



Scenic Pacifica  
Incorporated Nov. 22, 1957

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**CITY OF PACIFICA**  
**Planning, Building, and Code Enforcement**  
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August 8, 2024

## NOTICE OF HEARING ON PROPOSED PROJECT

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Pacifica will conduct a continued public hearing (an in-person meeting) on Monday, August 19, 2024, at 7:00 p.m., or as soon as the matter can be heard, in the Council Chambers, 2212 Beach Boulevard, Pacifica, to consider the following:

**FILE NO. 2016-001 – FINAL ENVIRONMENTAL IMPACT REPORT, REZONING RZ-210-22, DEVELOPMENT PLAN DP-86-22, SPECIFIC PLAN SP-179-22, QUARRY USE PERMIT UP-71-16, VARIANCE PV-531-22, AND TREE PERMIT TP-1-22**, filed by applicant Baylands Soil Pacifica LLC, for approval of a Quarry Reclamation Plan to reclaim the approximately 86-acre former Rockaway Quarry located west of Highway 1 and between Reina del Mar Avenue and Rockaway Beach Avenue (APNs 018-150-120 and 018-150-150). The Planning Commission will consider final action on certification of the Final Environmental Impact Report (EIR), Specific Plan, Quarry Use Permit, Variance, and Tree Permit, and will consider recommendations to the City Council on the Rezoning and Development Plan. Reclamation of the former quarry site is required by the State Mining and Reclamation Act (SMARA) and Chapter 2, Surface Mining and Reclamation of Title 9 of the Pacifica Municipal Code. The application is for a Reduced Fill Alternative to the proposed Quarry Reclamation Plan, which entails importing approximately 874,000 cubic yards of soil for restoration of the former quarry to a safe condition by restoring the excavated quarry face and other areas to a pre-mining condition, establishing 1.55 acres of new seasonal wetlands and a new 0.20-acre California red-legged frog pond, and constructing new unpaved recreational trails and drainage improvements throughout the reclaimed site. The proposed reclamation activities would not include any changes in use or building construction on the project site. The applicant has also submitted materials that were discussed at a Planning Commission Study Session on May 20, 2024, which set forth an option to reduce imported fill to approximately 583,000 cubic yards of soil. The site would be rezoned to the P-DX (Planned Development with Public Vote Required to Rezone for Residential Use) zoning district from the existing C-3X (Service Commercial with Public Vote Required to Rezone for Residential Use) zoning district as required by the Hillside Preservation District (HPD) overlay zoning district. The reclamation activities would also involve protected tree removal for reestablishment of the quarry access road along Highway 1 south of Reina del Mar Avenue and to allow other grading activities to occur as part of the reclamation. The proposed reclamation activities would require a variance to exceed the coverage limitation for grading within the HPD overlay zoning district. The project site is located within the Coastal Zone – however, the site is not within the City of Pacifica’s Certified Local Coastal Program and an application for a Coastal Development Permit is being separately considered by the California Coastal Commission.

Recommended California Environmental Quality Act (CEQA) status: Certification and Adoption of a Final Environmental Impact Report (EIR).

Detailed plans and additional information for all items above are available upon request to the Planning Division. Submit requests for additional information to [planningdivision@pacifica.gov](mailto:planningdivision@pacifica.gov). These items will also be posted 72 hours prior to the meeting on the City’s website at:

<https://pacificacityca.iqm2.com/Citizens>

The City of Pacifica will provide special assistance for persons with disabilities upon at least 24 hours advance notice to the City Manager's office (650) 738-7300. If you need sign language assistance or written material printed in a larger font or taped, advance notice is necessary.