

4 Analysis of Alternatives

This chapter documents the alternatives development and screening process and analyzes several alternatives identified during preparation of the proposed Pacifica General Plan. Key features of each alternative are presented, and potential impacts are discussed and compared to the impacts of the proposed Plan.

The CEQA Guidelines require EIRs to describe a reasonable range of potentially feasible alternatives to a proposed project or program. That is, the EIR needs to analyze only those alternatives that will help decision-makers make reasoned choices. The range of alternatives shall include those that “would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project” (CEQA Guidelines, Section 15126.6(a)). “Feasible” means that the alternatives “are capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors” (CEQA Guidelines, Section 15364). In addition, the EIR must evaluate the No Project alternative, which allows decision makers to compare the impacts of approving the project with the impacts of not approving the project.

If the alternatives themselves would have significant environmental impacts, the EIR must identify them. The alternatives may result in new impacts that do not result from the proposed Plan. The EIR need not analyze these alternatives at the same level of detail that it analyzes the Plan itself. The CEQA Guidelines require only that the EIR provide enough information to allow meaningful evaluation, analysis, and comparison. Quantified information on the alternatives is presented where available; however, in some cases only partial quantification can be provided because of data or analytical limitations.

Finally, the CEQA Guidelines require each EIR to identify the environmentally superior alternative among the alternatives analyzed. If the No Project alternative is the environmentally superior alternative, the EIR must select another alternative from among the alternatives analyzed.

4.1 Alternatives Screening

Community input lies at the heart of the General Plan Update process. Prior to and during the development of alternative plans, community members and stakeholders were invited to provide ideas in a number of ways, including public workshops, Planning Commission and City Council meetings, and interviews with stakeholders. Feedback obtained during these outreach efforts helped City staff conceptualize and prioritize land uses in the alternative

plans, and bracket the range of choices that have the broadest support from the community. Using that information, the alternatives were developed with the following criteria:

- The alternatives must be conceptually different and provide options to the community;
- They must be realistic and mindful of the need to accommodate population and job growth projected by Association of Bay Area Governments (ABAG) as well as satisfy Regional Housing Needs Allocation (RHNA) requirements for the Housing Element;
- They must satisfy key community goals, including but not limited to preserving open space, supporting shopping area revitalization and transit-oriented development, and facilitating responsible economic development.

In January 2011, a preferred plan for residential land use, three alternative scenarios for commercial areas, and policy approaches key environmental and open space issues were presented and discussed at a public workshop. Community feedback on the land use concepts and alternatives and on the policy choices was summarized and reported the Land Use Alternatives and Key Policy Choices report, in May 2011. The land use concepts were further refined during public review through a series of Planning Commission and City Council workshops in August and September 2011, leading to what would become the Preferred Plan and now the proposed General Plan. The two alternatives considered in this analysis originate from two of the concept plans considered during that time. They are described in greater detail below.

ALTERNATIVES INITIALLY CONSIDERED

The alternative plans were created to illustrate ideas for the city's future in the form of three schematic land use diagrams:

- *Alternative A: Strong Center at Quarry Site*
- *Alternative B: Multi-Centered, West Sharp Park Emphasis; and*
- *Alternative C: Conservation and Redevelopment*

The names of the three plans reflect their structural differences. Alternative A, Strong Center at Quarry Site, establishes one major mixed-use and visitor-oriented center for Pacifica, and a series of commercial nodes throughout the city; while Alternative B, Multi-Centered, West Sharp Park Emphasis, creates a smaller visitor-oriented node at the Quarry Site and a civic and mixed-use district in West Sharp Park. Alternative C assumes very little development on the Quarry Site, and more intensive transit-oriented development at several nodes.

In terms of land use, all three plans include the same proposed land use designations in residential areas. Alternative A maintains more retail commercial areas and provides more office/commercial areas, and more public/institutional uses at a new civic center on the Quarry Site, with the most non-residential development of the three alternatives. Alternative B provides more visitor-serving and commercial recreation (or low-intensity visitor-serving commercial) areas. Alternative C provides the greatest amount of mixed use development,

and the least amount of new development of the three. All three plans, however, establish new mixed-use categories that respond to two key community goals to revitalize commercial areas and create mixed-use nodes.

All three concepts sought to take a similar approach to residential areas. The concepts aimed to refine General Plan land use designations and harmonize with zoning; establish appropriate land use and design controls in hillside areas; identify sites where habitat protection and open space preservation should take priority; ensure the unique character of neighborhoods; and designate sites for higher-density development.

In commercial areas, key objectives were to spur economic development, emphasizing tourism and place-making; facilitate shopping area revitalization and mixed-use development; determine the community vision for the Quarry Site and the Old Wastewater Treatment Plant Site; identify elements and a preferred site for a potential new civic center; determine whether Pacificans envision a new city center, or a multi-centered city; and determine the long-term best use for industrial land along the coast.

ALTERNATIVES NOT CARRIED FORWARD FOR ANALYSIS

The alternatives described in this EIR include two of the substantial proposals (Alternative A, Strong Center at Quarry Site; and Alternative C, Conservation and Redevelopment) considered by the City of Pacifica during the alternatives stage of the planning process. The third conceptual alternative, Alternative B, was the closest alternative to what became the Preferred Plan and the proposed land use plan analyzed in this EIR. Because of this, Alternative B was not carried forward as a separate alternative.

4.2 Alternatives Analyzed in this EIR

This EIR evaluates the No Project alternative as required by CEQA, as well as two other alternatives developed through the screening process. The descriptions of the alternatives are provided below, followed by an analysis that compares the environmental impacts of each alternative to the proposed Plan. Alternative A from the alternatives phase is re-named here as Alternative 1, while Alternative C is now called Alternative 2.

ALTERNATIVE 1

In Alternative 1, Pacifica gains a new city center on the Quarry site, extending from the Rockaway Beach district and including a new civic center. This alternative assumes the greatest amount of development on the Quarry site, and the least amount of development on underutilized sites elsewhere. Palmetto Avenue develops as a main street, and mixed-use redevelopment occurs at Park Mall. Alternative 1 is depicted in **Figure 4.2-1**.

The “Flats” portion of the Quarry site is developed with a compact mix of offices and housing over retail leading north from the Rockaway Beach district. A new civic center including city offices and a library/learning center is built west of the Reina del Mar intersection, near the

Water Recycling facility and the Police station. This civic area meets the mixed use development at a new city park bordering the Calera Creek greenway. Also relating to this park is a Visitors' Center, with immediate access to both the new shopping district and the regional trail system. The "Pad" portion of the site is reserved for a resort hotel/conference center, with views along the coast and down to the expanded Rockaway Beach district. The remainder of the Quarry uplands is permanently conserved as open space, with public trail access to Mori Point and beyond. Across Highway 1, new mixed-use and high-density residential development takes place along lower Fassler Avenue.

In West Sharp Park, Palmetto Avenue continues to develop as currently envisioned, with streetscape improvements helping to stimulate mixed use development on vacant and under-utilized sites. The fishing pier, the revitalized Palmetto shopping area, and a new park and boutique hotel on the site of the Old Wastewater Treatment Plant draw locals and visitors to West Sharp Park.

Development characteristics at other key sites include:

- Multi-family housing and a park are added at the undeveloped site on San Pedro Avenue;
- Park Mall is redeveloped with a mixture of uses.
- A renovated Pacific Manor shopping center provides an improved local neighborhood focus.
- The upper portion of the Gypsy Hill site, along Sharp Park Road, is slated for an inn, resort, or retreat center, while the lower portion retains Open Space Residential designation.
- The stretch of Palmetto currently occupied by auto repair, storage, and waste transfer uses continues to be Pacifica's industrial/service commercial district.

Residential areas are proposed to have the same or nearly the same designations as under the proposed Plan, with an emphasis on conserving sensitive areas, steep slopes and open space; respecting neighborhood character; and facilitating higher-density housing at appropriate locations. The buildout projections under Alternative 1 are shown in **Table 4.2-1**.

ALTERNATIVE 2

In Alternative 2 (formerly Alternative C), a balance is created between four smaller centers in a sequence along the Coast Highway: Pacific Manor, West and East Sharp Park, Rockaway Beach, and Linda Mar/Pedro Point. Each has a distinct identity. Most of the Quarry site is conserved. Pedro Point and Linda Mar shopping centers experience redevelopment. Alternative 2 is depicted in **Figure 4.2-2**.

As in the proposed Plan, a new civic center is developed in the West Sharp Park neighborhood. In this alternative, a Library/Learning Center is developed across Highway 1, and linked by a new pedestrian bridge, improving the connection between East and West Sharp Park and creating a strong civic identity along Highway 1. The new Library is part of a

mixed-use redevelopment of Eureka Square. Mixed use development also occurs along Palmetto Avenue, as in the other alternatives. Here it is anchored by a visitor attraction such as an Ocean Discovery Center at the site of the former Treatment Plant.

Only minimal development takes place on the Quarry site, with the great majority conserved as habitat or open space. The Rockaway Beach district expands slightly to the north with visitor-oriented uses and a Visitors' Center with primary access to the regional trail system. A resort hotel is developed at the Sea Bowl site, with a pedestrian bridge across the highway to the Headlands providing trail access to both Rockaway and Pacifica State Beach.

Pedro Point Shopping Center becomes a potential hotel site, with direct access to Pacifica State Beach and visibility from the highway. The undeveloped San Pedro Avenue site is developed with a mix of coastal-related and residential uses. Across Highway 1, mixed-use transit-oriented development occurs on both sides of Linda Mar Boulevard and on Crespi Drive.

Pacific Manor Shopping Center is redeveloped as an office district, with a smaller amount of retail serving the neighborhood. New medical and professional offices could be clustered here, where they have the greatest visibility and access to the largest population.

Development characteristics at other key sites include:

- Park Mall is redeveloped with compact mix of uses and becomes a neighborhood center for Park Pacifica, as in Alternative 1 and the proposed Plan;
- All of Gypsy Hill is treated as an area for flexible, planned development, to include an inn, hotel, or the like; clustered housing; and preserved open space;
- Industrial users along the coast side of northern Palmetto Avenue are designated for Low-Intensity Visitor-Serving Commercial, facilitating expansion of the neighboring campground or a similar use, with new setback requirements from the ocean.

Residential areas are proposed to have the same or nearly the same designations as under the proposed Plan, with an emphasis on conserving sensitive areas, steep slopes and open space; respecting neighborhood character; and facilitating higher-density housing at appropriate locations. The buildout projections under Alternative 2 are shown in **Table 4.2-1**.

NO PROJECT ALTERNATIVE

The purpose of evaluating the No Project Alternative is to allow decision makers to compare the potential impacts of approving the proposed Plan with the potential impacts of not approving the Plan. The No Project analysis discusses both the existing conditions at the time the NOP is published as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved. The No Project alternative is depicted in **Figure 4.2-3**.

The No Project scenario represents the continuation of the current City of Pacifica General Plan land use designations. It assumes that the existing Plan and Zoning Ordinance would

continue to guide development in the Planning Area until buildout in 2035. While the proposed Plan and the two alternatives share an updated set of land use designations, the No Project alternative uses the existing General Plan designations. This means that there is only one commercial category, compared to five in the proposed Plan and alternatives; and one mixed use category, compared to three designations in the other scenarios. In addition, under the existing General Plan large sections of Pacifica are designated as “Special Area,” including the Rockaway Quarry site. On that site, the No Project scenario assumes development as projected in the Rockaway Beach Specific Plan, from 1986. That Plan anticipated the Quarry site to develop much more intensively than is projected under the proposed Plan or the other alternatives.

The No Project alternative would result in more low density residential development compared to the proposed Plan, but less residential development overall, including much less in a mixed-use format. The No Project alternative assumes a much higher amount of commercial development than under the proposed Plan, including substantially more office development, on the Quarry site, and much more retail commercial development, on shopping center sites, along Palmetto Avenue and at the undeveloped San Pedro Avenue site. There would also be significantly more visitor-oriented commercial development, primarily at the Quarry site. The buildout projections under the No Project Alternative are shown in **Table 4.2-1**.

Figure 4.2-1:
Alternative 1
 Strong Center at Rockaway Quarry

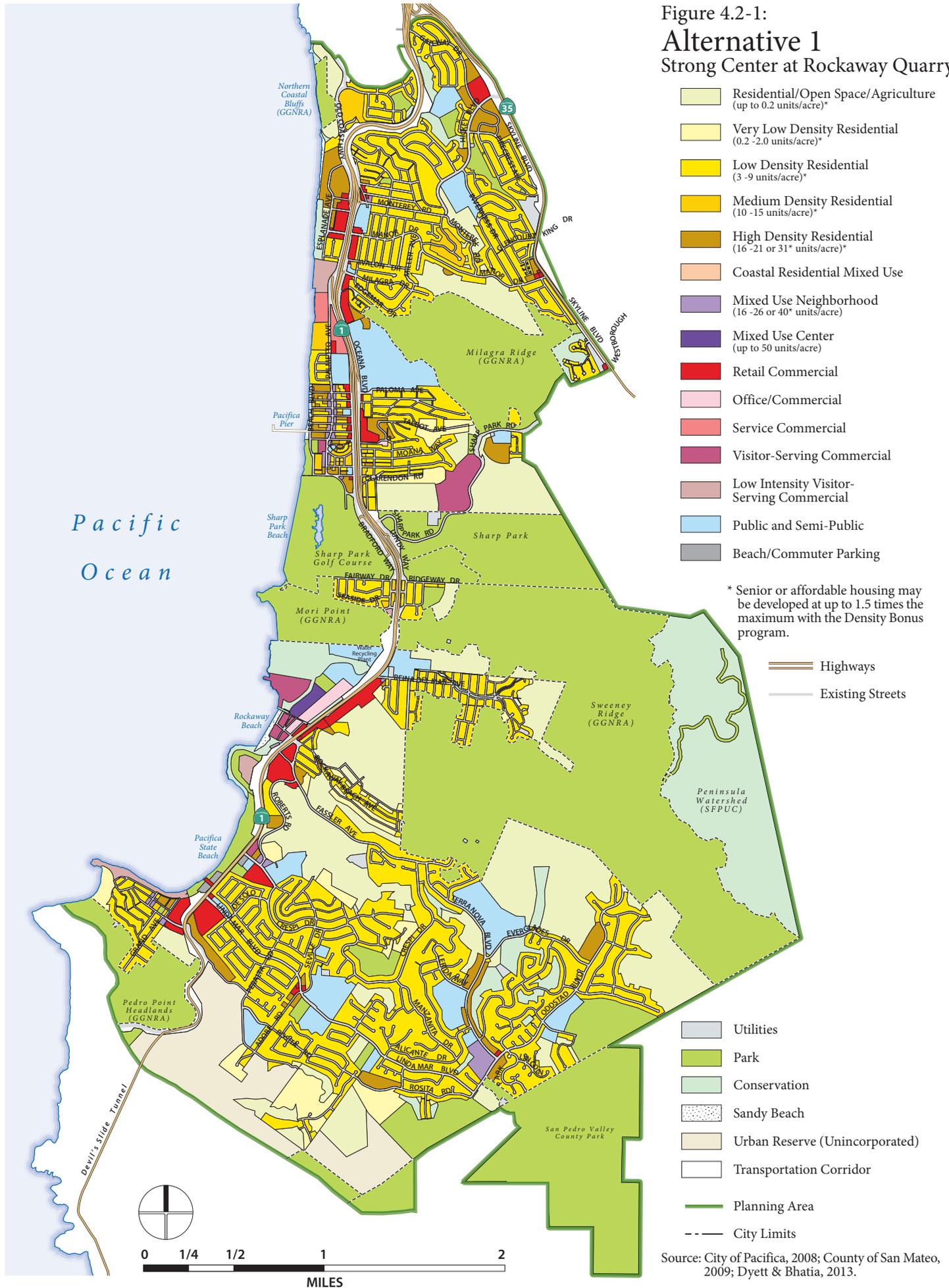


Figure 4.2-3:
Alternative 2
 Resource Conservation and Site
 Redevelopment Emphasis

- Residential/Open Space/Agriculture (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 or 31* units/acre)*
- Coastal Residential Mixed Use
- Mixed Use Neighborhood (16 -26 or 40* units/acre)
- Mixed Use Center (up to 50 units/acre)
- Retail Commercial
- Office/Commercial
- Service Commercial
- Visitor-Serving Commercial
- Low Intensity Visitor-Serving Commercial
- Public and Semi-Public
- Beach/Commuter Parking

* Senior or affordable housing may be developed at up to 1.5 times the maximum with the Density Bonus program.

- Highways
- Existing Streets

- Utilities
- Park
- Conservation
- Sandy Beach
- Urban Reserve (Unincorporated)
- Transportation Corridor
- Planning Area
- City Limits

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

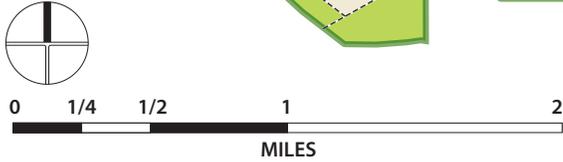
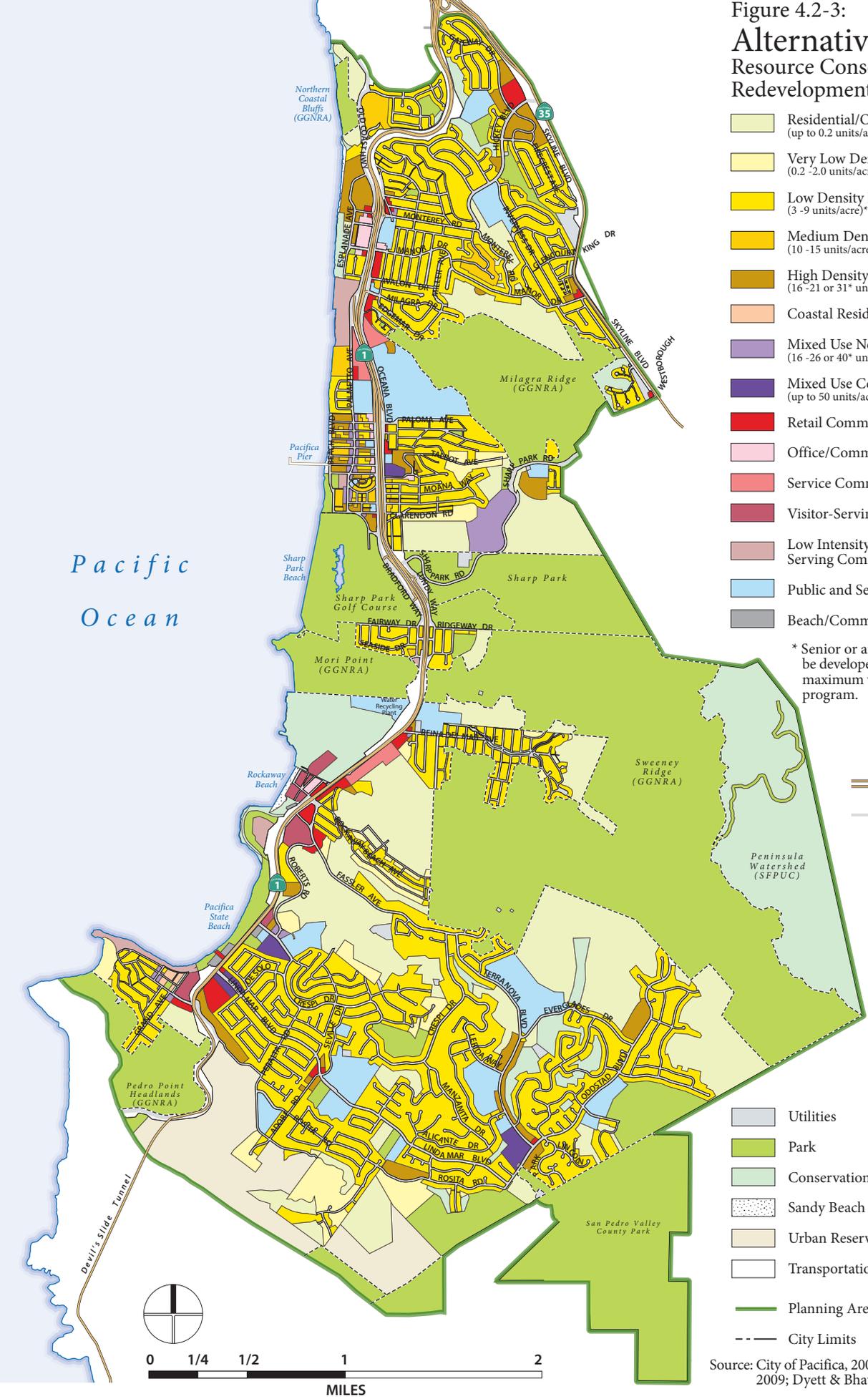
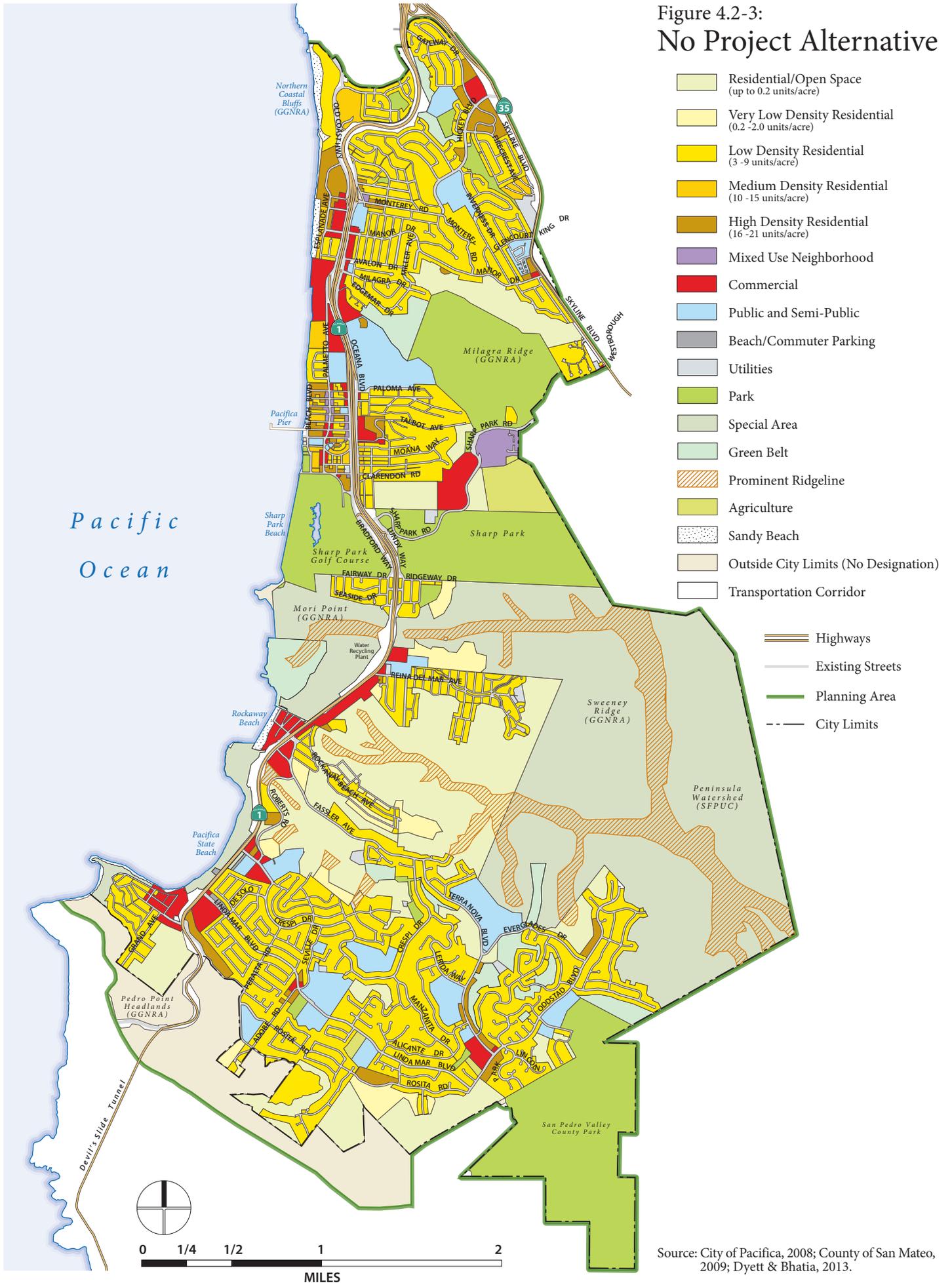


Figure 4.2-3:
No Project Alternative



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Table 4.2-1: Buildout Compared to Existing (2010) Conditions

| | <i>Housing</i> | | | <i>Population</i> | | | <i>Jobs</i> | | |
|---------------|-----------------|-------------------|-----------------|-------------------|-------------------|-----------------|-----------------|-------------------|-----------------|
| | <i>Existing</i> | <i>Additional</i> | <i>Buildout</i> | <i>Existing</i> | <i>Additional</i> | <i>Buildout</i> | <i>Existing</i> | <i>Additional</i> | <i>Buildout</i> |
| Proposed Plan | 14,520 | 1,000 | 15,520 | 37,230 | 2,530 | 39,760 | 6,360 | 1,470 | 7,830 |
| Alternative 1 | 14,520 | 1,020 | 15,540 | 37,230 | 2,580 | 39,810 | 6,360 | 1,720 | 8,080 |
| Alternative 2 | 14,520 | 900 | 15,420 | 37,230 | 2,280 | 39,510 | 6,360 | 810 | 7,170 |
| No Project | 14,520 | 750 | 15,270 | 37,230 | 1,900 | 39,130 | 6,360 | 6,000 | 12,360 |

Note: Numbers rounded to nearest tenth and are only approximate projections.

Source: Dyett & Bhatia, 2013.

4.3 Comparative Impact Analysis of Alternatives

This section compares the environmental impacts of each alternative to the proposed General Plan, by resource issue area. Alternatives are compared subject to the same significance criteria. It is assumed that Alternatives 1 and 2 would generally include the same policies as those defined for the proposed General Plan and LCLUP, excluding site specific policies that would not apply because of differences in planned land use.

LAND USE

Table 4.3-1 shows land use by acreage at full buildout of each alternative. The alternatives differ in land use types, the amount of land dedicated to residential and non-residential uses, as well as in the density and intensity of development. The alternatives share the same planning area boundaries, the same Sphere of Influence, and the same Urban Limit Line.

Alternative 1 devotes more land to Medium Density Residential and High Density Residential and less land to Very Low Density Residential and Low Density Residential than the proposed General Plan. It devotes more total acreage to Commercial uses than the proposed General Plan in the same five categories of Commercial uses; it assigns more acreage for Retail Commercial and Office Commercial and less to Visitor-Serving Commercial and Low-Intensity Visitor-Serving Commercial than the proposed General Plan. In terms of Mixed Use land, this alternative proposes slightly less than the amount proposed under the proposed General Plan. Additionally, the types of Mixed Use land proposed are also different. Unlike the proposed General Plan, it does not include the Coastal Residential Mixed Use category. The amount of land devoted to the Urban Reserve is generally similar to the proposed General Plan, but this alternative assigns substantially more space to the Public and Semi-Public use for the new civic center.

Alternative 2 devotes less land to Residential use than the proposed General Plan. It includes less acreage for the Very Low Density Residential and High Density Residential uses, and nearly the same amount of acreage for the Residential/Open Space/Agriculture, Low Density Residential, and Medium Density Residential uses. Alternative 2 proposes substantially less acreage to Commercial uses than the proposed General Plan; it includes more acreage for Retail Commercial and Service Commercial uses, but less for Office Commercial, Visitor-Serving Commercial, and Low-Intensity Visitor-Serving Commercial uses. In terms of Mixed Use land, this alternative proposes substantially more in the Mixed Use Neighborhood and Mixed Use Center categories than the proposed General Plan, and it excludes the Coastal Residential Mixed Use category. The overall amount of land devoted to Public and Semi-Public use and Urban Reserve use is generally similar to the proposed General Plan.

The No Project Alternative devotes substantially less land to Residential Uses than the proposed General Plan. Its Low Density Residential allocation is nearly double that of the proposed General Plan. It has only one acre of Mixed Use land, and all non-residential land, apart from the Urban Reserve, is either devoted to one general type of Commercial use or to Special Areas with commercial uses. The overall amount of land devoted to Public and Semi-

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Public use and Urban Reserve use is generally similar to the proposed General Plan. In all, the No Project Alternative proposes less developed land in total and devotes more of that land to Commercial use than the proposed General Plan.

All of the alternatives, except the No Project alternative, will result in modest land use changes compared to the existing General Plan, which corresponds to the No Project alternative. Where there are changes in land use designations, all of the alternatives will not physically divide any established community. Development would mostly consist of infill sites that may be underutilized or vacant and currently act as physical barriers in individual communities; development of these sites could actually remove or decrease divisions and barriers between neighboring communities and amenities. These alternatives would have less than significant impacts on the land use. None of the alternatives divides an established community, thus resulting in an impact that is less than significant.

The No Project alternative land use scenario is based on the existing General Plan, and therefore is the closest of the alternatives to 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. As described above, all of the other alternatives, including the proposed Plan, vary from the No Project alternative land use scenario and include land use patterns or densities and intensities that differ from existing plans, policies, and regulations. However, given that the City's policies, plans, regulations, projects, and programs would be amended to conform with any of the adopted alternative projects, and given that the alternatives do not conflict with other agencies' plans, policies, or regulations, the impact is less than significant.

There are no adopted Habitat Conservation Plans that include land within Pacifica's 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 all of the alternatives would not conflict with provisions of these conservation plans, so the impact is less than significant.

Because all of the alternatives are long-range in nature, it is possible that some residential uses may convert to higher density residential or mixed uses over the long term. Ultimately, however, all of the alternatives, including the No Project alternative, would increase the overall number of dwelling units, providing opportunities for any displaced residents to find accommodations within the city. Meanwhile, all of the alternatives also support the development of additional jobs, seeking to both retain and foster existing businesses and attract new ones. This potential impact is less than significant impact for all of the alternatives because they will not displace substantial numbers of existing housing units or people and thus necessitate the construction of replacement housing elsewhere.

Ultimately, therefore, all of the alternatives will have a less than significant impact on land use in Pacifica.

Table 4.3-1: Comparison of Land Use Buildout by Alternative, in Acres

| <i>Land Use¹</i> | <i>Proposed GP</i> | <i>Alternative 1</i> | <i>Alternative 2</i> | <i>No Project</i> |
|---|--------------------|----------------------|----------------------|-------------------|
| Residential/Open Space/Agriculture | 779 ² | 777 | 777 | 621 |
| Very Low Density Residential | 139 | 108 | 108 | 72 |
| Low Density Residential | 62 | 59 | 59 | 119 |
| Medium Density Residential | 5 | 7 | 6 | 7 |
| High Density Residential | 4 | 9 | 2 | 1 |
| <i>Residential Land Subtotal</i> | <i>763.4</i> | <i>766.1</i> | <i>760.0</i> | <i>775.8</i> |
| Retail Commercial | 2 | 30 | 9 | 75 |
| Office Commercial | 3 | 14 | 1 | |
| Service Commercial | 3 | 1 | 9 | 39 |
| Visitor-Serving Commercial | 64 | 50 | 21 | 20 |
| Low-Intensity Visitor-Serving Commercial | 16 | 7 | 10 | 89 |
| <i>Commercial Land Subtotal</i> | <i>88</i> | <i>102</i> | <i>49</i> | <i>223</i> |
| Coastal Residential Mixed Use | 5 | | | |
| Mixed Use Neighborhood | 14 | 13 | 33 | |
| Mixed Use Center | 9 | 9 | 15 | 1 |
| <i>Mixed Use Land Subtotal</i> | <i>28</i> | <i>23</i> | <i>48</i> | <i>1</i> |
| Public and Semi-Public | 1 | 12 | 2 | 1 |
| ¹ Some land uses exist in certain alternatives only. | | | | |
| Urban Reserve | 263 | 263 | 263 | 263 |
| Total⁴ | 1,369 | 1,359 | 1,314 | 1,307 |

Sources: San Mateo County Assessor's Office, 2008; City of Pacifica, 2008; Dyett & Bhatia, 2013.

TRANSPORTATION

Trip Generation Comparison

Of the three alternatives, the No Project Alternative is projected to generate the highest number of daily vehicle trips from implementation of the existing General Plan. The daily trips would increase by approximately 48,000 over existing conditions as compared to 31,200 under Alternative 2 and 36,400 trips under Alternative 1. Based on minimal development at the Quarry site, Alternative 2 is also the only alternative that generates fewer (about 4,000) daily trips than the proposed Plan despite higher density housing near Linda Mar Boulevard. With similar households and employment, Alternative 1 would generate approximately 1,200 more trips than the proposed Plan. The No Project Alternative would generate many more (12,900) daily trips than the proposed Plan from the much higher amount of commercial development on the Quarry site, along Palmetto Avenue and at the undeveloped San Pedro Avenue site.

In terms of total vehicle-miles-traveled (VMT), all the alternatives would generate higher total VMT than existing conditions. Implementation of the No Project Alternative would increase the VMT by 144,500 vehicle-miles; while Alternative 1 and Alternative 2 would increase the VMT by 113,000 vehicle-miles and 98,000 vehicle-miles, respectively. The amount of VMT generated by the proposed Plan is projected to be similar to Alternative 1, which is lower than the No Project Alternative and higher than Alternative 2. When VMT is separated between VMT only on freeway segments, and VMT not on freeway segments, the same patterns exist. The amount of VMT in both categories generated by the proposed Plan is projected to be similar to and slightly lower than Alternative 1, which is lower than the No Project Alternative and higher than Alternative 2.

The total number of daily vehicle trips and total VMT are directly reflected in the average trip length calculations of the scenarios. The average trip length indicates how far, on average, vehicles have to travel to fulfill their needs, e.g. to go to school, work, shopping, or dining. The average trip lengths for all scenarios, including existing conditions, are quite similar. With an average trip length of 2.39 miles, trips generated under existing conditions are slightly shorter than all future conditions measured. The average trip length of the proposed Plan is 2.54 miles, which is the same as the average trip length of the No Project Alternative is slightly longer than Alternative A and Alternative B, which are respectively at 2.53 miles and 2.52 miles.

LOS Comparison

Table 3.2-8 in Chapter 3 presents the comparison of the intersection level of service for existing conditions and the proposed Plan. Based on trip generation data for all alternatives, it is projected that impacts under the No Project Alternative, Alternative A, and Alternative B would be similar to those of the proposed Plan.

Implementation of Alternative 1 would likely result in significant impacts at the same three intersections as the proposed Plan. The number of total daily trips is slightly higher than the proposed Plan under Alternative 1, the higher number of total employment may generate commute trips in particular, which tend to concentrate during peak periods. In particular, commute trips usually travel longer distances with higher demand on the freeway. The higher peak hour demand would not likely cause additional significant impacts at the study locations however delay at study intersections during Peak Hours is similar or slightly higher than the proposed Plan.

Implementation of Alternative 2 would likely result in significant impacts at the same three intersections as the proposed Plan. Alternative 2 entails lower total employment than the proposed Plan. The lower peak hour demand would not likely remove any significant impacts at the study locations and delay at study intersections during Peak Hours is similar or slightly lower than the proposed Plan and while the impact during the AM Peak hour at the intersection of SR 1 and Linda Mar Boulevard is removed, there is still an impact during the PM Peak hour..

Of all alternatives, the No Project Alternative is the most likely to cause significant traffic LOS impacts in the future, primarily as a result of the greater amount of jobs projected for the

Planning Area. Also missing from the No Project Alternative are the complete streets policies and pedestrian and bicycle improvements programmed in the proposed General Plan, whose benefits are difficult to quantitatively compare. The No Project Alternative would likely result in significant impacts at the same three intersections as the proposed Plan, however the delay experienced at study intersections is higher in most cases than the proposed Plan.

Table 4.3-2: Trips Summary by Alternative

| Year | Total Household (in units) | Total Employment | Employment by Sector | | | | Total Daily Vehicle Trips | VMT Generated ('000,000) | VMT on Streets (excluding freeways) ('000,000) | Average Trip Length (miles) |
|---------------------|----------------------------|------------------|----------------------|---------|-----------|-------|---------------------------|--------------------------|--|-----------------------------|
| | | | Retail | Service | Manufact. | Other | | | | |
| Existing Conditions | 9,795 | 8,830 | 2,168 | 4,565 | 256 | 1,649 | 92,723 | 0.67 | 0.17 | 7.23 |
| Proposed Plan | 12,557 | 12,832 | 3,887 | 5,916 | 443 | 2,325 | 126,983 | 0.95 | 0.28 | 7.49 |
| Alternative 1 | 12,703 | 13,174 | 3,778 | 5,775 | 371 | 2,991 | 126,636 | 0.95 | 0.29 | 7.50 |
| Alternative 2 | 12,371 | 13,316 | 4,079 | 5,859 | 371 | 2,757 | 127,484 | 0.96 | 0.29 | 7.50 |
| No Project | 12,288 | 10,791 | 2,757 | 5,397 | 367 | 2,095 | 116,646 | 0.87 | 0.28 | 7.44 |

Source: DKS Associates, 2013.

AIR QUALITY

Two of three criteria used in evaluating impacts to air quality are related to goals, policies, and objectives that aim to minimize impacts to air quality, including policies that reflect the Bay Area 2010 Clean Air Plan control measures and policies that minimize impacts of toxic air contaminants on sensitive receptors. Because policies for Alternatives 1 and 2 would be the same as policies in the proposed General Plan, impacts are expected to be similar, and less than significant in terms of policy related impacts. However, the No Project Alternative would not include these goals, policies, and objectives, resulting in a potentially significant impact related to achieving regional air quality goals and protecting public health.

The final criterion used in evaluating impacts to air quality is in the comparison of the rate of increase in VMT to the rate of increase in the population. As evaluated in Impact 3.3-1, the proposed General Plan would result in a significant and unavoidable impact due to the VMT growth exceeding population growth for 2030. As shown in **Table 4.3-3**, both Alternatives 1 and 2, as well as the No Project, all result in a significant impact by this standard, as VMT is expected to change at a faster pace than population growth. Alternative 2 results in the smallest difference between the rate of population growth and the rate of VMT growth, Alternative 1 is has a slightly larger difference than the proposed General Plan, and the No Project Alternative has a much greater difference than either of the other two Alternatives as well as the proposed General Plan. While this comparison is useful in evaluating alternatives, all future scenarios result in a faster rate of increase for VMT when compared to population, indicating a significant impact for this criterion in all scenarios.

Table 4.3-3: Comparison of Change in VMT and Population Under the Alternatives

| Year | Population | Population % Change from 2010 Existing | VMT | VMT % Change from 2010 Existing | Difference in Rate of Growth (Population – VMT) |
|---------------|------------|--|---------|---------------------------------|---|
| 2010 Existing | 37,230 | n/a | 339,501 | n/a | n/a |
| Proposed Plan | 39,760 | 6.7% | 451,300 | 32.9% | -26.2% |
| Alternative 1 | 39,810 | 6.9% | 452,538 | 33.3% | -26.4% |
| Alternative 2 | 39,510 | 6.1% | 437,432 | 28.8% | -22.7% |
| No Project | 39,130 | 5.1% | 483,967 | 42.6% | -37.5% |

Source: Dyett & Bhatia, 2013, DKS Associates, 2013.

ENERGY AND GREENHOUSE GASES

Energy

The following table summarizes the comparison of energy use across alternatives. The findings suggest that all of the alternatives have higher amounts of total energy consumed but

lower per service population energy use than the existing conditions. This is largely because the anticipated improvements in fuel efficiency assumed under Pavley rules/new federal CAFE standards will make energy consumption more efficient; thus, the overall amount consumed will increase as the service population grows, but because of improved efficiencies, the per service population rate of consumption will decrease over time.

Overall, Alternative 2 is the environmentally superior alternative in terms of energy use because it has the lowest population and jobs and the lowest corresponding energy use. Alternative 2 is slightly environmentally superior to the proposed General Plan because it has lower total energy use and lower energy use per service population. The proposed General Plan is the second best alternative because it has lower total energy use than Alternative 1 and the No Project Alternative. After the proposed General Plan, Alternative 1 is the environmentally superior alternative. The higher number of jobs under the No Project Alternative contributes to its high amount of total energy use, but also decreases its per service population rate of energy use to be equal to the proposed General Plan and Alternative 1.

Table 4.3-4: Comparison of Total Energy Use by Alternative

| | <i>MMbtu</i> | <i>Per Service Population</i> |
|----------------------------|--------------|-------------------------------|
| Existing Conditions (2005) | 1,841,248 | 42.5 |
| Proposed General Plan | 1,918,845 | 40.3 |
| Alternative 1 | 1,929,118 | 40.3 |
| Alternative 2 | 1,873,391 | 40.1 |
| No Project | 2,076,008 | 40.3 |

Source: DKS Associates, 2013; PG&E, 2007; Dyett & Bhatia, 2013.

Greenhouse Gases

A comparison of the GHG emissions across alternatives shows that Alternative 2 has the lowest per service population emissions rate, with the proposed Project the second lowest. All alternatives offer a rate that meets the standard set by the BAAQMD except the No Project Alternative.

Table 4.3-5: Comparison of Greenhouse Gas Emissions Projections by Alternative for 2035

| | <i>Proposed Plan</i> | <i>Alternative 1</i> | <i>Alternative 2</i> | <i>No Project</i> |
|--------------------------|----------------------|----------------------|----------------------|-------------------|
| Future Population | 39,760 | 39,810 | 39,510 | 39,130 |
| Future Jobs | 7,830 | 8,080 | 7,170 | 12,360 |
| Residential Emissions | 53,374 | 53,441 | 53,038 | 52,528 |
| Commercial Emissions | 10,113 | 10,482 | 7,132 | 29,080 |
| Industrial Emissions | 949 | 949 | 949 | 949 |
| Transportation Emissions | 52,469 | 54,051 | 52,210 | 57,360 |
| Waste Emissions | 14,269 | 14,269 | 14,269 | 14,269 |
| Total Emissions | 131,173 | 133,192 | 127,598 | 154,186 |
| Per Service Population | 2.75 | 2.78 | 2.73 | 2.99 |

Source: Dyett & Bhatia, 2010.

HYDROLOGY AND FLOODING

New development and redevelopment can bring about changes to drainage patterns which could in turn increase impervious surfaces, potentially leading to increased run-off rates causing or exacerbating flooding conditions in downstream areas. Changes to drainage patterns can also lead to conveying increased pollutants into receiving waters if not managed appropriately. The proposed General Plan and alternatives would result in new development, primarily located within existing built-up areas to limit impacts to hydrologic resources. Additionally, the proposed policies and regulatory requirements would be effective in minimizing additional stormwater run-off volumes and protecting water quality of receiving waters. The amount of new development would be relatively low under the proposed General Plan, with less than a seven percent increase in additional housing units. Consequently, impacts associated with hydrological resources and flooding are expected to be minimal.

Alternative 1 would produce a slightly higher level of residential development with 1,020 additional housing units, compared with 1,000 under the Proposed Plan. Under the proposed General Plan, much of the new development will be centered at the Quarry site—resulting in an overall comparable level of disturbance from construction activities and a relatively similar change to drainage patterns. Construction activities may cause temporary impacts to the region’s hydrology due to earthwork and exposure of surface soils to the effects of wind and precipitation. The creation of new impervious surfaces would likely be greater than the Proposed Plan compared to Alternative 1 due to a focus of new development that would occur at the currently vacant Quarry site. Because there would be similar levels of additional housing under both Alternative 1 and the proposed General Plan, the creation of new impervious sources from residential development would be comparable. Despite the changes to drainage patterns at the Quarry site, the overall impact on hydrology and flooding is not significant, because all new developments would require site drainage control measures during both construction and operational phases of implementation.

Alternative 2 would result in a reduced level of residential development compared to the Proposed Plan albeit only by 100 housing units with other development centered at the four centers along the Coast Highway. Nonetheless, construction activities may cause temporary impacts to the region's hydrology due to the exposure of surface soils to the effects of wind and precipitation. Coastal development, depending on site specifics, could result in coastal flooding, coastal erosion and sea level rise. The overall impact under this alternative is not significant, as new development and redevelopment both require construction activity best management practices and post-construction drainage controls that limit pollutants and minimize stormwater runoff volumes. Under this alternative, adherence to local policies would likely limit exposure to the hazards of coastal flooding, coastal erosion, and sea level rise.

The No Project Alternative would result in the least amount of residential development overall between the alternatives but assumes a much higher amount of commercial development. As a result, the No Project Alternative has the potential to create more impervious surfaces than the other alternatives depending on the amount of development that would occur on currently pervious surfaces. Under the No Project Alternative, some development would occur on underutilized areas representing no net change to impervious surfaces. Regardless, drainage control measures and flood prevention policies in the proposed General Plan would not apply under this alternative although existing policies and state requirements would. Consequently, the overall impact to hydrology and flooding will not be significantly less than any of the other alternatives.

GEOLOGY, SOILS, AND SEISMICITY

Pacifica is located in a highly seismically active region, as the San Andreas Fault intersects the northern portion of the Planning Area. Consequently, the possibility of a large earthquake in Pacifica would likely affect everyone within the Planning Area, particularly those living or working in older structures built under less stringent building codes.

Current State and local regulations require specific engineering and design criteria that are designed to minimize impacts related to seismic and geologic hazards. These regulations include building limitations on parcels located within the Alquist-Priolo Earthquake Fault Zone and apply equally to development under the proposed General Plan and each of the alternatives throughout the Planning Area.

Under Alternative 1, there would be a similar level of additional housing and population growth as in the proposed General Plan, so there would be a comparable level of overall exposure risk to geologic and seismic hazards. In addition, as noted above, state and local building code requirements, including seismic design criteria, would still apply and be effective to reduce potential risks associated with these hazards.

Alternative 2 calls for centering development in four areas along the Coastal Highway, with reduced population growth compared to the proposed General Plan. With this smaller amount of growth, Alternative 2 would expose fewer people to seismic hazards, however all proposed improvements would be required to adhere to seismic design codes that reduce

potential risks and protect future inhabitants. Depending on location, coastal development locations could be susceptible to coastal erosion hazards.

The No Project Alternative proposes less residential but more commercial development than under the proposed General Plan. So while the number of additional residents would be less, the projected number of additional jobs would be much greater, resulting in the exposure of seismic activity to more people. However, under the No Project Alternative, existing codes and policies would also be effective in minimizing risks to occupants of new development. Therefore, this alternative would result in relatively similar potential exposure to geologic and seismic hazards compared to the proposed General Plan.

BIOLOGICAL RESOURCES

Land use changes in Pacifica that come with projected future growth will reflect the need for residential and commercial growth, as well as the need for public access to open space, and various public use centers. These changes along with new development have the potential to modify the landscape and result in adverse effects to biological resources, including the loss of or modification to habitat and sensitive natural communities.

Similar to the proposed General Plan, Alternative 1 could result in the loss of or modification to wetlands delineated along Highway 1. This alternative could also result in the loss of habitat and open space surrounding the Calera Creek greenway. Additionally, Alternative 1 could potentially result in the modification of the beach/intertidal habitat along San Pedro Point.

Alternative 2, like the proposed General Plan and Alternative 1, could result in the loss of or modification to wetlands in the same locations. However, under this alternative, minimal development would occur at the Quarry site with most of the area being conserved for habitat and open space around the Calera Creek greenway. Compared to the proposed General Plan, Alternative 2 would be less likely to affect CRLF critical habitat or wildlife corridors.

The No Project Alternative would have the most potential to facilitate new development in potentially sensitive locations and the most likely to result in the loss or modification of wetlands, open space, beach/intertidal zone, and CRLF critical habitat, or wildlife corridors.

CULTURAL RESOURCES

The comparison of impacts to cultural resources by alternatives is based on the degree and location of new development proposed within each alternative. Cultural resources include buildings of historical importance, registered historic sites and archeological resources. In Pacifica, there are five Native American archeological resources, and three sites listed on the National Register of Historic Places. There are also nine local historical landmarks in the City, which are designated in the City's Municipal Code.

There is not a substantial difference among the alternatives in terms of the potential impacts to cultural and historical resources within the Planning Area. Most development in

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Alternative 1 would occur on the Quarry site, with the least amount of development on underutilized sites. Under this alternative, there is no planned development on or near a site of cultural or historical importance. This alternative also includes the development of additional multi-family housing as well as an additional boutique hotel and an inn, resort or retreat center. This alternative also places an emphasis on sensitive areas and aims to respect and maintain neighborhood character. Because this alternative presents only a limited amount of development, it is not expected that it will affect cultural or historical resources.

The development themes in Alternative 2 are slightly different than those presented in Alternative 1, as it involves the creation of four smaller centers in a sequence along the Coast Highway. Development under this alternative is not expected to take place within locations of cultural or historical significance within the Planning Area, and minimal development would take place on the Quarry site. Due to the focus of the four small city centers under this alternative, none of the development proposed under this alternative that would affect cultural or historic resources within Pacifica.

The No Project Alternative represents the continuation of the current City of Pacifica General Plan land use designations. Under these designations, cultural and historical resources within the Planning Area are not expected to be threatened by way of development.

VISUAL RESOURCES

Differences in visual impacts between the proposed General Plan and Alternatives 1 and 2 are not substantial and relate primarily to the intensity of development and conservation in different locations. Differences between the proposed General Plan and the No Project Alternative are more substantial as the proposed General Plan preserves more open space and changes the streetscape character, resulting in beneficial visual impacts.

Alternative 1 promotes the greatest amount of development on the Quarry site, and the least amount of development on underutilized sites in other areas of the city. Palmetto Avenue is developed as a main street for the city, and Park Mall is the focus of mixed-use redevelopment. The residential designations in Alternative 1 are the same or nearly the same as the designations of the proposed General Plan, with an emphasis on conserving sensitive areas, steep slopes, and open space; respecting existing neighborhood character; and promoting higher-density housing at appropriate locations. Scenic views may be blocked from new development in this Alternative, but new views will be created and open space will be protected; thus, it is expected to have a less than significant impact on the city's visual resources. In terms of streetscape, Alternative 1 will be visually similar to the proposed General Plan.

Alternative 2 promotes a balance of development between four smaller centers along the Coast Highway. It conserves most of the Quarry Site for permanent open space, while promoting redevelopment and infill development near Pedro Point and Linda Mar. Each neighborhood center has a distinct identity. Similar to the proposed Plan, Park Mall is redeveloped with a mix of uses. The residential designations in Alternative 2 are the same or nearly the same as the designations of the proposed General Plan and Alternative 1, with an

emphasis on conserving sensitive areas, steep slopes, and open space; respecting existing neighborhood character; and promoting higher-density housing at appropriate locations. There is less development in Alternative 2 than the proposed General Plan, so it follows that this alternative will produce fewer view obstructions, fewer sources of light and glare, and less construction activity. While some scenic views may be blocked from new development, new views will be created and substantial amount of open space will be protected. In terms of streetscape, Alternative 2 will be visually similar to the proposed General Plan and is expected to have a less than significant impact on the city's visual resources.

The No Project Alternative continues the current City of Pacifica General Plan land uses. Under those Plans, the Quarry site is anticipated to develop much more intensively than is projected in the proposed General Plan; thus, it may have a more substantial impact on visual resources in the area than the proposed General Plan. The No Plan Alternative would result in more low density residential development and very little mixed use development compared to the proposed Plan. It would result in more commercial development along Palmetto Avenue and at the undeveloped San Pedro Avenue than is projected in the proposed General Plan. Less open space is permanently protected under the No Plan Alternative than the proposed General Plan. Without the benefit of new and updated policies in the proposed General Plan, the No Project Alternative will not have streetscape improvements or long-term protections for visual resources.

NOISE

The comparison of noise impacts under the alternatives is based on traffic modeling projections since streets and highways are the primary generators of noise in Pacifica. Noise levels will be highest at intersections with high traffic volumes, and alternatives with lower levels of development or development located further from noise corridors would provide the least exposure to high noise levels. **Table 4.3-2** compares the population and vehicle trips for the proposed General Plan and alternatives.

Under Alternative 1, the projected number of vehicle miles travelled is 425,538, which is slightly more than under the proposed General Plan. This is as a result of an increase of 113,000 vehicle miles travelled higher than the existing conditions. This alternative would also generate approximately 1,200 more trips than the proposed General Plan. Therefore, citywide noise levels associated with this alternative are likely to be higher those under the proposed General Plan.

Under Alternative 2, the projected number of vehicle miles travelled is 98,000 more than existing conditions, totaling in 437,432 vehicle miles travelled. This is less than under the proposed General Plan; as such, the impact on noise generation as a result of this alternative would be slightly less than that of the proposed General Plan.

The No Project Alternative would increase the number of vehicle miles travelled by 144,550, resulting in a total of 483,967 vehicle miles travelled. This is significantly more than the number of vehicle miles travelled under the proposed General Plan. Therefore, this

alternative would produce the largest increase in noise disturbance as a result of increased street and highway traffic in Pacifica.

HAZARDOUS MATERIALS

Impacts associated with hazardous materials are determined by the amount and type of job growth that is expected to occur within the Planning Area. Growth among factory-related and commercial jobs is more likely to create an increase in the movement and production of hazardous materials in comparison to office retail jobs and/or a growth in the amount of residential homes. In addition, the demolition of older buildings for redevelopment can expose people and the environment to hazardous materials, such as asbestos and lead-based paint in old buildings. Due to these possible impacts of hazardous materials, Alternative 2 is the environmentally superior alternative in terms of impacts associated with hazardous materials, since it would create the least amount of jobs at total buildout.

Under Alternative 1, the new city center proposed to be built on the Quarry site is expected to bring in more jobs than the proposed General Plan. As such, it is expected to create more impacts associated with hazardous materials than the proposed General Plan.

Alternative 2 would introduce fewer jobs and households than the proposed General Plan. Most of the jobs consist of 'visitor-serving commercial' type jobs. Due to the lower amount of job growth under this Alternative, it would have the lowest amount of impacts associated with hazardous materials.

The No Project Alternative would have the highest amount of job growth under total buildout compared to the proposed General Plan and the two alternatives. Therefore, this alternative would pose the largest amount of impacts on hazardous materials.

PUBLIC SERVICES AND FACILITIES, AND PARKS

The comparison of impacts on public services, facilities, and utilities is based on the degree of increased demand on public school, water supply, wastewater treatment, solid waste, and public safety and emergency services. The proposed General Plan, the two "build" alternatives, as well as the No Project Alternative are evaluated based on their relative impact on these areas. In terms of the least new population added and the least new demand for public services and utilities generated, the No Project Alternative is the environmentally superior alternative. However, policies in the proposed General Plan and both Alternative 1 and 2 would ensure that new development contributes its fair share towards public service improvements needed to accommodate increased demand. Therefore, the differences among alternatives would not be substantive with respect to their impacts on public services, facilities, and utilities.

Public Safety and Emergency Services

Alternative 1 would create slightly more population growth and housing than the proposed General Plan, and would require two additional police officers in order to service the new

buildout population. This alternative would not require a need for additional police facilities. Buildout under this alternative would result in the need for additional fire services in order to have the ability to serve the entire population of Pacifica.

Population growth under Alternative 2 would be less than the proposed General Plan, and therefore the demand for police services is slightly less compared to the proposed General Plan, but would also require two additional police officers to serve the additional population from buildout. Because fire services are not currently adequate under the existing General Plan, there exists a need for additional fire services under this alternative.

The No Project Alternative would result in lower population growth than the proposed General Plan. Therefore, the demand for police services is less than that of the proposed General Plan, but two additional police officers would still be needed to serve the population. Buildout under the No Project Alternative would not require additional police facilities to be built. Because this alternative does involve growth to the City, in particular at the Quarry site, the growth calls for additional fire services for Pacifica.

Schools

All of the alternatives, including the No Project Alternative, will add additional housing units to Pacifica. The number of students generated as a result of these additional housing units varies by alternative, and each would provide a different number of additional students at buildout. Numbers of additional students under each alternative are shown in **Table 4.3-6**. Existing conditions in Pacifica show that the public schools in Pacifica are currently enrolled at 70 percent capacity (this includes the Pacifica School District and Jefferson Union High School District schools). Among the total number of students, approximately 89 percent attend one of the public schools in Pacifica, and about 11 percent attend a private or parochial school.

The number of new students is projected based on student generation rates by residential type provided by the school district. All existing schools, including public and private schools with attendance areas in the city are included in the analysis. Current enrollment and capacity is based upon the 2008-2009 enrollment figures.

Alternative 1 will result in a projected new enrollment of approximately 397 new students, about 8 more students than the proposed General Plan. Alternative 2 will see 250 additional students at buildout, about 40 less than the proposed General Plan. The No Project Alternative will increase the number of students by approximately 292 students, about 100 less than the proposed General Plan.

Table 4.3-6: Demand for Public Schools at Buildout by Alternative

| <i>Alternative</i> | <i>New Students¹</i> | <i>Total Students at Buildout²</i> | <i>Percent Increase³</i> |
|--------------------|---------------------------------|---|-------------------------------------|
| Proposed Plan | 389 | 6,037 | 6.7% |
| Alternative 1 | 397 | 6,045 | 6.9% |
| Alternative 2 | 350 | 5,998 | 6.0% |
| No Project | 292 | 5,940 | 5.0% |

¹Additional students were calculated based on the student generation factor of 0.389 students per household, using the existing number of students as of 2009 and the existing housing units based on the 2010 US Census. Grades K-12 (plus the pre-school ages children from the Montessori School of Linda Mar) were aggregated in order to derive this factor.

²This number was calculated by adding the projected number of additional students for the Proposed Plan and each Alternative to the number of students

³Represents percent increase from the total number of students in 2009.

Source: Dyett & Bhatia, 2013.

Parks

There are currently approximately 242 acres of parkland in Pacifica, which includes district parks, neighborhood parks, pocket parks, special facilities and school playfields. The existing parks provide a ratio of 6.5 acres per 1,000 residents. In addition, regional parks and beaches total approximately 2,930 acres in the Planning Area.

Other parkland and open space acres in Pacifica are included as part of regional open space, golf courses, beaches, other protected open space, partial conservation with development, and urban reserve land. The park and open space system would total 5,158 acres under the proposed General Plan, 5,158 acres under Alternative 1, 5,202 acres under Alternative 2, and 3,722 under the No Project Alternative.

Table 4.3-7: Total Parkland at Buildout by Alternative

| <i>Alternative</i> | <i>New Residents</i> | <i>New Parkland (acres)</i> | <i>Population at Buildout</i> | <i>Total Parkland (acres)</i> | <i>Overall Park Ratio (acres per thousand residents)</i> |
|--------------------|----------------------|-----------------------------|-------------------------------|-------------------------------|--|
| Proposed Plan | 2,530 | 16 | 39,760 | 258 | 6.5 |
| Alternative 1 | 2,580 | 31 | 39,810 | 273 | 6.9 |
| Alternative 2 | 2,280 | 27 | 39,510 | 269 | 6.8 |
| No Project | 1,900 | - | 39,130 | 242 | 6.2 |

Source: Dyett & Bhatia, 2013.

The proposed General Plan, along with Alternatives 1 and 2 would all include policies that provide additional acres of parkland. According to the proposed General Plan, an additional 13 acres of parkland are needed to fulfill the population growth expected to occur in the city.

The total amount of parkland does not differ substantially between the proposed General Plan, Alternative 1, and Alternative 2. However, the No Project Alternative includes a lower number of total parkland acres due to the lack of policies, as included in the proposed General Plan, that provide for additional parkland into 2035.

Alternative 1 provides the highest park ratio, with 6.9 acres per 1,000 residents. Alternative 2 would result in a park ratio of 6.8 acres per 1,000 residents, and the proposed General Plan would provide a ratio of 6.5 acres per 1,000 residents. The No Project Alternative would result in the lowest park ratio, with 6.2 acres of parkland per 1,000 residents.

UTILITIES

Water Supply

Water usage is expected to remain relatively constant under the proposed General Plan as well as under all of the alternatives due to the small amount of population growth that is expected to occur in Pacifica within the next 20 years. **Table 4.3-8** summarizes projected water demand under the proposed General Plan and all the alternatives.

Alternative 1 presents a population buildout that is slightly higher than that of the proposed General Plan, which would result in an estimated water demand that is relatively the same as the current number, due to the minimal amount of growth. Therefore, it is expected that buildout under Alternative 1 would not affect the water demand of the City.

Alternative 2 includes buildout that would result in a lower population than that of the proposed General Plan. Assuming water demand remains constant into the proposed General Plan, the water demand for the population of Pacifica would also remain relatively the same.

The No Project Alternative would result in a slightly smaller population than that of the proposed General Plan. However, because this alternative would result in significantly more jobs than the proposed General Plan, there is a possibility it would increase water demand if these jobs would create additional water needs for the City.

Table 4.3-8: Water Demand at Buildout by Alternative

| <i>Alternative</i> | <i>Buildout Population</i> | <i>Average Day Demand (mgd)</i> | <i>Percent Increase from Existing Demand</i> |
|--------------------|----------------------------|---------------------------------|--|
| Proposed Plan | 39,760 | 3.25 | 0% |
| Alternative 1 | 39,810 | 3.25 | 0% |
| Alternative 1 | 39,510 | 3.25 | 0% |
| No Project | 39,130 | 3.25 | 0% |

Source: Dyett & Bhatia, 2013.

Wastewater Treatment

Based on the amount of growth as a result of the development envisioned by the proposed General Plan, the City of Pacifica has estimated that wastewater treatment facilities will not be affected. The Calera Creek Water Recycling Plant is the wastewater collection system for Pacifica. Future development of the plant will ensure that its capacity is adequate for the next 15 to 20 years. Assuming total annual average wastewater demand remains relatively constant into the next 20 years; the comparison of impacts on wastewater demand by alternatives is shown in **Table 4.3-9**.

Alternative 1 will generate slightly more additional residents and jobs than anticipated under the proposed General Plan. This estimated growth would provide an estimated wastewater demand of 3.2 mgd, which is equivalent to the demand of the proposed General Plan.

Alternative 2 would provide fewer additional households and jobs than the proposed General Plan. Under these conditions, this alternative would result in an estimated wastewater demand of 3.2 mgd, equivalent to the wastewater demand provided by the proposed General Plan.

The No Project Alternative would generate additional households and a significant amount of additional jobs compared to the proposed General Plan. However, the population proposed by this alternative does not vary significantly from that of the proposed General Plan. Based on the estimate population provided by this alternative, there does not exist a need for additional wastewater treatment facilities in order to serve demand into the future. However, with the additional 6,000 jobs as called for by this alternative, there may be a need to expand existing facilities in order to serve these additional jobs.

Table 4.3-9: Wastewater Treatment at Buildout by Alternative

| <i>Alternative</i> | <i>Buildout Population</i> | <i>Estimated Wastewater Demand (mgd)</i> | <i>Percent Increase from Existing Demand</i> |
|--------------------|----------------------------|--|--|
| Proposed Plan | 39,760 | 3.2 | 0% |
| Alternative 1 | 39,810 | 3.2 | 0% |
| Alternative 2 | 39,510 | 3.2 | 0% |
| No Project | 39,130 | 3.2 | 0% |

1 mgd = million gallons per day

Source: Dyett & Bhatia, 2013.

Solid Waste

All of the alternatives, including the No Project Alternative, will generate additional solid waste in Pacifica. Assuming the annual per capital disposal rates in Pacifica for residential and employment remains the same in 2030 as they were in 2011, the additional solid waste generated under each alternative can be calculated. **Table 4.3-10** compares the additional pounds of solid waste generated per day.

Alternative 1 will result in slightly more additional residents and jobs than the proposed General Plan. As such, this alternative places more demand on solid waste services than the proposed General Plan. The overall amount of additional solid waste generated per day is 46,268 pounds, or about 15 percent more than the proposed General Plan.

Alternative 2 will result in less additional residents and jobs than the proposed General Plan. This alternative places less demand on solid waste services than the proposed General Plan, with 24,558 pounds of additional solid waste or about 40 percent less than the proposed General Plan.

The No Project Alternative will result in fewer additional residents than the proposed General Plan, however, it will provide a significant amount of additional jobs in Pacifica due to the large focus on commercial development under this alternative. The overall amount of solid waste added under this alternative is 142,940 pounds, or 253 percent more than the proposed General Plan.

Table 4.3-10: Solid Waste Generation at Buildout by Alternative

| <i>Alternative</i> | <i>New Residents</i> | <i>Additional Waste from Residential Development (pounds per day)</i> | <i>New Jobs</i> | <i>Additional Waste from Job Development (pounds per day)</i> | <i>Total Waste (pounds per day)</i> |
|--------------------|----------------------|---|-----------------|---|-------------------------------------|
| Proposed Plan | 2,530 | 6,578 | 1,470 | 33,810 | 40,388 |
| Alternative 1 | 2,580 | 6,708 | 1,720 | 39,560 | 46,268 |
| Alternative 2 | 2,280 | 5,928 | 810 | 18,630 | 24,558 |
| No Project | 1,900 | 4,940 | 6,000 | 138,000 | 142,940 |

Source: Dyett & Bhatia, 2013.

4.4 Environmentally Superior Alternative

CEQA Guidelines require the identification of an environmentally superior alternative among the alternatives analyzed in an EIR. The Guidelines also require that if the No Project Alternative is identified as the environmentally superior alternative, then another environmentally superior alternative must be identified. Based on a comparison of the alternatives’ overall environmental impacts and their compatibility with General Plan goals and objectives, Alternative 2 is the environmentally superior alternative for this EIR.

Although the No Project Alternative would create less population growth and housing than Alternative 2, it assumes a much higher amount of commercial development than the other alternatives. With this increase in commercial development, the No Project Alternative creates a significant increase in the number of jobs in Pacifica. The additional job growth would result in more vehicle trips, greater demand for parking lots, and ultimately, more environmental impacts. Additionally, the No Project Alternative concentrates much of the new development on the environmentally sensitive Quarry site in the City. It does not accommodate the anticipated housing and population projections for Pacifica. Importantly, the No Project Alternative does not meet any of the proposed General Plan goals, such as preserving open space and trails, providing for sustainable development and practices, and creating a unique, vital center for the City.

Alternative 1 does a better job meeting the City’s anticipated growth needs than the No Project Alternative. It concentrates the greatest amount of development on the environmentally sensitive Quarry site and the least amount of development on underutilized sites elsewhere in the City, in contrast to the other alternatives. While it has very similar population projections to Alternative 2, there are over 900 more jobs forecasted for Alternative 1 compared to the lower growth scheme of Alternative 2. As in the No Project Alternative, this additional job growth would result in greater environmental impacts from additional vehicle trips and greater demand for parking. Ultimately, Alternative 1 has a greater impact on the environment than Alternative 2 and the proposed General Plan.

The proposed General Plan would fully accommodate the anticipated population and job growth in Pacifica with orderly, sequential growth focused in multiple centers, with West

Sharp Park and Rockaway Beach as the two main centers of the city. The key difference between the proposed Plan and Alternative 2 is the amount of job growth accommodated, and the location and amount of land that is urbanized. With more commercial development and more job growth than Alternative 2, the proposed General Plan would create more environmental impacts. It creates more development on the environmentally sensitive Quarry site than Alternative 2. Ultimately, Alternative 2 would result in lower environmental impact than the proposed General Plan; however, the proposed General Plan achieves all plan objectives while establishing policies to reduce environmental impacts of the city's growth and development.

Alternative 2 creates fewer acres of non-residential buildout than the proposed General Plan or Alternative 1, which would result in smaller environmental impacts from less development. It conserves the Quarry site, an environmentally sensitive area. It would result in fewer jobs, population, and housing units than the proposed Plan or Alternative 1, which would lower its environmental impacts. With these four city centers balanced along the Coast Highway, the General Plan objective to create a strong city center for Pacifica may be more difficult, as development would be focused in four locations rather than just one. This is a tradeoff of this alternative, because although it creates less environmental impacts, it may not result in the city center that would be welcomed by community members under the proposed General Plan.