



City of Pacifica

Redevelopment of the Beach Boulevard Property

Draft Environmental Impact Report



Redevelopment of the Beach Boulevard Property

Draft Environmental Impact Report

SCH # 2012062070

Prepared for

City of Pacifica

Prepared by



October 2012

**NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT
REDEVELOPMENT OF THE BEACH BOULEVARD PROPERTY**

NOTICE IS HEREBY GIVEN that the City of Pacifica Planning and Economic Development Department, acting as lead agency, is circulating a Draft Environmental Impact Report (DEIR) for public comment on the Redevelopment of the Beach Boulevard Property. This notice is provided pursuant to noticing requirements found in the California Environmental Quality Act (CEQA) Guidelines Section 15087 and the California Public Resources Code Section 21092.

PROJECT TITLE: Redevelopment of the Beach Boulevard Property

PROJECT LOCATION: The project site is located at 2212 Beach Boulevard in the City of Pacifica, California (APN: 016-204-020 and APN 016-294-510).

PROJECT DESCRIPTION: The City of Pacifica is proposing the redevelopment of a 3.5 acre, publicly-owned property located at 2212 Beach Boulevard in the City of Pacifica (the proposed project). The City is proposing to rezone the site to allow for a mixed-use development that would include an approximately 36,500 square-foot library, and up to 84 attached residential units, a boutique hotel of up to 75 rooms, and a waterfront restaurant of up to 4,500 square feet. The library will have a large meeting space which will also function as the City Council chambers and multipurpose meeting room for the community.

Development of the library will be managed directly by the City of Pacifica and San Mateo County. For the remaining portions of the site, the City expects to enter into a negotiated sale (public-private partnership) with one or more private developers, who will then build the residential and commercial (hotel and restaurant) portions of the project per a development and disposition agreement (DDA) or other binding agreement. Based on market conditions and preferences of the private developer, the ultimate development program may be less for any particular land use. Therefore, for this EIR, the land uses identified represent an estimate of the future uses and a maximum envelope that future development will not exceed, and will likely be less than the building program described herein.

The site is the former location of Sharp Park Waste Water Treatment Plant (SPWWTP). When the Calera Creek Water Recycling Plant was completed in 2000, the SPWWTP was demolished. A majority of the site has been cleared, but there are four buildings that remain on the site. All of the buildings are proposed to be removed with the exception of the City of Pacifica pump station (approximately 8,100 square feet) located along the northern edge of the property.

ANTICIPATED ENVIRONMENTAL EFFECTS: The DEIR indicates that there will be no significant environmental effects on the environment that cannot be reduced to a less-than-significant level. The project is not located on any of the lists of sites enumerated under Section 65962.5 (Hazardous Sites) of the Government Code.

PUBLIC REVIEW PERIOD: The 45-day public review period for the DEIR begins on **Wednesday, October 10, 2012** and concludes on **Monday, November 26, 2012**.

DEIR DOCUMENT AVAILABILITY: The DEIR is available for review at the following locations: 1) City of Pacifica, Planning and Economic Development Department, 1800 Francisco Boulevard, Pacifica, CA 94044; 2) The Pacifica Sanchez Branch of the San Mateo County Library, 1111 Terra Nova Boulevard, Pacifica, CA 94044; 3) and online at www.cityofpacifica.org

REQUEST FOR COMMENTS: Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than **November 26, 2012**.

Please send your response to Lee Diaz, Associate Planner, at City of Pacifica, Planning and Economic Development Department, 1800 Francisco Boulevard, Pacifica, CA 94044. E-mail comments on the DEIR may be sent to: diazl@ci.pacificaca.us.

NOTICE OF DEIR PUBLIC MEETING: In addition, pursuant to California Public Resources Code §§ 21081.7, 21083.9, and 21092.2, the City of Pacifica Planning Commission will conduct a public DEIR meeting for the same purpose of soliciting the views of interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, involved federal agencies, and the City of Pacifica, as to the adequacy of the DEIR. **The meeting will be held on Monday, December 3, 2012 at 7:00 PM at the City of Pacifica City Council Chambers, 2212 Beach Boulevard, Pacifica.**

Please contact Lee Diaz, Associate Planner, at (650) 738-7341 for further information.

Table of Contents

1. Introduction	1-1
1.1. Purpose.....	1-1
1.2. Environmental Review Process.....	1-2
1.3. Report Organization.....	1-3
1.4. Impact Terminology.....	1-5
2. Project Description	2-1
2.1. Project Overview.....	2-1
2.2. Project Location and Setting.....	2-2
2.3. Zoning and Land Use Designations.....	2-5
2.4. Project Objectives.....	2-5
2.5. Project Characteristics.....	2-6
2.6. EIR Uses and Approvals.....	2-14
3. Environmental Setting, Impacts & Mitigation Measures	3-1
3.1. Aesthetics & Visual Resources.....	3-3
3.2. Air Quality.....	3-15
3.3. Geology & Soils.....	3-35
3.4. Greenhouse Gas and Climate Change.....	3-47
3.5. Hazards & Hazardous Materials.....	3-61
3.6. Hydrology & Water Quality.....	3-73
3.7. Land Use & Planning.....	3-87
3.8. Noise.....	3-99
3.9. Public Services, Utilities, & Service Systems.....	3-111
3.10. Transportation & Circulation.....	3-121
4. CEQA Considerations	4-1
4.1. Significant and Unavoidable Environmental Effects.....	4-1
4.2. Significant Irreversible Changes.....	4-1
4.3. Growth Inducement.....	4-2
4.4. Effects Found Not to Be Significant.....	4-3
4.5. Cumulative Impacts.....	4-5
4.6. Project Alternatives.....	4-13

5. References	5-1
5.1. List of Preparers.....	5-3

Appendices

- A Notice of Preparation and Responses
- B Air Quality Emission Modeling Data
- C Greenhouse Gas Emission Modeling Data
- D Phase I Environmental Site Assessment and Soil and Groundwater Management Plan
- E Transportation & Circulation Modeling Data

Note: Appendices are available upon request from the City of Pacifica and are also posted on the City's website.

List of Figures

Note: Figures are placed at the end of their respective chapter/section.

- Figure 2-1: Regional Location
- Figure 2-2: Aerial of Existing Project Site
- Figure 2-3: Project Site Parcel Map
- Figure 2-4: Photographs of the Existing Project Site
- Figure 2-5: Surrounding Land Uses
- Figure 2-6: General Plan Land Use Map
- Figure 2-7: Conceptual Land Use Plan
- Figure 2-8: Library Conceptual Perspective and Floor Plans
- Figure 2-9: Parking Plan
- Figure 2-10: Existing Utilities and Services
- Figure 2-11: Areas of Potential Impacted Soil and/or Groundwater
- Figure 3.3-1: Soils
- Figure 3.3-2: Regional Fault Map

Figure 3.6-1: Flood Insurance Rate Map

Figure 3.6-2: Tsunami Inundation Area

Figure 3.8-1: Sound Levels and Human Response

Figure 3.10-1: Existing Intersection Geometry

Figure 3.10-2: Existing Peak Hour Intersection Volumes

Figure 3.10-3 Existing Plus Background Peak Hour Intersection Volumes

Figure 3.10-4: Project Peak Hour Trip Assignment

Figure 3.10-5: Project Trip Distribution

Figure 3.10-6: Existing Plus Background Plus Project Intersection Volumes

Figure 4-1: Cumulative Peak Hour Intersection Traffic Volumes

Figure 4-2: Cumulative plus Project Peak Hour Intersection Traffic Volumes

Figure 4-3: Proposed Intersection Mitigation – Oceana Boulevard & Paloma Avenue

List of Tables

Table 2-1: Proposed Land Uses.....2-6

Table 2-2: Public Parking.....2-9

Table 2-3: Parking Demand & Supply Analysis for Proposed Project.....2-10

Table 3.2-1: National and California Ambient Air Quality Standards.....3-21

Table 3.2-2: San Francisco Bay Air Basin Attainment Status ¹3-24

Table 3.2-3: BAAQMD Emissions Thresholds3-26

Table 3.2-4: Operational Emissions3-31

Table 3.4-1: BAAQMD GHG Thresholds3-57

Table 3.7-1: City of Pacifica General Plan and CA Coastal Act Consistency Analysis.....3-92

Table 3.7-2: City of Pacifica Local Coastal Land Use Plan Consistency Analysis.....3-93

Table 3.8-1: Noise and Land Use Compatibility Matrix..... 3-102

Table 3.8-2: Maximum Noise Levels Generated by Construction Equipment..... 3-106

Table 3.8-3: Typical Vibration Levels for Construction Equipment 3-107

Table 3.9-1: Estimated Solid Waste Generation 3-119

Table 3.10-1: Unsignalized Intersection Level of Service Criteria 3-125

Table 3.10-2: Existing and Existing Plus Background Intersection Level of Service 3-127

Table 3.10-3: Project Trip Generation..... 3-129

Table 3.10- 4. Project Conditions Intersection Level of Service 3-131

Table 4-1: Cumulative Project List..... 4-6

Table 4-2. Cumulative and Cumulative Plus Project Intersection Level of Service..... 4-12

Table 4-3: Comparison of Project Alternatives to the Proposed Project..... 4-20

Executive Summary

This summary provides a brief description of the proposed project, project alternatives, and all potentially significant impacts identified during the course of the environmental analysis performed for the project pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. This summary is intended as an overview and should be used in conjunction with a thorough reading of the Draft EIR (EIR). The text of this report, including figures, tables and appendices, serves as the basis for this summary.

Summary of the Proposed Project

Location

The proposed project is located in the Sharp Park neighborhood of the City of Pacifica. The project site is bounded by Montecito Avenue to the north, Palmetto Avenue to the east, Birch Avenue to the south, and Beach Boulevard frontage to the west. Currently, site access and parking is provided from Beach Boulevard on the west and Montecito Avenue from the north. A gated entry is also located from the west off Palmetto Avenue.

Project Description

The City of Pacifica is proposing the redevelopment of a 3.5 acre, publicly-owned property located at 2212 Beach Boulevard in the City of Pacifica (the proposed project). The City is proposing to rezone the site to allow for a mixed-use development that would include an approximately 36,500 square-foot public library with internal cafe, a boutique hotel of up to 75 rooms, a waterfront restaurant of up to 4,500 square feet, and up to 84 attached residential units. The library's main façade will be on Palmetto Avenue, and the building will contain, computers and a digital lab, an expanded range of books and resources, a large meeting space which will also function as the City Council chambers and multipurpose meeting room for the community.

The project's objectives include building a new library and other active uses on Palmetto Avenue (the City's designated main street); enhancing opportunities for the public to enjoy the coast through a beachfront restaurant, and improved streets and sidewalks; and redeveloping an underutilized site in the heart of one of Pacifica's oldest neighborhoods. The proposed project has been developed through a process that has involved public input and meetings, and a partnership between the City of Pacifica and San Mateo County. Development and operation of the library will be managed directly by the City of Pacifica and San Mateo County. For the remaining portions of the site, the City expects to enter into a negotiated sale (public-private partnership) with one or more private developers, who will then build the residential and commercial (hotel and restaurant) portions of the project per a development and disposition agreement (DDA) or other binding agreement. Based on market conditions and the final agreement between the City and developer, the amount of housing, hotel rooms, and commercial space may be less than the amount identified above. Therefore, for this EIR, the land uses identified represent an estimate of the future uses and a maximum envelope that future development will not exceed, with the final build out possibly being less than the building program described herein.

The project site is the former location of Sharp Park Waste Water Treatment Plant (SPWWTP). When the Calera Creek Water Recycling Plant was completed in 2000, the SPWWTP was demolished. A majority of the project site has been cleared, but there are four buildings that remain on the site. All of the buildings are proposed to be removed with the exception of the City of Pacifica pump station (approximately 8,100 square feet) located along the northern edge of the property.

Because this project is within the Coastal Zone of Pacifica, this project requires City approval of a Coastal Development Permit. The proposed project will also require a General Plan Amendment, a Zoning Change and a Site Development Permit by the City of Pacifica.

Areas of Known Controversy

To date there has been substantial public controversy associated with the conversion of a parcel that has been historically used for recreational purposes. Approximately four letters were received on the Notice of Preparation that identified a range of issues for inclusion in the Draft EIR, which are included in Appendix A of the Draft EIR. These issues have been addressed herein.

Summary of Project Environmental Impacts

Table S-1: Executive Summary of Project Impacts, which begins on the following page, provides a summary of the proposed project's potentially significant impacts, the level of significance of the impact before mitigation, the mitigation measures proposed to reduce or avoid potentially significant effects, and the level of significance of the impact after mitigation.

Table S-1: Executive Summary of Project Impacts

Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
Aesthetics			
<p>Impact 3.1-1: Implementation of the proposed project would alter the existing aesthetic character of the area by intensifying development within the project site. However, the type of development is consistent with the guiding policies of the General Plan. In addition, the proposed project would be subject to applicable zoning regulations. The City of Pacifica has design guidelines to ensure quality and compatible development and the proposed project would be developed as a Planned Development requiring careful site planning and design, which would be reviewed by the Planning Commission. Future development associated with the proposed project would be subject to these guidelines and regulations, as well as the City’s design review process, which would ensure that the proposed project does not degrade the visual character of the project site and surrounding area.</p>	<p>Less than Significant</p>	<p>No Mitigation Measures are necessary.</p>	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p>Impact 3.1-2: The project site and its surroundings are currently developed with buildings and site improvements that generate daytime and night-time light and glare. Additional sources of daytime glare and nighttime lighting would be introduced as the project site is intensified with new development. The proposed would be subject to applicable zoning regulations, design guidelines, and design review to reduce these impacts.</p>	<p>Less than Significant</p>	<p>No Mitigation Measures are necessary.</p>	<p>Less than Significant</p>
Air Quality			
<p>Impact 3.2-1: The proposed project would result in short-term air quality impacts associated with construction activities, including grading, operation of equipment, and demolition of existing facilities within the project site.</p>	<p>Potentially Significant</p>	<p>MM 3.2-1a: Implementation of Short-Term Construction Best Management Practices. The following BAAQMD Best Management Practices (BMPs) shall be included in the construction-contract specifications for the proposed project. The control measures shall be implemented during the duration of all proposed construction activities:</p> <ul style="list-style-type: none"> ■ All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. ■ All haul trucks transporting soil, sand, or other loose material off-site shall be covered. ■ All visible mud or dirt track-out onto 	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</p> <ul style="list-style-type: none"> ■ All vehicle speeds on unpaved roads shall be limited to 15 mph. ■ All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. ■ Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. ■ All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. ■ Post a publicly visible sign with the telephone number and person to contact at the Town regarding dust complaints. This person shall respond and take corrective action within 48 	

Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.</p> <p>MM 4.2-1b: Compliance with ACM and LBP Regulations During Renovation Activities. Pursuant to Cal OSHA regulations BAAQMD Regulation 11, Rule 2, each structure proposed for renovation within the project site shall be inspected by a qualified environmental specialist for the presence of ACM and Lead Based Paint LBP prior to renovation. If ACMs and LBPs are found during the investigation, a remediation plan shall be developed to ensure that these materials are removed and disposed of by a licensed contractor at an approved landfill facility in accordance with all federal, state, and local laws and regulations prior to demolition.</p>	

Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
Impact 3.2-2: The proposed project would result in long-term operational emissions associated with mobile and area source emissions.	Less than Significant	No Mitigation Measures are necessary.	Less than Significant
Impact 3.2-3: The proposed project is consistent with population growth assumptions in the Clean Air Plan.	Less than Significant	No Mitigation Measures are necessary.	Less than Significant
Impact 3.2-4: No major existing stationary or area sources of toxic air contaminants (TACs) were identified within 1,000 feet of the project site. The proposed project would not result in increased exposure of sensitive land uses in excess of applicable standards.	Less than Significant	No Mitigation Measures are necessary.	Less than Significant
Impact 3.2-5: Carbon monoxide concentrations are low in the project vicinity and the proposed project would result in carbon monoxide concentrations that would be well below the State and Federal standards.	Less than Significant	No Mitigation Measures are necessary.	Less than Significant
Impact 3.2-6: Future construction activities could generate airborne odors associated with the operation of construction vehicles. In addition, the proposed project would include a café in the library and a restaurant, which could generate some limited odors during operation of the proposed project.	Less than Significant	No Mitigation Measures are necessary.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
Geology and Soils			
<p>Impact 3.3-1: Seismic ground shaking is likely to occur at the project site and in the project vicinity in the event of a major earthquake on one of the nearby faults resulting in the exposure of people and/or structures to potentially significant adverse effects, including the risk of loss, injury or death.</p>	Potentially Significant Impact	<p>MM 3.3-1: Preparation of Design-Level Geotechnical Report. The City shall consult with a registered geotechnical engineer to prepare a design level geotechnical report once detailed site development plans are available that incorporates the recommendations in the preliminary geotechnical investigation by Cornerstone Earth Group (March 2012), including: earthwork measures, and foundation recommendations. This report shall be prepared in conjunction with final building plans. Prior to final inspection, the project applicant shall provide certification from a qualified professional that the proposed project was constructed in accordance with the design-level geotechnical investigation.</p>	Less than Significant
<p>Impact 3.3-2: Active or potentially active faults are located within the project vicinity, including the San Andreas Fault zone, several unnamed faults, and the Pilarcitos Fault. According to the geotechnical investigation, the project site is not located on a fault trace and future development associated with the proposed project would be required to comply with the California Building Code and the City's Building Code, as well as preparation of a design level geotechnical report.</p>	Less than Significant	No Mitigation Measures are necessary.	Less than Significant
<p>Impact 3.3-3: The proposed project could expose people or structures to potential substantial adverse effects of liquefaction.</p>	Potentially Significant Impact	Implementation of Mitigation Measure 3.3-1.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p>Impact 3.3-4: Implementation of the proposed project may result in soil erosion or the loss of topsoil during short-term construction activities within the project site.</p>	<p>Less than Significant</p>	<p>Implementation of Mitigation Measures</p>	<p>Less than Significant</p>
<p>Impact 3.5-5: Implementation of the proposed project would not lead to development on expansive soil. With adherence to the City's Building Code and California Building Code requirements, this is considered a less than significant impact.</p>	<p>Less than Significant</p>	<p>No Mitigation Measures are necessary.</p>	<p>Less than Significant</p>
Greenhouse Gas and Climate Change			
<p>Impact 3.4-1: Greenhouse gas emissions associated with the proposed project would not conflict with or obstruct the implementation of greenhouse gas reduction measures under AB 32.</p>	<p>Less than Significant</p>	<p>No Mitigation Measures are necessary.</p>	<p>Less than Significant</p>
<p>Impact 3.4-2: The proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.</p>	<p>Less than Significant</p>	<p>No Mitigation Measures are necessary.</p>	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
Hazards and Hazardous Materials			
Impact 3.5-1: Future development within the project site may involve the use of hazardous materials including cleaning solvents, fertilizers, pesticides, and other hazardous materials typical of a mixed-use project.	Less than Significant	No Mitigation Measures are necessary.	Less than Significant
Impact 3.5-2: During construction of the proposed project, there is the potential for the transport, use, or disposal of hazardous materials, which could create a hazard to the public or the environment.	Less than Significant	No Mitigation Measures are necessary.	Less than Significant
Impact 3.5-3: The proposed project would result in the demolition of four structures, which may contain asbestos and/or lead based paint (LBPs).	Potentially Significant Impact	Implementation of Mitigation Measure 3.2-1b	Less than Significant
Impact 3.5-4: The project site is not located on a hazardous material site pursuant to Government Code Section 65962.5. However, operation of the former Sharp Park Waste Water Treatment Plant facility resulted in contamination at the project site. Based a review of historical site investigations at the project site, the levels of detected chemicals of potential concern and the depth of these chemicals do not appear to represent a risk to redevelopment of the project site. Furthermore, the proposed project would include	Less than Significant	No Mitigation Measures are necessary.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
implementation of site development measures as specified in the Soil and Groundwater Management Plan.			
<p>Impact 3.5-5: The project site is located in an urbanized area of the City. However, the project site and the majority of the City are located within a moderate fire hazard zone. The North County Fire Authority (NCFA) would be responsible for providing plan review for future redevelopment of the project site during the design of new buildings.</p>	Less than Significant	No Mitigation Measures are necessary.	Less than Significant
<p>Impact 3.5-6: The closest airport to the project site is the San Francisco International Airport which is located approximately six miles east of the project site, but at its closest point to the City is approximately 2.5 miles to the east. The project site is not located within an airport approach zone and/or within the footprint of the 65 CNEL boundary. Future development of the proposed project would include construction of residential uses, including approximately 84 townhomes. Residential development would be required to comply with disclosure requirements in the City of Pacifica Municipal Code.</p>	Less than Significant	No Mitigation Measures are necessary.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
Hydrology and Water Quality			
<p>Impact 3.6-1: Future construction associated with the proposed project may violate water quality standards or waste discharge requirements.</p>	<p>Potentially Significant</p>	<p>MM 3.3-4a: Stabilization of Grading Activities During the Rainy Season. All grading activities shall be stabilized as soon as possible after completion of grading. No grading shall occur between October 15th and April 15th unless authorization in writing by the City of Pacifica and an approved erosion control measures are in place.</p> <p>MM 3.3-4b: Implementation of Storm Water Pollution Prevention Plan (SWPPP). Prior to issuance of grading permit, the project proponent shall file a Notice of Intent (NOI) as required by Regional Water Quality Control Board regarding stormwater discharges associated with construction activities. Upon completion of construction activities, a Notice of Termination shall be filed.</p> <p>Prior to issuance of any building or grading permits, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared by the project contractors and submitted to the Regional Water Quality Control Board for review and comment and to the City of Pacifica in conjunction with the Building/Grading/Site work permit and shall be found to be acceptable by the City prior to ground disturbance activities. The SWPPP shall be prepared to Regional Water Quality Control Board standards, Association of Bay Area Government's Manual of Erosion and Sedimentation Control Measures (2005) or the California Stormwater Quality</p>	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>Association's (CASQA) Best Management Practice (BMP) Handbooks for Construction and for New Development and Redevelopment (2009) requirements, and shall identify erosion minimization and control provisions, pollution detection provisions, and pollution elimination/ minimization provisions appropriate to the proposed project for construction and post-construction activities. The SWPPP shall include best available technology, engineering, and design solutions such as the use of silt screens, hay bales, modern trash screens, energy dissipaters, and/or absorbent devices. Stormwater runoff water quality monitoring procedures shall be clearly detailed in the SWPPP.</p>	
<p>Impact 3.6-2: Construction and operation of the proposed development on the project site would not substantially alter existing drainage patterns of the project site or result in substantial erosion or siltation on- or off-site, nor would it increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. This is considered a less than significant impact.</p>	<p>Less than Significant</p>	<p>No Mitigation Measures are necessary</p>	<p>Less than Significant</p>
<p>Impact 3.6-3: The project site and surrounding area is largely built-out and stormwater flows with the proposed project are expected to be similar to existing conditions. Additional proposed streets would increase the capacity of stormwater conveyance through the project site.</p>	<p>Potentially Significant Impact</p>	<p>MM 3.6-3: Adequately Size Storm Drain Facilities. Prior to issuance of building permit, each project applicant within the project site shall coordinate with the City of Pacifica Public Works Department to prepare the necessary calculations to ensure that future proposed</p>	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		development on the project site would be adequately served by the existing storm drain facilities and that new storm drain facilities under new streets would be sized appropriately for the proposed development.	
<p>Impact 3.6-4: The proposed project would 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. Structures and personnel would not be subject to greater risk with implementation of the proposed project as compared to existing conditions.</p>	Less than Significant	No Mitigation Measures are necessary	Less than Significant
<p>Impact 3.6-5: Future proposed development on the project site would occur in an area identified with potential for tsunami inundation. Shore protection features (seawall) and standard operating procedures for tsunami warnings are in place to minimize the damage caused by tsunami inundation.</p>	Less than Significant	No Mitigation Measures are necessary	Less than Significant
Land Use and Planning			
<p>Impact 3.7-1: Implementation of the proposed project would amend the City's General Plan land uses within the project site and could involve new uses and structures that may result in intensification of development. However, the proposed project is not anticipated to create incompatibilities with adjacent land uses or physically divide an established community.</p>	Less than Significant	No Mitigation Measures are necessary.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p>Impact 3.7-2: Implementation of the proposed project would not conflict with goals and policies of the City of Pacifica General Plan, the City of Pacifica Local Coastal Land Use Plan, nor the City of Pacifica Municipal Code.</p>	Less than Significant	No Mitigation Measures are necessary.	Less than Significant
Noise			
<p>Impact 3.81: The proposed project could result in short-term construction-related noise and vibration (e.g. building demolition and construction) that could exceed applicable noise standards at nearby noise sensitive land uses.</p>	Less than Significant	No Mitigation Measures are necessary.	Less than Significant
<p>Impact 3.8-2: The proposed project would result in an increase noise levels slightly from mobile sources (i.e. vehicular traffic) generated by the proposed project.</p>	Less than Significant	No Mitigation Measures are necessary.	Less than Significant
<p>Impact 3.8-3: At its closest point, portions of the City are located approximately five miles from the San Francisco International Airport and development in the City is exposed to aircraft noise. Future development of the proposed project would include construction of up to 84 residential units. Future residential development would be required to comply with disclosure requirements in the City of Pacifica Municipal Code.</p>	Less than Significant	No Mitigation Measures are necessary.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
Public Services			
<p>Impact 3.9-1: The proposed project would not significantly increase the need for fire or law enforcement protection services, which would not result in the need for the construction of new or physically altered facilities in order to meet the City's response times for fire protection services.</p>	Less than Significant	No Mitigation Measures are necessary.	Less than Significant
<p>Impact 3.9-2: The proposed project would increase the population and could potentially increase the number of students within the Pacifica School District and the Jefferson Union High School District. However, the proposed project would be required to pay the State-mandated school impact fees, which would ensure that impacts associated with the proposed project on the local school districts would be considered less than significant.</p>	Less than Significant	No Mitigation Measures are necessary.	Less than Significant
<p>Impact 3.9-3: The proposed project would increase the population and could potentially increase the demand for park and recreation facilities in the City. However, the proposed project would be required to pay the City's Public Facilities Fee.</p>	Less than Significant	No Mitigation Measures are necessary.	Less than Significant
<p>Impact 3.9-4: The proposed project would generate increased wastewater and would require water and the extension of water infrastructure to the project site. However,</p>	Less than Significant	No Mitigation Measures are necessary.	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p>based on the projected population, the proposed project is not anticipated to exceed the City's wastewater treatment capacity and/or require additional water that would exceed anticipated water entitlements and resources.</p>			
<p>Impact 3.9-5: Construction and operation of the proposed development on the project site would not substantially increase the amount of stormwater runoff that would require an expansion of existing facilities.</p>	Less than Significant	No Mitigation Measures are necessary.	Less than Significant
<p>Impact 3.9-6: The proposed project would generate increased solid waste. However, based on projected population, the proposed project is not anticipated to exceed the capacity of the Ox Mountain Sanitary Landfill and/or result in the inability to provide solid waste services.</p>			
Transportation and Circulation			
<p>Impact 3.10-1: The proposed project would reconfigure the existing Beach Boulevard (a public roadway) and add new internal project roadways which has the potential to increase pedestrian and vehicular hazards both on and off the project site. However, the proposed would be subject to applicable zoning regulations, design guidelines, and design review to reduce these impacts.</p>	Less than Significant	No Mitigation Measures are necessary.	Less than Significant

This page intentionally left blank.

Summary of Cumulative Considerable Effects

The proposed project would result in a potentially significant transportation and circulation impact. All of the project study intersections would operate at an acceptable level of service during the AM and PM peak hours with the exception of the intersection of Oceana Boulevard and Paloma Avenue, which would operate at LOS F and would satisfy the peak hour volumes traffic signal warrants adopted by Caltrans. This impact is primarily associated with the residential portion of the proposed project due to residents who would be commuting north (likely to work) during the AM peak period. Mitigation Measure 4-I would require that prior to any final residential occupancy permit for residential portion of the project, the project applicant shall implement restriping and bicycle facility improvements at the Oceana Boulevard and Paloma Avenue intersection as follows:

- Eastbound Approach (Paloma Avenue): Provide a 75 foot exclusive right-turn lane on the eastbound approach by removing on-street parking on the north side of Paloma Avenue. This distance will accommodate the anticipated right-turn lane 95th percentile queue, approximately 3 vehicles.
- Westbound Approach (Paloma Avenue): Restripe the westbound approach of Paloma Avenue to include an exclusive left-turn lane and a shared through / right-turn lane.
- Provide Class-III bicycle facility signage and pavement markings in both the eastbound and westbound directions on the Paloma Avenue bridge between Oceana Boulevard and Francisco Boulevard.

Summary of Alternatives

CEQA Guidelines require that an EIR describe and evaluate alternatives to the project that could eliminate significant adverse project impacts or reduce them to a less-than-significant level. The following alternatives are evaluated in this EIR in the Chapter 4 – CEQA Considerations.

- Alternative #1 – No Project Alternative
- Alternative #2 - Civic and Residential Focus Alternative
- Alternative #3 – Civic and Commercial Focus Alternative

CEQA Guidelines Section 15126.6(e)(2) requires that the environmentally superior alternative be identified. If the environmentally superior alternative is the No Project Alternative, the EIR shall identify an environmentally superior alternative among the other alternatives. Alternative #2 – Civic and Residential Focus Alternative would be the environmentally superior alternative as it would reduce impacts to air quality, noise, and transportation due to a reduction in the amount of vehicle trips.

This page intentionally left blank.

I. Introduction

I.1. Purpose

This Environmental Impact Report (EIR) addresses the potential environmental effects of Redevelopment of the Beach Boulevard Property in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. A full description of the proposed project is described in Chapter 2: Project Description.

This EIR focuses on evaluation of the following environmental issue areas:

- Aesthetics and Visual Resources
- Air Quality
- Geology and Soils
- Greenhouse Gas and Climate Change
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services, Utilities, and Service Systems
- Transportation and Traffic

This EIR has been prepared in accordance with State CEQA Guidelines. As stated in the CEQA Guidelines, an EIR is an "informational document" with the intended purpose to: "inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project." Although the EIR does not control the ultimate decision on the proposed project, the City must consider the information in the EIR and respond to each significant effect identified in the EIR through findings in conjunction with any project approval. As defined in Section 15382 of the CEQA Guidelines, a "significant effect on the environment" is:

"...a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether a physical change is significant."

I.2. Environmental Review Process

The review and certification process for the EIR will involve the following procedural steps:

Notice of Preparation

In accordance with Section 15063(a) of the CEQA Guidelines, the City of Pacifica determined that an EIR would be necessary for the proposed project; therefore an Initial Study was not prepared. In accordance with Section 15082(a) of the CEQA Guidelines, the City of Pacifica circulated a Notice of Preparation (NOP) to responsible and trustee agencies and to the San Mateo Clerk Recorders office for a period of 30-days in order to solicit comments on the scope of the EIR regarding the proposed project.

The comment period of the NOP was from June 25, 2012 to July 24, 2012. A total of three comments letters were received on the NOP from the following agencies: CA Department of Fish & Game, Caltrans, and the City/County Association of Governments of San Mateo County. Concerns raised in response to the NOP were considered during preparation of the Draft EIR and the comment letters are included in Appendix A.

Draft EIR

The Draft EIR contains a description of the proposed project, description of the environmental setting, identification of project impacts and effects found not to be significant, mitigation measures for impacts found to be significant, an analysis of cumulative impacts, and an analysis of project alternatives.

Upon completion of the Draft EIR, the City filed a Notice of Completion (NOC) with the State Office of Planning and Research, in accordance with Section 15085 of the CEQA Guidelines.

Public Notice/Public Review

The Draft EIR has been published and circulated for review and comment by the public and other interested parties, agencies and organizations for a 45-day review period from October 10, 2012 through November 26, 2012. Concurrent with the Notice of Completion (NOC), the City provided a public notice of the availability of the Draft EIR for public review in accordance with CEQA Guidelines Section 15087(a), and invited comments from the general public, Responsible and Trustee Agencies, organizations, and other interested parties. Notice of the time and location of a City meeting to receive comments on the Draft EIR will be published prior to the hearing.

All comments or questions regarding the Draft EIR should be addressed in writing to:

Mr. Lee Diaz
Associate Planner
Planning Department
City of Pacifica
170 Santa Maria Avenue
Pacifica, CA 94044

Email: diazl@ci.pacifica.ca.us

Response to Comments/Final EIR

Following the public review and comment period for the Draft EIR, a Final EIR will be prepared. The Final EIR will respond to comments received during the public review and comment period. The City will review and consider the Final EIR prior to the decision to approve, revise, or reject the proposed project or an alternative to the proposed project.

Certification of the Final EIR

If the City of Pacifica finds that the Final EIR is “adequate and complete” the City of Pacifica may certify the Final EIR. The rule of adequacy generally holds that the EIR can be certified if: 1) it shows a good faith effort at full disclosure of environmental information, and 2) provides sufficient analysis to allow decisions to be made regarding the project in contemplation of environmental considerations.

Project Consideration

After review and consideration of the Final EIR, the City of Pacifica may act upon the proposed project. A decision to approve the proposed project would be accompanied by written Findings in accordance with CEQA Guidelines Section 15091 and, if applicable, Section 15093 (Statement of Overriding Considerations).

1.3. Report Organization

Sections 15122 through 15132 of the CEQA Guidelines identify the content requirements for Environmental Impact Reports. Among other things, an EIR must include: a description of the proposed project and environmental setting; an environmental impact analysis; mitigation measures; alternatives to the proposed project; identification of significant irreversible environmental changes; growth-inducing impacts; and cumulative impacts.

The scope of environmental issues addressed in the Draft EIR were established through the preparation of environmental documentation and supporting technical reports developed for the proposed project, and public agency responses to the NOP and comments received.

This Draft EIR is organized in the following manner:

Section S – Executive Summary

This section summarizes the characteristics of the proposed project and provides a concise summary matrix of the project's environmental impacts, associated mitigation measures.

Section 1.0 – Introduction

This section provides an introduction and overview of the EIR review and certification process.

Section 2.0 – Project Description

This section provides a detailed description of the proposed project, including project location, site conditions, intended objectives, background information and physical and technical characteristics of the proposed project.

Section 3.0 – Environmental Setting, Impacts and Mitigation Measures

This section contains an analysis of environmental topic areas to be addressed, as identified below. Each subsection contains a description of the existing setting of the planning area and surrounding area and identifies project-related impacts and recommends mitigation measures where necessary. The following major environmental topics are addressed within Chapter 3 of this Draft EIR:

- 3.1: Aesthetics and Visual Resources,
- 3.2: Air Quality,
- 3.5: Geology and Soils,
- 3.6: Greenhouse Gas and Climate Change,
- 3.7: Hazards and Hazardous Materials,
- 3.8: Hydrology and Water Quality,
- 3.9: Land Use and Planning,
- 3.10: Noise,
- 3.11: Population and Housing,
- 3.12: Public Services, Utilities, and Service Systems, and
- 3.13: Transportation and Traffic.

Section 4.0 – CEQA Considerations

This section of the EIR addresses the required discussions and analyses of various topical issues mandated by CEQA Guidelines Section 15126.2, including: significant and unavoidable environmental effects; growth inducing impacts; significant irreversible environmental changes and effects found not to be significant.

This section also addresses alternatives to the proposed project and cumulative impacts. CEQA Guidelines Section 15126.6 requires that an EIR describe a range of reasonable alternatives to the proposed project, which could feasibly attain the basic objectives of the project and avoid and/or lessen the environmental effects of the project. The alternatives analysis compares the proposed project with three selected alternatives, which include the following:

- Alternative #1 – No Project Alternative;
- Alternative #2 – Civic and Residential Focus Alternative
- Alternative #3 – Civic & Commercial Focus Alternative

Impacts associated with cumulative development were analyzed based on the proposed project's effects in combination with a cumulative projects list (pending development projects) provided by City staff. The City's cumulative project list, which includes an approved mixed use project, includes approximately 1,235 square feet of commercial/retail and 60 residential units in the City.

Section 5.0 – Report Preparers and References

This section provides a list of all authors and agencies that assisted in the preparation of the report by name, title, and company or agency affiliation. It also itemizes supporting and reference data used in the preparation of the Draft EIR and lists all governmental agencies, organizations, and other individuals consulted in preparing the EIR.

Appendices

This section includes all notices and other procedural documents pertinent to the EIR as well as all technical reports prepared in support of the analysis.

1.4. Impact Terminology

This Draft EIR uses the following terminology to describe environmental effects of the proposed project:

- Standards of Significance: A set of criteria used by the lead agency to determine at what level, or “threshold”, an impact would be considered significant. Significance criteria used in this EIR include the CEQA Guidelines and Statutes; factual or scientific information; regulatory performance standards of local, state, and federal agencies; and the goals, objectives, and policies of the City of Dublin General Plan.
- Less Than Significant Impact: A less than significant impact would cause no substantial change in the environment and no mitigation is required.
- Potentially Significant Impact: A potentially significant impact may cause a substantial adverse change in the physical conditions of the environment. Mitigation measures

- and/or project alternatives are identified to reduce project effects to the environment.
- Significant Impact: Significant impacts are identified by the evaluation of project effects using specified standards of significance. Mitigation measures and/or project alternatives are identified to reduce project effects to the environment.
 - Significant Unavoidable Impact: A significant and unavoidable impact would result in a substantial change in the environment for which no feasible mitigation is available to reduce the impact to a less than significant level, although mitigation may be available to lessen the degree of the impact.
 - Cumulative Impact: Cumulative impacts refer to two or more individual affects which, when considered together, are considerable or which compound or increase other environmental impacts.