



**NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT  
STATE CLEARINGHOUSE #2020089010  
AND  
DRAFT 2040 GENERAL PLAN AND DRAFT SHARP PARK SPECIFIC PLAN**

**PROJECT TITLE:** Pacifica General Plan Update, and New Sharp Park Specific Plan  
**PROJECT SPONSOR:** City of Pacifica  
**PROJECT LOCATION:** City Limits of City of Pacifica, County of San Mateo, and areas of unincorporated San Mateo County within the Sphere of Influence of the City of Pacifica  
Pacifica, CA 94044  
**DATE OF PUBLIC NOTICE:** January 5, 2022  
**PUBLIC REVIEW PERIOD:** January 10 through February 23, 2022 (5:00 pm)

**NOTICE IS HEREBY GIVEN** that the City of Pacifica (“City”) has prepared a draft environmental impact report (DEIR) pursuant to the provisions of the California Environmental Quality Act (CEQA), as well as a draft General Plan update and new Sharp Park Specific Plan (collectively the “Plan Pacifica Project”). The City will make the documents comprising the Plan Pacifica Project available for a 45-day public review and comment period as indicated in this Notice of Availability.

**Summary Project Description:**

The Plan Pacifica Project includes a comprehensive update of the City’s General Plan with a planning horizon through 2040. The City last comprehensively updated its General Plan in 1980. The draft General Plan covers a Planning Area encompassing approximately 8,625 acres, or about 13.5 square miles, including the entirety of the City as well as 606 acres of unincorporated land south of City Limits. This unincorporated area is included in the City’s draft General Plan because it forms the City’s Sphere of Influence, which is an area designated by the San Mateo County Local Agency Formation Commission that represents the probable future physical boundaries and service area of the City.

The draft General Plan includes policies to guide the City’s actions through 2040 in regard to economic sustainability, community design, land use, transportation/circulation, open space, community facilities, conservation, safety, and noise. While a part of the General Plan, the Housing Element will be updated separately in compliance with state law and is not a part of the Plan Pacifica Project.

The Plan Pacifica Project also includes a new Sharp Park Specific Plan (SPSP). The draft SPSP covers a Planning Area encompassing approximately 104 acres, or about 0.16 square miles, which is roughly 1.2 percent of the draft General Plan Planning Area. The draft SPSP Planning Area consists primarily of the West Sharp Park neighborhood generally bounded by Beach Boulevard to the west, Bella Vista Avenue to the north, Francisco Boulevard to the east, and Clarendon Road and Lakeside Avenue to the south. The SPSP Planning Area also includes some areas east of Highway 1 (State Route SR-1) including the Eureka Square shopping center and small areas in the vicinity of Paloma Avenue and Oceana Boulevard. The draft SPSP includes policies to guide the City’s actions in the SPSP Planning Area in regard to land use, mobility and parking, urban design and public realm, public facilities and infrastructure, and environmental and coastal resilience.

A more detailed project description is included in the DEIR, including figures demonstrating the respective Planning Area for the draft General Plan and draft SPSP.

**Coastal Zone:**

The draft General Plan and draft SPSP both include areas within the Coastal Zone, generally those areas west of Highway 1 but also including Shelldance Nursery east of Highway 1. The Coastal Zone comprises approximately 1,000 acres of land, or about 1.56 square miles, which is roughly 13 percent of the draft General Plan Planning Area. The City separately approved an amendment to its Local Coastal Land Use Plan (LCLUP) in February 2020 and is engaged with the California Coastal Commission (CCC) on certification of the LCLUP amendment. Local Coastal Plan amendments, which include LCLUP amendments, are not subject to CEQA because the CCC LCP certification process is “functionally equivalent” to the CEQA process (Public Resources Code Sections 21080.5 and 21080.9, and CEQA Guidelines Sections 15250, 15251(f) and 15265). Therefore, the City’s LCLUP amendment is not expressly included as part of the DEIR although the draft General Plan is consistent with the LCLUP amendment.

**Environmental Review:**

The DEIR, prepared pursuant to the requirements of CEQA, evaluates the potentially significant environmental impacts of implementing the Plan Pacifica Project and three alternatives, one of which is the No Project alternative. The DEIR identifies potentially significant environmental impacts to the following CEQA environmental factors: Energy and Greenhouse Gas Emissions.

The draft EIR concludes that potentially significant environmental impacts related to Energy and Greenhouse Gas Emissions can be mitigated to a less than significant level. However, there are significant and unavoidable impacts to the CEQA environmental factor Transportation/Traffic as it relates to vehicle miles traveled (VMT).

The Plan Pacifica Project Planning Area includes one or more hazardous waste sites that are enumerated on lists compiled pursuant to Government Code Section 65962.5. Refer to Chapter 3.11, Table 3.11-1 of the DEIR for a description of these sites.

**Public Review and Comment:**

The public review and comment period for the Plan Pacifica Project, including the DEIR, is January 7 through February 21, 2022 (5:00 pm). All comments received during the review period will be considered by the City prior to finalizing the DEIR and making a decision on the Plan Pacifica Project. Any interested party may comment on the Plan Pacifica Project, including the DEIR. Comments on the DEIR should focus on its sufficiency in analyzing possible impacts on the physical environment and ways in which potential adverse effects might be minimized in light of the DEIR’s purpose to provide useful and accurate information about such factors.

Comments must be received no later than **5:00 p.m. on February 24, 2022**. All comments must be in writing. Please be sure to include your name, mailing address, email address, and telephone number with your comment. Please send comments to the following address:

**Christian Murdock, AICP, Deputy Director of Planning**  
**City of Pacifica Planning Department**  
**540 Crespi Drive, Pacifica, California 94044**  
**Email: [publiccomment@pacifica.gov](mailto:publiccomment@pacifica.gov)**

There are no scheduled public meetings or hearings for consideration of the Plan Pacifica Project, including the DEIR, at this time. The City will provide notices as required by law prior to any public meeting or hearing on these items.

**Document Availability:**

The DEIR is available for review online at:

[http://www.cityofpacificacalifornia.org/depts/planning/environmental\\_documents](http://www.cityofpacificacalifornia.org/depts/planning/environmental_documents)

The draft General Plan and draft SPSP are available for review online at:

<https://www.planpacificacalifornia.org/project-docs>

Printed copies of these documents are available for public review in the Planning Department, 540 Crespi Drive, Pacifica, California 94044, during normal business hours of Monday-Tuesday-Thursday, 8 AM to 5 PM (except 12:30-1:30 PM); Wednesday, 8 AM to 7:30 PM (except 12:30-1:30 PM); and, Friday, 8 AM to 1 PM. Printed copies are also available at both libraries located within the City of Pacifica: Sharp Park Library (104 Hilton Way) and Sanchez Library (1111 Terra Nova Boulevard).