

DATE: October 4, 2024

TO: Responsible and Trustee Agencies
Interested Parties and Organizations

FROM: Brianne Harkousha, Senior Planner
City of Pacifica

SUBJECT: **NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
FOR THE PROPOSED 570 CRESPI DRIVE PROJECT**

REVIEW PERIOD: **October 4, 2024, to November 4, 2024**

The City of Pacifica ("City") is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed 570 Crespi Drive Project (proposed project). The City has directed the preparation of this EIR in compliance with the California Environmental Quality Act (CEQA). An Initial Study, attached hereto, has been prepared pursuant to CEQA Guidelines Section 15125, which identifies the anticipated environmental effects of the proposed project. The Initial Study satisfies the City's obligation under CEQA Guidelines Section 15125 to identify the probable environmental effects of the proposed project. The scope of the EIR has been proposed by the City based upon the analysis within the Initial Study.

Once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible and trustee agencies that an EIR will be prepared (CEQA Guidelines Section 15082). The purpose of the NOP is to provide agencies with sufficient information describing both the proposed project and the potential environmental effects to enable the agencies to make a meaningful response as to the scope and content of the information to be included in the EIR. The City is also soliciting comments on the scope of the EIR from the general public.

PROJECT LOCATION AND SETTING

The 1.68-acre project site is located just south of Crespi Drive in the City of Pacifica, California. The site consists of the entirety of the 0.98-acre lot identified by Assessor's Parcel Number (APN) 022-162-310, located at 570 Crespi Drive ("Parcel 1"), and the southeastern 0.70-acre portion of APN 022-162-420, located at 540 Crespi Drive ("Parcel 2") (see Figure 1). Pursuant to the City's General Plan, Parcel 1 is designated Mixed Use Center. Parcel 2 is designated Public and Semi-Public (approximately northern half) and Park (approximately southern half). Both parcels are zoned Controlled Manufacturing District (M-1).

The majority of the site is undeveloped and covered in dense vegetation. Several trees and shrubs are located throughout the project site. It is noted that the western portion of the site was recently disturbed during landscape improvements, while the southern portion of the site is predominantly characterized by a seasonal drainage and wetland area. The southeast portion of Parcel 2 is currently developed with a driveway and roadway to provide access to the parking lot associated with the Pacifica Community Center and Pacifica Skate Park.

Surrounding land uses include the Pacifica Community Center, Pacifica Skatepark, and State Route (SR) 1 to the west, commercial businesses to the north and southeast, an elementary school to the east, and single-family residences to the south. The Cabrillo Elementary School is located approximately 600 feet

east of the project site and SR 1 is approximately 0.75-mile to the west of the site. In addition, the Ocean View Senior Apartments are located to the north of the site, across Crespi Drive.

PROJECT DESCRIPTION

The proposed project would include the purchase from the City of Pacifica of Parcel 2 and a Lot Merger and/or Lot Line Adjustment (LLA) to combine the 0.70-acre portion of Parcel 2 and the 0.98-acre Parcel 1. The new 1.68-acre parcel would be developed with one two-story mixed-use building (Building A) and two three-story residential buildings (Buildings B and C) (see Figure 2). The proposed project would include a condominium subdivision to create one commercial condominium and 19 residential condominiums. Five on-site trees would be removed during construction of the proposed project. In addition, the project would involve off-site improvements, including removal of two trees and the construction of a new driveway and associated parking spaces within the northern portion of the existing Pacifica Community Center at 540 Crespi Drive.

The proposed project would require approval of a General Plan Amendment, Rezoning, Zoning Text Amendment, Development Agreement, Site Development Permit, Use Permit, Tentative Subdivision Map, Lot Merger and/or LLA, Parking Exception, Sign Permit, and tree removal permit. Additional details regarding the requested approvals, proposed buildings, access and circulation, landscaping, utilities infrastructure, and off-site improvements are discussed below.

General Plan Amendment / Rezoning / Zoning Text Amendment / Development Agreement / Site Development Permit / Use Permit / Parking Exception / Sign Permit / Tree Removal Permit

A General Plan Amendment would be required to redesignate Parcel 2 from the two current General Plan land use designations (Public and Semi-Public, and Park) to Mixed Use Center, consistent with the existing land use designation of Parcel 1.

As part of the proposed project, the project site would be Rezoned from M-1 to the Community Commercial (C-2) zoning district. Per Municipal Code Section 9-4.1101(b)(8), residential dwelling units are conditionally allowable when located above the ground floor in the same building as a commercial use. As a result, approval of a Use Permit would be required in order to develop the three proposed units on the second story of Building A. A Site Development Permit and a Use Permit would be required to allow a clustered housing development pursuant to Municipal Code Section 9-4.2403. A Parking Exception would be required to allow an exception to the off-street parking requirements pursuant to Pacifica Municipal Code Section 9-4.2824(a). In addition, a Sign Permit would be required to include a Master Sign Program for the future commercial tenants of the project to be consistent with Pacifica Municipal Code Section 9-4.2907(b). Finally, because the proposed project would include removal of at least eight on-site trees, a tree removal permit would be required prior to removing any protected or City trees, as defined by the City's current tree protection ordinance.

The proposed Zoning Text Amendment would allow residential uses on the ground level and in buildings that do not contain commercial uses in areas zoned C-2. Approval of the proposed Zoning Text Amendment would allow for the development of Buildings B and C in the C-2 zoning district. The proposed Zoning Text Amendment would allow residential-only buildings to be constructed on sites that also contain a commercial building in areas throughout the City zoned C-2, subject to approval of a Use Permit. Approval of Use Permits is subject to the requirements of CEQA. Consequently, development of new residential uses on the ground level and in buildings that do not contain commercial uses on other parcels zoned C-2 would require site-specific environmental review and would not be allowed by-right by the proposed Zoning Text Amendment.

The proposed project would also include approval of a Development Agreement to require certain public benefits and to provide certain developer benefits, and to allow the construction of a driveway and 17 parking spaces at the adjacent Community Center, among other public benefits.

Tentative Subdivision Map, Lot Merger and/or Lot Line Adjustment

The proposed project would include approval of a Tentative Subdivision Map and a Lot Merger and/or LLA to combine Parcel 1 (APN 022-162-310), located at 570 Crespi Drive, and the southeastern 0.70-

acre portion of Parcel 2 (APN 022-162-420), located at 540 Crespi Drive. The Tentative Subdivision Map would also include the creation of one commercial structure and 19 residential condominiums on the site.

Proposed Buildings

Building A would consist of 3,165 sf of commercial space on the ground floor and three residential units totaling 3,692 sf on the second floor for a total building square footage of 6,857 sf. Building B would consist of seven townhomes totaling 16,196 sf, and Building C would consist of nine townhomes totaling 20,643 sf, for a project-wide total of 19 units. Both Buildings B and C would be three stories and would be constructed on the northernmost half of the site, while the southernmost half of the site would remain largely undisturbed, except for a small emergency stormwater overflow drain inlet and pipe. Three residential units would be Below Market Rate ownership units affordable to buyers with low or moderate incomes. Construction would occur over an approximately two-year period. Grading would involve import of approximately 2,400 cubic yards of soil.

As discussed above, Building A would be developed as a mixed-use building with the ground floor consisting of 3,165-sf of commercial space and three residential units on the second floor. The westernmost unit in Building A would be approximately 1,312 sf with one bedroom, two bathrooms, and two balconies. The center unit in Building A would be approximately 925 sf with one bedroom, one bathroom, and a single balcony. The easternmost unit in Building A would be approximately 1,312 sf with one bedroom, two bathrooms, and two balconies.

Building B would include seven town homes, and Building C would include nine townhomes. All units would include a tandem garage on the first floor with a first-floor entry, with the residential space included on the second and third floors.

The first-floor entryway, second floor, and third floor of each unit would total approximately 1,521 sf, with the exception that the southernmost unit in Building B would be 2,212 sf, and the southernmost unit in Building C would be 2,227 sf. A roof deck would be provided above each unit in Buildings B and C.

Parking, Access, and Circulation

Primary access to the project site would be provided from Crespi Drive. The driveway entrance would be provided along the eastern side of Building A and loop around the southern portion of Building A, before exiting the site to the west. A two-way drive aisle would connect to the proposed loop to allow residents access to Building B and C. The first floor of Building B and Building C would include private tandem garages for each proposed unit. Additionally, a total of 15 uncovered parking spaces would be provided on the project site, five of which would be located on the east side of Building A, seven located directly south of Building A, two south of Building B, and one south of Building C. Of the 47 total parking spaces provided on-site, three would provide electric vehicle charging.

The proposed project would also include improvements to the northern portion of the Pacifica Community Center parcel. The improvements would include construction of a new east to west driveway with 17 uncovered parking spaces and a drop-off area intended for use by the Pacifica Community Center. The new driveway would connect to existing driveways located to the west and to the east of the Community Center.

Landscaping

The proposed project would include landscaping features throughout the development area, the off-site improvement area, and along the Crespi Drive frontage. Proposed plant types include, but are not limited to, crape myrtle, desert willow, sea lavender, dwarf mat rush, and Cleveland sage. All landscaping improvements would be consistent with the City's landscape design requirements, which require a minimum of 10 percent of the area in commercial zoning districts to be landscaped, and would include at least two inches of mulch.

Utilities

Sewer service for the project would be provided by the City. The proposed project would include connection to existing sanitary sewer infrastructure in Crespi Drive. Each building would be served by an eight-inch sanitary sewer line to connect to the proposed residential units. In addition, each building would be constructed with a new sanitary sewer cleanout connected to the eight-inch sewer lines. The eight-inch lines would eventually connect to an existing sanitary sewer line within Crespi Drive to be routed to the City's wastewater treatment plant.

Water service would be provided by the North Coast County Water District (NCCWD) through connection to the existing water main located at Crespi Drive. A four-inch water line would be routed from all three buildings to provide fire service, while a three-inch water line would be routed from the proposed buildings to provide domestic water services.

Electricity services would be provided by Pacific Gas & Electric (PG&E). A new vault would be constructed by PG&E in the northern portion of the project site, near Building A, to provide electricity to the proposed structures. In addition, the project would connect to existing telecommunications infrastructure in the project area.

All runoff from impervious areas within the project site, including all hardscape, parking areas, and driveways would be collected by new four-, six-, eight- and 10-inch storm drainpipes within the proposed driveway and parking area. Runoff flowing through the storm drains would empty into proposed bioswales on the western and eastern boundaries of the site or be directed to a bioretention area in the southeast corner of the project site. Treated stormwater would either be discharged into the vacant land to the south of the development area or into the City's stormwater system through connection of an existing six-inch storm drain west of the site. An 18-inch emergency overflow riser would be installed in the southwestern corner of the project site, and would connect to the existing 12-inch storm drain that extends along the site's southwestern boundary. The proposed driveway and parking area north of the existing Community Center would be a self-treating area.

Off-Site Improvements

The proposed project would include various off-site improvements associated with the access driveway and site circulation. As discussed above, the proposed project would include construction of a new west to east driveway off Crespi Drive along the northern boundary of the Pacifica Community Center. Additional off-site improvements would include construction of 17 parking spaces to the west of the project site, a drop-off area, a new trash containment area, removal of two trees, and landscape improvements.

Discretionary Actions

The proposed project would require City approval of the following:

- General Plan Amendment to redesignate Parcel 2 from Public and Semi-Public and Park land use designations to Mixed Use Center land use designation;
- Rezoning of the site from M-1 to C-2;
- Zoning Text Amendment to allow residential uses in buildings that do not contain commercial uses in C-2 zoning district;
- Development Agreement to require certain public benefits and to provide certain developer benefits;
- Use Permit to allow residential uses within the C-2 zone;
- Site Development Permit and Use Permit to allow a clustered residential housing development;
- Parking Exception to allow an exception to off-street parking requirements;
- Sign Permit to allow a master sign program for commercial tenants;
- Tentative Subdivision Map to create new residential and commercial condominiums;
- Lot Merger and/or LLA to merge APN 022-162-310 and a portion of APN 022-162-420; and
- Tree Removal Permit to authorize tree removal.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

Based on the analysis conducted in the Initial Study prepared for the proposed project (see Attachment), the EIR will address impacts pertaining to the topics identified below:

- Biological Resources;
- Greenhouse Gas Emissions; and
- Transportation.

Both of the foregoing chapters of the EIR will include identification of the thresholds of significance, identification of project-level and cumulative impacts, and the development of mitigation measures and monitoring strategies, as required. The EIR will also include chapters that discuss Statutorily Required Sections and Alternatives to the proposed project. The EIR will incorporate by reference the City of Pacifica General Plan and General Plan EIR.

The following paragraphs summarize the anticipated analyses that will be included in the EIR.

Biological Resources: The Biological Resources chapter will include potential effects to plant communities, wildlife, wetlands, and heritage trees, including adverse effects on rare, endangered, candidate, sensitive, and special-status species from the activities of the proposed project. The analysis in the chapter will be based on an Updated Biological Resources Analysis prepared by the project applicant specifically for the proposed project, which will be subject to a peer review by a City-hired biologist. Mitigation measures for all identified impacts will be developed consistent with applicable laws and regulations.

Greenhouse Gas Emissions: The Greenhouse Gas Emissions chapter will include analysis for the proposed project performed using the California Emissions Estimator Model (CalEEMod) software program according to the Bay Area Air Quality Management District's (BAAQMD's) CEQA Guidelines. The chapter will include a discussion of emissions in comparison to the BAAQMD's current GHG thresholds. Mitigation measures will be identified, as appropriate, using BAAQMD to identify feasible mitigations for GHG emissions.

Transportation: The Transportation chapter will be based on project-specific trip generation and vehicle miles traveled (VMT) analyses. Impact determination for CEQA purposes will be based on VMT, consistent with CEQA Guidelines Section 15064.3, which became effective statewide on July 1, 2020. The VMT analysis will be prepared consistent with the City's current guidance. The proposed project's impacts to alternative modes such as pedestrian, bicycle, and transit facilities will be assessed based on the applicable significance criteria. The EIR chapter will also include an analysis of the proposed project's potential impacts related to conflicting with applicable programs, policies, and ordinances addressing the circulation system, vehicle safety hazards, and emergency access. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

Statutorily Required Sections: Pursuant to CEQA Guidelines, the Statutorily Required Sections chapter of the EIR will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the project. The chapter will summarize significant and unavoidable, significant irreversible, and growth-inducing impacts, to the extent that such impacts are identified in the EIR analysis. The chapter will also summarize the cumulative impact analyses, which will be provided in each technical chapter of the EIR.

Alternatives Analysis: In accordance with Section 15126.6(a) of the CEQA Guidelines, the Alternatives Analysis chapter will evaluate, at a minimum, three alternatives, including the No Project Alternative. The Alternatives chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project, which is permissible under CEQA; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. The Alternatives Analysis chapter will include a qualitative-level analysis of all impacts for the alternatives, and will also include a section of alternatives considered but dismissed.

SUBMITTING COMMENTS

To ensure that the full range of issues related to the proposed project are addressed and all significant issues are identified, written comments are invited from all interested parties on the scope and content of the EIR. Written comments should be directed to the name and address below:

Email (preferred):

planningdivision@pacifica.gov

Regular Mail:

City of Pacifica
Attn: Brianne Harkousha, Community
Development Department
170 Santa Maria Ave
Pacifica, CA 94044-2506

Written comments are due to the City of Pacifica at the location addressed above by 5:00 p.m. on November 4, 2024.

SCOPING MEETING

In addition to the opportunity to submit written comments, a public NOP scoping meeting will be held to inform interested parties about the proposed project, and to provide agencies and the public an opportunity to provide comments on the scope and content of the EIR. The scoping meeting will be conducted as a teleconference meeting (no physical location).

EIR Scoping Meeting on the 570 Crespi Drive Project

Tuesday | October 22, 2024 | 6:00 p.m.

Via Zoom teleconference (online only – no physical location):

<https://us02web.zoom.us/j/84813763301?pwd=aabU0h1xXb4hSvDvfd1bEozouDUEFd.1>

Phone: (669) 900-6833 | Webinar ID: 848 1376 3301 | Passcode: 821883

For project information, please contact the Planning Division at
planningdivision@pacifica.gov

Figure 1
Project Site Boundaries

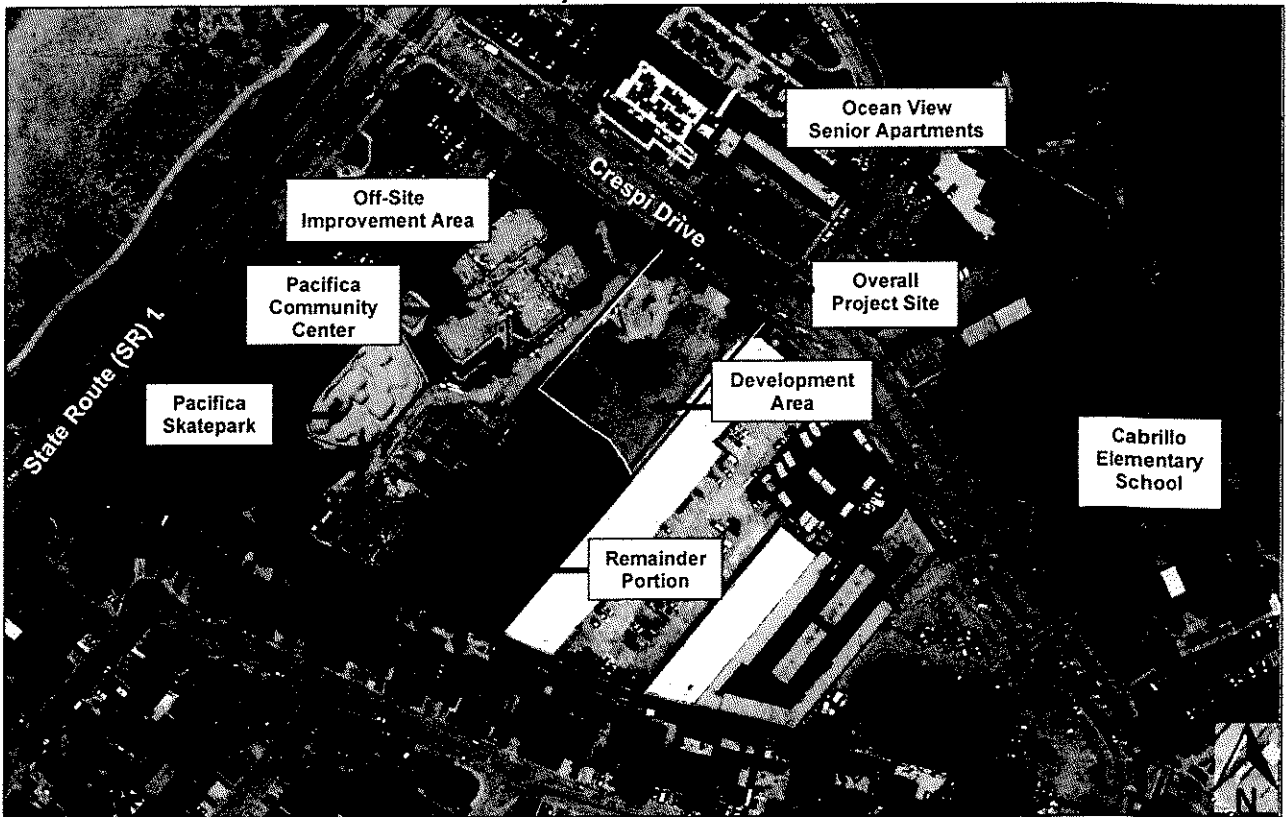
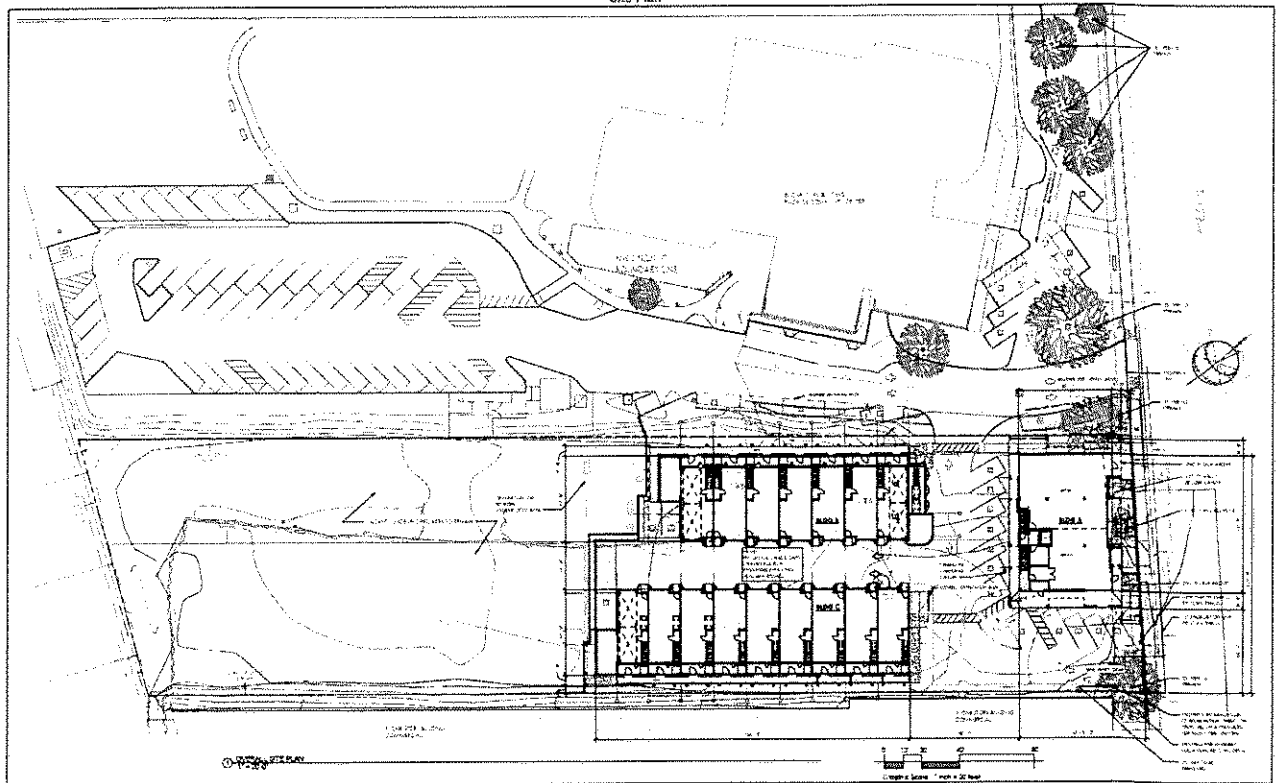


Figure 2
Site Plan



The 570 Crespi Drive Project Initial Study can be viewed at the link below:

<https://cityofpacific.egnyte.com/fl/oeSbNj4nw0>