

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE 1335 ADOBE DRIVE RESIDENTIAL PROJECT

NOTICE IS HERBY GIVEN that the City of Pacifica has prepared and intends to adopt a Mitigated Negative Declaration for a development project (File No. 2015-002) which proposes to construct seven residential units with a condominium subdivision which includes applications for a Permit for Site Development PSD-801-15, Use Permit UP-66-15, Tentative Subdivision Map SUB-227-15, and heritage tree removal authorization, on an undeveloped parcel located at 1335 Adobe Drive (APN 023-222-080) in the City of Pacifica, County of San Mateo.

Project Description:

The proposed project site consists of an 18,344-sf (0.43 acres) lot located in the Linda Mar neighborhood of the City of Pacifica. The site is identified by Assessor's Parcel Number (APN) 023-222-080. The adopted General Plan designates the site as HDR (High Density Residential) and the site is zoned R-3-G (Multiple-Family Residential Garden). Existing surrounding land uses include a limousine rental company and a small shopping center (Adobe Plaza) to the north, apartments, townhomes, and single-family residences to the west, the Sanchez Adobe County Park to the south, and a single-family residential home to the northeast. The portion of the Sanchez Adobe County Park adjacent to the proposed project site includes a small parking lot associated with the park. The Pacific Bay Christian School (formerly Alma Heights) middle school and high school campus is located approximately 420 feet to the southeast of the site and the Pacific Bay Christian School elementary campus is located approximately 175 feet to the east along Seville Drive.

The proposed project would include removal of seven heritage trees and development of seven residential units dispersed throughout three clustered buildings on the 0.43-acre parcel. The first building would be 4,929 square feet (sf) containing two units; the second building would be 2,746 sf containing one unit; and the third building would be 10,460 sf containing four units. Habitable living space for the individual units would range from 1,674 sf to 2,226 sf. In addition, the project would include four open space areas, storm drainage and utility improvements, a central paved road/driveway, and uncovered parking areas. Off-street parking would include two garage spaces per residential unit and four uncovered guest parking spaces.

Environmental Review:

An Initial Study (IS) has been prepared under the requirements of the California Environmental Quality Act for review and action by the City of Pacifica. The IS evaluates the potential environmental impacts of the Project. Based on the results of the IS, the City has determined that the Project would not have a significant effect on the environment. Therefore, an Environmental Impact Report is not required, and a Mitigated Negative Declaration (MND) has been prepared. The Project has been modified to incorporate mitigation measures that would reduce potential environmental impacts to a less-than-significant level. The City of Pacifica is hereby releasing this Draft IS/MND, finding it to be accurate and complete and ready for public review.

The public comment period for the Draft IS/MND is October 17, 2018, through November 19, 2018. All comments received during the review period will be considered by the City prior to finalizing the IS/MND and making a decision on the Project. Any interested party may comment on the Project or the Draft IS/MND. Comments should focus on the sufficiency of the proposed IS/MND in discussing possible impacts on the physical environment and ways in which potential adverse effects might be minimized in

light of the IS/MND's purpose to provide useful and accurate information about such factors. Comments must be received no later than 5:00 p.m. on November 19, 2018. The City will accept written comments only, and written comments should be submitted electronically to murdockc@ci.pacifica.ca.us, or by mail to: Planning Department, Attn: Christian Murdock, 170 Santa Maria Ave., Pacifica, California 94044.

A copy of the draft IS/MND document is available for public review in the Planning Department, 1800 Francisco Boulevard, Pacifica, California 94044, during normal business hours of Monday-Tuesday-Thursday, 8 AM to 5 PM (except 12:30-1:30 PM); Wednesday, 8 AM to 7:30 PM (except 12:30-1:30 PM); and, Friday, 8 AM to 1 PM. The draft IS/MND is also available at both libraries located within the City of Pacifica: Sharp Park Library (104 Hilton Way) and Sanchez Library (1111 Terra Nova Boulevard). Additionally, the draft IS/MND is posted on the City's website at https://www.cityofpacifica.org/depts/planning/environmental_documents.

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