

**NOTICE OF PREPARATION OF
DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
CITY OF PACIFICA GENERAL PLAN AND LOCAL COASTAL PLAN UPDATE**

Date: February 15, 2012

To: Responsible Agencies, Interested Parties and Organizations

Subject: Notice of Preparation (NOP) of an Environmental Impact Report (EIR)
for the Pacifica General Plan and Local Coastal Plan

Location: City of Pacifica, California

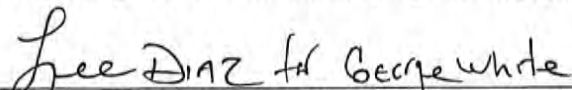
The City of Pacifica is preparing an update to its General Plan and Local Coastal Plan and has determined that an Environmental Impact Report (EIR) will be necessary pursuant to the California Environmental Quality Act (CEQA). The City of Pacifica requests your input on how the General Plan and Local Coastal Plan update may affect the environment. More specifically, input is being solicited relative to the scope and content of environmental analysis that is relevant to your individual or agency's statutory/regulatory responsibilities in order to ascertain potential impacts of the proposed project.

Specific proposals and revisions for the Pacifica General Plan and Local Coastal Plan update have not yet been determined. However, your input will be taken into consideration during the formulation of the environmental impacts of the General Plan and Local Coastal Plan to be addressed in the EIR. A description of the proposed project, location map, and preliminary identification of the potential environmental effects are contained in the attached materials.

If your agency is a responsible agency as defined by Section 15381 of the State CEQA Guidelines, your agency will need to use the environmental documents prepared by the City of Pacifica when considering your permit or approval for action.

Due to the time limits mandated by State law, you should submit your comments as soon as possible but no later than March 20, 2012, or 30 days after receipt of this notice per CEQA Guidelines Section 15082(b). Please send your written response, along with the name of your agency contact person, to Elizabeth Claycomb, Management Analyst, City of Pacifica Planning Department, 1800 Francisco Boulevard, Pacifica, California 94044. Responses can also be faxed to Ms. Claycomb at (650) 359-5807 or emailed to claycombe@ci.pacifica.ca.us.

A public Scoping Meeting will be conducted on Wednesday, March 7, 2012 from 4:00 to 6:00 PM, at the Pacifica Community Center, 540 Crespi Drive in Pacifica. If you have questions regarding this NOP or the Scoping Meeting, please contact Ms. Claycomb at (650) 738-7361.


George White, Director, Planning Department

2/15/12

Date

City of Pacifica

PROJECT TITLE

City of Pacifica General Plan and Local Coastal Plan Update

LEAD AGENCY NAME AND ADDRESS

Planning Department
1800 Francisco Boulevard
Pacifica, CA 94044

CONTACT PERSON AND PHONE NUMBER

Elizabeth Claycomb, Management Analyst, Planning Department
City of Pacifica
(650) 738-7361

PROJECT LOCATION AND BOUNDARIES

Location

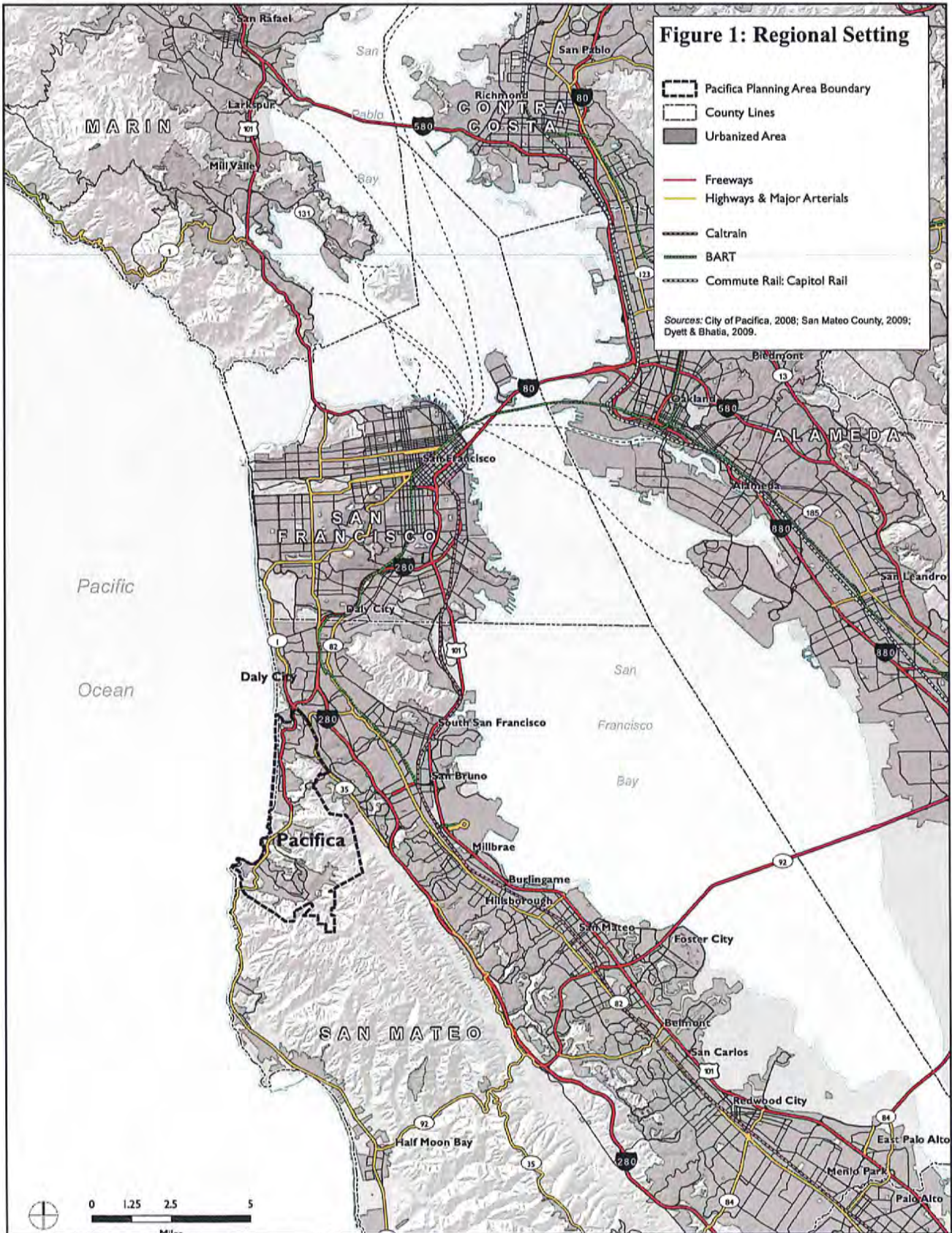
The City of Pacifica is located in San Mateo County along the Pacific coast of the San Francisco Peninsula. It is bordered on the west by the Pacific Ocean, on the north by Daly City, and on the south and east by the ridges of the Coast Range, the cities of South San Francisco and San Bruno, and unincorporated San Mateo County. Pacifica lies approximately 13 miles south of downtown San Francisco, 40 miles northwest of San José and six miles west of San Francisco International Airport. Access to Pacifica is primarily via State Route 1 (Coast Highway) and State Route 35 (Skyline Boulevard.) *Figure 1* shows Pacifica in its regional context.

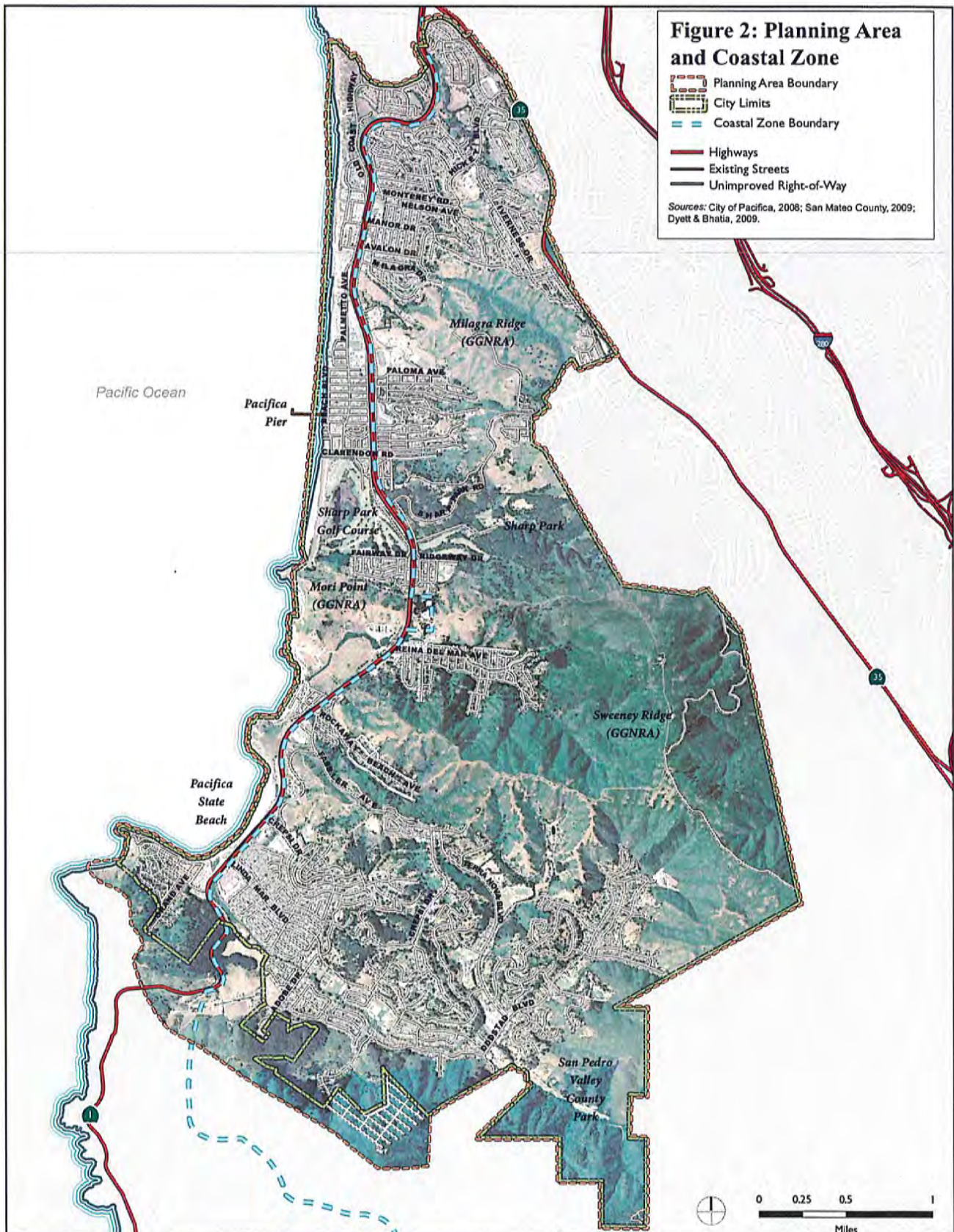
Project Boundaries

The Study Area is the geographic area for which the General Plan establishes policies about future urban growth and natural resource conservation. The boundary of the Study Area was determined in response to State law requiring each city to include in its General Plan all territory within the boundaries of the incorporated area as well as “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning” (California Government Code Section 65300).

The proposed Study Area comprises 8,742 acres, or about 13.7 square miles, including all of the City of Pacifica as well as 325 acres of unincorporated land bearing south of City limits on the slope of Montara Mountain. Nearly half (47 percent) of the proposed Study Area is preserved as open space. Another 16 percent of the Study Area is vacant or undeveloped, and 5 percent is agricultural. Urban uses make up 32 percent of the Study Area, 70 percent of which is residential. The City of Pacifica has an estimated population of 40,431 in 2010.

Land west of State Route 1, as well as the Sheldance Nursery property, is part of the Coastal Zone, subject to Pacifica’s Local Coastal Plan and the policies of the California Coastal Act. Pacifica’s Coastal Zone comprises approximately 1,000 acres of land, or about 13 percent of the proposed Study Area. The proposed Study Area, Coastal Zone boundary, and City limits are shown in *Figure 2*.





DESCRIPTION OF PROJECT

The City of Pacifica has initiated a comprehensive update of its General Plan and Local Coastal Plan. This is an opportunity for community members to explore long-term goals and development for the City, and to ensure that statewide goals of the California Coastal Act are served. The State of California requires every city and county to have a comprehensive General Plan, which acts as a constitution for long-term physical development. The General Plan identifies current and future needs in areas including land use, transportation, open space and conservation, public services, and environmental quality.

General Plan Update

This project will update the City's existing General Plan, which dates to 1980. The General Plan Update will outline a broad range of policies related to development and conservation in the Study Area through 2030. A separate process is underway to update the General Plan's Housing Element. The proposed organization of the General Plan is summarized in Table 1, which notes which Elements are state-mandated, the major issues to be addressed in each, and the relationships with other Elements.

Table 1: Organization of the General Plan

<i>General Plan Element</i>	<i>State-Mandated?</i>	<i>Major Issues Addressed</i>	<i>Closely Related Elements</i>
Land Use	Yes	Distribution of land uses, standards for density and intensity	All
Economic Development	No	Jobs and employment growth, economic strategies	Land Use
Conservation	Yes	Agriculture and soils, biological resources, mineral resources, water quality/hydrology, water management, waste management, air quality, energy and GHGs	Land Use, Open Space and Community Facilities, Safety
Historic Preservation	No	Cultural resources, historic resources	Land Use
Community Design	No	City form, residential neighborhoods, mixed-use districts, scenic highways, view corridors, sustainable site planning, green building	Land Use, Circulation, Conservation
Open Space and Community Facilities	Yes (OS); No (CF) ¹	Parks, open spaces, recreational facilities, schools, community facilities	Land Use, Conservation, Safety
Circulation	Yes	Street classifications, transit service, pedestrian and bicycle needs, complete streets, truck routes	Land Use, Community Design, Noise
Noise	Yes	Noise attenuation and reduction	Land Use, Circulation
Safety	Yes	Seismic and geologic hazards, fire hazards, flooding, potential sea level rise, hazardous sites and materials, public safety services, emergency management	Land Use, Conservation, Open Space and Community Facilities

¹ Open Space Element is mandated, Community Facilities is not.

The update offers the City Council and Planning Commission the opportunity to establish the City's priorities regarding development of infill sites, parks and open space conservation, economic development, and other issues. An ongoing public participation process is providing opportunities for community input and informing the guiding principles on which the plan is based. The updated General Plan will inform capital facilities planning, changes to zoning and other implementing ordinances, and operations and maintenance activities. Table 1 provides more detail on the material covered in each chapter and shows how the chapters of the General Plan correspond with the State requirements for General Plan elements.

Local Coastal Plan Update

The California Coastal Act requires every city and county lying partly or wholly within the Coastal Zone to prepare a Local Coastal Program. The Local Coastal Program consists of a coastal land use plan or plans; zoning ordinances; zoning district maps; and other actions which taken together implement the Coastal Act provisions. This project will update Pacifica's Local Coastal Land Use Plan (Local Coastal Plan, or LCP), covering land use and related issues for the portion of Pacifica within the State's Coastal Zone. The Local Coastal Plan will provide detailed descriptions of coastal neighborhoods and demonstrate consistency with all relevant Coastal Act policies. Coastal resources planning and management policies cover the following issue areas:

- General;
- Public Access;
- Recreation;
- Marine Environment;
- Land Resources;
- Development; and
- Industrial Development.

The General Plan and LCP will be two separate documents. However, they will include overlapping policies and descriptive sections, which will be clearly identified. One EIR will cover the preparation of both documents.

Environmental Impact Report (EIR)

The EIR will analyze the potential environmental consequences of adopting the proposed General Plan and Local Coastal Plan. It will discuss how General Plan and LCP policies will affect the environment, identify significant impacts, and recommend measures to mitigate those impacts. The EIR will also consider the environmental impacts of alternatives developed during the planning process, and identify an environmentally superior alternative. This NOP is a required publication at the outset of the EIR process.

The EIR will provide a programmatic environmental assessment of the General Plan and Local Coastal Plan update and identify potentially significant issues early in the process so that appropriate mitigating policies can be developed and incorporated into the Plans, thus resulting in "self-mitigating" documents. Subsequent environmental review will be conducted for major development projects, public works and infrastructure improvements to evaluate site-specific impacts.

A series of public hearings will allow for additional public input before City decision-makers certify the EIR and adopt the updated General Plan and Local Coastal Plan.

SURROUNDING LAND USES

The Study Area is within the San Francisco-Oakland-San Jose metropolitan area, and at its northern end is just 10 miles from downtown San Francisco. The cities of Daly City, South San Francisco, and San Bruno border the Study Area on the north and east, and include urban development up to the Study Area's borders. At the same time, much of the land to the southeast and south is preserved as units of the Golden Gate National Recreation Area, State and County parks, and the San Francisco watershed, and rural and agricultural land is prevalent to the south. The Pacific Ocean borders the Study Area to the west.

GENERAL PLAN DESIGNATIONS

The specific locations of each General Plan designation are to be determined by the Project. They are likely to include the following: Open Space Residential, Very Low Density Residential, Low Density Residential, Medium Density Residential, High Density Residential, Mixed Use, Retail Commercial, Hotel/Visitor-Serving Commercial, Office Commercial, Service Commercial/Industrial, Public, Utilities, Park, Greenbelt, and Urban Reserve.

ZONING

To be updated following project adoption.

OTHER AGENCIES WHOSE APPROVAL IS REQUIRED

No other agencies are required to approve the City of Pacifica's General Plan update. Development under the Plan, however, may require approval by federal, State, and/or responsible trustee agencies that may rely on this EIR for information relative to their areas of expertise and jurisdiction. The Local Coastal Land Use Plan Update must be approved by the California Coastal Commission.

POTENTIAL ENVIRONMENTAL IMPACTS TO BE CONSIDERED

Potential topics for this EIR include:

- Agriculture and Soil Resources;
- Land Use and Housing;
- Transportation;
- Air Quality;
- Climate Change;
- Noise;
- Aesthetics and Visual Resources;
- Cultural Resources;
- Biological Resources;
- Geologic and Seismic Hazards;
- Hazardous Materials and Wildland Fires;
- Hydrology and Water Resources;
- Parks, Recreation, and Open Space;
- Public Facilities and Services; and
- Utilities.

The General Plan update will aim to accommodate sufficient development capacity to sustain Pacifica's projected population growth and housing and commercial land needs. While Pacifica's growth is expected to be slow, it will still result in land use change. New development following the General Plan may expose people and property to a variety of hazards, and result in additional traffic, emissions of air pollutants and greenhouse gases, and noise. Special status species, wildlife movement corridors, and other biological resources may be impacted by new development, which could also result in additional runoff and impacts to hydrological systems. These are some of the impacts that may be anticipated.

In addition to the potential areas of environmental impact listed above, the EIR will evaluate the cumulative impacts and potential growth-inducing impacts of the proposed General Plan and Local Coastal Plan as well as the alternative plans. The No Project alternative will evaluate the impacts resulting from continued implementation of existing plans, policies, and regulations that currently govern the city. As appropriate, other alternatives that would avoid or lessen environmental impacts related to the proposed General Plan and Local Coastal Plan will be discussed. The EIR will refer to General Plan and Local Coastal Plan policies that relate to potential environmental impacts, and recommend measures to mitigate potential impacts.

Notice of Preparation

Notice of Preparation

To: State Clearinghouse
PO Box 3044
Sacramento, CA 95812-3044

From: City of Pacifica
170 Santa Maria Avenue
Pacifica, CA 94044

Subject: Notice of Preparation of a Draft Environmental Impact Report

City of Pacifica will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (is is not) attached.


Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Elizabeth Claycomb at the address shown above. We will need the name for a contact person in your agency.

Project Title: City of Pacifica General Plan and Local Coastal Plan Update

Project Applicant, if any: _____

Date February 15, 2012

Signature 

Title Management Analyst

Telephone (650) 738-7361

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Pacifica General Plan and Local Coastal Plan Update

Lead Agency: City of Pacifica Contact Person: Elizabeth Claycomb
Mailing Address: 170 Santa Maria Avenue Phone: (650) 738-7361
City: Pacifica Zip: 94044 County: San Mateo

Project Location: County: San Mateo City/Nearest Community: Pacifica
Cross Streets: Palmetto Avenue (n); Skyline Boulevard (e); San Pedro Mtn (s); Pacific Ocean (w) Zip Code: 94044
Longitude/Latitude (degrees, minutes and seconds): 37 ° 36 ' " N / -123 ° 30 ' " W Total Acres: 8,742
Assessor's Parcel No.: multiple Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 1, 35 Waterways: Pacific O.; San Pedro, Calera, Sanchez, San Mateo Cks.
Airports: Railways: Schools: Pacifica, Jefferson SD's

Document Type:

CEQA: [X] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

[X] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [X] Other: LCP Update

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: [] Waste Treatment: Type MGD
[] Recreational: [] Hazardous Waste: Type
[] Water Facilities: Type MGD [] Other:

Project Issues Discussed in Document:

[X] Aesthetic/Visual [X] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[X] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[X] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Multiple

Project Description: (please use a separate page if necessary)

The City of Pacifica has initiated a comprehensive update of its General Plan and Local Coastal Plan, which is an opportunity for community members to explore long-term goals and development for the City. The State of California requires every city and county to have a comprehensive General Plan, which identifies future needs in areas including land use, transportation, open space and conservation, public services, and environmental quality. Jurisdictions with land in the Coastal Zone also must have a Local Coastal Program, including a Local Coastal Land Use Plan, that reflects both the unique characteristics and goals of the City and the statewide goals of the Coastal Act. The purpose of this project is to update the General Plan and Local Coastal Plan to guide development through the year 2030.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input checked="" type="checkbox"/> Boating & Waterways, Department of	<input checked="" type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input checked="" type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #4	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #2
<input checked="" type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input checked="" type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input checked="" type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>See Attached List</u>
<input checked="" type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>See Attached List</u>
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 21, 2012 Ending Date March 20, 2012

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dyett and Bhatia</u>	Applicant: <u>City of Pacifica</u>
Address: <u>755 Sansome St. Suite 400</u>	Address: <u>170 Santa Maria Avenue</u>
City/State/Zip: <u>San Francisco, CA 94111</u>	City/State/Zip: <u>Pacifica, CA 94044</u>
Contact: <u>Leslie Gould or Peter Winch</u>	Phone: <u>(650) 738-7341</u>
Phone: <u>(415) 956-4300</u>	

Signature of Lead Agency Representative:  Date: 2-15-2012

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.