
Fassler Avenue Residential Project
Draft
Supplemental Environmental Impact Report

State Clearinghouse No. 2006062150

Lead Agency:

City of Pacifica
Planning Department
1800 Francisco Boulevard
Pacifica, CA 94044

Contact:

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NOTICE OF AVAILABILITY
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
FASSLER AVENUE RESIDENTIAL PROJECT

NOTICE IS HEREBY GIVEN that the City of Pacifica Planning Department, acting as lead agency, is circulating a Draft Supplemental Environmental Impact Report (SEIR) for public comment on the Fassler Avenue Residential Project. This notice is provided pursuant to noticing requirements found in the California Environmental Quality Act (CEQA) Guidelines Section 15087 and the California Public Resources Code Section 21092.

PROJECT TITLE: Fassler Avenue Residential Project.

PROJECT LOCATION: The project site is located at 801 Fassler Avenue in the City of Pacifica, California (APN: 022-083-020 & 030).

PROJECT DESCRIPTION: The project site was previously approved for the 29-unit Prospects Residential Project in 2007; however, entitlements for that project have since lapsed and no building permits were issued. Pursuant to §15163 of the CEQA Guidelines, the City has prepared a Draft SEIR for the proposed Fassler Avenue Residential Project as a supplement to the 2007 Final EIR prepared for the Prospects Residential Project.

The proposed Fassler Avenue Residential Project includes 24 condominium units in 12 duplex buildings, consisting of 53,627 square feet (sf) of development on the 11.2-acre site which is within the maximum allowable development area of the site (53,665 sf). The condominiums would range in size from 1,253 sf to 2,120 sf. Two-car garages would be provided for each unit ranging from 395 sf to 478 sf. Private yards would range in size from 73 sf to 150 sf. In addition to the proposed residential units, the proposed project would include a butterfly and hummingbird garden, an upper and lower picnic area, other open space areas, and a footpath consisting of decomposed granite that would provide connection between the open space areas and the western portion of the residential development.

In terms of grading, the project would require 9,000 cubic yards (cy) of cut material and 19,100 cy of fill material; 10,100 cy of fill would be imported to the site. Furthermore, the preliminary drainage plan consists of a series of storm drain inlets and storm drains in the private driveway (and beyond) to capture runoff and direct it to the water quality basin proposed to be located near the project entrance. No runoff from the new development would flow north toward Rockaway Creek.

Access to the project site would be provided at one point along Fassler Avenue near the western border of the site, in the form of a private circular driveway. In addition to the 13 guest parking spaces, each garage would provide two parking spaces for a total of 48 garage parking spaces. Lighting, compliant with Leadership in Energy and Environmental Design, would also be included for the private drive, common driveways, parking areas and walkways.

ANTICIPATED ENVIRONMENTAL EFFECTS: The Draft SEIR indicates that there would be significant and unavoidable project impacts related to aesthetics, and noise, and cumulatively considerable impacts to aesthetics, biological resources, and noise. Impacts on the remaining environmental resources would be less than significant either with or without implementation of mitigation. The project is not located on any of the lists of sites enumerated under Section 65962.5 (Hazardous Sites) of the Government Code.

PUBLIC REVIEW AND COMMENT PERIOD: The 48-day public review period for the Draft SEIR begins on **June 7, 2017** and concludes on **July 24, 2017**. All comments received during the review period will be considered by the City prior to finalizing the SEIR and making a decision on the Project. Any interested party may comment on the Project or the Draft SEIR. Comments should focus on the sufficiency of the Draft SEIR in discussing possible impacts on the physical environment and ways in which potential adverse effects might be minimized in light of the Draft SEIR's purpose to provide useful and accurate information about such factors. Comments must be received no later than 5:00 p.m. on **July 24, 2017**.

The City of Pacifica will host a public meeting on the Project as detailed below:

Fassler Avenue Residential Project Public Meeting

June 29, 2017 from 6:30 p.m. to 8:00 p.m.

Pacifica Community Center – Auditorium

540 Crespi Drive

Pacifica, CA 94044

The meeting will begin with a presentation, followed by an open house format where staff will be available to answer questions regarding the proposed project. Written comments on the SEIR will be accepted during the meeting. Please note that verbal comments made at the meeting will not be recorded and therefore will not be directly addressed in the Final SEIR. However, staff will note general themes of verbal comments made and will address those in the Final SEIR. Therefore, staff encourages the public to submit written comments to ensure that their specific comments are represented in the project record and addressed in the Final SEIR. Please be sure to include your name, address, and telephone number with your comment.

Please send comments to the following address:

Bonny O'Connor, Assistant Planner
City of Pacifica Planning Department
1800 Francisco Boulevard
Pacifica, California 94044

Fax: 650-359-5807

Email: o'connorb@ci.pacifica.ca.us

For further information or requests to receive project-related documents, please contact Bonny O'Connor at o'connorb@ci.pacifica.ca.us.

DRAFT SEIR DOCUMENT AVAILABILITY: The Draft SEIR is available online at http://www.cityofpacifica.org/depts/planning/environmental_documents/default.asp. Hardcopies of the document are available for review at the following locations:

City of Pacifica Planning Department, Planning and Building Office
1800 Francisco Boulevard, Pacifica, CA 94044

Pacific-Sanchez Library
1111 Terra Nova Boulevard, Pacifica, CA 94044

Pacific-Sharp Park Library
104 Hilton Way, Pacifica, CA 94044