United States. In Pacifica, Recology of the Coast currently provides curbside pick-up of garbage, recyclables, and green waste for both residential and commercial customers.

**IMPACT ANALYSIS**

The Housing Element Update is a policy document and as such does not propose specific development projects. Because it is a policy document, the Housing Element Update would not result in impacts related to utilities and services systems.



Development facilitated by the Housing Element Update would be subject to all utility service standards set in the PMC and General Plan. Individual projects would also be individually reviewed to ensure adequate utility services would be provided to each site. A lack of existing utility facilities or low levels of service would result in potentially significant impacts through the expansion of those utilities. Future development facilitated under the Housing Element Update would be concentrated in urban areas that are served by existing utilities infrastructure, including potable water, wastewater, stormwater drainage, electrical power, natural gas, and telecommunications facilities. Impacts identified for an individual project would be addressed through the project approval process.

Development facilitated by the Housing Element Update would be subject to the provisions of Chapter 12 of Title 6 of the PMC “Storm Water Management and Discharge Control” and evaluated to determine adequacy of utility infrastructure as part of the standard city development review process and there would be no impact.

The City’s wastewater collection system is designed to serve the entire population of Pacifica. In 2021, the City prepared a Collection System Master Plan Update that evaluates the capacity of the existing sewer system and identifies sewer improvements that are necessary to achieve the required capacity. The report is also intended to create a long-range Capital Improvement Program (CIP) for the wastewater collection system. The collection and conveyance of wastewater generated by the Housing Element Update will use the existing sanitary and sewer system.

The Integrated Waste Management Act of 1989 requires that all jurisdictions meet a 50 percent waste reduction requirement. Since 2007, CalRecycle has been using a new system to measure diversion rates. This new system uses a per capita disposal threshold as one of several "factors" in determining a jurisdiction's compliance with diversion requirements.

Therefore, as a policy document, the Housing Element Update will not have any impacts on utilities and service systems and there is no impact.

**NO IMPACTS**

<b>20 Wildfire</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
b) Due to slope, prevailing winds, and other factors, exacerbated wildlife risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?				✓
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✓
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope				✓

instability, or drainage changes?				
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**PHYSICAL SETTING**

The California Department of Forestry and Fire Protection (CAL FIRE) has designated Fire Hazard Severity Zones (FHSZs) throughout the state based on factors such as fuel, terrain, and weather. FHSZ maps evaluate physical conditions that create a likelihood that an area will burn over a 30- to 50-year period. Areas are classified by varying degrees of fire hazard severity (i.e., moderate, high, and very high), referring to the ability of a fire in any given area to cause damage. There are 470 acres along the southwestern perimeter within the Sphere of Influence are designated as Very High FHSZs (VHFHSZs). Most of the land within the VHFHSZs is an urban reserve or park, and land adjacent to these areas that is within city limits is low- and very-low density residential development. Per the 2021 MJ-LHMP, Pacifica had no population or structures within very high, high, or moderate wildland fire severity zones.

CAL FIRE also maps wildfire risk, or the probability of a fire occurring in a given area, throughout California. Areas of high fire risk can be found in Milagra Ridge, Sharp Park, the Quarry Area, Cattle Hill, the Pedro Point Headlands, and a large portion of Sweeney Ridge. Additionally, CAL FIRE designates land as either a Federal, State, or Local Responsibility Area (FRA, SRA, and LRA, respectively), based on population density, land use, and land ownership. All of the VHFHSZs within the Sphere of Influence are designated SRA, where the State of California is financially responsible for the prevention and suppression of wildfires, while the NCFCA has primary responsibility for LRA within the City limits. Lands in Pacifica owned by the federal government and the County—GGNRA lands—are designated as a Federal Responsibility Area (FRA).

About two-thirds of Pacifica is undeveloped, and nearly half is protected open space. This undeveloped land is mainly on the rugged ridges that form the City’s eastern edge and descend down to the ocean between Pacifica’s valley communities. Coastal scrub is the predominant vegetation type, interspersed with annual grassland. Significant areas of eucalyptus forest and mixed woodland are present in eastern Sharp Park and on Cattle Hill and San Pedro Mountain.

**IMPACT ANALYSIS**

The Housing Element Update is a policy document and as such does not propose specific development projects, but facilitates housing needed to accommodate the current RHNA cycle. The Housing Element Update anticipates that most of the new housing needed to accommodate the current RHNA cycle will be ADUs or new development on opportunity sites, all of which are infill sites immediately proximate to existing development.

There are no LRA FHSZs within the City of Pacifica. However, there are wildfire risk areas (SRA very high FHSZs) directly adjacent to the southern boundary of the city. Land adjacent to these areas that is within city limits is designated as Transitional Open Space Residential (TOSR) or other designations to ensure very low densities of residential development commensurate with the degree of fire hazard. Future development would be required to adhere to all policies, goals, and standards in the MJ-LHMP, Pacifica Municipal Code, and CBC, CFC, including vehicular access and emergency access. Implementation of General Plan policies will ensure that adequate emergency access is provided.

The Wildland-Urban Interface (WUI) of Pacifica allows residents to enjoy close contact with open ridges and woodlands, and in addition brings residents in close proximity to the risk of Wildland fires. As noted above, a portion of Pacifica’s Sphere of Influence is designated as VHFHSZ. While the City does not have permitting authority in this area, the Housing Element Update has not identified opportunity sites in these areas. To address Wildland fire risk, the City cooperates with California Department Forestry and Fire Protection and the North County Fire Authority (NCFCA) through cooperative fire protection agreements. The NCFCA practices fire prevention activities, including its Vegetation Management Program. State and federal regulations, and City

of Pacifica development standards play an important role in limiting potential fire hazards. Any new development in WUI areas would be required to conform to modern fire and building codes which significantly reduce the risk of a structural fire expanding into a wildland fire.

Smoke and air pollution, specifically particulate matter, from air pollution can be a health hazard, especially for sensitive populations such as children, the elderly, and people with respiratory illnesses. Pacifica lies within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD), and policies in the Proposed Project promote continued compliance with BAAQMD air quality standards and guidelines. BAAQMD has developed a comprehensive Wildfire Response Program, which contains public resources designed to help the public prepare for and protect their health during wildfire events. Additionally, BAAQMD maintains regulations on wood burning in order to prevent wildfires and reduce air pollution from particulate matter.

While some areas of the City could be subject to risks associated with downstream flooding or landslides due to post-fire instability, future development would be required to adhere to all applicable regulations focused on both flooding and seismic safety, in addition to the fire safety regulations. Implementation of General Plan policies combined with the California Building Code standards and the building permit review of all new structures in the City, would ensure that there are no risks from downslope or downstream flooding or landslides.

Further, the Housing Element Update does not propose specific projects but puts forth goals and policies that regulate various aspects of new housing development in Pacifica. Because it is a policy document, the Housing Element Update would not have a significant impact on wildfire safety. Additionally, any potential impacts associated with rezoning will be analyzed during the zone change process. Therefore, there would be no impact.

**NO IMPACT**

<b>21 Mandatory Findings of Significance</b>				
	<b>Potentially Significant Impact</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important example 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 effect 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 probably future projects.)				✓
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

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## **IMPACT ANALYSIS**

The Housing Element Update, in and of itself, does not propose specific projects but sets forth goals and policies that facilitate new housing development in Pacifica consistent with the current RHNA cycle. Because it is a policy document, the Housing Element Update would not have the potential to substantially degrade the quality of the environment. Adoption of the Housing Element Update would not have a substantial adverse effect, either directly or indirectly, on any species identified as a candidate, sensitive, or special status species. In addition, the Housing Element Update would not have a substantial adverse effect on any riparian habitat or sensitive natural community.

Therefore, the Housing Element Update would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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 and no impacts would occur.

The Housing Element Update is a policy document, does not approve any development, and therefore would not have impacts that are individually limited but cumulatively considerable.

Based on the above, the Housing Element Update will result in no impacts on items identified in the Mandatory Findings of Significance.

## **NO IMPACT**

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