

3.1 Land Use

This section presents the environmental setting and impact analysis of land use in the Pacifica Planning Area. Effects on nearby land uses created by other potential effects of the proposed Plan, such as noise and air quality, are dealt with in those sections.

Environmental Setting

PHYSICAL SETTING

The City of Pacifica is located in San Mateo County, and is bordered to the west by the Pacific coast. It is part of the San Francisco-Oakland-San Jose metropolitan area, and is approximately 13 miles south of downtown San Francisco, 40 miles northwest of San Jose, and six miles west of San Francisco International Airport.

It shares a northern border with Daly City, and eastern borders with South San Francisco and San Bruno. To the east, and to the south, are unincorporated portions of San Mateo County and the ridges of the Coast Range. Much of the land to the southeast and south is preserved as units of the Golden Gate National Recreational Area, the State and County park systems, and protected watersheds. Rural and agricultural land is also prevalent south of the city. Land west of SR 1, along with Shelldance Nursery and some lands to the south, is part of the State-designated Coastal Zone.

Existing Land Use

The existing land use pattern is shown in **Figure 3.1-1** and summarized in **Table 3.1-1**. The most common land use in the Planning Area is open space, covering nearly half (3,614 acres) of the total land area. Another 361 acres are used for agriculture, and 1,204 acres remain vacant or undeveloped. Together these areas make up nearly 67 percent of the Planning Area. (Land used for right-of-way is not counted.)

Developed land is concentrated in the north and south of the Planning Area, separated by tracts of park land and open space. Of the developed land area, residential land uses are the most common, covering 1,957 acres and accounting for 26 percent of the Planning Area. This is accompanied by 395 acres of public or community uses, 108 acres of commercial uses, 18 acres of industrial uses, and 3.5 acres of mixed use development.

Table 3.1-1: Existing Land Uses in the Planning Area

<i>Land Use</i>	<i>Acres in Planning Area</i>	<i>Percent of Planning Area</i>
Open Space		
Parks and Accessible Open Space	3,268	43%
Other Open Space	301	4%
Beach	46	1%
<i>Subtotal</i>	<i>3,614</i>	<i>47%</i>
Public, Community, and Institutional Uses		
Schools	238	3%
Other Public or Community Uses	103	1%
Utilities	55	1%
<i>Subtotal</i>	<i>395</i>	<i>5%</i>
Residential Uses		
Single-Family	1,774	23%
Multi-Family	175	2%
Mobile Homes	9	0.1%
<i>Subtotal</i>	<i>1,957</i>	<i>26%</i>
Commercial and Mixed Use		
General Commercial	94	1.2%
Hotels	7	0.1%
Office	4	0.1%
Mixed Use	4	0.05%
<i>Subtotal</i>	<i>108</i>	<i>1%</i>
Industrial Uses		
Industrial	18	0.2%
Agriculture, Undeveloped and Vacant		
Agriculture	361	5%
Vacant and Undeveloped	1,204	16%
<i>Subtotal</i>	<i>1,565</i>	<i>20%</i>
Total	7,658	100%

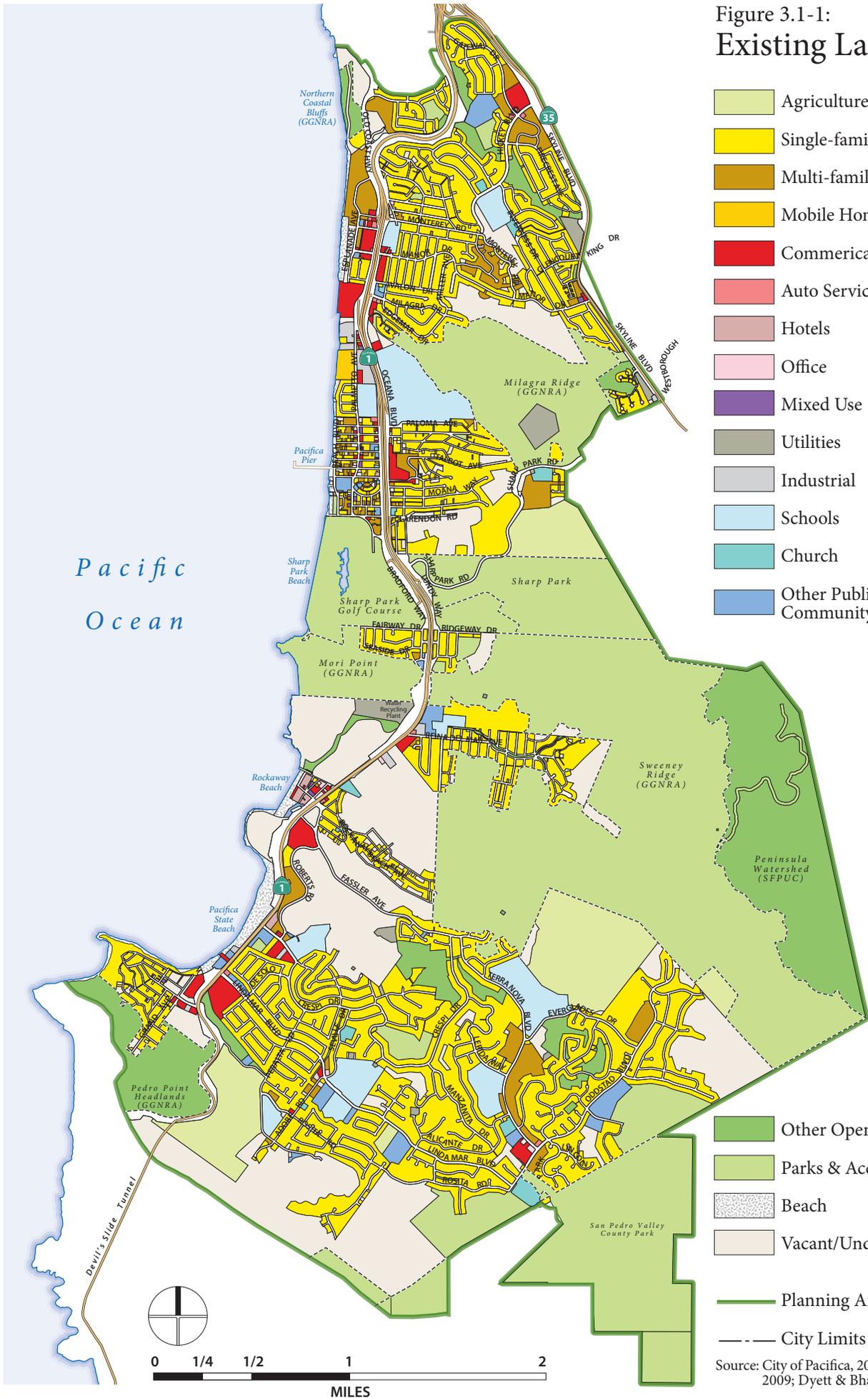
Parks and open space lands are owned and managed by various public agencies, including the Golden Gate National Recreation Area (1,400 acres), the State of California, the County of San Mateo (490 acres), the City of Pacifica, and the City and County of San Francisco (842 acres). Additionally, there are 54 acres of privately owned permanent open space in Pacifica. Large areas of open space include Milagra Ridge, Sweeney Ridge, Sharp Park, Mori Point, and San Pedro Valley County Park.

Figure 3.1-1:
Existing Land Use

-  Agriculture
-  Single-family Residential
-  Multi-family Residential
-  Mobile Homes
-  Commercial
-  Auto Services
-  Hotels
-  Office
-  Mixed Use
-  Utilities
-  Industrial
-  Schools
-  Church
-  Other Public or Community Uses

-  Other Open Space
-  Parks & Accessible Open Space
-  Beach
-  Vacant/Undeveloped
-  Planning Area
-  City Limits

Source: City of Pacifica, 2008; County of San Mateo, 2009; Dyett & Bhatia, 2013.



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Chapter Three: Settings, Impacts, and Mitigation Measures
3.1: Land Use

Public, community, and institutional uses occupy 395 acres of Pacifica's land. Of this, about 60 percent is school land and buildings, including the campuses of Oceana and Terra Nova high schools. Other significant public land holdings include two library sites, the new Water Recycling Plant, police and fire stations, and water tanks throughout the city.

Single-family housing makes up 1,774 acres, about 91 percent of residential land use area, while multi-family housing makes up about 175 acres or 9 percent of residential land use area, and mobile homes make up less than one percent of residential land use area. Single-family houses are typical in all neighborhoods, while multi-family housing is distributed in clusters throughout the City.

Commercial uses occupy approximately 104 acres in Pacifica, making up only one percent of the City's land. Pacifica has no central downtown area. Most retail, restaurants and services are located in neighborhood shopping centers and commercial areas distributed around the City. These include:

- Linda Mar, Fairmont, Eureka Square, Pacific Manor, Park Mall, and Pedro Point shopping centers;
- Adobe Plaza Center and Ramallah Plaza;
- Palmetto Avenue, Crespi Drive, Vallemar, and Rockaway Beach business districts.

Pacifica has a small amount of mixed-use development, along Palmetto Avenue in West Sharp Park and in Rockaway Beach. Several buildings along Palmetto Avenue have restaurants or retail on the ground floor and housing units or office space on the second floor. Overall, West Sharp Park has the greatest mix of uses throughout the neighborhood, both vertically and horizontally.

Most of the 18 acres of industrial land in Pacifica is located between Palmetto Avenue and the ocean, in the northern end of the West Sharp Park neighborhood.

Large pieces of undeveloped land are present along the northern bluffs, the north slope of Milagra Ridge, Gypsy Hill, the Rockaway Quarry site, the face of Cattle Hill, Fassler Ridge, and the slope of Montara Mountain. Smaller vacant "infill" lots are found primarily in the West Sharp Park, East Sharp Park, Westview-Pacific Highlands, Rockaway, and Pedro Point neighborhoods. Given environmental factors such as slope and sensitive species, there are some constraints on the development potential of these sites.

There are about 360 acres of land used for agriculture in the Planning Area. About 260 acres of this are within City limits, at Millwood Ranch and Park Pacifica Stables, on properties directly north of Sharp Park in the highlands, and along Linda Mar Boulevard west of the Pacifica Center for the Arts. About 104 acres are outside City limits, at Shamrock Ranch between San Pedro Creek and Highway 1. The current General Plan's definition of agriculture may be too limited to include these various properties, but this classification seems the best fit.

Population and Housing

Existing demographic data for the City of Pacifica are shown in **Table 3.1-2**. According to ABAG, the city had a population of 39,000 in 2010.¹ City records show that 14,520 housing units can be found in the city, out of which 75 percent are single-family detached units, 24 percent are multifamily units, and less than one percent are mobile homes. The average household size is 2.7 persons per household, which includes persons living alone, family households, and unrelated persons sharing living quarters.

Table 3.1-2: Existing Demographic Data

<i>Demographic</i>	<i>2010</i>
Population	
<i>Persons</i>	37,230
<i>Households</i>	14,150
<i>Persons per Household¹</i>	2.6
Housing Units ¹	14,520
Jobs	6,350

Note: population and housing units are from the 2010 US Census and 2007-11 American Community Survey. Jobs data are from ABAG's P2009 tables. Numbers rounded to the nearest 10.

Source: Association of Bay Area Governments, 2009, U.S. Census, 2010.

REGULATORY SETTING

The regulatory setting includes federal and State agencies and laws, local regulatory bodies, and local control mechanisms guiding land use decisions.

State Regulations

Department of Housing and Community Development

The State Department of Housing and Community Development (HCD) is responsible for determining regional housing needs for all jurisdictions in California and ensuring the availability of affordable housing for all income groups.

Regional/Local Regulations

Association of Bay Area Governments (ABAG)

Through its role as the Bay Area's council of governments, ABAG has been designated by the State and federal governments as the official comprehensive planning agency for the Bay Area. ABAG reviews projects of regional significance for consistency with regional plans and is also responsible for preparation of the Regional Housing Needs Assessment (RHNA),

¹ Association of Bay Area Governments, *Projections 2009, 2010*.

pursuant to California Government Code Section 65584(a). ABAG's locally adopted Regional Housing Needs Allocation and the San Francisco Bay Area Housing Needs Plan, provide a policy guide for planning the region's housing, economic development, environmental quality, transportation, recreation, and health and safety.

San Mateo County Local Agency Formation Commission

Under State law, each county must have a local agency formation commission (LAFCO), which is the agency that has the responsibility to create orderly local government boundaries, with the goals of encouraging the orderly formation of local governmental agencies and the preservation of open space lands, and discouraging urban sprawl. While the commission in San Mateo County has no direct land use power, its actions determine which local government will be responsible for planning new areas. Additionally, the commission addresses a wide range of boundary actions, including the creation of a county-wide sphere of influence, adjustments to boundaries of special districts, annexations, and incorporations of cities.

Local Control Mechanisms

Pacifica General Plan

Pacifica's current General Plan was adopted in 1980, in coordination with the Local Coastal Plan. The General Plan defines as its overarching goal "to provide a rational guide to public decision-making and private development which will conserve the unique qualities of Pacifica as a coastal community while making the City the best possible place in which to live, work, and play." The Plan includes twelve elements: the Circulation Element, the Safety and Seismic Safety Element, the Scenic Highways Element, the Conservation Element, the Open Space Element, the Noise Element, the Housing Element, the Community Design Element, the Historic Element, the Community Facilities Element, the Land Use Element, and the Coastal element. The Plan identifies policies for each subject area, and recommends "action programs" to be undertaken to achieve these policies. The Land Use Plan—the policies of the land use element, and the General Plan map—"represents the conclusion of the interaction among these element studies." The current General Plan Land Use map is shown on **Figure 3.1-2**.

Local Coastal Land Use Plan

The California Coastal Act requires every city and county lying partly or wholly within the Coastal Zone to prepare a Local Coastal Program (LCP). The LCP consists of a local coastal land use plan or plans; zoning ordinances; zoning district maps; and other actions which taken together implement the Coastal Act provisions. These provisions aim to ensure that public access to and along the shoreline is maintained; that water quality, marine life, and environmentally sensitive habitat areas are protected; and that coastal visual resources and special communities are preserved. The Coastal Act calls for certain land uses within the Coastal Zone to have priority over other uses: recreation and visitor-serving uses, fishing, boating, and other coastal-dependent uses, and public works and industrial facilities needed

to support priority uses. In Pacifica, land west of SR 1, as well as the Shelldance Nursery, are within the Coastal Zone.

Pacifica's current Local Coastal Land Use Plan (LCLUP) was adopted in 1980. The heart of the LCLUP is a detailed description of each coastal neighborhood, and a statement of land use and coastal access policies for each neighborhood. The LCLUP follows with a detailed description of each existing or proposed beach access point (the Access Component) and concludes with a set of policies to achieve the Coastal Act goals.

Pacifica Zoning Ordinance

The Pacifica Zoning Ordinance can be found under Title 9 of the Municipal Code. The Zoning Ordinance has been amended many times (most recently in 2012), to address changes to Pacifica's growth and planning legislation. The Zoning Ordinance provides development standards, identifies allowable land uses, and specifies other regulations related to development within the city.

Zoning designations in the city fall into four main categories:

Residential. There are three residential zoning designations, R-1 (Single-Family Residential), R-2 (Two-Family Residential), and R-3 (Multiple-Family Residential). R-1 primary land uses include single family dwellings, accessory buildings, and small childcare and special care facilities. R-2 primary land uses includes single family dwellings on lots smaller than 5,800 square feet, two family dwellings, accessory buildings, and small childcare and special care facilities. R-3 primary land uses include duplexes and multi-family dwellings, accessory buildings, and small childcare and special care facilities.

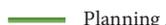
Commercial and Industrial. There are five commercial zoning designations, C-1 (Neighborhood Commercial), C-2 (Community Commercial), C-3 (Service Commercial), O (Professional Office), and C-R (Commercial Recreation). There are also two industrial zoning designations, M-1 (Controlled Manufacturing) and M-2 (Industrial) Primary land uses include a variety of local and visitor-serving retail uses, offices, galleries, restaurants and bars, storage, and industrial supply. C-1 covers most of Pacifica's commercial areas and shopping centers. The Zoning ordinance also specifies the height limit, building site area, setbacks, and parking requirements for each designation.

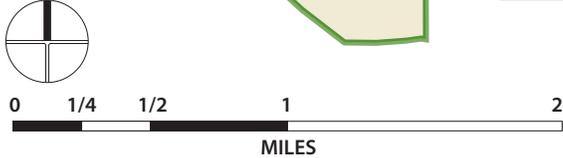
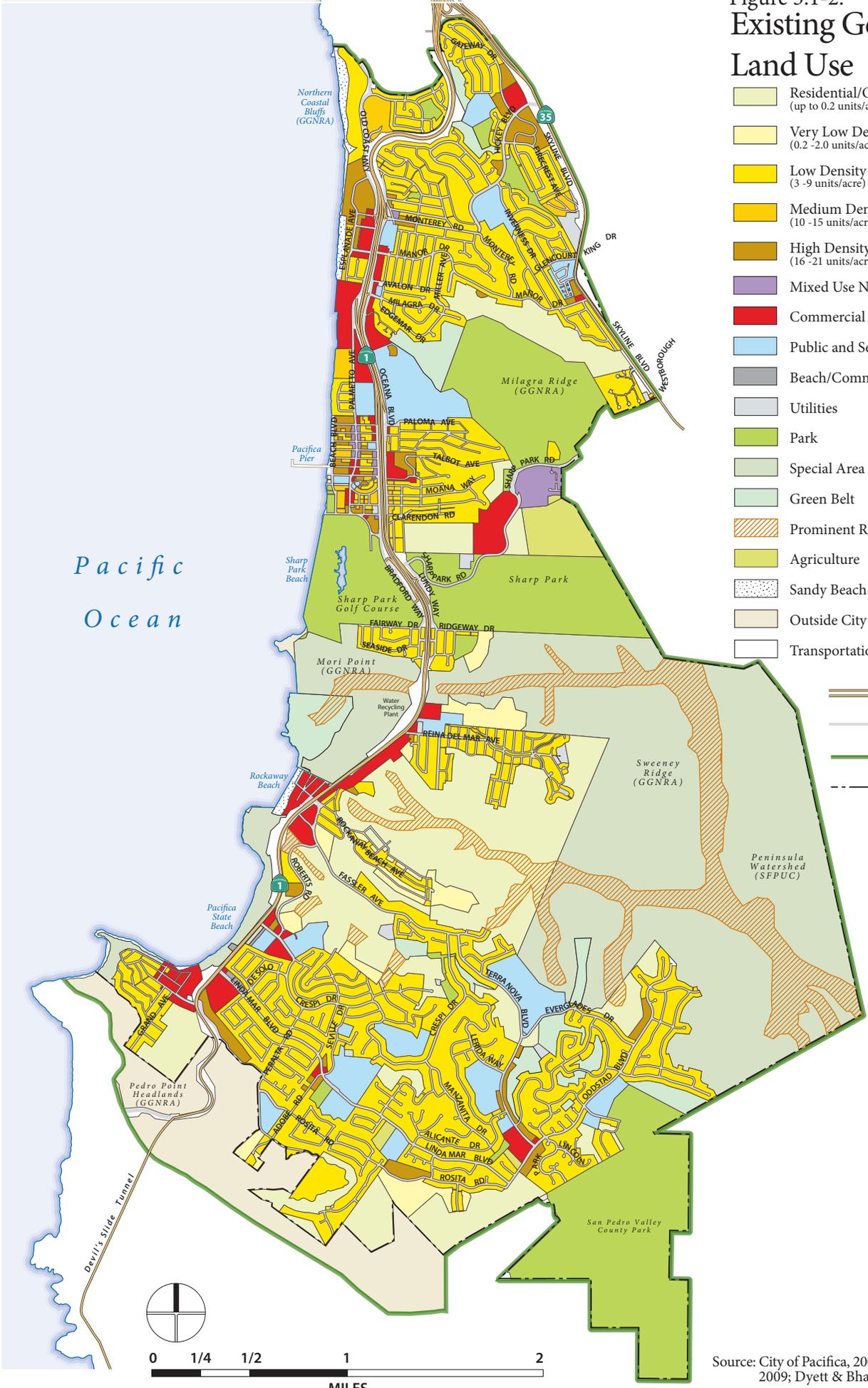
Agricultural and Open Space. There are three agricultural and open space zoning designations, A (Agricultural), O-S (Open Space), and R-M (Resource Management). The A district covers most of Pacifica's undeveloped land, and allows residential and certain other uses at very low densities specified by overlay districts. The R-M land use designation is not currently in use.

Public Facilities. There is one public facilities zoning designation, P-F (Public Facilities), which includes primary land uses such as government facilities, schools, recreation facilities, visitor-serving commercial uses, churches, and utility installations.

Figure 3.1-2:
Existing General Plan
Land Use

-  Residential/Open Space (up to 0.2 units/acre)
-  Very Low Density Residential (0.2 -2.0 units/acre)
-  Low Density Residential (3 -9 units/acre)
-  Medium Density Residential (10 -15 units/acre)
-  High Density Residential (16 -21 units/acre)
-  Mixed Use Neighborhood
-  Commercial
-  Public and Semi-Public
-  Beach/Commuter Parking
-  Utilities
-  Park
-  Special Area
-  Green Belt
-  Prominent Ridgeline
-  Agriculture
-  Sandy Beach
-  Outside City Limits (No Designation)
-  Transportation Corridor

-  Highways
-  Existing Streets
-  Planning Area
-  City Limits



Source: City of Pacifica, 2008; County of San Mateo, 2009; Dyett & Bhatia, 2013.

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Design Guidelines

Pacifica adopted design guidelines in 1990, following the Community Design Element's recommendation for the establishment of rules to preserve and enhance the character of the City. The Guidelines are meant to encourage high-quality and context-sensitive buildings, and encourage creativity in design.

Rockaway Beach Specific Plan and Redevelopment Plan

A Specific Plan for the area comprising Rockaway Beach, the Headlands to the south, and the quarry site to the north was completed in 1986. The Plan's goal is to facilitate a high-quality environment attractive to both visitors and locals. The Specific Plan sets the stage for mixed-use and office development on parts of the quarry site, strong pedestrian connections between Rockaway Beach and new development, and preserved open space and views.

Plans from Surrounding Jurisdictions and Other Agencies

San Mateo County General Plan

Last amended in 1985, the San Mateo County General Plan guides physical development in the unincorporated areas of the county by establishing a boundary which designates urban and rural areas and prescribing appropriate urban and rural land uses and densities.² The County General Plan also includes countywide goals for social and economic well-being, livable communities, and responsible resource management and conservation.

San Bruno General Plan

The City of San Bruno is located directly adjacent to the northeast portion of Pacifica. The City's General Plan was adopted in March 2009. The Plan describes the intentions and policies for the City of San Bruno. Pacifica and San Bruno are connected by way of Sharp Park Boulevard.

GGNRA General Management Plan

The National Park Service has drafted a new Management Plan for Golden Gate National Recreation Area and Muir Woods National Monument. The Plan is the first to comprehensively treat GGNRA's 30,000 acres in San Mateo County, including significant areas in Pacifica. GGNRA units in Pacifica include the following:

Northern Coastal Bluffs. GGNRA manages approximately 17 acres of bluffs along the ocean in the far northern end of Pacifica. Under the General Management Plan, GGNRA will preserve and enhance the natural and scenic value, with some public access.

Milagra Ridge. The 245-acre Milagra Ridge area provides habitat to the federally-protected Mission Blue Butterfly and the San Bruno Elfin Butterfly, which are considered sensitive to

² San Mateo County, *San Mateo County General Plan* General Land Use Background Chapter, Page 7.1.

human disturbance. The GMP calls for the GGNRA to manage Milagra Ridge with the primary goal of protecting and restoring natural habitat, while still providing public access.

Sweeney Ridge. The 1,470-acre Sweeney Ridge is the largest public open space tract in Pacifica. Under GGNRA's management, Sweeney Ridge's natural landscape will be protected and trail amenities will be enhanced, including efforts to improve connections to the regional trail network and surrounding public lands. The City of Pacifica acquired 331 acres on upper Cattle Hill directly adjoining Sweeney Ridge on the west, which is expected to be transferred to GGNRA.

Mori Point. The San Francisco garter snake and California red-legged frog are found on 106-acre Mori Point, and the unit is managed for the protection of these species, while trail enhancements are also being provided.

Pedro Point Headlands. Most of Pedro Point Headlands within the Planning Area are now owned by the State of California or the City of Pacifica and are expected to be added to GGNRA. The Headlands will be managed for habitat protection and public enjoyment.

Shelldance Nursery, just off Highway 1 at the base of Sweeney Ridge, provides shared-use trailhead parking for access to Sweeney Ridge and is used for park maintenance. GGNRA's plans for Shelldance Nursery include new visitor facilities, a community stewardship/education center, enhanced trailhead parking, and an improved trail connection to Mori Point.

Pacifica State Beach General Plan

A General Plan was developed for Pacifica State Beach in 1990, shortly after the beach was formally classified as a unit of the state park system. The Plan recommended upgrades to the beach's restroom/shower facilities, improvements to pedestrian and auto circulation, construction of a bicycle path as part of the larger coastal trail, and an interpretive boardwalk in restored dunes.

Impact Analysis

SIGNIFICANCE CRITERIA

A significant land use impact would occur with full implementation of the proposed General Plan if it would do one or more of the following:

- Criterion 1:** Physically divide an established community;
- Criterion 2:** Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect;
- Criterion 3:** Conflict with any applicable habitat conservation plan or natural community conservation plan; or

Criterion 4: Displace substantial numbers of existing housing units or people, necessitating the construction of replacement housing elsewhere.

METHODOLOGY AND ASSUMPTIONS

This analysis considered current and proposed General Plan policies and goals, existing and proposed land use conditions within Pacifica, and applicable regulations and guidelines. It also compared the proposed General Plan land use diagram to existing land use conditions to determine whether implementation of the Plan will trigger any impacts.

The impact analysis considered the full buildout of the proposed General Plan, although it is uncertain when or if this full development would occur. For the purposes of comparing the different land use designations between the existing and proposed General Plans, generalized land use categories were used. **Table 3.1-3** summarizes these categories.

Table 3.1-3: Correspondence of Generalized Land Use Categories to Current and Proposed Designations

<i>Current General Plan Designation</i>	<i>Proposed General Plan Designation</i>
Residential	
Open Space Residential	Residential/Open Space/Agriculture
Very Low Density Residential	Very Low Density Residential
Low Density Residential	Low Density Residential
Medium Density Residential	Medium Density Residential
High Density Residential	High Density Residential
Mixed Use	
Mixed Use	Coastal Residential Mixed Use Mixed Use Neighborhood Mixed Use Center
Commercial	
Commercial	Retail Commercial
Commercial	Office Commercial
Commercial	Service Commercial
Commercial	Visitor-Serving Commercial
Commercial	Low-intensity Visitor-Serving Commercial
Parks, Open Space, and Conservation	
Park	Park
Greenbelt	Conservation
Sandy Beach	Sandy Beach
Prominent Ridgelines	-
Public and Semi Public	
Public and Semi-Public	Public and Semi Public

Table 3.1-3: Correspondence of Generalized Land Use Categories to Current and Proposed Designations

<i>Current General Plan Designation</i>	<i>Proposed General Plan Designation</i>
Utilities	Utilities
Beach & Commuter Parking	Beach & Commuter Parking
Other	
Agriculture	-
-	Urban Reserve
Special Area	-

Source: City of Pacifica, Dyett & Bhatia, 2013.

IMPACT SUMMARY

The proposed Plan does not physically divide any established community. Rather, by allowing for compact and concentrated development in already-urbanized neighborhoods, increasing opportunities for housing and economic development, and improving linkages, the proposed Plan provides improved connections to and continuity with surrounding neighborhoods.

The proposed General Plan will be the guiding document in Pacifica. Adopted policies, specific plans, programs, the zoning code, and other implementing tools will be amended to conform to the adopted General Plan. The proposed General Plan does not contain policies that conflict with the San Mateo County General Plan. Following adoption of the proposed General Plan, the specific plans and Zoning Ordinance, as well as other City policies and regulations, will be amended to ensure consistency with the proposed Plan.

The proposed General Plan will increase the number of housing units as well as non-residential square footage, and subsequently jobs, within the city. Redevelopment of existing uses may occur; however, such development will take place over time as the market allows. Any housing removed as a result of the proposed General Plan would be replaced through additional housing construction within the city. Overall, the proposed Plan's full buildout would result in 1,000 new dwelling units, primarily through infill development and redevelopment in already-developed commercial areas in the city. The proposed General Plan aims to increase the number of housing units in Pacifica, so that anyone displaced will be able to find replacement accommodation in the same area.

IMPACTS AND MITIGATION MEASURES

Impact

3.1-1 Implementation of the proposed Pacifica General Plan would not physically divide an established community. (*Less than Significant*)

The proposed General Plan will result in modest land use changes compared to the existing General Plan. Where there are changes in land use designations, the proposed Plan will not

physically divide any established community. The proposed Plan includes new land use designations that replace older and more generic land use designations in the same or nearby areas; the new land use designations accommodate more diverse housing types, densities, and commercial developments, primarily in already-developed areas. The new land uses include five residential classifications, which provide for a range of densities and are consistent with the established neighborhood character and planned land use. There are three mixed use classifications to create areas where housing and active commercial uses may be integrated. Five commercial classifications are created in the proposed Plan to allow for a variety of potential commercial activities, including visitor-oriented commercial uses.

The proposed Plan provides concentrated and compact development primarily in already-developed areas, with policies to provide more linkages and enhanced connectivity within and between those areas. Given that the proposed General Plan will not divide an established community, this impact is less than significant.

Proposed General Plan Policies that Reduce the Impact

Community Design Element

- CD-G-1 **Identifiable City Structure.** Reinforce a clear city structure, characterized by a progression of ridges, neighborhoods, and activity centers.
- CD-G-2 **Distinct Activity Centers.** Create primary activity centers at West Sharp Park, Rockaway Beach, and Linda Mar, and neighborhood centers in Pacific Manor and Park Pacifica.
- CD-I-1 **Primary Activity Centers.** Create primary activity centers, each distinguished through land use, built form, public realm enhancements, and signage.
- **West Sharp Park will be the City’s civic and cultural core.** Palmetto Avenue is a vibrant, mixed-use main street, and the grid provides regular view corridors to the Ocean. Sharp Park’s character will be signaled by higher-intensity buildings along the Highway 1 corridor.
 - **Rockaway Beach will be the visitor-oriented center.** Its charming coastal character will be strengthened by new development and the district will be extended with a connective street pattern onto the flat portion of the Quarry site. It may gain a new, defining feature such as a destination hotel or conference center.
 - **Linda Mar will be a center for recreation and community.** Crespi Drive, in particular, will become a more diverse center of activity, including visitors to the beaches and trail system; seniors, youth, and families at an expanded community center park; and mixed-use, transit-oriented development.
- CD-I-2 **Neighborhood Activity Centers.** Support neighborhood centers at Pacific Manor and Park Mall, enabling them to become walkable, mixed use districts catering primarily to Pacifica residents.

CD-G-3 **Neighborhood Conservation.** Preserve the unique qualities of each of Pacifica’s residential neighborhoods.

CD-G-4 **Enhanced Mixed Use Areas.** Create distinctive mixed-use areas by ensuring good building form and building-sidewalk interface, and providing pedestrian-oriented streets and public spaces.

CD-I-3 **Support Infill and Redevelopment.** Support compatible residential infill on vacant lots, and redevelopment of under-utilized commercial properties, and continue to use the Design Guidelines in evaluation of proposals that don’t meet all development standards in residential districts.

Pacifica’s Design Guidelines identify building form strategies including locating higher portions of the house to be less visible, “stepping down” the house toward adjoining lots, and breaking up the building mass into smaller sections. Good site planning should accommodate necessary parking without allowing parking to dominate the house frontage or front yard.

CD-I-4 **High-Quality Multi-Family and Senior Housing.** Support attached, multi-family, and senior housing that relates positively to the street and surrounding areas, is accessible on foot to community amenities including transit, shopping and services, and offers residents a range of amenities, and provide updated, illustrated Design Guidelines.

Larger buildings should vary in form, setback, height, color, and materials. Landscaping plays a role in defining spaces, creating interplay with building forms, and screening parking and utilities. Access and parking should be designed to minimize traffic impacts on residential streets. Buildings and open spaces should be oriented to maximize sunlight.

CD-I-5 **Second Units.** Facilitate the creation of second units that contribute to the variety of available housing and do not disrupt neighborhood character. Update the Design Guidelines to address the integration of second units into the neighborhood fabric.

CD-I-6 **Commercial and Mixed Use Building Form.** Seek to ensure that new commercial and mixed use development creates an attractive and human-scaled built environment. Update the Design Guidelines to address mixed use access, building form, the building-sidewalk relationship.

- Buildings should be varied to provide visual interest, while having a unified theme within each project.
- Building form should be responsive to context, including stepping down to adjacent, lower-scale uses, and establishing a fine-grained scale at street level.

- Commercial buildings and ground-floor commercial uses in mixed-use areas should have active frontages characterized by building windows and entrances supporting activity on the sidewalk.

Illustrated Design Guidelines should show how a fine grain of development offers more opportunities for public spaces, greater visual interest at the street level, a feeling of safety, and a diverse character. Chapter 4: Land Use discusses the need to update the zoning code to create new zoning districts and provide development standards corresponding to each commercial and mixed use General Plan land use classification.

- CD-I-7 **Parking in Higher-Intensity Mixed Use Areas.** Require parking areas to be located behind buildings, in the center of blocks, or tucked under development, and update the Design Guidelines to cover parking issues in higher-intensity, mixed-use areas.

If development of above-grade structures is economically viable, the interaction of the parking structure with the street is a key element of design. The design and location of parking directly affects the viability of commercial areas, safety for all road users, and the quality and character of the street and pedestrian environment.

- CD-I-8 **New Public Spaces as Part of Redevelopment.** Incorporate into the redevelopment of the City's Beach Boulevard property; Eureka Square Shopping Center; and Park Mall and/or the Sanchez Branch Library site small new plazas or public gathering spaces.

The role and character of public spaces in new development should be addressed in updated Design Guidelines.

- CD-I-12 **Design Review.** Continue to use Design Guidelines to evaluate proposed projects in Planned Development, Hillside Development, and Special districts.

Land Use Element

- LU-G-2 **Concentrated Development.** Focus new development in or directly adjacent to already-developed areas, where it can be served by existing public services and where it will not have significant impacts on coastal or other resources.

- LU-G-3 **Future Residential Development.** Limit development to sites that are not critical for open space connections or habitat preservation, and will be in harmony with the surrounding natural setting.

- LU-G-4 **Higher-Density Housing.** Locate higher-density housing in accessible places close to community shopping areas and transportation.

- LU-G-5 **Commercial Area Revitalization.** Facilitate the revitalization of shopping areas and the creation of distinct commercial districts in Pacifica, resulting in wider

shopping and dining opportunities for residents, enhanced attractions for visitors, increased sales tax revenues, and a stronger community image.

LU-G-6 **Compact Mixed Use Development.** Facilitate compact mixed-use development on sites with good access to transit. Mixed-use development may include housing or office space with retail, restaurants, or personal service businesses.

LU-I-1 **Zoning Consistency.** Update the Zoning Ordinance and zoning map and apply zoning to all land within the City, consistent with General Plan policies and land use designations.

LU-I-8 **Walkable and Transit-Oriented Development.** Facilitate higher-density, mixed use development at specific locations along the coastline where an active, pedestrian environment is desired.

Future development along Palmetto Avenue and at the Eureka Square site; on lower Linda Mar Boulevard and Crespi Drive in West Linda Mar; at the Manor Shopping Center; and at Rockaway Beach and Quarry are easily accessible along the Highway 1 corridor and transit routes. Such development should help to make the coastline more accessible to residents and visitors.

Circulation Element

CI-G-6 **Context Sensitivity.** Plan, design, and build transportation improvements so that they respect the surrounding environment.

Transportation improvements will be undertaken in consultation with local residents and businesses.

CI-I-1 **Connective Street Network.** Require new streets created as part of new development to continue existing street patterns, and include stub access points to adjacent undeveloped areas.

CI-I-6 **Block Size and Maximum Street Spacing.** For new development at the Quarry site or Park Mall site, require streets to be designed to maximize connectivity for automobiles, cyclists, and pedestrians, with blocks between 200 and 600 feet in length. Provide mid-block pedestrian connections where blocks exceed 500 feet in length.

The intent of these standards is to prevent development of introverted neighborhoods, provide flexibility in circulation, and promote access for bicyclists and pedestrians.

CI-G-11 **Walkable Neighborhoods.** Improve pedestrian amenities to create more walkable neighborhoods, especially in mixed-use activity centers and around schools.

CI-I-29 **Additional Pedestrian Facilities on Large Sites.** Enhance the pedestrian network with an interconnected system of walkways, continuous sidewalks on both sides

of the street, and pedestrian crossings as part of higher-intensity redevelopment of large sites.

Open Space and Community Facilities Element

- OC-I-37 **Public Shoreline Access.** Continue to ensure that new development does not interfere with the public's right of access to the sea at locations identified in the Local Coastal Land Use Plan and where public access to the sea has been acquired through historic use or legislative authorization.

Public access locations are shown on the Open Space and Trails map and in the Public Access and Recreation chapter of the Local Coastal Land Use Plan.

- OC-I-38 **New Development and Coastal Access.** Require that new development along the coastline provide public access from the nearest public roadway to the shoreline and along the coast. Allow the Planning Director to grant exceptions to this requirement where public access would pose a safety risk or threat to fragile resources, or where adequate access exists nearby.

Gates that exclude public access to private roadways may only be provided at the discretion of the Planning Director, where the proposed private road does not provide a potential linkage to existing or future public coastal access.

- OC-I-40 **Maintenance of Public Coastal Access through Private Development.** Require a public or private entity to be responsible for required public access ways. Until such an entity agrees to be responsible for such access ways, they are not required to be open for public use. Dedicated public access ways should be designed to provide views as well as access connections to or along the shore.

Mitigation Measures

None required.

Impact

- 3.1-2 Implementation of the proposed Pacifica General Plan would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. (Less than Significant)**

Since a General Plan updates policies and land use designations for future development, by its nature it is often inconsistent with existing regulations. These regulations will need to be updated to effectively implement the proposed General Plan, as it will be the guiding document for Pacifica. Adopted policies, specific plans, programs, zoning and subdivision ordinances, and other implementing tools will be amended over time to conform to the adopted General Plan and effectively implement the new policies. Amendments may also be needed from time to time to conform to State or federal law passed since adoption, and to

eliminate or modify policies that may become obsolete or unrealistic due to changed conditions.

The City's Planning Department has primary responsibility for administering the laws, regulations and requirements that pertain to the physical development of the city. For example, the City's Zoning Ordinance will be amended to conform to the adopted Plan. The Zoning Ordinance will translate the Plan's policies into specific use regulations, development standards, and performance criteria that will govern development on individual properties, and the Zoning Map will provide more detail than the General Plan diagrams. The proposed Plan carries forward the existing Hillside Preservation District, which is part of the existing Zoning Ordinance. The proposed General Plan updates requirements for development in the Rockaway Quarry Site, but the new policies do not conflict with the intention of the Rockaway Beach District to serve the area's visitors and preserve sensitive habitats.

The proposed General Plan does not contain policies that conflict with the San Mateo County General Plan. The City's LAFCO-approved Sphere of Influence overlaps with County land south of the City limits on the slope of San Pedro Mountain. The proposed Plan calls for coordination between the City and the County to ensure that development of unincorporated county land that is in the City's Sphere of Influence is developed at a maximum density of five acres per unit. For developments over 50 acres or for the site of Shamrock Ranch, the proposed General Plan aims to guide potential development outside the City limits but inside its Sphere of Influence with a master planning process, potential annexation into the city, and an amendment to the General Plan. Through this master planning and annexation process, any discrepancy between the County General Plan and the proposed General Plan will be rectified.

Given that the City's policies, plans, regulations, projects, and programs will be amended to conform with the proposed Plan, and given that the proposed Plan does not conflict with other agencies' plans, policies, or regulations, this impact is less than significant.

Proposed General Plan Policies that Reduce the Impact

Land Use Element

Policy LU-I-1, as listed above.

LU-I-4 **Coordinate with the County to protect the Urban Reserve.** Coordinate with the County to ensure that new development in unincorporated areas occurs at a maximum density of five acres per unit, and request that subdivision of 50 acres or more is subject to master planning and annexation as a condition of any urban development.

A General Plan amendment also will be required, and a LCLUP amendment will be required for land within the Coastal Zone.

LU-I-12 **Hillside Preservation.** Update the Hillside Preservation District and the zoning map to ensure that all steep and sensitive terrain is subject to these regulations.

The Hillside Preservation map (Figure 4-4 of the proposed General Plan) should be used as a guide.

- LU-I-26 **Rockaway Quarry Site.** Establish zoning and a specific or master plan to enable the responsible development and environmental conservation of the Quarry Site.

Allowable development should provide City revenues, substantial public open space, and commercial uses and public spaces attractive to both visitors and local residents. Uses may include an inn or hotel; shops and restaurants; performance or conference spaces; and public uses. Residential use in mixed-use buildings may be included, but will require a public vote. Development should be integrated with the Rockaway Beach district, to create an expanded visitor-oriented area in a memorable natural setting.

Environmental protection is a priority at this site and includes preserving upland areas as open space, preserving the riparian corridor along Calera Creek, and preserving critical habitat. Any development of the Quarry site will require detailed evaluation of biological resources to ensure that sensitive habitat and wetlands are protected; the likely footprint of development could be much smaller than the area designated.

- LU-I-27 **Rockaway Beach.** Establish zoning to facilitate continued improvements in the Rockaway Beach district and promote infill development emphasizing active ground-floor and visitor-oriented uses and links to the Quarry site.

- LU-I-45 **Shamrock Ranch.** Coordinate with San Mateo County to ensure that any new development at Shamrock Ranch is clustered to preserve open space.

Shamrock Ranch is the largest and most potentially developable parcel outside of City limits. Any subdivision of greater than ten lots or development of more than ten housing units or 40,000 square feet of non-residential space should occur through a master planning process and may involve annexation into the city. Such subdivision and/or development may result in a new neighborhood, employment area and/or open spaces for Pacifica, and will require an amendment to the General Plan.

Conservation Element

- CO-I-6 **Wetlands Preservation.** Prohibit new development in existing wetlands except as allowed under the federal Clean Water Act and the California Coastal Act. Continue to require detailed assessments to delineate wetlands subject to State or federal regulations prior to any proposed development project in an area where wetlands have been potentially identified.

- CO-I-10 **Countywide Water Pollution Prevention Program.** Continue to participate in the San Mateo Countywide Water Pollution Prevention Program.

The Program represents a collaborative effort amongst the County and its municipalities, consisting of five major areas of water pollution prevention and control:

- *Municipal maintenance activities*
- *Industrial and illicit discharge*
- *Public information and participation*
- *New development and construction controls*
- *Watershed monitoring*

CO-I-8 **Maintain Functional Capacity of Wetlands.** Ensure that any diking, filling, or dredging in existing wetlands maintains or enhances their functional capacity .

Any alteration of coastal wetlands identified by the Department of Fish and Game must be limited to very minor incidental public facilities, restorative measures, or nature study, according to the California Coastal Act.

CO-I-45 **Public Land Management.** Coordinate with GGNRA, State and County Parks, and the City and County of San Francisco to ensure that public open space lands are managed to optimize habitat protection for special status species while also providing for public access and other goals.

Key issues include maintaining viable habitat for the Mission Blue butterfly on Milagra and Sweeney ridges; for the California red-legged frog and San Francisco garter snake populations associated with Mori Point and Laguna Salada; and supporting migrating Western snowy plover at Pacifica State Beach.

Safety Element

SA-I-24 **Flood Map Review.** Periodically review maps prepared by FEMA and the State Department of Water Resources to identify changes in mapping of areas subject to flooding and amend the General Plan or Municipal Code as warranted.

SA-I-25 **NDPES Enforcement.** Enforce NPDES permits, as well as the San Mateo Countywide Water Pollution Prevention Program, to mitigate potential flooding risks.

Mitigation Measures

None required.

Impact

3.1-3 Implementation of the proposed Pacifica General Plan would not conflict with any applicable habitat conservation plan or natural community conservation plan. (*Less than Significant*)

There are no adopted Habitat Conservation Plans which include land within the Planning Area. Moreover, there are no Natural Community Conservation Plans at the county level that include land within the Planning Area. Therefore, future development under the proposed General Plan and Local Coastal Land Use Plan would not conflict with provisions of these conservation plans. However, implementation of the following proposed General Plan policies would help to protect biological resources on a large scale.

Proposed General Plan Policies that Reduce the Impact

Community Design Element

- CD-I-14 **Minimize Impacts of Coastal Development on Vegetation.** Continue to require that disturbance to vegetation be minimized in new development and that graded areas be promptly replanted with native vegetation.
- CD-I-17 **Trail Design on Coastal Headlands and Bluffs.** Develop new trails on Pedro Point Headlands, the Rockaway Headlands, the Quarry site uplands, and the Northern Coastal Bluffs in such a way that native vegetation is protected by limiting pedestrians to designated trails and preventing access by motorized vehicles.

Land Use Element

- LU-G-7 **Open Space Conservation and Habitat Protection.** Protect beaches, oceanfront bluffs, ridgelines, hillside areas adjacent to existing open space, and areas that support critical wildlife habitat and special status species.
- LU-I-13 **Transfer of Development Rights.** Amend the Transfer of Development Rights (TDR) program to reflect the following changes:
- Apply sending status to undeveloped sites potentially vulnerable to coastal flooding or erosion resulting from sea level rise, when a detailed sea level rise model suitable for local land use planning is available.
 - Apply receiving status to sites designated for Mixed Use development in addition to the residential land use categories.

The TDR Program provides a mechanism to relocate potential development from areas where environmental or land use impacts could be severe to other areas more appropriate for development.

Open Space and Community Facilities Element

- OC-G-5 **Open Space Preservation.** Preserve open space that protects natural resources, visual amenities, and public health and safety.

The top priority areas for conservation are beaches, oceanfront bluffs, ridgelines, hillsides areas adjacent to existing open space, and areas that support critical wildlife habitat and endangered species. See Figure 6-1 of the proposed General Plan.

- OC-I-13 **Public Access Improvements and Habitat Restoration.** Support GGNRA in implementing habitat restoration and public access improvements at its park units in the Planning Area, including Sweeney Ridge, Milagra Ridge, Mori Point, and the Northern Coastal Bluffs.
- OC-I-15 **Pedro Point Headlands.** Complete the planned transfer of City-owned land on Pedro Point Headlands to GGNRA, in coordination with transfer of State-owned land, and pursue land and/or trail easement acquisition to connect Headlands trails with the Coastal Trail in Pacifica.
- OC-I-16 **Northern Coastal Bluffs.** Promote the permanent conservation of private land on the Northern Coastal Bluffs to protect sensitive natural communities and protect against coastal erosion. Managed protected land together with adjacent GGNRA land.
- OC-I-18 **Sharp Park and Pacifica State Beaches.** Maintain partnership with the State of California in ownership and management of Sharp Park Beach and Pacifica State Beach, balancing public access with protection of habitat and shoreline conditions.
- OC-I-20 **Partial Conservation with Development.** On sites shown on Figure 6-1 of the proposed General Plan as “Partial Conservation with Development,” require that high-value open space be protected as part of any development.

Protected open space need not be publicly accessible, but trail easements may be required to complete trail segments identified in the General Plan.
- OC-I-21 **Development Strategies to Preserve Open Space.** Continue to promote density-open space trade-offs, such as clustering development, transferring development rights from sensitive to less sensitive land, and dedication or protection of open space through covenants or consecutive easements.
- OC-I-22 **Open Space Restoration.** Continue to support local volunteer or community service organizations in implementing revegetation programs on the City’s greenbelts or elsewhere to reduce erosion potential and enhance the visual quality of these areas for adjacent neighborhoods.
- OC-G-8 **Coastal Access and Recreational Opportunities.** Provide maximum coastal access and recreational opportunities for all people consistent with public safety and the need to protect public rights, rights of property owners, and natural resource areas from overuse, including access at each point identified on Figure 6-4 of the proposed General Plan.

- OC-G-9 **Management of Public Access.** Provide public access in a manner that takes into account the need to regulate the time, place, and manner that access is provided, based on such factors as topographic and site constraints; the fragility of natural resources; and the privacy of adjacent residential uses.
- OC-G-10 **Distribution of Public Coastal Facilities.** Continue to distribute public facilities, including parking areas or facilities, so as to mitigate against the impacts of overcrowding or overuse by the public of any single area.

Conservation Element

- CO-G-1 **Water Quality.** Support the improvement of Pacifica's water quality, including both surface water and groundwater, through Best Management Practices (BMPs) for stormwater management, stream restoration, and riparian habitat restoration.
- CO-G-2 **Watershed Management.** Recognize the interrelated nature of Pacifica's hydrology system, its watersheds, and development in the Planning Area, and protect water resources through comprehensive management of entire watersheds.
- CO-G-3 **Maintain Creeks as a Resource.** Ensure both access to and ecological functionality of the creek system in Pacifica.
- CO-G-6 **Retain Natural Processes.** Enable natural processes to occur on developed sites, and utilize these processes to enhance the built environment and users' experiences of it.
- CO-I-12 **Protect Water Quality through Best Management Practices.** Establish mandatory best practices to reduce water quality impacts from construction and development. Measures must include:
- **Site Design and Source Control.** Ensure that all new development incorporates site design and source control BMPs into the project design in order to preserve the infiltration, purification, and retention functions of each site's natural drainage systems, and to prevent or minimize the runoff of pollutants, sediments, waste, and pathogens from the site.
 - **Construction Pollution Control.** Require all construction projects to adopt measures to minimize erosion and runoff of pollutants and sediments from construction-related activities, and to limit activities that result in the disturbance of land or natural vegetation.
 - Construction projects will be required to use appropriate erosion prevention techniques, sediment control measures, and best management practices in accordance with City Specifications and General Conditions of Approval and the San Mateo Countywide Water Pollution Prevention Program.

- **Treatment Control.** Require that new development implement treatment control BMPs (or structural treatment BMPs) where the combination of site design and source control BMPs is not sufficient to protect water quality and comply with applicable water quality permits.

CO-I-1 **Creek Protection and Restoration.** Maintain, protect, and restore Pacifica's creeks, including San Pedro, Calera, Sanchez, and Milagra creeks, as environmental and aesthetic resources. Actions will include, but are not limited to:

- Continuing restoration efforts along San Pedro Creek to improve conditions for steelhead by removing obstacles to fish passage, placing rock weirs to facilitate fish passage, and by monitoring the effectiveness of these projects;
- Partnering with local organizations, such as the San Pedro Creek Watershed Coalition, Go Native, the Pacifica Land Trust, and others, on restoration efforts;
- Enforcing restrictions on the planting of invasive species near creek areas;
- Identifying and working with property owners to take advantage of unique opportunities where human active use (e.g., through trail development) would enhance creek appreciation without disrupting ecological function;
- Requiring minimum setbacks from the top of creek banks for development proposed adjacent to creeks, in keeping with City regulations and Best Management Practices.

CO-I-2 **Improvement of Impaired Waterways.** Strive to increase water quality in San Pedro Creek, an Impaired Waterway that is also habitat for the federally-listed Steelhead Trout, and any other waterway that may be listed as impaired in the future.

A study is being performed on San Pedro Creek by the San Pedro Creek Watershed Coalition, in which water samples will be analyzed to identify the sources of bacterial pollution.

CO-I-3 **Funding for Creek Maintenance.** Require property owners with land adjacent to creeks to pay for their fair share of creek improvement maintenance.

CO-I-4 **Coastal Protection Projects.** Evaluate coastal protection projects, such as flood protection and beach nourishment for potential impacts to beaches, wetlands and other habitats and impose mitigation to minimize impacts.

CO-I-5 **Wetlands Preservation.** Prohibit new development in existing wetlands except as allowed under the federal Clean Water Act and, in the Coastal Zone, the California Coastal Act. Continue to require detailed assessments to delineate wetlands subject to State or federal regulations prior to any proposed development project in an area where wetlands have been potentially identified.

- CO-I-10 **Countywide Water Pollution Prevention Program.** Continue to participate in the San Mateo Countywide Water Pollution Prevention Program.

The Program represents a collaborative effort amongst the County and its municipalities, consisting of five major areas of water pollution prevention and control:

- *Municipal maintenance activities*
- *Industrial and illicit discharge*
- *Public information and participation*
- *New development and construction controls*
- *Watershed monitoring*

- CO-I-14 **Erosion Control.** Manage erosion in the Planning Area, particularly in watershed areas, through on-site erosion control.

Construction projects will be required to use appropriate erosion prevention techniques, sediment control measures, and best management practices in accordance with City Specifications and General Conditions of Approval and the San Mateo Countywide Water Pollution Prevention Program.

- CO-I-19 **Oil and Hazardous Substance Spills.** Provide protection against the spillage of crude oil, gas, petroleum products, or hazardous substances in relation to any development of transportation of such materials.

For any accidental spills that do occur, the City will require effective containment and cleanup facilities and procedures.

- CO-I-6 **Limitations on Diking, Filling or Dredging.** Only permit the diking, filling, or dredging of open coastal waters, wetlands, and lakes for the following purposes where there is no feasible, less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects:

- New port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.
- New boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.
- Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
- Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.
- Restoration activities;
- Nature study, aquaculture, or similar resource-dependent activities.

CO-I-7 **Minimize Disruption of Dredging.** Require any proposed dredging and spoils disposal to be planned and carried out in a way that will avoid significant disruption to marine and wildlife habitats.

CO-I-8 **Maintain Functional Capacity of Wetlands.** Ensure that any diking, filling, or dredging in existing wetlands maintains or enhances their functional capacity.

Any alteration of coastal wetlands identified by the Department of Fish and Game must be limited to very minor incidental public facilities, restorative measures, or nature study, according to the California Coastal Act.

CO-I-9 **Continued Movement of Sediment and Nutrients.** Allow sediment removed from erosion and flood control facilities to be placed at appropriate points on the shoreline, where environmental effects will be minimal.

CO-I-13 **Infrastructure and Water Quality.** Ensure that the design and construction of new infrastructure elements does not contribute to stream bank or hillside erosion or creek or wetland siltation, and incorporates site design and source control BMPs, construction phase BMPs, and treatment control BMPs to minimize impacts to water quality, in compliance with the NPDES Permit.

CO-I-18 **Prevent Contaminated Runoff.** Ensure that new parking lots and commercial development incorporate BMPs designed to prevent or minimize runoff of oil, grease, solvents battery acid, coolant, gasoline, sediments, trash, and other pollutants from the site.

Runoff from areas serving vehicle traffic, structures, landscaping, loading areas, repair and maintenance bays, fueling areas, vehicle/equipment wash areas, outdoor material storage areas, and waste storage areas should be prevented or minimized.

CO-G-7 **Wildlife and Critical Habitat.** Conserve and protect indigenous threatened, endangered, and other special status species by preserving critical habitat.

Habitat areas shall be identified as top priorities for permanent conservation, and as such habitat shall be protected by avoiding development or buildout to occur in areas of critical habitat for special status species. Additionally, public land shall be managed to ensure species protection. Critical Habitat in the Coastal Zone is considered Environmentally Sensitive Habitat Area (ESHA).

CO-G-8 **Coastal Environment and Special Status Communities.** Conserve and protect beaches, sand dunes, coastal bluffs, and special status communities, particularly the Coastal bluff scrub on the northern bluffs.

CO-G-9 **Creeks and Riparian Areas.** Protect year-round creeks and their riparian habitats.

San Pedro Creek has been designated an “impaired waterway” by the Regional Water Quality Control Board and provides critical habitat to a federally-listed threatened species, the California coast population of steelhead.

- CO-G-10 **Trees.** Conserve trees and encourage native forestation and planting of appropriate trees and vegetation.
- CO-G-11 **Other Environmentally Sensitive Areas.** Protect other potential Environmentally Sensitive Habitat Areas (ESHAs), High Value or High Habitat Value areas, and Wildlife Movement Corridors from development that would significantly disrupt habitat values
- CO-I-28 **Protection of Biological Resources with New Development.** Protect sensitive habitat areas and “special-status” species through implementation of the following measures:
- 1.) Avoid development and/or buildout in critical habitat of special status species.
 - 2.) Pre-construction plant and wildlife surveys: Project applicants shall engage a qualified biologist to conduct presence/absence biological surveys for sensitive plant and wildlife species prior to construction adjacent to or within identified special status communities and other sensitive areas identified in Figure 7-3 (of the proposed General Plan). If special status species are identified, the qualified biologist shall consult with the California Department of Fish and Wildlife (CDFW) and establish no-disturbance buffers around avian nests, bat roosts, and sensitive plants to avoid disturbance and direct impacts to these resources during construction. If no special status species are detected during surveys, then construction-related activities may proceed. Nesting birds, in particular, are protected by two means; they receive protection under the Migratory Bird Treaty Act, and nesting raptors (in the order Falconiformes or Strigiformes) are protected under the State Fish and Game Code, §3503.5.
 - 3.) Require biological resource assessments be conducted prior to approval for any development within 300 feet of creeks, wetlands, or other sensitive habitat areas shown on Figure 7-3 of the proposed General Plan.
 - 4.) Require on-site monitoring of biological resources by a qualified biologist throughout the duration of construction activity.
 - 5.) Require compensatory mitigation by means of habitat preservation, restoration, and enhancement; for the loss of any critical habitat and/or special status communities.
- The City will coordinate with the U.S. Fish and Wildlife Service, National Marine Fisheries Service, California Department of Fish and Wildlife and Regional Water Quality Control Board in providing developers with the best guidance to avoid impacts to special status species and habitat areas including creeks, wetland features, woodlands, or other sensitive natural features.*
- CO-I-29 **Protection of Environmentally Sensitive Habitat Areas (ESHA).** Update zoning regulations to protect all sensitive species with defined or potential habitat by

establishing specific habitat survey requirements, development limitations, and other requirements to mitigate potential impacts.

CO-I-30 **Verification of ESHA.** Prior to any proposed development in a potential ESHA, require that a habitat survey be conducted by a qualified biologist. The habitat survey will verify whether the site is an ESHA, and document the extent of the sensitive resources, document potential negative impacts to the habitat, and recommend appropriate mitigation measures. Verification of an ESHA shall be based on the following considerations:

- Presence of natural communities identified as rare by the California Department of Fish and Wildlife (determined by a state rarity ranking of S1 to S3).
- Recorded or potential presence of plant or animal species designated as rare, threatened or endangered under State or federal law.
- Recorded or potential presence of plant or animal species for which there is compelling evidence or rarity, such as a designation of 1B (rare or endangered in California or elsewhere) or 2 (rare, threatened, or endangered in California, but more common elsewhere) by the California Native Plant Society.
- Presence of coastal waterways.
- Integrity of the habitat and its connectivity to other natural areas.
- Integrity of the habitat and its connectivity to other natural areas.

CO-I-43 **Regulations and Incentives to Preserve Habitat.** Ensure that sensitive or critical habitat is protected, maintained, enhanced, or restored.

Possible techniques include:

- *Zoning for very low density and clustered development where appropriate;*
- *Requiring the preparation of a habitat survey in certain areas ; and*
- *Identifying appropriate “sending sites” in the City’s Transfer of Development Rights program.*

CO-I-34 **Habitat Preservation.** Require a habitat survey be prepared by a qualified botanist or biologist for any development proposed for the following areas, as shown in Figure 7-3 of the proposed General Plan.

- Designated Critical Habitat for Endangered or Threatened Species;
- Potential Environmentally Sensitive Habitat Area (ESHA);
- High Habitat Value/Threatened by Fragmentation;
- Wildlife Movement Corridor; and
- High Value/Further Analysis Needed Prior to Development.

The survey will be used to determine the exact location of habitat areas and to recommend mitigation measures that minimize potential impacts.

- CO-I-35 **Monitoring Requirements.** Require a Restoration and Monitoring Proposal for any proposed habitat restoration or mitigation. The Proposal should describe the methods and practices to be employed, and include:
- A clear statement of the goals of the restoration or mitigation for all habitat types;
 - Sampling of reference habitat, with reporting of resultant data;
 - Designation of a qualified biologist as the Restoration or Mitigation Manager responsible for all phases of the restoration;
 - A specific grading plan, if the topography must be altered;
 - A specific erosion control plan, if soil or other substrate will be disturbed during restoration;
 - A weed eradication plan designed to eradicate existing weeds and control future invasion by exotic species;
 - A planting plan based on the natural habitat type;
 - An irrigation plan that describes the method and timing of watering and ensures removal of watering infrastructure by the end of the monitoring period;
 - An interim monitoring plan with performance goals, assessment methods, and a schedule; and
 - A final monitoring plan to determine whether the restoration has been successful.
- CO-I-39 **Invasive Plant Species.** Prohibit the use of invasive plant species, such as pampas grass, adjacent to wetlands, riparian areas, or other sensitive habitat.
- CO-I-40 **Beach Grooming.** Work with the State of California, GGNRA, and other partners in the management of beaches in Pacifica to ensure biological resources are adversely affected by beach grooming. Specifically, protect beach wrack (the piles of plant and animal debris that wash ashore), which plays an important role in the beach ecosystem.
- CO-I-36 **Construction During Nesting Season.** . If site work or construction occurs during the nesting season (February 1 through August 31) then pre-construction breeding bird surveys shall be performed by a qualified wildlife biologist prior to any site disturbance to ensure that no nests will be disturbed or destroyed during Project implementation. If an active nest is found sufficiently close to work areas to be disturbed by construction activities, then the biologist shall create a no-disturbance buffer of 250 feet around passerine nests and a 500 foot buffer around raptor nests. Work-free buffer zones shall be maintained until after the breeding

season or until after the qualified biologist determines the young have fledged (usually late June through mid-July).

Nests initiated during construction activities would be presumed to be unaffected by the activity, and a buffer zone around such nests is not necessary. However, nests shall be flagged and construction activity shall avoid killing and/or injuring nesting birds.

CO-I-38 **Protection to the California Red-Legged Frog During Construction and San Francisco Garter Snake During Construction.** To minimize disturbance, require all grading activity within 100 feet of aquatic To minimize disturbance, all grading activity within 100 feet of aquatic habitat shall be conducted during the dry season (May 1 through October 15) to protect California red-legged frog and San Francisco garter snake. A qualified biologist shall conduct presence/absence surveys for California red-legged frog and San Francisco garter snake prior to construction in or adjacent to riparian areas, grasslands near ponds/wetlands, or other sensitive habitat. Any individuals identified shall be treated in consultation with USFWS. Construction shall follow accepted procedures for exclusion and avoidance of California red-legged frog and San Francisco garter snake and their habitat. Additionally, the biologist shall supervise the installation of exclusion fencing along the boundaries of the work area, shall conduct environmental awareness training for construction workers, and shall be present during initial vegetation clearing and ground-disturbing activities.

CO-I-45 **Public Land Management.** Coordinate with GGNRA, State and County Parks, and the City and County of San Francisco to ensure that public open space lands are managed to optimize habitat protection for special status species while also providing for public access and other goals.

Key issues include maintaining viable habitat for the Mission Blue butterfly on Milagra and Sweeney ridges; for the California red-legged frog and San Francisco garter snake populations associated with Mori Point and Laguna Salada; and supporting migrating Western snowy plover at Pacifica State Beach.

CO-I-46 **Management of Public Coastal Access.** Ensure regular public access, determining locations on a site-specific basis by considering:

- The capacity of the access way to sustain use;
- The intensity of access that can be sustained;
- The fragility of the natural resources in the accessing, and
- The proximity of the access to adjacent residential uses.

Innovative access management techniques include but are not limited to agreements with private organizations that would minimize management costs and the use of volunteer programs.

CO-I-41 **Biological Productivity.** Maintain—and where feasible, restore—the biological productivity and the quality of coastal waters, streams, wetlands, and lakes in order to maintain optimum populations of marine organisms and to protect human health.

Techniques may include:

- *Minimizing adverse effects of wastewater discharge;*
- *Controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow;*
- *Encouraging wastewater reclamation, maintaining natural vegetation buffer areas that protect riparian habitats; and*
- *Minimizing alteration of natural streams.*

CO-I-32 **Fencing.** Any fencing or barriers located within riparian ESHAs or wildlife corridors shall permit the free passage of wildlife.

Mitigation Measures

None required.

Impact

3.1-4 Implementation of the proposed Pacifica General Plan would not displace substantial numbers of existing housing units or people, necessitating the construction of replacement housing elsewhere. (*Less than Significant*)

Development following the proposed General Plan would result in modest land use changes compared to the existing General Plan. The majority of developed land in the city is comprised of residential uses, which are not anticipated to undergo significant land use changes under the proposed General Plan. The proposed Plan focuses infill development opportunities in under-utilized commercial areas in Pacifica, while the proposed Plan's policies seek to preserve existing neighborhoods. Because the proposed General Plan is long-range in nature, it is possible that some residential uses may convert to higher density residential or mixed uses; however, the proposed Plan will increase the overall number of dwelling units (1,000 new dwelling units), providing opportunities for any displaced residents to find accommodations within the city. Meanwhile, the Plan would also support the development of additional jobs, while featuring policies to both retain and foster existing businesses and attract new ones. This potential impact is less than significant impact.

Proposed General Plan Policies that Reduce the Impact

Economic Sustainability Element

ES-G-4 **Support Existing Businesses.** Retain and foster the growth of existing Pacifica businesses, and foster a positive relationship between the business community and the City government.

ES-G-5 **Attract New Businesses and Jobs.** Seek out new businesses that will employ and serve Pacifica residents, improving the City's jobs/housing ratio.

ES-I-9 **Shopping Center Performance Improvement.** Support existing retail center property owners' and tenants' efforts to improve their sales and occupancy rate performance.

Community Design Element

Policies CD-G-3, CD-I-3, CD-I-4, CD-I-5, as listed under Impact 3.1-1.

Land Use Element

Policies LU-G-2, LU-G-3, LU-G-4, LU-G-5, LU-G-6, as listed under Impact 3.1-1.

LU-I-14 **Density Bonus.** Continue to facilitate housing affordable to moderate-, low- and extremely-low-income households by providing a density bonus of up to 50 percent over the maximum allowed by zoning.

Specific density bonus provisions in the zoning ordinance should be adjusted as needed to support housing types that are most needed based on regional housing needs allocations or local goals.

LU-I-15 **Second Units.** Update the zoning ordinance to ensure that regulations governing second residential units conform with current State requirements.

Currently second units are allowed by right if they meet parking, setback, height, and other development regulations and size restrictions and the property is owner-occupied.

Mitigation Measures

None required.