
I. INTRODUCTION

INTRODUCTION TO THE DRAFT EIR

The subject of this Environmental Impact Report (EIR) is the proposed Prospects Residential Project (proposed project), 34 Residential Units at 801 Fassler Avenue. A detailed description of the proposed project is contained in Section III., Project Description, of this EIR.

Because the proposed project will require approval of certain discretionary actions by the City of Pacifica (the City), the proposed project is subject to the California Environmental Quality Act (CEQA), for which the City is the designated Lead Agency. The City's Planning and Economic Development Department administers the process by which environmental documents for projects are prepared and reviewed. On the basis of these procedures, it was determined that the proposed project may have a significant effect on the environment and that an EIR should be prepared.

The City has commissioned this DEIR on the proposed project for the following purposes:

- To satisfy CEQA requirements.
- To inform the general public; the local community; and responsible, trustee, and state and federal agencies of the nature of the proposed project, its potentially significant environmental effects, feasible mitigation measures to mitigate those effects, and its reasonable and feasible alternatives.
- To enable the City to consider the environmental consequences of approving the proposed project.
- For consideration by responsible agencies in issuing permits and approvals for the proposed project.

As described in §15121 (a) and 15362 of the *CEQA Guidelines*, an EIR is an informational document that will inform public agency decision makers and the public of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to a project. The purpose of this DEIR, therefore, is to focus the discussion on those potential effects on the environment of the proposed project that the Lead Agency has determined are or may be significant. In addition, feasible mitigation measures are required, when applicable, that could reduce significant impacts to insignificant levels.

The Lead Agency is required to consider the information in the EIR, along with any other relevant information, in making its decision on the proposed project. Although the EIR does not determine the ultimate decision that will be made regarding implementation of the project, CEQA requires the City to consider the information in the EIR and make findings regarding each significant effect in the EIR.

This DEIR was prepared in accordance with §15151 of the *CEQA Guidelines*, which defines the standards for EIR adequacy:

An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR would summarize the main points of disagreement among the experts. The courts have looked not for perfection; but for adequacy, completeness, and a good faith effort at full disclosure.

ENVIRONMENTAL REVIEW PROCESS

Pursuant to *CEQA Guidelines* §15063, the City prepared a revised Initial Study, which concluded that the proposed project could result in potentially significant environmental impacts, and an EIR would be required. The City circulated a Notice of Preparation (NOP) of an EIR for the proposed project to the State Clearinghouse and interested agencies and persons on June 29, 2006 for a 30-day review period and conducted a scoping meeting on July 12, 2006. The NOP process solicited comments from identified responsible and trustee agencies, as well as interested parties regarding the scope of the EIR. The revised Initial Study, NOP, comment letters submitted to the City in response to the NOP, and comments from the public scoping meeting are included in Appendix I of this EIR. The NOP was recirculated on August 18, 2006 for 30-days to ensure that all interested parties and agencies received the document. The Draft EIR will be circulated for review and comment by the public and other interested parties, agencies, and organizations for 50 days. Public hearings on the proposed project will be held during and after the review period and the preparation of the Final EIR. Notice of the time and location will be published prior to the public hearing dates. All comments or questions about the Draft EIR should be addressed to:

City of Pacifica
Planning Department
1800 Francisco Boulevard
Pacifica, CA 94044
Contact: Kathryn Farbstein, Assistant Planner
(650) 738-7443

Following public review, a Final EIR will be prepared in response to all comments received during the public review period. The Final EIR will be available for public review prior to its certification by the City.

ORGANIZATION OF THE DRAFT EIR

This Draft EIR is organized into eight sections as follows:

Section I (Introduction): This section provides an introduction to the Draft EIR, briefly describes the environmental review process, and describes the organization of the Draft EIR.

Section II (Executive Summary): This section provides a summary of the project description; lists the environmental issues that are addressed in the Draft EIR; summarizes the alternatives to the proposed project; lists the areas of known controversy based on issues raised in comments received during the NOP process; lists the issues to be resolved; and summarizes the significant environmental impacts and mitigation measures.

Section III (Project Description): The project description includes an overview of the study area's environmental setting including a description of existing and surrounding land uses and a list of other projects proposed in the project area, and a complete description of the proposed project including project location, project characteristics, project objectives, and required discretionary actions.

Section IV (Environmental Impact Analysis): This section is the primary focus of this Draft EIR. Each environmental issue contains a discussion of existing conditions for the project area, an assessment and discussion of the significance of impacts associated with the proposed project, proposed mitigation measures, cumulative impacts, and level of impact significance after mitigation.

Section V (General Impact Categories): This section provides a description of the environmental impacts that were found to be less than significant and therefore, were not analyzed in detail in the Draft EIR, a summary of significant and unavoidable impacts, a discussion of the potential growth inducement associated with the proposed project, and a discussion of the significant irreversible changes to the environment.

Section VI (Alternatives to the Proposed Project): This section includes an analysis of a range of reasonable alternatives to the proposed project. The range of alternatives selected is based on their ability to feasibly attain most of the basic objectives of the project and ability to avoid or substantially lessen any of the significant effects of the project.

Section VII (Preparers of the EIR and Persons Consulted): This section presents a list of City and other agencies and consultant team members that contributed to the preparation of the Draft EIR.

Section VIII (References): All of the sources of information used in the preparation of the Draft EIR are listed in this section.

Section IX (Acronyms): All the acronyms used throughout the Draft EIR are listed in this section.

Appendices: Appendices for the Draft EIR are included at the end of the document.

This page left blank intentionally.