

# **NOTICE OF PREPARATION AND NOTICE OF SCOPING MEETING**

**TO:** County Clerk; State Clearinghouse; Responsible Agencies; Trustee Agencies; Federal Agencies with approval or funding authority; Interested Parties

**FROM:** City of Pacifica

**SUBJECT:** Fassler Avenue Residential Project - Notice of Preparation of a Supplemental Environmental Impact Report (SEIR) in Compliance with Title 12, Section 15082(a) of the California Code of Regulations and Notice of EIR Scoping Meeting

**LEAD AGENCY:** City of Pacifica  
Planning Department  
1800 Francisco Boulevard  
Pacifica, CA 94044  
Contact: Kathryn Farbstein, Assistant Planner  
(650) 738-7341  
farbsteink@ci.pacifica.ca.us

**PROJECT APPLICANT:** Terra Holdings  
257 Castro Street, Suite 211  
Mountain View, CA 94041  
Contact: Samir Sharma  
(206) 931-4169  
samir19@gmail.com

**NOTICE OF PREPARATION (NOP):** Pursuant to the California Environmental Quality Act (CEQA), notice is hereby given that the City of Pacifica will be the CEQA Lead Agency and will prepare a Draft Supplemental Environmental Impact Report (SEIR or Draft SEIR) for the proposed project identified below. We are requesting comments on the scope and content of the Draft SEIR within 30 days of receipt of this Notice of Preparation (NOP).

**INTRODUCTION:** The purpose of an EIR is to inform decision makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential for significant impacts on the environment; examine methods of reducing adverse environmental impacts; and consider alternatives to the project.

The Fassler Avenue Residential Project Draft SEIR will be prepared and processed in accordance with CEQA and the *CEQA Guidelines*. In accordance with CEQA, the Draft SEIR will include the following:

- Summary of the proposed project and its potential environmental effects;

- Description of the proposed project;
- Description of the existing environmental setting, potentially significant environmental impacts, and mitigation measures;
- Alternatives to the proposed project;
- Cumulative impacts; and
- CEQA conclusions, including: 1) the growth-inducing impacts of the proposed project; 2) any significant environmental effects which cannot be avoided if the project is implemented; 3) any significant irreversible and irretrievable commitments of resources; and 4) effects found not to be significant.

**PROJECT LOCATION:** The 11.2-acre project site is located at 801 Fassler Avenue (APN 022-083-023 & 030) in the City of Pacifica (Figure 1). Regional access is provided by State Highway 1, which is approximately 0.35 mile west of the project site and State Highway 35, which is approximately three miles east of the project site.

**PROJECT DESCRIPTION:** In 2004, an application was submitted to the City of Pacifica for the Prospects Residential Project which consisted of 34 residential units, a subterranean parking garage, and associated amenities in the western two acres of the project site. In 2007, the City certified a Final EIR (State Clearinghouse No. 2006062150) and approved a reduced version of the Prospects Residential Project totaling 29 residential units. However, the entitlements for that project have since lapsed and no building permits were issued by the City. Pursuant to §15163 of the CEQA Guidelines, the City will prepare a Draft Supplemental EIR (SEIR) for the proposed Fassler Avenue Residential Project as a supplement to the 2007 Final EIR prepared for the Prospects Residential Project.

The Fassler Avenue Residential Project is proposed at the same site and consists of 24 condominium units in 12 duplex buildings (Figures 2 and 3). The proposed project is to be developed generally within the same building footprint as the Prospects Residential Project but some of the design and construction details differ from the prior project, including but not limited to project layout, garages and surface parking, access, an above-grade loop road, building heights, and stormwater management. Proposed project characteristics are described in more detail below.

***Project Site Plan and Layout***

The proposed project development area consists of 53,627 square feet (sf) on the 11.2-acre site which is within the maximum allowable development area of the site (53,665 sf) as calculated per the City of Pacifica Municipal Code. As listed in Table 1, the proposed project consists of 24 condominium units in 12 duplexes (Buildings A through E). Most condominium units would include a living area, garage, porch, deck, and private yard, with the exception that Units 3 and 5 would not include private yards and Unit 4 would not include a deck (Table 2). Units 1, 3 and 8 are two levels and the remaining condominiums would include three levels of living areas (Lower Level, Middle Level, and Upper Level). The condominiums would range in size from 1,253 sf (Unit 1) to 2,120 sf (Unit 7). Two-car garages would be provided for each unit ranging from 395 sf (Unit 6) to 478 sf (Unit 7). Private yards would range in size from 73 sf (Unit 1) to 150 sf (Units 4, 6-8). 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.

**Table 1  
Building Summary**

Description	Unit Mix		# of Structures	Max. Height
Building A	Unit 2	Unit 2	8	44'-5"
Building B	Unit 3	Unit 1	8	39'-8"
Building C	Unit 4	Unit 7	4	37'-3"
Building D	Unit 5	Unit 5	2	31'-1"
Building E	Unit 6	Unit 8	2	35'-8"

*Source: Wood Rodgers, March 11, 2015.*

**Table 2  
Unit Summary**

	Living	Garage	Porch	Deck	Private Yard
Unit 1	1,253	385	50	106	73
Unit 2	1,472	451	34	95	82
Unit 3	1,548	389	18	150	N/A
Unit 4	1,727	404	27	N/A	150
Unit 5	1,677	378	26	150	N/A
Unit 6	1,799	405	28	72	150
Unit 7	2,143	456	68	74	150
Unit 8	2,052	381	32	126	150

*Source: Wood Rodgers, March 11, 2015.*

***Grading, Drainage, and Utilities***

The proposed project reduces the earthwork required for the prior project by not proposing any underground parking. Approximately 11,600 cubic yards (cy) of cut material and 12,200 cy of fill material would be required for project grading, meaning that 600 cy would need to be hauled off-site. Maximum fill slopes on the north side of the residential development would be approximately 12.7' high, whereas fill slopes at the west side of the development near the community patio/overlook would be approximately 8.2' high. Fill slopes would not exceed 2:1 slope unless reinforced by geogrid or retained by a retaining wall. There would be a maximum cut slope of 13.1' near the southeastern portion of the proposed development.

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. From the water quality basin the runoff would be conveyed by another storm drain that would connect to the City's existing storm drain system in Fassler Avenue. If additional runoff capacity is required beyond that provided by the water quality basin, then such runoff would be directed to the adjacent detention basin and eventually to the Fassler Avenue storm drain. Water and sewer lines would be connected between each residential unit, in the private driveways and ultimately to the existing water and sewer mains located in Fassler Avenue. The City of Pacifica would provide municipal sewer distribution and treatment

services while the North Coast County Water District would provide water service to the proposed project.

### ***Circulation and Parking***

Access to the proposed project site would be provided at one point along Fassler Avenue, near the western border of the project site, in the form of a private circular driveway. The private driveway would provide one 14'-wide vehicular lane in each direction for a total driveway width of 28'. The driveway would connect to each of the proposed buildings and attached garages, as well as to 13 guest surface parking spaces (includes one compact space), and two common driveways for Units 1-4 and Units 5-9. No additional ingress or egress locations are proposed and the City of Pacifica Fire Department has bought-off on the project's proposed internal circulation and new connection to Fassler Avenue. In addition to the 13 guest parking spaces, each garage would provide two parking spaces for a total of 48 garage parking spaces. Remnants of an existing asphalt road along the northern boundary of the project site would be demolished and removed.

The proposed project's striping plan for Fassler Avenue includes a new eastbound left-turn lane of 120' long, which also provides an area for vehicles to decelerate and additional vehicle storage space before turning into the project site. This lane includes a 60' long bay taper before the proposed left turn lane and an additional 355' of a restriped center lane east of the project entrance to provide space for vehicles exiting the site in an eastbound direction. After the restriping lanes would be 18' wide (12' wide for the center lane) west of the project entrance, and 19' wide (11' wide for the center lane) east of the project entrance. Also, a 5' wide sidewalk would be installed along the project's frontage on Fassler Avenue.

### ***Construction***

Construction is anticipated to begin in July 2016. Construction would take place Monday through Friday and Saturday as needed. The proposed hours of construction would not exceed what is stipulated in the City of Pacifica Municipal Code which allows construction activities to take place between the hours of 7:00 a.m. to 7:00 p.m. Monday to Friday, and 9:00 a.m. to 5:00 p.m. Saturdays and Sundays. Grading, infrastructure and utilities, and foundations would take approximately 5 months. The construction of the residential units would take approximately 8 months. Final grading, landscaping and completion of improvements to Fassler Avenue would take approximately 4 months. Construction and full buildout of the project would be completed by December 2017.

**PROBABLE ENVIRONMENTAL EFFECTS:** It is anticipated that the project may have environmental effects in the following areas: Aesthetics; Biological Resources; Geology and Soils, Hydrology and Water Quality, and Transportation and Traffic. The level of analysis for these subject areas may be refined or additional subject areas may be analyzed based on responses to this NOP, and/or refinements to the proposed project.

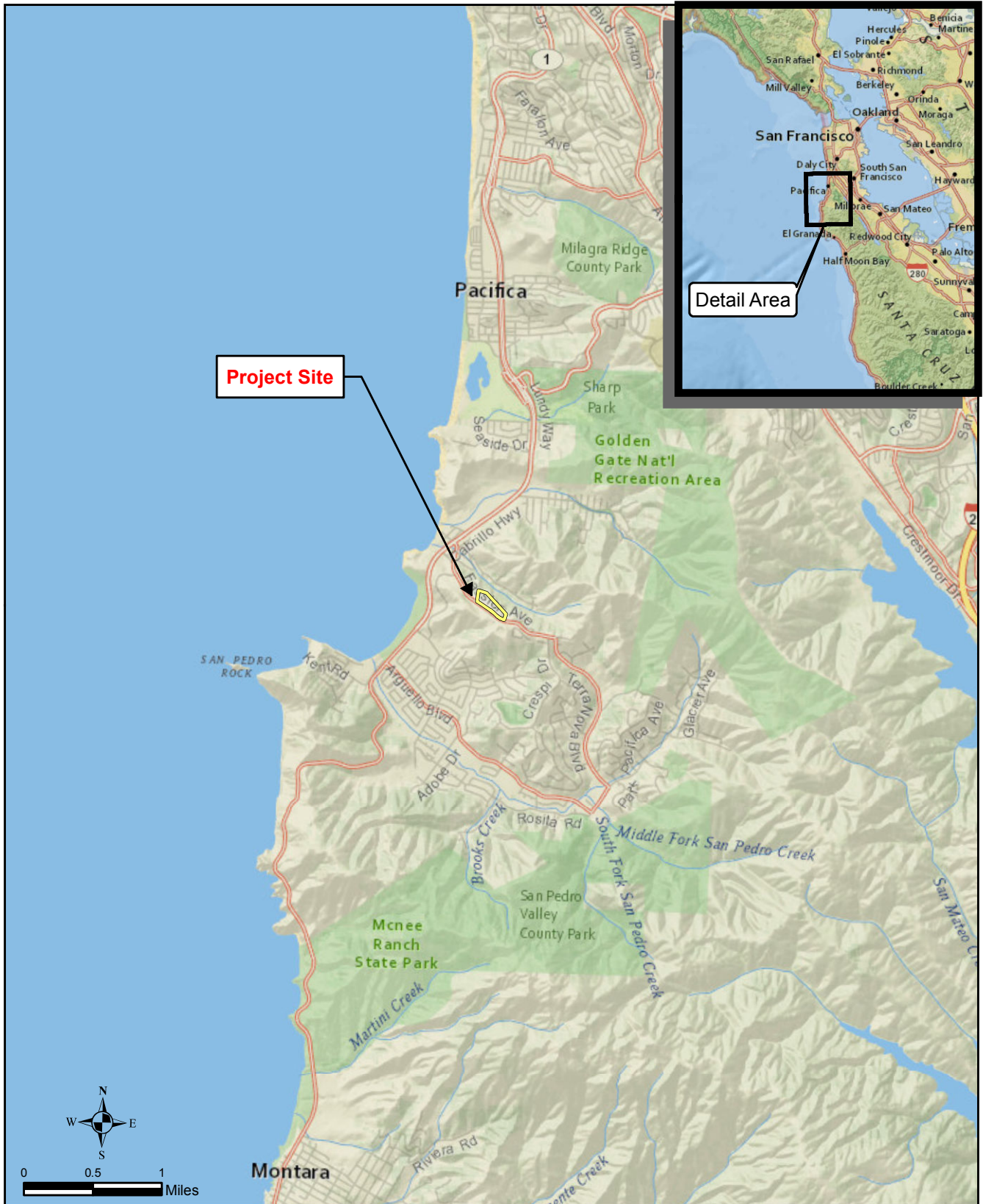
**REQUEST FOR COMMENTS:** Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than **November 17, 2015**. Please send your response to Kathryn Farbstein, Assistant Planner, at the address shown above on the first page of this notice.

**NOTICE OF EIR SCOPING MEETING:** In addition, pursuant to California Public Resources Code §§ 21081.7, 21083.9, and 21092.2, the City of Pacifica will conduct an

EIR scoping meeting for the same purpose of soliciting the views of interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, involved federal agencies, and the City of Pacifica, as to the appropriate scope and content of the Draft SEIR. ***The scoping meeting will be held on October 29, 2015 at 7:00 PM at the Crespi Community Center Auditorium, 540 Crespi Drive, Pacifica.*** Please contact Kathryn Farbstein, Assistant Planner, at (650) 738-7341 for further information.

DATE: October 15, 2015

Signature:  *FOR*  
Kathryn Farbstein  
Assistant Planner



Source: Esri - National Geographic, 9/23/2015

**Figure 1. Regional and Vicinity Map**

Fassler Avenue Residential Project





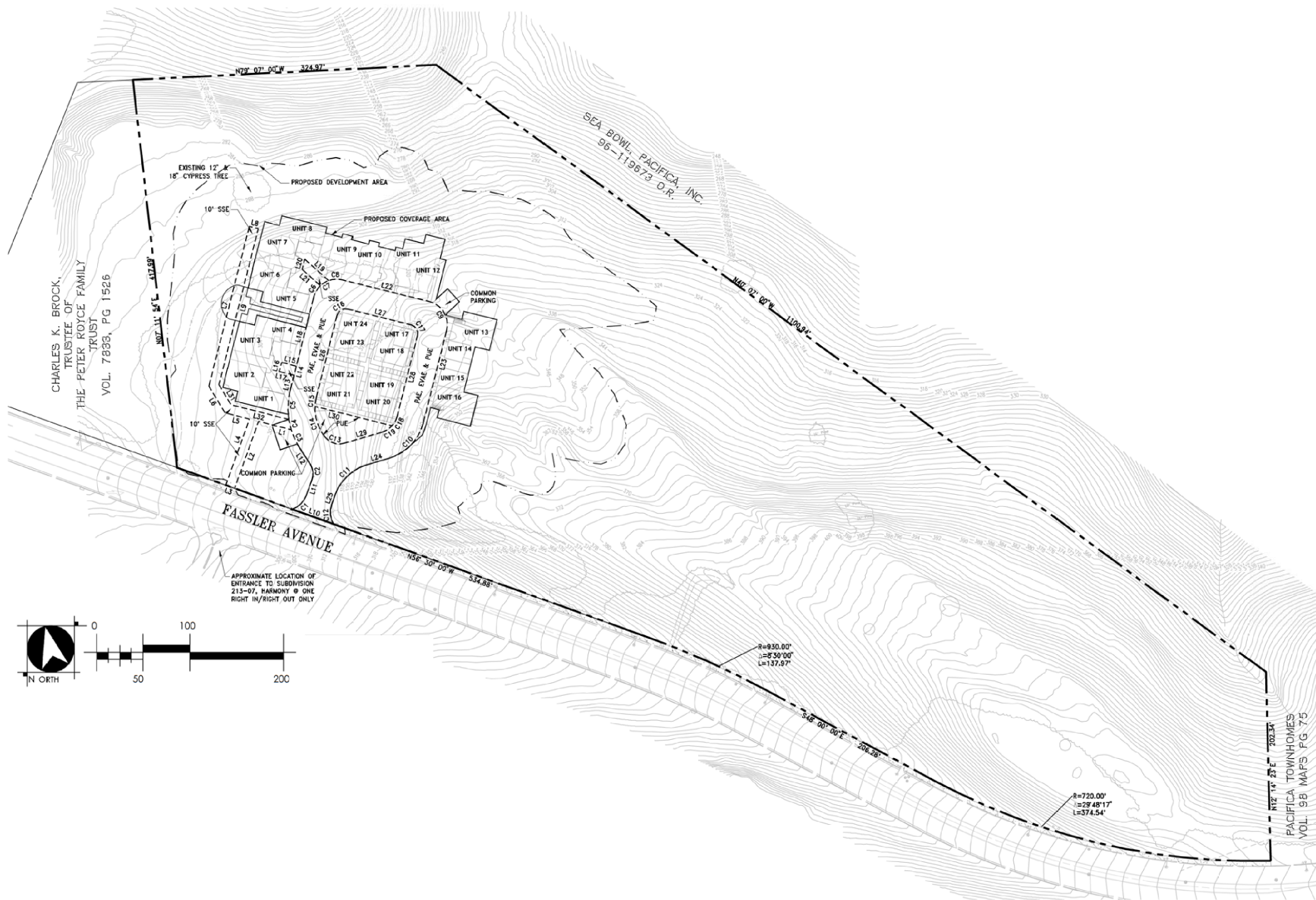
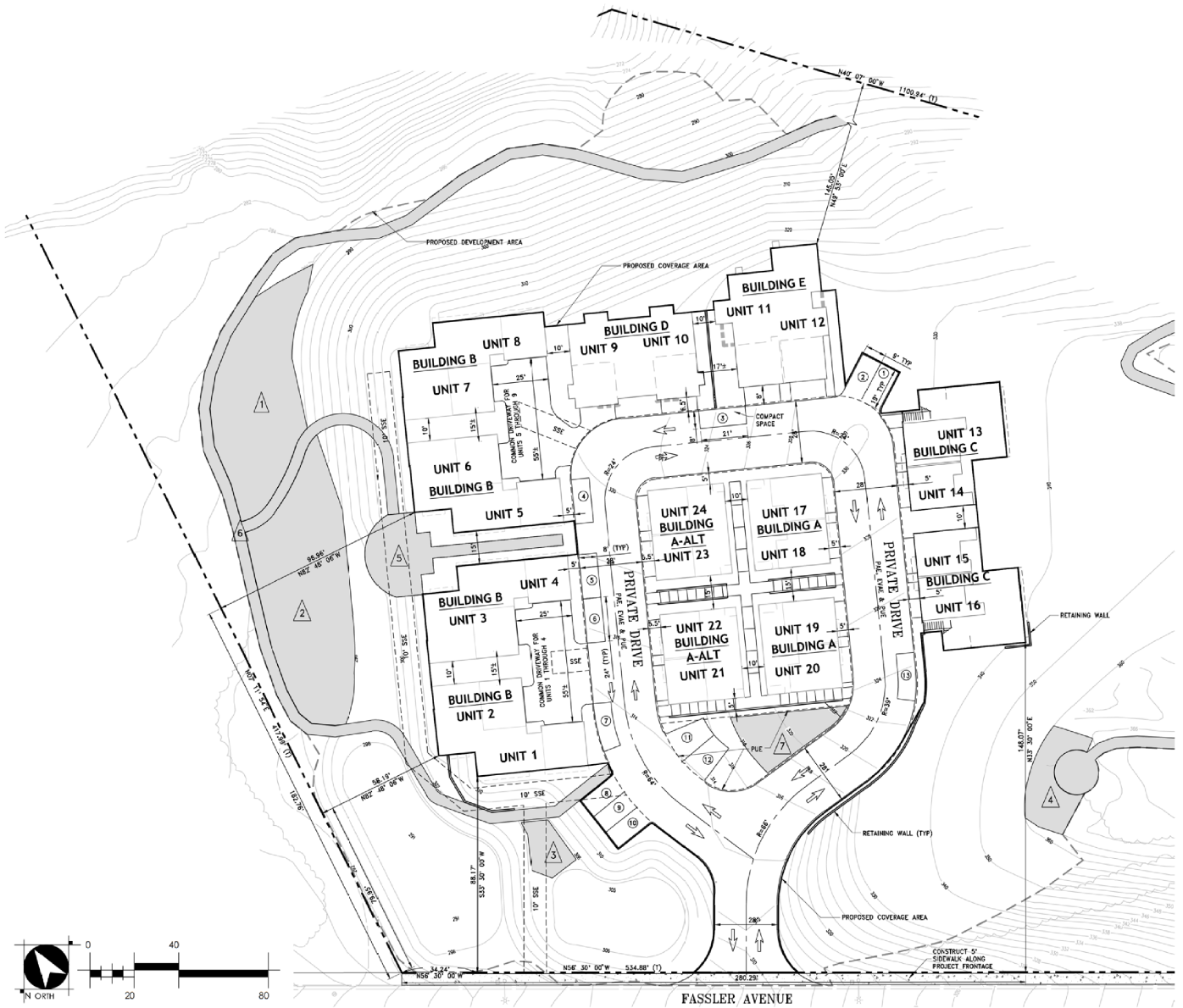


Figure 2. Project Site Plan

Fassler Avenue Residential Project



Source: Wood Rodgers, 9/18/2015

**Figure 3. Project Layout**

Fassler Avenue Residential Project