



Secura Pacifica

**INITIAL STUDY/
NEGATIVE DECLARATION**

Prepared For:

*UPDATE OF THE CITY OF PACIFICA GENERAL PLAN
HOUSING ELEMENT*

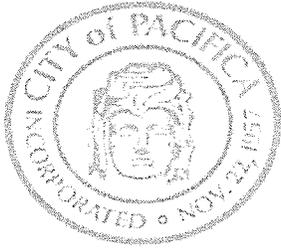
PACIFICA, CA

Date Prepared:

August 15, 2012

Prepared By:

CITY OF PACIFICA
PLANNING DEPARTMENT
1800 FRANCISCO BOULEVARD
PACIFICA, CA 94044
(650) 738-7341



Scenic Pacifica

City of Pacifica Planning Department INITIAL STUDY AND CHECKLIST

Date: August 15, 2012

California Environmental Quality Act (CEQA) Requirements

This report has been prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the CEQA *Guidelines*.

Project Title: Housing Element Update

Project Location: City-wide

Lead Agency: City of Pacifica
Planning and Economic Development Department
1800 Francisco Boulevard
Pacifica, CA 94044
Contact: Lee Diaz, Associate Planner
(650) 738-7341

Project Applicant: City of Pacifica

Project Description: The project is an update of the City of Pacifica General Plan Housing Element as required by the California Government Code. Last revised in 1992, this current update covers the 2007 to 2014 planning period as required by State Law. The Housing Element Update contains an analysis of the community's housing needs, resources, constraints, and opportunities. It also contains goals, policies, and programs for housing and action programs which details the actions to be taken by the City to respond to the community's evolving housing needs. The Housing Element Update is a comprehensive statement by the City of Pacifica of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs. The Housing Element Update also identifies opportunity sites for new housing in areas where residential development is permitted by current General Plan and zoning designations. These opportunity sites do **not** represent proposals for new housing development; they are simply sites where new housing developing may occur in the future. The Housing Element Update is a policy level document providing direction for the implementation of various programs to accommodate the housing needs, and to encourage the production of housing units for all income levels.

The Housing Element Update is consistent with the General Plan. No development is permitted under the Housing Element Update where it is not currently permitted in the General Plan, and all new development analyzed in the Housing Element Update is in areas already designated for residential or mixed use. The Housing Element Update has been prepared to meet the requirements of State law and local housing objectives, and is consistent with the other elements of the current City of Pacifica General Plan.

The State, Association of Bay Area Governments (ABAG) and local governments determine each localities' share of regional housing needs. These allocations set housing production goals for the planning period that runs from January 1, 2007 through June 30, 2014 using a "fair share" approach, based on household growth, existing employment, employment growth, and household and employment growth near existing transit.

However, San Mateo County, in partnership with all twenty cities in the county, formed a subregion, for the purposes of conducting the Regional Housing Needs Allocations (RHNA) that parallels the ABAG process. The San Mateo subregion designated the City /County Association of Governments (C/CAG) as the entity responsible for coordinating and implementing the subregional RHNA process. San Mateo County created its own methodology, issued draft allocations, and handled the revision and appeal processes. They also issued final allocations to members of the subregion. Although the subregion worked independently of the regional RHNA process, the final allocation methodology was ultimately similar to ABAG's methodology.

The City's distribution of need by income category is shown below. The countywide RHNA process determined a need for 275 housing units in Pacifica between January 1, 2007 and June 30, 2014. Additionally, the City assumed that 50 percent of its very low-income regional housing needs are extremely low-income households (households earning less than 30% of median income). The City has a projected need of 32 units for extremely low-income households. Approximately 39 percent of all housing is required to be affordable to low-income, very low-income, and extremely low-income households.

	<u>Need 2007-2014</u>	<u>Units Built/Approved 2007-2014</u>	<u>Second Units</u>	<u>Total Need 2007-2014</u>
Extremely low income	32		3	29
Very low income	31			31
Lower income	45	1		44
Moderate income	53	42		11
Above moderate income	<u>114</u>	<u>152</u>		<u>0</u>
	275	195	3	115

The seven-year projected total of 275 units has been adjusted to 115 units. The RHNA figures did not include 198 residential units that have already been approved and/or constructed in Pacifica.

Unaccommodated Needs for Past Planning Period (1999-2006)

The City of Pacifica had a RHNA of 666 housing units for the 1999-2006 period. By the time of the next housing element update, the City moved forward with the new cycle and did not adopt the housing element for the 1999-2006 period. The table below shows that 120 were needed for Very Low Income households, 60 for Lower Income households, 181 for Moderate Income households, and 305 for Above Moderate Income households. Pacifica met two thirds of its housing need during the last seven-year period. All of

the need for Above Moderate Income was met; two-thirds of the Moderate Income need was met; half of the Lower Income need was met; and 8% of the Very Low Income housing need was met.

	<u>Need 1999-2006</u>	<u>Units Built/Approved 1999-2006</u>	<u>Second Units</u>	<u>Total Need 1999-2006</u>
Very low income	120 (17/yr)	10	0	110
Lower income	60 (9/yr)	1	31	28
Moderate income	181 (26/yr)	123	0	58
Above moderate income	<u>305 (44/yr)</u>	<u>313</u>	<u>0</u>	<u>0</u>
	666	447	31	196

The seven-year projected total of 666 units has been adjusted to 196 units. The ABAG figures did not include 478 residential units that have already been approved and/or constructed in Pacifica during the previous planning period.

The Housing Element Update does not propose any changes to the current General Plan land/Local Coastal Land Use Plan use designations or zoning ordinances.

Other public agency approval(s) required:

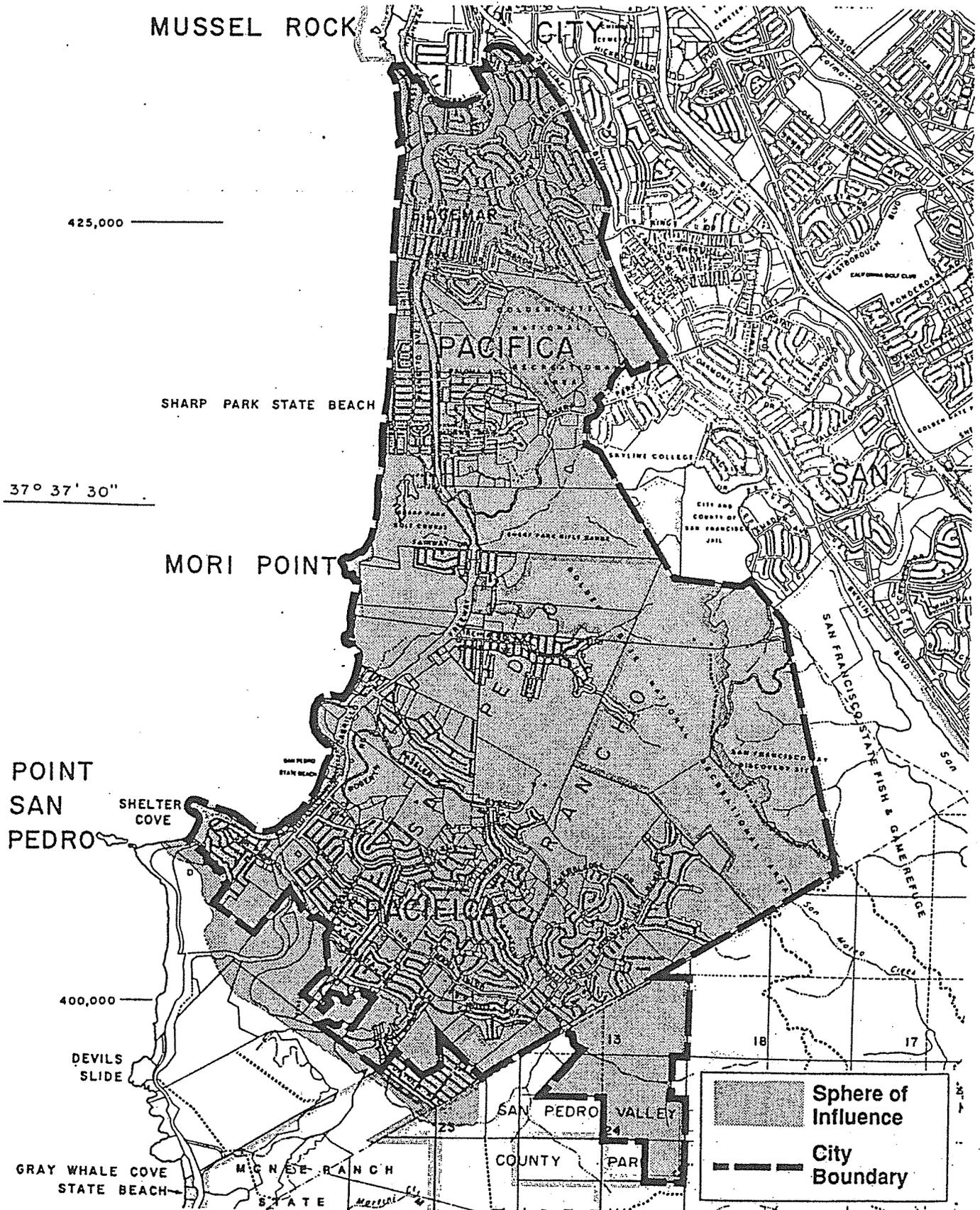
- State of California Housing and Community Development Department (HCD)

Surrounding Land Uses and Setting:

Pacifica is located along the Pacific coast of the San Francisco Peninsula, in San Mateo County. 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 Jose and 6 miles west of San Francisco International Airport.

City of Pacifica

Municipal Government



Environmental Factors Potentially Affected:

None of the environmental factors are checked in the table below because the project will not result in any potentially significant impacts as indicated by the checklist on the following pages.

1. Aesthetics	7. Greenhouse Gas Emissions	13. Population / Housing
2. Agriculture & Forestry Resources	8. Hazards & Hazardous Materials	14. Public Services
3. Air Quality	9. Hydrology / Water Quality	15. Recreation
4. Biological Resources	10. Land Use / Planning	16. Transportation / Traffic
5. Cultural Resources	11. Mineral Resources	17. Utilities / Service Systems
6. Geology / Soils	12. Noise	18. Mandatory Findings of Significance

Determination

✓

I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION should be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment because all potentially significant effects a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION including revisions or mitigation measures that are imposed upon the proposed project nothing further is required.

Signature: Lee Diaz
 Lee Diaz
 Associate Planner
 City of Pacifica

Date: 08/13/12

Environmental Analysis

1. Aesthetics. Would the project:

- a. Have a substantial adverse effect on a scenic vista?
- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- c. Substantially degrade the existing visual character or quality of the site and its surroundings?
- d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	
		✓	

Discussion:

A significant impact to visual resources may occur in situations where a development project introduces physical features that are not characteristic of current development, obstructs an identified public scenic vista, or has a substantial change to the natural landscape. Although the General Plan does not define the term "scenic vista," the Open Space and Recreation Element identifies views of hillsides and the ocean as important visual resources. The General Plan provides that views of open space are as important as access to open space, and viewsheds should be identified and protected. All new development under the Housing Element Update would be required to be consistent with the City's General Plan, Local Coastal Land Use Plan, current zoning standards and with the City's adopted Design Guidelines.

Impacts regarding Aesthetics were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. The Housing Element Update will have a less than significant adverse impact on scenic vistas or scenic resources; the Housing Element Update will also have a less than significant impact on daytime or nighttime views. Any new project developed under the Housing Element Update would be subject to the City's zoning and design requirements intended to protect the visual character and quality of areas and to limit light sources on any property to avoid any new sources of substantial light or glare. The City's current development standards are consistent with the Housing Element Update with respect to building height, setbacks, and overall design in the City. These regulations standards provide property owners certain basic development and design criteria to reinforce the desired building forms and character of the community. Policies in the General Plan also protect hillsides, open space, and environmentally sensitive land areas. No rezoning is proposed in the Housing Element Update that would permit new or increased construction in areas near scenic vistas or State scenic highways. Based on the above discussion, the Housing Element Update would have less than significant impacts on aesthetics and visual resources. Any housing development analyzed in the Housing Element Update would not be of a higher density than is allowed by the current General Plan/Local Coastal Land Use Plan and Zoning Ordinance.

2. **Agricultural and Forestry Resources.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:
- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
 - b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
 - c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
 - d. Result in the loss of forest land or conversion of forest land to non-forest use?
 - e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
			✓

Discussion:

Impacts regarding Agricultural and Forestry Resources were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. There is no land within the City of Pacifica that is shown as Prime Farmland, Unique Farmland or Farmland of Statewide Importance prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency.¹ There would be no new impacts on these resources from the updated Housing Element. The Housing Element Update does not change any boundaries or the potential for agricultural activities.

¹ California Division of Land Resource Protection, *Farmland Mapping and Monitoring Program. San Mateo County Important Farmland 2008.* <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/smt08.pdf>, Accessed July 3, 2012.

There are no proposals in the Housing Element Update to convert Prime Farmland, or any Farmland of unique or State-wide importance. In addition, there is no rezoning or development proposed on forest land or land or timber property zoned for Timberland Production. There are also no proposals that would conflict with existing agricultural zoning or a Williamson Act Contract, or result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide important to non-agricultural use, or conversion or loss of forest land. Based on the above, the Housing Element Update would result in no impacts to agricultural or forest resources.

3. **Air Quality.** The significance criteria established by the Bay Area Air Quality Management District (BAAQMD) may be relied upon to make the following determinations. Would the project:

- a. Conflict with or obstruct implementation of the applicable air quality plan?
- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- d. Expose sensitive receptors to substantial pollutant concentrations?
- e. Create objectionable odors affecting a substantial number of people?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
		✓	
		✓	
			✓
			✓

Discussion

The Housing Element Update would not conflict with or obstruct implementation of the *Bay Area Clean Air Plan* (BAAQMD, 2000). The City of Pacifica is located along the western edge of the San Francisco Bay Area air basin, and is affected by persistent and frequently strong winds from the Pacific Ocean. The City is also within the Bay Area Quality Management District (BAAQMD). The Housing Element Update will not conflict with or obstruct any air quality plan.

Impacts regarding Air Quality were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. Within San Mateo County the area's air quality standards for ozone and suspended particulate matter (PM10) are generally met, and the updated Housing Element will not violate any air quality standards, nor will it substantially contribute to air quality violations. The Housing Element Update will not generate more vehicle trips than permitted under the City's current zoning or general plan. The number of housing units that could be developed under the Housing Element Update would not result in significant cumulative net increases of criteria pollutants, nor will it impact air quality, as growth and land use intensity are consistent with the City's current General Plan and current zoning designations. Development under the Housing Element Update is also consistent with the City's Regional Housing Needs Allocations (RHNA) numbers for Pacifica. Since the

Housing Element Update is consistent with the RHNA numbers for Pacifica and the General Plan and zoning designations, development under the Housing Element Update will not conflict with or obstruct implementation of the applicable air quality plans. The Housing Element Update would not create exposure to sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people. Based on the above, the Housing Element Update would result in no impact or less than significant impacts to air quality.

4. Biological Resources. Would the project:

- a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?
- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
			✓
			✓

Discussion

Impacts regarding Biological Resources were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. The Housing Element Update would not modify any sensitive plant and/or animal species habitat or wetlands or interfere with any migratory wildlife or include any provisions that would change or eliminate existing biological resource protection regulations. The Housing Element Update would not modify the location or amount of residentially-designated land allowed in the City's current General Plan and Zoning Ordinance. Because all new housing opportunity sites are infill sites in urbanized areas already designated for residential and mixed use development in the General Plan, there would be no significant impact to wildlife, and no impact to any identified species. All new development under the Housing Element Update would be consistent with the General Plan and current zoning designations, and would be consistent with local policies and regulations, such as the heritage tree ordinance, designed to protect biological resources. Based on the above, the Housing Element Update would result in no impacts to biological resources.

5. **Cultural Resources.** Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d. Disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
		✓	

Discussion:

The Housing Element Update will not result in substantial adverse changes in the significance of historical resources or archaeological resources. Nor will the Housing Element Update directly or indirectly destroy a unique paleontological resource or site or other unique geologic feature. Impacts regarding Cultural Resources were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. The General Plan contains policies for the protection of cultural resources, and all new development must be consistent with these policies. The Housing Element Update does not include any provisions that would change or eliminate existing regulations relating to the preservation and protection of cultural resources, including human remains. The City's General Plan and CEQA assure that, once any new development occurs, a thorough archaeological survey will take place and any identified impacts will be mitigated. Based on the above, the Housing Element Update would result in no impact or less than significant impact to cultural resources.

6. Geology & Soils. Would the project:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
 - ii. Strong seismic ground shaking?
 - iii. Seismic-related ground failure, including liquefaction?
 - iv. Landslides?
- b. Result in substantial soil erosion or the loss of topsoil?
- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?
- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available² for the disposal of waste water?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	
		✓	
			✓
			✓
			✓
			✓

Discussion:

Pacifica is located in a relatively geologically young and seismically-active region. The San Andreas, Hayward and Calaveras Faults pose the greatest threat of significant damage in the San Francisco Bay Area according to the United States Geological Survey (USGS). The San Andreas Fault is the most likely to produce the greatest intensity during a seismic event. This fault is often a highly visible topographic feature, between Pacifica and San Mateo, where Crystal Springs Reservoir and San Andreas Lake clearly mark the rupture zone. Other faults that have the potential to produce a significant seismic event are the San Gregorio-Seal Cove and the Hayward fault.

The City’s General Plan, Zoning designations, and California Building Code do not prohibit new development on areas of geologic hazard; however many precautionary recommendations and restrictions are established in the General Plan policies and City building requirements to minimize potential impacts from developing on geologically hazardous land. All new development is required to be consistent with the General Plan and current zoning and development regulations, and the Housing Element Update does not identify any new areas for locating housing. Impacts regarding Geology and Soils were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts.

The Housing Element Update will not: result in substantial soil erosion or the loss of topsoil; be located on a geologic unit or soil that is unstable, or that would become unstable as a result of future development, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; be located on expansive soil, as defined in the California Building Code (CBC), creating substantial risks to life or property; or have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. The Housing Element Update will not permit development in areas where development is currently prohibited in the General Plan/Local Coastal Land Use Plan, Rockaway Specific Plan, and Zoning Ordinance. New development analyzed in the Housing Element Update would be in areas already designated for residential and mixed use development. Any new construction would be required to meet California Building Code requirements and all development regulations of the City. Based on the above, the Housing Element Update would result in no impact or less than significant impacts on geology and soils.

7. **Greenhouse Gas Emissions.** Would the project:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
			✓

Discussion:

In June 2010, the Bay Area Air Quality Management District (BAAQMD) adopted CEQA Guidelines to assist local jurisdictions and lead agencies in complying with the requirements of CEQA regarding potentially adverse impacts to air quality. These CEQA Guidelines included thresholds of significance.

The Guidelines were further updated in May 2011. Due to a court order, BAAQMD is no longer recommending that the Thresholds be used as a generally applicable measure of a project’s significant air quality impacts. Lead agencies will need to determine appropriate air quality thresholds of significance based on substantial evidence in the record. Lead agencies, however, may rely on BAAQMD’s CEQA Guidelines.

Minimal population growth is projected in the General Plan, and therefore the Housing Element Update will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment over current projections. Currently, the City of Pacifica does not have a plan, policy or regulation adopted for the purpose of reducing the emissions. However, the City is exploring options to reduce greenhouse gas emissions through a Climate Action Task Force. Based on the above, the Housing Element Update would result in no impact or less than significant impacts on greenhouse gas emissions.

8. Hazards & Hazardous Materials. Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
			✓
			✓
			✓

8. Hazards & Hazardous Materials. Would the project:

- h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓

Discussion:

Impacts regarding Hazards and Hazardous Materials were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. The Housing Element Update will not result in potential impacts from hazards and hazardous material that may endanger residents or the environment. No hazards or hazardous materials are associated with the policies or programs contained in the Housing Element Update. Implementation of the updated Housing Element will not generate significant a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. The Housing Element Update will not create a significant hazard to the public or environment through accidental release of hazardous materials. Nor will the updated Housing Element emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

The provisions of Government Code 65962.5 require the Department of Toxic Substances Control, the State Water Resources Control Board, the California Department of Health Services, and the California Integrated Waste Management Board to submit information pertaining to sites associated with solid waste disposal, hazardous waste disposal, and/or hazardous materials releases to the Secretary of Cal/EPA. Based on a review of regulatory databases,^{3 and 4} including listed hazardous materials release sites compiled pursuant to Government Code 65962.5, new development analyzed in the Housing Element Update is not listed as hazardous materials sites.

Development analyzed in the Housing Element Update would be consistent with the General Plan and current zoning designations including the City's emergency response plan and any impacts related to air safety or risk from fire. The site is not within two miles of a public airport or public use airport and will not interfere with any emergency response or evacuation plans. The nearest airport is San Francisco International Airport, which is approximately 6 miles east of Pacifica. Development analyzed in the Housing Element Update is located in an urban area where there is no significant risk of wildland fires. Therefore, no impact due to hazards and hazardous materials is anticipated for this project.

Based on the above, the Housing Element Update would result in no impact on hazards or hazardous materials.

³ State Water Resources Control Board, 2011. GeoTracker Environmental Database. <http://geotracker.waterboards.ca.gov/map>. Accessed on July 5, 2012

⁴ Department of Toxic Substances Control, 2011, EnviroStor Database, <http://www.envirostor.dtsc.ca.gov/public/>. Accessed on July 5, 2012.

9. Hydrology & Water Quality. Would the project:

- a. Violate any water quality standards or waste discharge requirements?
- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial erosion or siltation on- or offsite?
- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?
- e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- f. Otherwise substantially degrade water quality?
- g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j. Inundation by seiche, tsunami or mudflow?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
		✓	
		✓	
		✓	
			✓
			✓
			✓

Discussion:

Impacts regarding Hydrology and Water Quality were previously analyzed in the General Plan. The Housing Element Update would result in no new impacts or less than significant impacts regarding hydrology and water quality. The Housing Element Update is consistent with the General Plan and current

zoning regulations. Any new development would be required to be consistent with City regulations and development standards related to flood control and drainage, including Chapter 12 (Storm Water Management and Discharge Control) of the Pacifica Municipal Code.

The Housing Element Update will not violate any water quality standards or waste discharge requirements. The update will not substantially deplete groundwater supplies or interfere groundwater recharge. Nor will the update substantially alter the existing drainage pattern of the area which would result in substantial erosion or siltation or flooding.

The updated Housing Element will not have a significant impact in creating or contributing to stormwater drainage systems because minimal population growth is anticipated in the General Plan. Impacts regarding runoff water were analyzed in the General Plan, and the Housing Element does not introduce any new impacts.

The project will have a less than significant impact on water quality. The Housing Element Update will not generate a significant impact on hydrology and water quality over current projections for population and housing units. The Housing Element Update would not allow development where it is not currently permitted, and all development analyzed in the Housing Element Update is in areas and at densities already designated for residential and mixed use development.

New housing proposed in locations within the 100-year flood hazard area would be regulated under current City policies and regulations in the General Plan and zoning ordinance protecting future development from flooding impacts. Impacts from locating housing in the 100 year flood hazard area were previously analyzed in the General Plan; the Housing Element Update does not introduce any new impacts which were not previously analyzed.

Approval of the Housing Element Update will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, or inundations by seiche, tsunami or mudflow. The policies and regulations regarding hydrology and water quality would continue to be implemented for future residential projects. Based on the above, the Housing Element Update will have no impacts or less than significant impacts on hydrology and water quality.

10. Land Use and Planning. Would the project:

- a. Physically divide an established community?
- b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓

Discussion:

Impacts regarding Land Use and Planning were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. All development analyzed in the Housing Element Update is in areas already designated for residential or mixed use development. Implementation of the Housing Element Update would not: (a) physically divide an established community; (b) conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or (c) conflict with any applicable habitat conservation plan or natural community conservation plan. The Housing Element Update is consistent with current regulations, City policy documents, including the General Plan/Local Coastal Program Land Use Plan. It is also consistent with the City's RHNA numbers. No changes are made in the Housing Element Update related to the density or development potential on housing sites. Based on the above, the Housing Element Update would not impact land use and Planning.

11. Mineral Resources. Would the project:

- a. Result in the loss or availability of a known mineral resource that would be of value to the region and the residents or the state?
- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓

Discussion:

Impacts regarding Mineral Resources were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. There are no known mineral resources of significant value, at or near the housing development sites identified in the Housing Element Update. The Pacifica Quarry and Mori Point were designated in 1987 as an area of regional mineral significance.⁵ This is the only area of the City with such a designation, and it is not located on or near the housing development sites identified in the Housing Element Update. As a result, there would be no impact to mineral resources associated with the adoption of the Housing Element Update.

12. Noise. Would the project result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
			✓

⁵ City of Pacifica General Plan, Conservation Element, March 1978.

12. Noise. Would the project result in:

- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f. For a project within the vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
		✓	
			✓
			✓

Discussion:

The Housing Element Update will have a less than significant impact in the exposure of persons to or generation of noise levels in excess standards established in the General Plan or Noise Ordinance, or other applicable standards of other agencies. Impacts regarding Noise were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. The updated Housing element will not result in the exposure of persons to or generation of excessive groundborne vibration or ground borne noise levels in excess of standards established in the General Plan and the Noise Ordinance, nor will it result in a substantial permanent increase in ambient noise.

Any impacts related to noise would be temporary, lasting only through the project construction period; typically 9-12 months. The Housing Element Update does not include any provisions that would change or eliminate exiting noise regulations. When construction occurs, noise regulations are in place to reduce to a less than significant level any substantial temporary or periodic increase in ambient noise levels in the City. Construction noise will occur during project construction, as with all new construction projects, resulting in increased exterior noise levels within the project vicinity. To address construction generated noise, construction activities would be limited to 7:00 a.m. to 7:00 p.m. on Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays and Sundays pursuant to Section 8-1.06 (111.2) of the Pacifica Municipal Code. In addition, the Pacifica Municipal Code prohibits the use of heavy machinery or grading during the weekends. There are no sites identified in the Housing Element Update within two miles of a public airport and or in the vicinity of a private airstrip. Based on the above, the Housing Element Update would result in no impact or less than significant impact to the noise environment or on future residents of the housing that may be constructed.

13. Population and Housing. Would the project:

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
			✓
			✓

Discussion:

The Housing Element uses Association of Bay Area Governments’ (ABAG) Regional Housing Needs Allocations (RHNA) for the 1999-2006 planning period. However, San Mateo County, in partnership with all twenty cities in the county, formed a subregion, for the purposes of conducting the 2007-2014 RHNA that paralleled the ABAG process. Minimal population is projected in the General Plan, and therefore the Housing Element Update will have a less than significant impact on population growth.

Impacts regarding Population and Housing were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. The Housing Element Update is consistent with the General Plan and is not expected to induce substantial population growth in the area, either directly (e.g., proposing new home and businesses) or indirectly (e.g., through extension of roads or other infrastructure). None of the housing opportunity sites is currently occupied by residential units. Therefore, no persons or existing residential units would be displaced by the Housing Element Update. The Housing Element Update proposes various housing programs to assist in providing housing for low and moderate income households. The Housing Element Update would not displace any existing residents, but would facilitate adequate housing for City residents.

The Housing Element Update demonstrates that the City could accommodate 311 new residential units within the current planning period. This represents a 2% increase in the number of existing housing units which is 14,467 based on the 2007 American Communities Survey. If all the residential units are developed, the population would be anticipated to increase by 833 people (based on 2.68 persons per household) for a 2% increase over the existing population of 39,995.

The Housing Element Update will not displace substantial numbers of existing housing or people necessitating the construction of replacement housing elsewhere. Based on the above, the Housing Element Update would result in no impact or less than significant impact to the population and housing environment, or on future residents.

14. Public Services.

- a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - i. Fire protection?
 - ii. Police protection?
 - iii. Schools?
 - iv. Parks?
 - v. Other public facilities?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	
		✓	
		✓	
		✓	

Discussion:

All potential impacts to public services, including fire and police protection, schools, parks and other public facilities are considered in the Housing Element Update in determining whether a housing site is available for and appropriate for development. The Housing Element Update evaluates the zoning, the slope and topography, whether the site is sufficiently served by public facilities, such as sewer and water, and whether there are environmental constraints to the development. The estimated unit capacity is based on all applicable land-use controls and site improvement requirements, including standards such as maximum lot coverage, height, setbacks, landscaping, and parking.

Impacts regarding Public Services were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. Since all housing sites are consistent with the current General Plan and zoning designations, the Housing Element Update will not result in substantial adverse physical impacts with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services listed above (fire, police, schools, parks and others). All new development projected under the Housing Element Update would be consistent with the service levels established in the General Plan and zoning standards. Furthermore, minimal population growth is projected in the General Plan; as a result, the updated Housing Element will have a less than significant adverse physical impact on public services.

Based on the above, the Housing Element Update would result in no impact or less than significant impact to Public Services.

15. Recreation.

- a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		✓	
		✓	

Discussion:

Impacts regarding Recreation were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. The Housing Element Update will not expand the area in which development is permitted under the General Plan or Zoning Ordinance. All development analyzed in the Housing Element Update is in areas already designated for residential or mixed use development. Implementation of the Housing Element Update will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated because minimal population growth is anticipated under the General Plan.

The Housing Element Update will not result in such an increased use recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The availability, maintenance and management of park and recreation facilities are covered under the General Plan and the Capital Improvement Program. No specific recreational facilities or the construction or expansion of recreational facilities that might have an adverse physical effect on the environment are included in the updated Housing Element. The Housing Element Update does not include any provisions that would change or eliminate existing regulations pertaining to the provision of recreational resources, including any requirement that new development pay any assessment or fee to cover its contribution to the provisions of such services. Development under the Housing Element Update is consistent with the General Plan, and current zoning designations and, therefore, will not generate a significant impact on the recreation needs.

Based on the above, the Housing Element Update would result in less than significant impact on recreation.

16. Transportation/Traffic. Would the project:

- a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?
- c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e. Result in inadequate emergency access?
- f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
			✓
			✓

Discussion:

Impacts regarding Transportation and Traffic were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. Approval of the Housing Element Update will not result in substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections. The Housing Element Update will not expand the area in which development is permitted under the General Plan and Zoning Ordinance. All development analyzed in the Housing Element Update is in areas already designated for residential or mixed use development.

The Housing Element Update will not conflict with any plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system; nor will the Housing Element Update conflict with any congestion management program. The update will be consistent with the plans and policies already established in the General Plan and current zoning. Project specific impacts that could result from residential development under the Housing Element Update will be evaluated on a case-by-case basis

through an appropriate level of environmental review under CEQA as projects come forward. The Housing Element Update will have no effect on air traffic patterns or increase hazards due to a design feature, result in inadequate emergency access, or conflict with adopted policies, plans or programs supporting alternative transportation. Based on the above, the Housing Element Update would result in no impact on transportation/traffic.

17. Utilities & Service Systems. Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- b. Require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g. Comply with federal, state, and local statutes and regulations related to solid waste?

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
			✓
			✓
			✓
			✓
			✓
			✓
			✓

Discussion:

Impacts regarding Utilities and Service Systems were previously analyzed in the General Plan. The Housing Element Update does not introduce any new impacts. The Housing Element Update will not expand the area in which development is permitted under the General Plan or Zoning Ordinance. All development analyzed in the Housing Element Update is in areas already designated for residential or mixed-use development. All new development under the Housing Element Update will not (a) exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, (b) require or result in the construction of a new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, or (c) require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. The Housing Element Update does not include any provisions that would change or eliminate exiting regulations pertaining to the provision of public services,

including any requirement that new development pay any assessment or fee to cover its contribution to the provision of such services.

Based on the above, the Housing Element Update would result in no impact on utilities and service systems, including compliance with federal, state, and local statutes and regulations related to solid waste.

18. Mandatory Findings of Significance.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Yes	No
	✓
	✓
	✓

Discussion:

The Housing Element Update will not expand the area in which development is permitted under the General Plan or Zoning Ordinance. All development analyzed in the Housing Element Update is in areas already designated for residential or mixed-use development. The Housing Element Update does not introduce new impacts which were not previously analyzed in the General Plan. All new development under the Housing Element Update would be consistent with the General Plan and zoning designations. Development under the Housing Element Update would be consistent with the City’s RHNA numbers, which provide the bases for planning for future needs. Thus, the Housing Element Update does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

New housing sites are not added, nor is the density increased on any of the sites that would conflict with the General Plan and Zoning Ordinance. The Housing Element Update better addresses special needs populations. The limited modifications contained in the Housing Element Update will have no impacts that are individually limited, but cumulatively considerable since the Housing Element Update is consistent with the General Plan, Rockaway Beach Specific Plan and Zoning Ordinance.

The Housing Element Update does not change the density or development potential on housing sites. The Housing Element will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly related to potential housing sites. The Housing Element Update is also consistent with the California Department of Finance and City’s RHNA numbers for Pacifica. Impacts to all of the City’s resources are therefore considered less than significant. There are

no new impacts anticipated.

Based on the above, the Housing Element Update will result in no impacts or less than significant impacts on issues identified in the Mandatory Findings of Significance.

References

1. City of Pacifica General Plan
2. City of Pacifica Local Coastal Program Land Use Plan
3. Rockaway Beach Specific Plan
4. Pacifica Municipal Code
5. Draft City of Pacifica Housing Element (2007-2014)
6. Hazardous waste list website: http://www.dtsc.ca.gov/database/Calsites/Cortese_List.cfm
7. California Division of Land Resource Protection, Farmland Mapping and Monitoring Program. San Mateo
8. U.S. Census
9. C/CAG RHNA Projections
10. ABAG
11. BAAQMD CEQA Guidelines Assessing Air Quality Impacts of Projects and Plans
12. State Water Resources Control Board, 2011. GeoTracker Environmental Database. <http://geotracker.waterboards.ca.gov/map>
13. Department of Toxic Substances Control, 2011, EnviroStor Database, <http://www.envirostor.dtsc.ca.gov/public/>