

2. Project Description

2.1. Project Overview

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 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.

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

2.2. Project Location and Setting

Project Site Location

The proposed project is located in the Sharp Park neighborhood of Pacifica. The 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 (see [Figure 2-1: Regional Location](#) and [Figure 2-2: Aerial of Existing Project Site](#)). 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 Setting

As part of waste water treatment plant facility demolition activities, most features associated with the former treatment plant were removed, including a significant volume of soil from the center of the property (up to 10 feet from the original surface grade in some places). As a result, site topography has been changed significantly at various locations. Surface elevations at the site vary from approximately 13 to 20 feet above mean sea level (ft. msl). Depth to groundwater varies from 7 to 14 feet below surface grade (ft. bsg) (TEC Environmental, 2012). The project site offers significant view opportunities of the beachfront and Pacific Ocean.

The project site formerly housed equipment and buildings associated with the SPWWTP. Most of the facilities associated with the treatment plant (buildings, equipment storage and underground tanks) were demolished following the construction of the Calera Creek Water Recycling Plant (CCWRP) located approximately 1.5 miles south of the project site, west of Highway 1 and Reina Del Mar Avenue.

As shown in [Figure 2-3: Project Site Parcel Map](#), four structures remain on site: The Administration Building and the Chlorine/Pump Station Building have been constructed with adjoining walls and are located on the northwest corner of the property. The Administration Building is a two-story structure with a footprint of roughly 4,400 square feet. The building exterior has a Spanish design including arches along the building frontage and red tile roofing. The lower floor is vacant and formerly housed mechanical equipment, office and laboratory space, a conference room/lunch room, a locker room and restrooms. The second floor is currently used by the City of Pacifica as Council Chambers and includes a Council conference room, restrooms, and storage space.

The Pump Station Building is an approximately 8,100 square foot building located east of the Administration Building. The Sharp Park pump station is housed in the basement and the east end of the building which also contains a garage and workshop. It pumps wastewater from all of Pacifica north of the Fairway Park neighborhood to the CCWRP. The lower floor contains mechanical and electrical equipment rooms, a loading bay and a grit room for the former SPWWTP operation. The building also includes a janitor's restroom and shower. The building footprint encompasses roughly 5,100 square-feet, roughly half of which is used by the Sharp Park pump station. The building's stucco exterior and red tile roofing match the adjoining Administration Building.

The Thickening Building is a single-story structure located on the southern end of the project site. The building footprint is roughly 3,300 square feet and is constructed in the same exterior design as the Administration and Pump Station buildings. The building is presently vacant and formerly housed equipment processing wastewater sludge generated from the plant operations. The Thickening Building was surveyed for asbestos in 1991. Asbestos containing material was found in the floor tile mastic (see Chapter 3, Hazards and Hazardous Materials, below).

The fourth building on the project site is a small garage located at the southeastern corner of the property. The garage was used as an equipment maintenance work area for the SPWWTP. The building is approximately 2,000 square-feet.

A stucco wall exists along the northern, eastern, and western property boundary. An active six-inch sanitary sewer line extends from west to east through the center of the site and within the existing Pacific Avenue right-of-way. A 55-space public parking lot is located on the western side of the property, west of Beach Boulevard.

Approximately one-third of the project site is covered by impervious surface (e.g. parking lot, buildings, and pavement). The remainder of the project site contains disturbed soils. Images of the project site are shown in [Figure 2-4: Photographs of the Existing Project Site](#).

Surrounding Land Uses

As shown in [Figure 2-5: Surrounding Land Uses](#), land uses surrounding the project site is characterized by urban development. Single- and multi-family residential uses occur directly north and south of the property. Retail commercial uses are located on both sides of Palmetto Avenue. Hilton Way (or Sharp Park) Library is located east of Palmetto Avenue on Hilton Way.

The Palmetto Avenue Streetscape Improvement Plan (PASIP) was completed in October 2009 and is scheduled to start construction in March 2013. The PASIP extends from Paloma Avenue south to Clarendon Road. The PASIP includes a number of streetscape improvements including street and corner bollards, trees, benches, and new street light fixtures.

West of the project site, an oceanfront pedestrian promenade is located on the west side of Beach Boulevard along the Pacific Ocean. This is a very popular regional pedestrian pathway that is used for walking, jogging, biking, etc. The Rev. Herschell Harkins Memorial Pacifica Pier (Pacifica Pier) is a popular fishing pier located at the west end of Santa Rosa Avenue. The L shaped concrete pier extends a quarter mile into the Pacific Ocean.

Site History

A brief summary of the history of the project site is listed below:

- Pre-1949: All pipes from Sharp Park collected in area and discharged on the beach.
- 1950: Construction of Sharp Park Primary Treatment Plant.

- 1955: First ocean outfall constructed.
- 1959: Construction of Public Works Yard.
- 1965: Second ocean outfall constructed.
- 1970: Land acquisition associated with plant construction.
- 1971: Expansion of primary plant, construction of council chambers, offices and chlorine building and outfall pump station and New Motor Pool building.
- 1974: Construction of the Pacifica Pier and third ocean outfall.
- 1975: Additional land acquisition associated with secondary treatment plant.
- 1975: Secondary treatment plant addition including the construction of the thickening building.
- 1993: CA Regional Water Quality Control Board adopted a Cease and Desist Order for NPDES permit violations and for having inadequate ocean outfall.
- 1994: Removal of two underground storage tanks (1,000-gallon and 2,000-gallon) containing diesel fuel.
- 2000: Completed construction of the Calera Creek Treatment Plant and Water Recycling Plant and the closure of the Sharp Park Treatment Plant.
- 2002: Demolition of Sludge Control Building, primary tanks, primary and secondary Digesters, equipment building, clarifiers, and aeration tanks.
- 2001: Phase I Environmental Site Assessment (ESA) completed by Lowney Associates.
- 2002-2003: Soil samples of site analyzed.
- 2003: Hazardous materials removed from site.
- 2006: County Health Department approved subsurface investigation work plan; Subsurface Investigation Report for site completed by TEC Accutite (now TEC Environmental).
- 2010: San Mateo County Environmental Health/Groundwater Protection Program (GPP) issues site closure letter stating that no further action related to the former petroleum storage on site is required.
- 2011: City initiates Beach Boulevard Property Redevelopment Strategy (Leland Consulting Group) process to envision the future of the site, through stakeholder interviews, open houses, and council meetings.
- 2012: Soils analysis: Soil and Groundwater Management Plan (SGMP) by TEC Environmental, and Preliminary Geotechnical Investigation by Cornerstone Earth Group.

2.3. Zoning and Land Use Designations

As shown on [Figure 2-3: Project Site Parcel Map](#), the project property comprises two parcels (APN 016-204-020 and APN 016-294-510), an existing public parking lot that is accessed from Beach Boulevard and Montecito, and a right of way easement for a future Pacific Avenue roadway. The total site acreage is 3.5 acres.

As shown in [Figure 2-6: General Plan Land Use Map](#), the project site is designated Public Facilities (P-F) in the City General Plan/Local Coastal Plan. The project site is also zoned P-F.

2.4. Project Objectives

The objective of the proposed project is to reposition the project site to become a centerpiece of the redevelopment and revitalization of the Palmetto Avenue “main street” and the West Sharp Park Neighborhood, and to better connect the City’s designated main street to the promenade and beach. The City engaged a multidisciplinary planning team led by Leland Consulting Group, urban strategists, to complete an assessment of the site, a public outreach program, and identify the preferred land uses and development program for the site to achieve the City’s goals.

This planning process was conducted between June and November 2011. The outreach used to inform the plan included stakeholder interviews in small groups, two public open houses, a web site through which public comment could be submitted, and presentations to and discussions with the City Council. Stakeholders who participated in the process included residents from the West Sharp Park and other Pacifica neighborhoods, Palmetto Avenue business and property owners, and library staff and foundation members. The planning team’s findings are summarized in the Beach Boulevard Property Redevelopment Strategy (April 2012).

Following the City Council’s adoption of the Beach Boulevard Property Redevelopment Strategy, the City and County engaged another consulting team to create conceptual designs for the library. This planning process was guided by a combined City-County advisory committee, and included a number of public workshops, and additional opportunities for written public input.

The City’s objectives of the proposed project site are as follows:

- Create a public-private development project that acts as a catalyst for the further revitalization of Palmetto Avenue, the City’s designated main street, and a street intended to be a commercial center and community gathering place.
- Create an active and vibrant public-private development project that is readily recognized as a positive economic and social feature by the community of Pacifica.
- Improve connections between Palmetto Avenue and the waterfront—including the Beach Boulevard Promenade, Pier, beach, and open spaces to the south. This will

connect Pacifica’s commercial and cultural hub to the community’s greatest natural asset—the ocean.

- Take advantage of the oceanfront views on the western edge of the property with uses that attract both local residents and visitors.
- Make better use of a relatively large site that is publicly-owned, underutilized, and located in the heart of one of the Pacifica’s most historic neighborhoods.
- Provide a location for a new City library that includes community rooms and meeting space that can also be used as the new City Council chambers.
- Create active retail corners, including retail space located within the library.
- Entitle a high-quality development project that provides long-term economic return to the City.
- Create high quality plazas, sidewalks and an interior pedestrian street.
- Ensure that the entitlements and regulations that apply to the site (General Plan, zoning, etc.) are appropriate and will allow the public and private development envisioned by the Beach Boulevard Property Redevelopment Strategy. Where necessary, modify regulations to fit the strategy.

2.5. Project Characteristics

Proposed Land Uses

The proposed project is comprised of a mix of complementary uses that meet the project objectives identified above and was approved by the Pacifica City Council in October 2011 as part of the Beach Boulevard Property Redevelopment Strategy. Land uses include a new library, a boutique hotel, a restaurant, housing, and parking, each of which are described below and in [Table 2-1: Proposed Land Uses](#). [Figure 2-7: Conceptual Land Use Plan](#) provides an illustration of the proposed project.

Table 2-1: Proposed Land Uses

Land Use	Square Feet /Units <i>Maximum</i>	Building Height <i>Maximum</i>
Residential	84 units	4 stories
Library ¹	36,500 square feet	3 stories
Boutique Hotel	75 rooms	3 stories
Restaurant	4,500 square feet	1-2 stories (may be integrated into hotel)

Notes:

1. Includes 500 to 2,000 sf of retail uses within the Library building.

Development Process

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.

Pacifica Library

The City currently has two libraries: one at Hilton Way, directly across the street from the subject site, and another approximately four miles south on Terra Nova Boulevard in the Linda Mar neighborhood.

The City, in coordination with San Mateo County Library, conducted a Pacifica Library Needs Assessment in 2011 (Anderson Brulé Architects, 2011). Based on comparisons with library districts of comparable size and location, the consultant team and citizens concluded that the current library was severely undersized and offered an inadequate array of services.

The new library will be approximately 36,500 square-feet on two floors. It will include space for reading and studying, community meeting rooms, internet access, books, and other resources. A large meeting room (3,000 square feet) will also double as the City Council Chambers. Approximately 500 square-feet of retail may be included within the library building and will likely be located at the corner of Montecito and Palmetto Avenues. The building height is estimated to be approximately 35'. One level of below grade parking is planned as a part of the library building. The remainder of the required parking will be surface parking behind the building.

The building and interior plans for the library have received more detailed attention to this point than those than for the rest of the site. San Mateo County Library has hired an architecture firm and conducted a number of focused community meetings to address building programming and facilities (see [Figure 2-8: Library Conceptual Perspective and Floor Plans](#)). However, the library design process is still ongoing at this time, and some relatively minor adjustments to the building program are likely to be made going forward.

Residential

Up to 84 housing units are proposed for the project site. The housing will be attached units that will range in size and scale from two-story townhomes to three or four story podium style units over parking. Full floor building heights will not exceed 45 feet, though view towers, or smaller projections may exceed this height in order to add architectural interest to the buildings.

Boutique Hotel

A boutique hotel of between 35 and 75 rooms is proposed along the western edge of the project site, adjacent to Beach Boulevard. A boutique hotel is a small hotel with a unique niche or stylish theme to help differentiate it from the competition and make it a unique destination. The location of the project site on the waterfront, near the Pacifica Pier, Beach Boulevard Pedestrian Promenade and Palmetto Avenue create a unique site that is well suited to this type of use. The building will be two or three stories, and up to 45 feet in height.

Waterfront Restaurant

A full service restaurant of up to 4,500 square feet is proposed along the southwestern edge of the project site, adjacent to Beach Boulevard. The restaurant will be either a standalone one-to-two story building, approximately 35 feet in height, or be integrated into the boutique hotel structure.

City of Pacifica Pump Station

The existing pump station located adjacent to Montecito Avenue will remain on site and continue to operate as a pump station.

Circulation, Access, and Parking

Circulation

At present, there is no vehicular circulation through the site. The project would add several multimodal roadways through the site, all of which will be designed to enhance pedestrians' walking experience, while encouraging automobiles to travel slowly through pavement design and in some cases relatively narrow lane widths.

The proposed project will create Pacific Avenue, an east-west multimodal link from Palmetto Avenue to the Beach Boulevard. While this roadway will be accessible by vehicles, it will function as a linear public plaza and include special pavement treatments, narrow intersections, street trees, special lighting and pedestrian amenities such as benches, trash receptacles, etc. The design will purposefully constrict vehicles (e.g. curbing, street trees, etc.) requiring them to move slowly and thereby ensure safe use by pedestrian and bicyclists.

The proposed project will add two north-south alleyways through the site from Montecito Avenue to Birch Lane. The westerly alley will be one-way north while the easterly alley will be one-way south. These two alleys will provide access to the interior of the project site.

As part of the proposed project, the westerly property line along Beach Boulevard will be reconfigured to allow more efficient use of the space and improve circulation and parking along Beach Boulevard.

Access

The California Coastal Act emphasizes enhancing public access to the coast. This will be achieved at the site through building Pacific Avenue, a new multimodal and pedestrian friendly street, improving the streetscape and parking on Montecito Avenue, and by providing bicycle parking on the project site.

Transit service along Palmetto Avenue is provided by the SamTrans #112 bus. Additional bus lines in the immediate area (within 0.3 miles of the project site) include SamTrans route #s 110 and 140. Additionally, SamTrans #118 is a high-frequency commuter bus that connects to the regional BART system.

Parking

Public Parking

The general public currently uses parking on and adjacent to the site to access the Pacifica Promenade, beach and pier, Palmetto Avenue merchants, and other destinations. [Table 2-2: Public Parking](#), below shows the public parking that is available now and following redevelopment of the site.

The Beach Boulevard parking lot currently has 54 spaces. Of these, 20 are associated with on-site use of the Administration Building (City offices and Council Chambers), however these spaces are often used by the public, particularly when there is no City Council meeting. As part of the proposed project, this parking will be relocated to the western edge of Beach Boulevard in order to allow site redevelopment. In addition, parking on Montecito Avenue will be reconfigured from parallel to angled parking, netting an additional seven spaces on the block between Beach Boulevard and Palmetto Avenue. Following redevelopment, there will be a net addition of four public spaces.

Table 2-2: Public Parking

Public Roadway	Existing Spaces	Future Spaces
Beach Boulevard Parking Area ¹	34	31
Montecito	13	20
Total	47	51

Notes:

(1) Total parking is 54 spaces, 20 of which are appropriated to on-site uses and are also used for public parking.

Source: City of Pacifica, 2012.

On-site Project Parking

Parking requirements are regulated by the City of Pacifica Municipal Code (Section 9-4.2818). These regulations prescribe parking for each respective land use, as shown below in [Table 2-3: Parking Demand & Supply Analysis for Proposed Project](#). Special consideration for mixed-use developments (as is proposed), is allowed under these regulations, as follows:

1. Where two (2) or more uses under the same or different owners and/or managers are located in the same structure and/or in a common development, the sum of the separate requirements for each use shall be provided. In the event of multiple uses, the Planning Commission may require areas of less intensive use to provide a higher parking requirement if it is determined that the health, safety, and general welfare of the area requires the higher standard. No parking space, or portion thereof, shall serve as a required space for more than one use unless otherwise authorized by the Planning Commission.
2. In cases where shared uses complement each other, parking requirements may be reduced as determined by the Planning Commission.

Given the fact that the proposed project is a mixed-use development and located within a walkable, relatively urban environment, parking standards for shared-use development were utilized. Because the City does not have a specific shared-use parking standard for mixed-use residential and retail development, parking standards for “suburban center/town centers”, were used based standards endorsed by the Metropolitan Transportation Commission (MTC 2007).¹

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

Land Use	Size	Parking Standard	Spaces Required (Demand)		Spaces Provided (Supply)	Net Difference
			by Use	Shared		
Library ¹	36,500 sf	2/1,000 sf ²	73		77	4
Hotel	75	1/room ³	75	198	198	--
Restaurant	4,500	4/1,000 sf ⁴	18			
Housing	84 units	1.25/unit ⁴	105			

Notes:

- (1) Includes café and meeting space / Council Chambers.
- (2) Per Sec. 9-4.2818 of the Pacifica Municipal Code with 20 % discount for shared use and patrons arriving via walking, bike, and bus.
- (3) Per Sec. 9-4.2818 of the Pacifica Municipal Code.
- (4) MTC 2007, page 47 for shared-use parking standards for Small Towns.

As shown in [Figure 2-9: Parking Plan](#), on-site parking for the project site will be accommodated by both below-grade and surface parking. Parking for each use will be

¹ *Reforming Parking Policies to Support Smart Growth – Toolbox/Handbook: Parking Best Practices & Strategies for Supporting Transit Oriented Development in the San Francisco Bay Area*, prepared by the Metropolitan Transportation Commission in coordination with the Association of Bay Area Governments and the Bay Area Air Quality Management District per , June 2007, page 47.

dedicated to that use, though there will be some shared parking, particularly between the boutique hotel and restaurant.

Library parking (77 spaces) will be shared with events taking place in the multipurpose room (e.g. City Council meetings, community functions, etc.), typically during the evenings. Because the peak library use occurs from noon to 6:00 p.m., and most council meetings and other community events will occur in the evenings, the library and multipurpose room will be a shared parking facility.

Parking for housing will include 106 below-grade spaces and 18 surface spaces. Parking for the boutique hotel will be a combination of five surface spaces and ~50 below-grade spaces. 19 surface spaces will be allocated for the restaurant.

The number of spaces represent the maximum to be provided; if less of a given land use is built (i.e. fewer housing units than the maximum possible on the site), then fewer parking spaces would be constructed. It should be noted that the final parking plan may vary depending on the ultimate development program and densities developed on the site.

Some parking will be located along interior access alleys; however, no parking will be provided along Pacific Avenue in order to enhance this street's pedestrian-oriented nature.

Infrastructure Improvements

As shown in [Figure 2-10: Existing Utilities and Services](#), existing infrastructure including water, sewer and storm drainage facilities are readily accessible to the project site. A 27-inch sewer line extends west on Montecito Avenue and into the pump station. A six-inch sewer line also extends along Birch Lane. The eight-inch sewer line that extends along the Pacific Avenue right-of-way and a portion of Palmetto Avenue would likely be removed as part of project construction.

As part of final grading and site plan, surface water will flow east to west across the site and be intercepted by a 21-inch storm drain that extends via a pipeline into the Pacific Ocean. Prior to discharge into the storm drain, all surface water will be detained and treated consistent with local and state water quality requirements.

Water service and other utility services including gas, electricity, cable, etc. is readily accessible from the existing adjacent public roadways.

Site Demolition and Preparation

Building and Improvements Demolition

As part of redevelopment, the entire site, with the exception of the pump station, would be re-graded. The existing Administration Building, the abandoned Sludge Thickening Building, and the abandoned Garage would all be demolished and removed from the site. Additionally, the existing perimeter wall and miscellaneous materials would be removed.

Existing vegetation, which includes ruderal grasses, shrubs, and a few trees would also be removed.

Soils and Groundwater Assessment and Remediation

As part of the SPWWTP facility demolition in 2000, most features associated with the former treatment plant were removed, including a significant volume of soil from the center of the property (up to 10 feet from the original surface grade in some places). As a result, site topography has been changed significantly at various locations. Ground water levels could potentially be on the order of 10 to 20 feet below street level depending on the time of year construction begins. Depending on the actual depth of the basement or garage excavations, temporary dewatering may be necessary during construction.

Following the demolition of the SPWWTP, the City engaged several environmental science and geotechnical firms to analyze potential soil contamination, impacts on human health, and other related issues. A chronology of the main studies completed is described above (See Section 2.2, Site History).

These investigations found (as summarized in the Soil and Groundwater Management Plan (SGMP), TEC Environmental, 2012) that chemicals of potential concern (COPCs) at the site are related to an unauthorized release of petroleum hydrocarbons from a former underground storage tank (UST) and house-keeping issues at a former hazardous waste storage area (HWSA). COPCs include total petroleum hydrocarbons quantified as diesel (TPHd) and as motor oil (TPHmo). In addition, concentrations of various metals above assumed background levels have been identified, including chromium and cobalt.

However, based on environmental site investigations at the site, the levels of detected chemicals of potential concern and the depth of these chemicals do not appear to represent a risk to the proposed future use of the site, including residents. Detected concentrations were below or only slightly above the most stringent residential ESLs. Furthermore, the physical properties of the COPCs are such that vapor intrusion risks are not of concern for future mixed use (commercial and residential) redevelopment of the site.

The location of these contaminants is shown in [Figure 2-11: Areas of Potential Impacted Soil and/or Groundwater](#), and are within the zones designated for boutique hotel and housing development. No known soils contaminants have been identified within the area designated for library development.

In 2010, following studies completed between 2001 and 2009, the San Mateo County Groundwater Protection Program (GPP) issued two site closure letters. These letters indicate that the GPP will not oppose new residential or commercial development on the site, assuming no new soil contaminants are found, and that contaminated soils are disposed of properly.

Despite the fact that contamination risks are very low, the SGMP recommends a number of actions be taken during project construction to safeguard against potentially hazardous soil, groundwater, and/or airborne conditions. These policies and procedures must be followed by the City and County as they develop the library site and/or infrastructure, and by private developers who complete the other components. Those conducting site development should consult the SGMP for a complete set of recommendations, which include the following:

Soils

- All on-site workers will be trained by an environmental professional (EP) prior to construction to be made aware of the potential contaminants, areas previously identified as containing impacts materials and procedures for handling any impacts materials should they be discovered.
- No contaminated soil will be removed from the site for offsite re-use. All disturbed soils generated during construction activities will be re-used on site if not contaminated, or disposed at an appropriate landfill.
- All disturbed soils will be monitored on an ongoing basis by observing visual and olfactory indicators of contamination. If contaminated soil is encountered, they will be tested and, if necessary, transported under hazardous waste manifest protocols to an appropriate landfill.
- During construction, all appropriate storm water and sediment control best management practices (BMPs) will be used to prevent discharge of contaminated materials to the Pacific Ocean.
- Disturbed soils will be further isolated from potential physical contact (dermal, ingestion) using engineered controls including concrete subgrade parking garages or concrete slab on-grade foundations.

Groundwater

- Groundwater will require analysis prior to discharge or off-site disposal to confirm compliance with any discharge permits and approvals or to determine suitable treatment and disposal options.
- If groundwater discharge to the City of Pacifica sanitary sewer is necessary, it will be conveyed through a treatment system (appropriately sized storage tank[s] and carbon canisters) prior to discharge under permit. The number of carbon canisters used will be sufficient to meet discharge permit requirements. Discharge sampling and analyses will also be completed in accordance with discharge permit requirements.
- Should concentrations of COPCs in any collected groundwater prevent discharge to the sanitary sewer, the extracted groundwater will be containerized in appropriately sized storage tanks profiled for off-site disposal in accordance with the accepting facility permit requirements and transferred by truck off the site

accordingly. Contaminated groundwater determined to be nonhazardous will also be disposed at an appropriate facility, but does not require hazardous waste handling procedures for transportation.

Airborne Contaminants

- Although no known airborne risks have been identified at the site, efforts will be made to minimize the generation of potential airborne contamination while working in areas known to contain COPCs. The EP will be responsible for evaluating the potential for air quality issues related to suspect contamination encountered.
- The project's environmental manager will be responsible for conducting perimeter air monitoring (upwind and downwind) during periods of objectionable odors or to investigate odor related complaints. If perimeter monitoring indicates the presence of an odor issue, vapor mitigation will be implemented (e.g. cover stockpiles with plastic sheeting, use clean soil to cover excavation, etc.).

Project Phasing and Construction

Project construction is anticipated to occur in phases depending on the timing requirements of the San Mateo Library, market conditions, and interest by the development community. Given the fact that the architectural plans and program is well progressed for the library, it is possible that it will be constructed prior to the remaining portions of the project. Should the library be constructed first and separately from the rest of the site, sufficient parking and all necessary infrastructure improvements will be constructed accordingly.

2.6. EIR Uses and Approvals

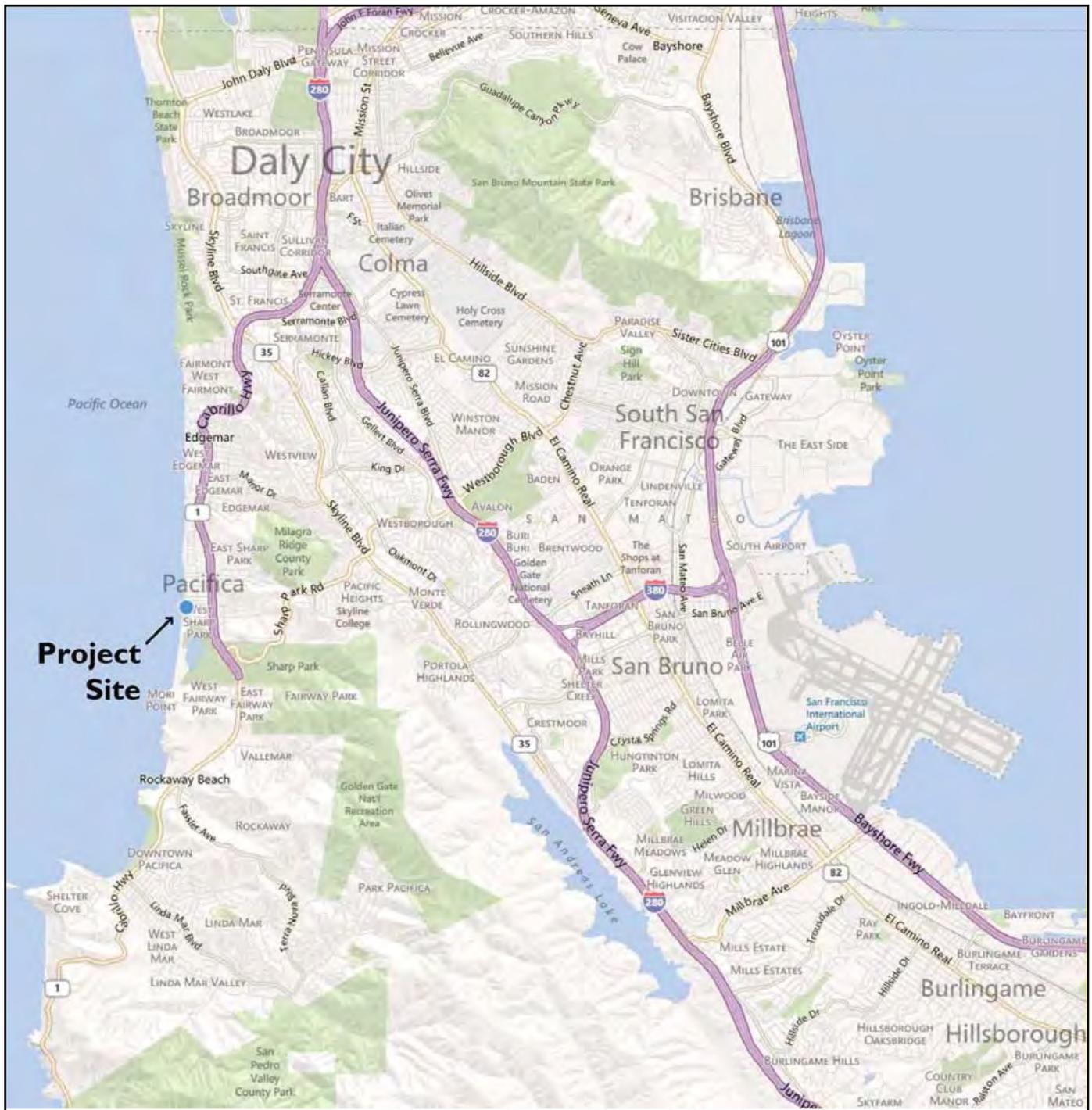
As mandated by the CEQA Guidelines section 15124(d), this section contains a list of agencies that are expected to use the EIR in their decision making, and a list of approvals for which the EIR will be used. These lists include information that is known to the lead agency.

City of Pacifica

- Certification of the Redevelopment of the Beach Boulevard Property Final EIR
- Adoption of a General Plan and Local Coastal Plan amendment to change the land use designation from Public Facilities (PF) to Planned Development (PD) and increasing the maximum building height from 35 to 45 feet.
- Adoption of Zoning change from Public Facilities (PF) to Mixed Use
- Approval of a Development Plan
- Issuance of a Coastal Development Permit

State & Federal Agencies

- Adoption of Local Coastal Plan Amendment (CA Coastal Commission)
- National Pollutant Discharge Elimination System (NPDES) permit
- Army Corps of Engineers Section 404 permit



Source: Microsoft Bing Maps and RBF Consulting (2012)

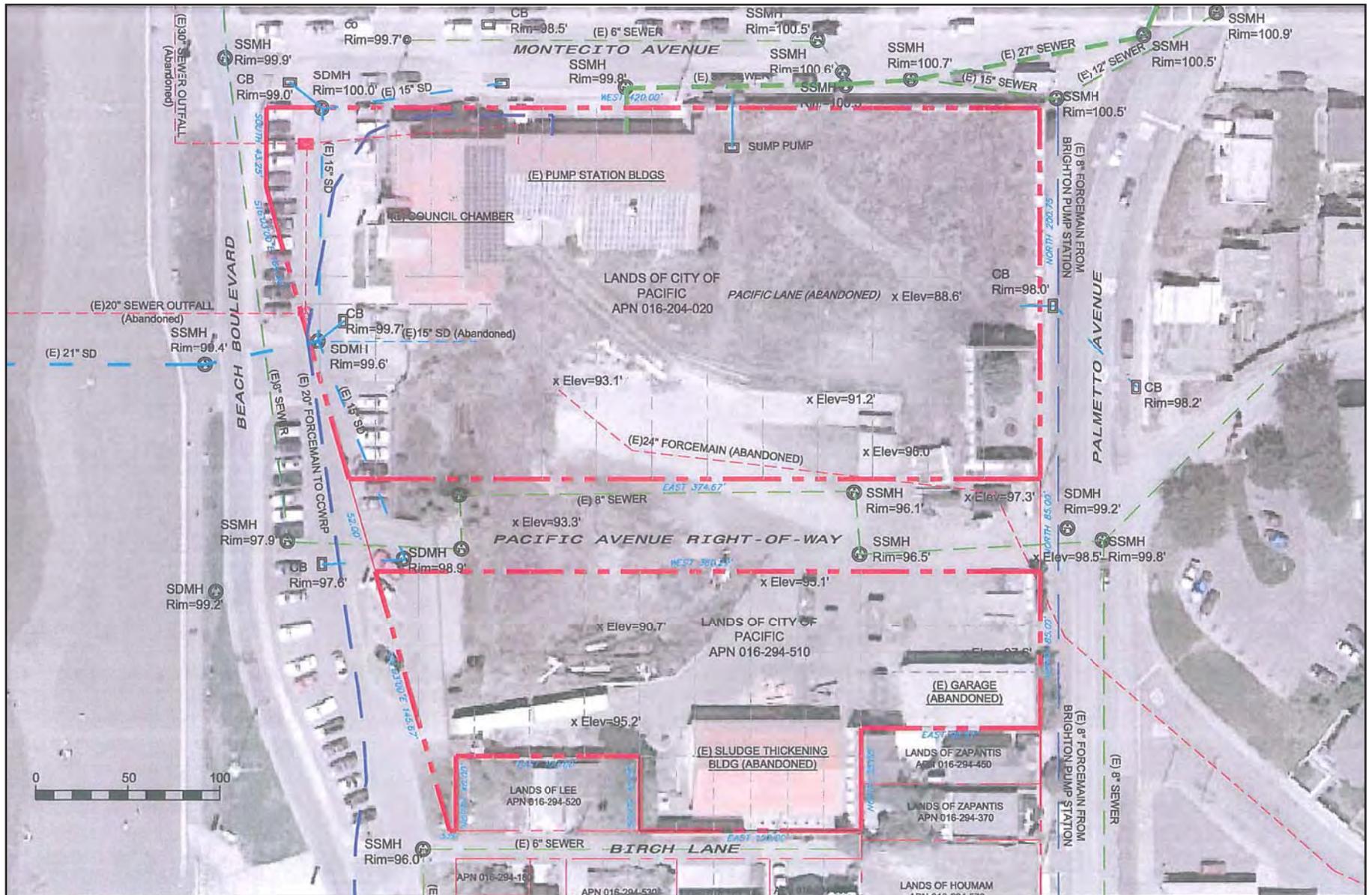


JN 70-100421

Regional Location

Redevelopment of the Beach Boulevard Property EIR

Figure 2-1



Source: City of Pacifica (2006)



Existing Utilities and Services

Redevelopment of the Beach Boulevard Property EIR



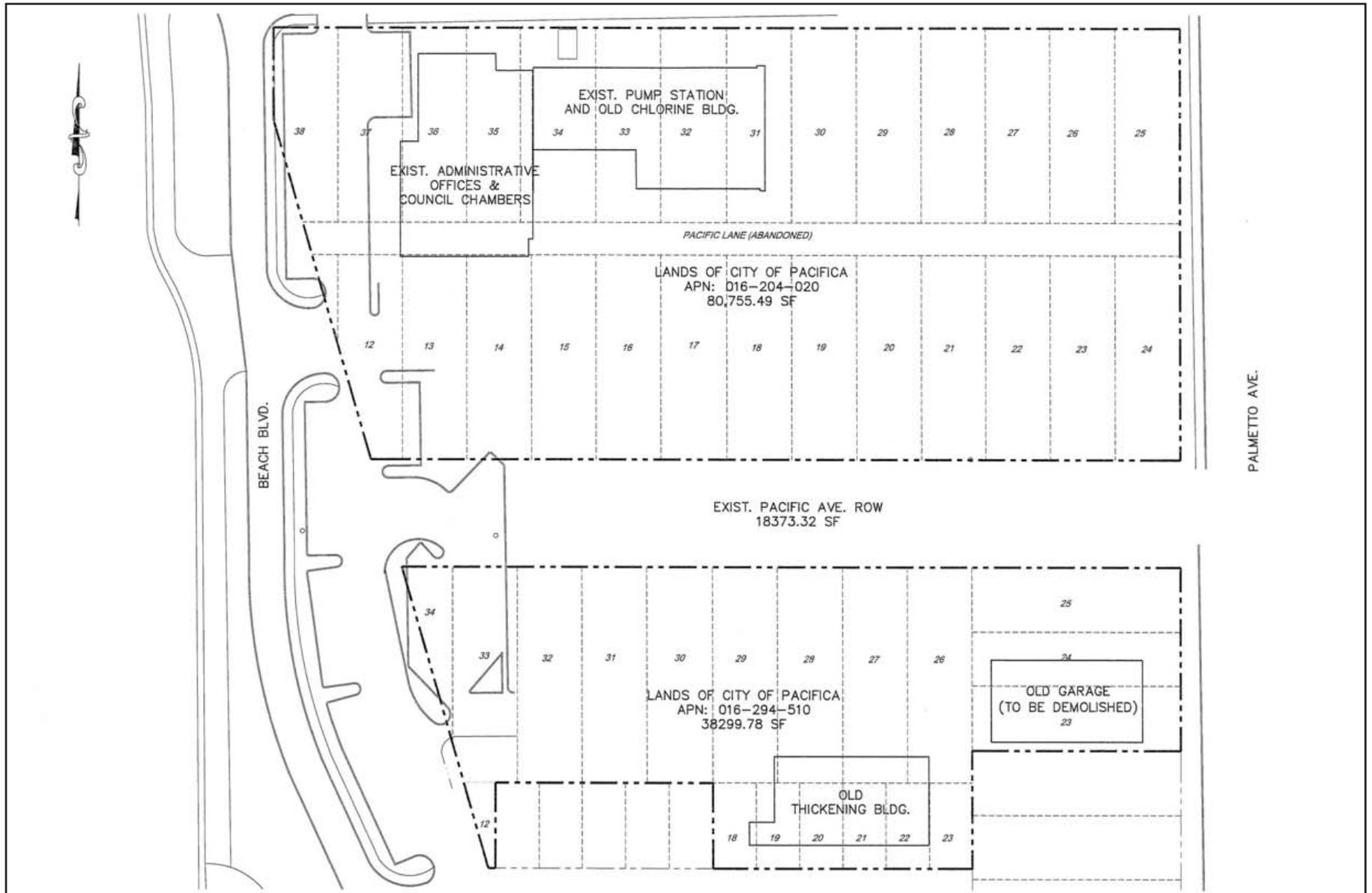
Source: Leland Consulting Group (2012)



JN 70-100421

Aerial of Existing Project Site
 Redevelopment of the Beach Boulevard Property EIR

Figure 2-2



Source: City of Pacifica (2006)



JN 70-100421

Project Site Parcel Map

Redevelopment of the Beach Boulevard Property EIR

Figure 2-3



Aerial view looking from the Pacific Ocean coastline



View looking northeast from the intersection of Beach Boulevard and Montecito Avenue

Source: RBF Consulting (2012)



JN 70-100421

Photos of the Existing Project Site
Redevelopment of the Beach Boulevard Property EIR

Figure 2-4A



View looking west from Palmetto Avenue



View looking east from Beach Boulevard parking lot into project site

Source: RBF Consulting (2012)

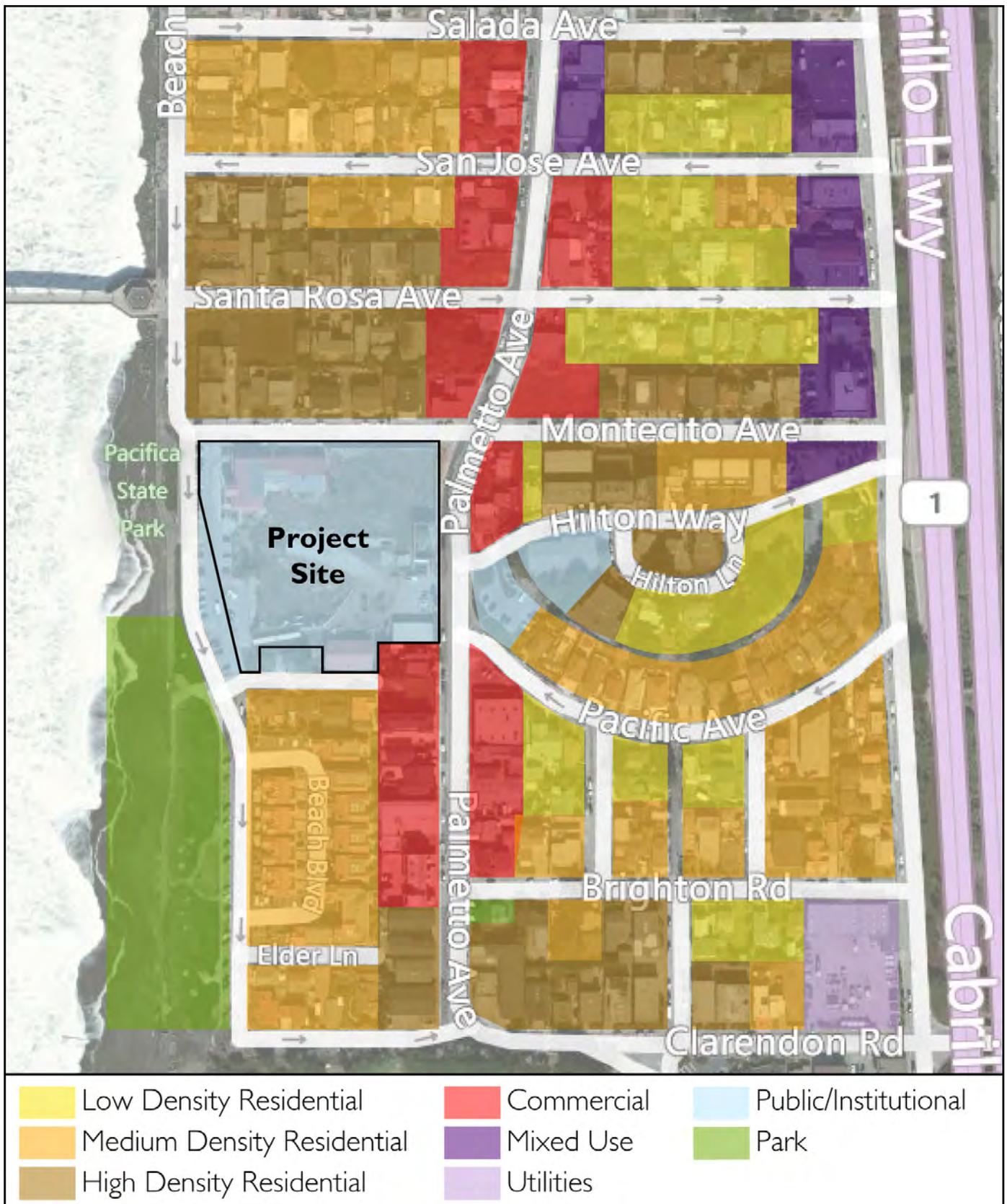


JN 70-100421

Photos of the Existing Project Site

Redevelopment of the Beach Boulevard Property EIR

Figure 2-4B



Source: City of Pacifica and RBF Consulting (2012)

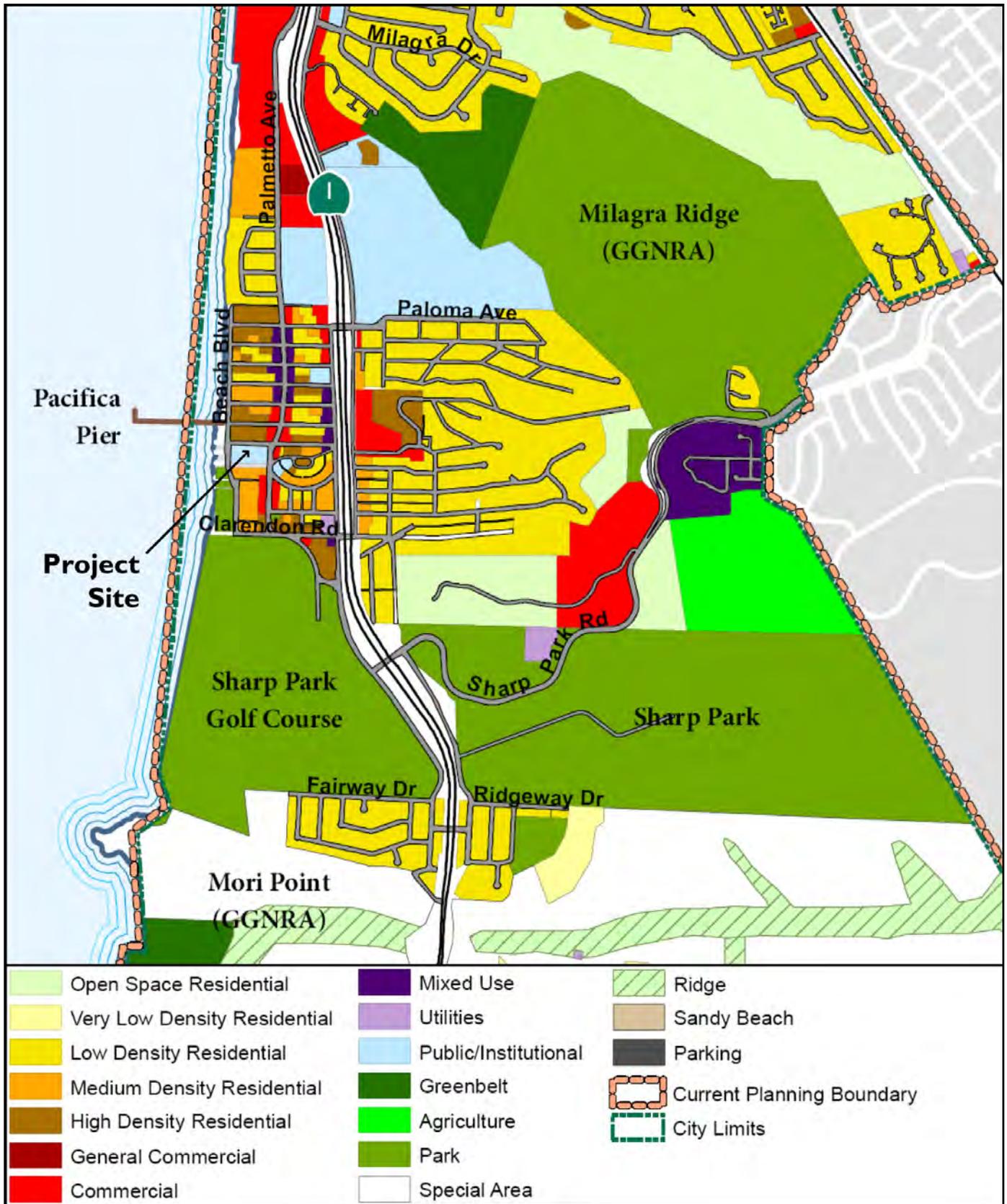


JN 70-100421

Surrounding Land Uses

Redevelopment of the Beach Boulevard Property EIR

Figure 2-5



Source: City of Pacifica General Plan (1980)

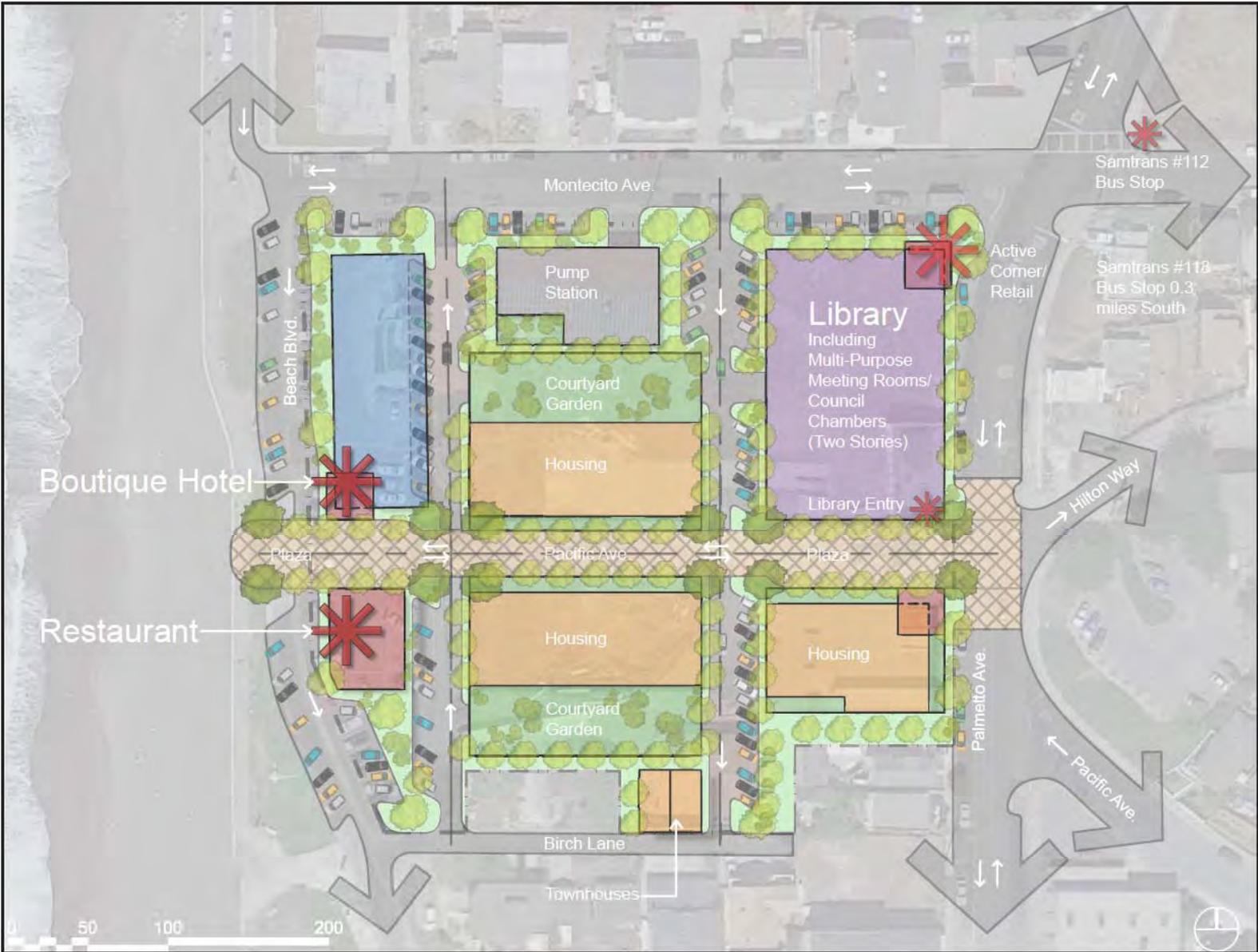


JN 70-100421

General Plan Land Use Map

Redevelopment of the Beach Boulevard Property EIR

Figure 2-6



Source: Leland Consulting Group (2012)



JN 70-100421

Conceptual Land Use Map
 Redevelopment of the Beach Boulevard Property EIR

Figure 2-7



LIBRARY ENTRANCE + CAFE

Source: Group 4 (2012)

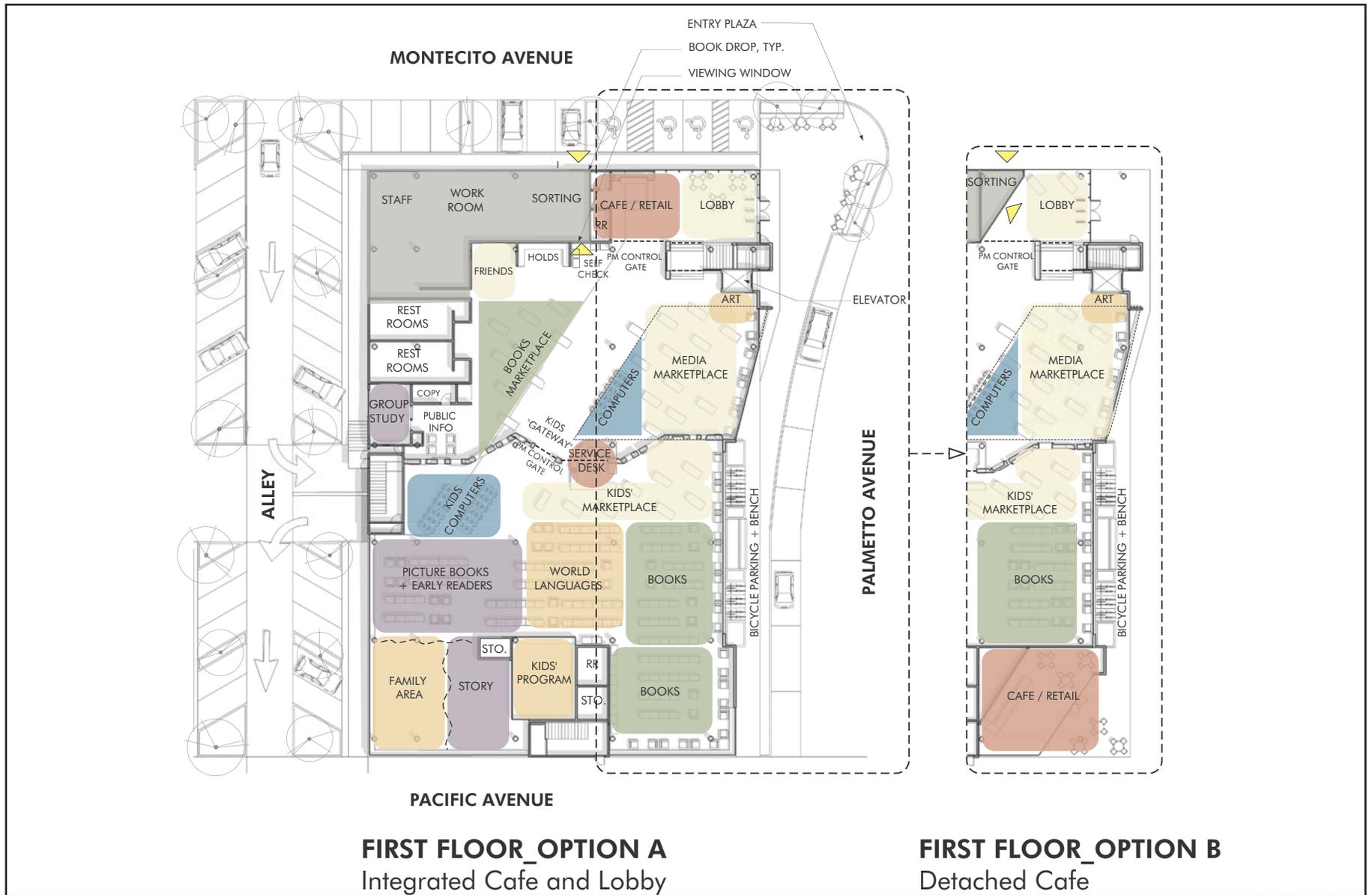


JN 70-100421

Library Conceptual Perspective and Floor Plans

Redevelopment of the Beach Boulevard Property EIR

Figure 2-8A

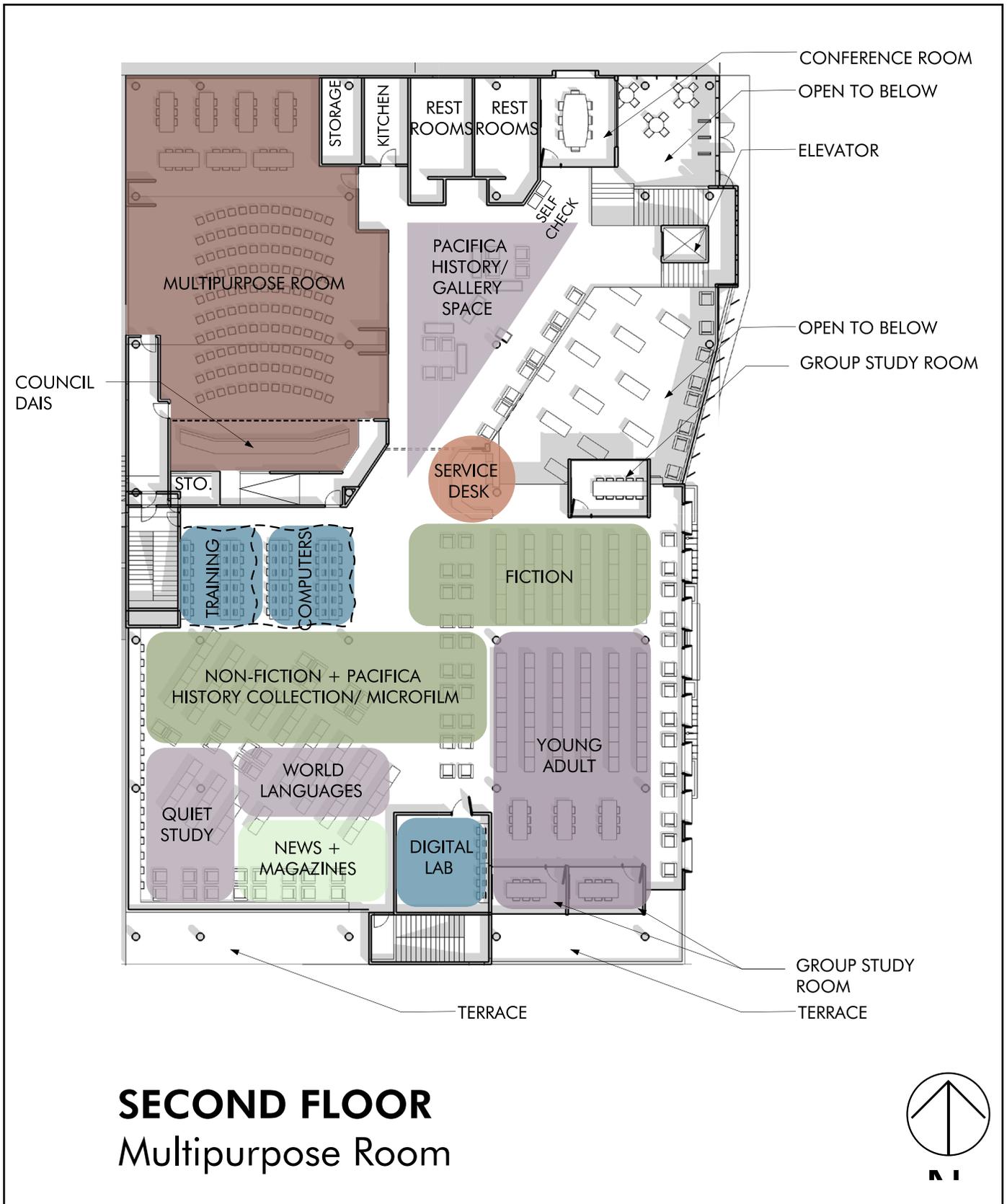


Source: Group 4 (2012)



Library Conceptual Perspective and Floor Plans

Redevelopment of the Beach Boulevard Property EIR



Source: Group 4 (2012)



JN 70-100421

Library Conceptual Perspective and Floor Plans
Redevelopment of the Beach Boulevard Property EIR

Figure 2-8C

