

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

County Clerk
County of: San Mateo
Address: 555 County Center, 1st Floor
Redwood City, CA 94063

From:

Public Agency: City of Pacifica
Address: 540 Crespi Drive
Pacifica, CA 94044
Contact: Christian Murdock, Acting Director
Phone: (650) 738-7341

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2012022046

Project Title: Pacifica General Plan Update and Sharp Park Specific Plan

Project Applicant: City of Pacifica

Project Location (include county): City of Pacifica, San Mateo County

Project Description:

The City of Pacifica has prepared an update to its General Plan and a new Specific Plan (Sharp Park Specific Plan). Please see the attached Project Description for additional detail.

This is to advise that the City of Pacifica has approved the above (Lead Agency or Responsible Agency)

described project on 7/11/2022 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Planning Dept., 540 Crespi Drive, Pacifica, CA 94044; and, https://www.planpacifica.org/project-docs

Signature (Public Agency): Christian Murdock Title: Acting Planning Director

Date: 7/12/2022 Date Received for filing at OPR:

NOD Attachment 1: Project Description

REGIONAL SETTING

Pacifica is located along the Pacific coast of the San Francisco Peninsula, in San Mateo County. 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.

The cities of Daly City, South San Francisco, and San Bruno border Pacifica to the north and east, and contain urban development that reaches Pacifica City limits. To the east and 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 watershed. Rural and agricultural land is also prevalent south of the city.

Access to Pacifica is primarily via State Route (SR) 1, also known as Highway 1 or the Coast Highway, and SR 35, also known as Skyline Boulevard. SR 1 and SR 35 connect to Interstates 80 and 280 and the larger regional system. Buses connect Pacifica to high-capacity transit service at the Daly City and Colma BART stations and the San Bruno Caltrain station.

The Pacific Ocean borders Pacifica to the west. Lands west of SR 1, along with Shelldance Nursery and some lands to the south, are part of the State-designated Coastal Zone. The regional setting is depicted in **Figure 1**.

PLANNING AREA

Planning Boundaries

The Planning Area consists of the City of Pacifica and its sphere of influence (SOI), as defined by the San Mateo County Local Area Formation Commission (LAFCo).

The City of Pacifica extends approximately six-and-a-half miles along the Pacific Ocean, from just south of Mussel Rock in the north to San Pedro Point in the south. Its border extends three miles inland at its widest point, where it rises to an elevation of 1,250 feet above sea level on Sweeney Ridge. The City had a population of 37,230 as of 2020. Residents are concentrated in distinct neighborhoods along the coast, in valleys separated by ridges, and in the northern hills. Pacifica's sphere of influence is nearly congruent with the city limits, with additional unincorporated land along the city's southern boundary, on the flank of San Pedro Mountain.

The Planning Area is the geographic area for which the General Plan establishes policies about future urban growth and natural resource conservation in Pacifica. The boundary was determined in response to State law requiring each city to include in its General Plan all territory within the boundaries of the incorporated area as well as “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning” (California Government Code Section 65300).

The Planning Area comprises 8,625 acres, or about 13.5 square miles, including all of the City of Pacifica (8,019 acres) as well as 606 acres of unincorporated land south of city limits on the slope of San Pedro Mountain. Nearly half (47 percent) of the Planning Area is preserved as open space. Another 16 percent of the Planning Area is vacant or undeveloped, and five percent is agricultural. Urban uses make up 32 percent of the Planning Area, 70 percent of which is residential.

Lands west of Highway 1 in Pacifica, along with the Sheldance Nursery and some lands south of the city, are part of the Coastal Zone. Pacifica’s Coastal Zone comprises approximately 1,286 acres of land, or about 15 percent of the Planning Area. It includes a high proportion of the city’s commercial land and visitor destinations.

The Coastal Zone is subject to additional regulatory requirements contained in the California Coastal Act of 1976. The Coastal Act, established by voter initiative in 1972, made permanent the CCC and set forth guiding policies for the Commission and its local government partners to follow when establishing land use and development regulations for the coast.

Figure 2 also shows the boundary for the Sharp Park Specific Plan, which is within the Planning Area for the Pacifica General Plan Update. The Specific Plan Planning Area encompasses approximately 104 acres (about 1.2 percent of the General Plan Update Planning Area) around Palmetto Avenue – Sharp Park’s main commercial street. The main north-south corridors include Palmetto Avenue; Francisco Boulevard, a street characterized primarily by civic and commercial uses; and Beach Boulevard, a primarily residential street that provides access to the Promenade and Pacifica Pier. Between these corridors are residential neighborhoods with clusters of multi-family and single-family homes. The Sharp Park Specific Plan Planning Area is roughly bounded by Paloma Avenue and Bella Vista Avenue to the north, Beach Boulevard to the west, Clarendon Road and Lakeside Avenue to the south, and Coast Highway to the east. The Sharp Park Specific Plan Planning Area also includes some areas east of Coast Highway including the Eureka Square shopping center.

Figure 1: Regional Setting

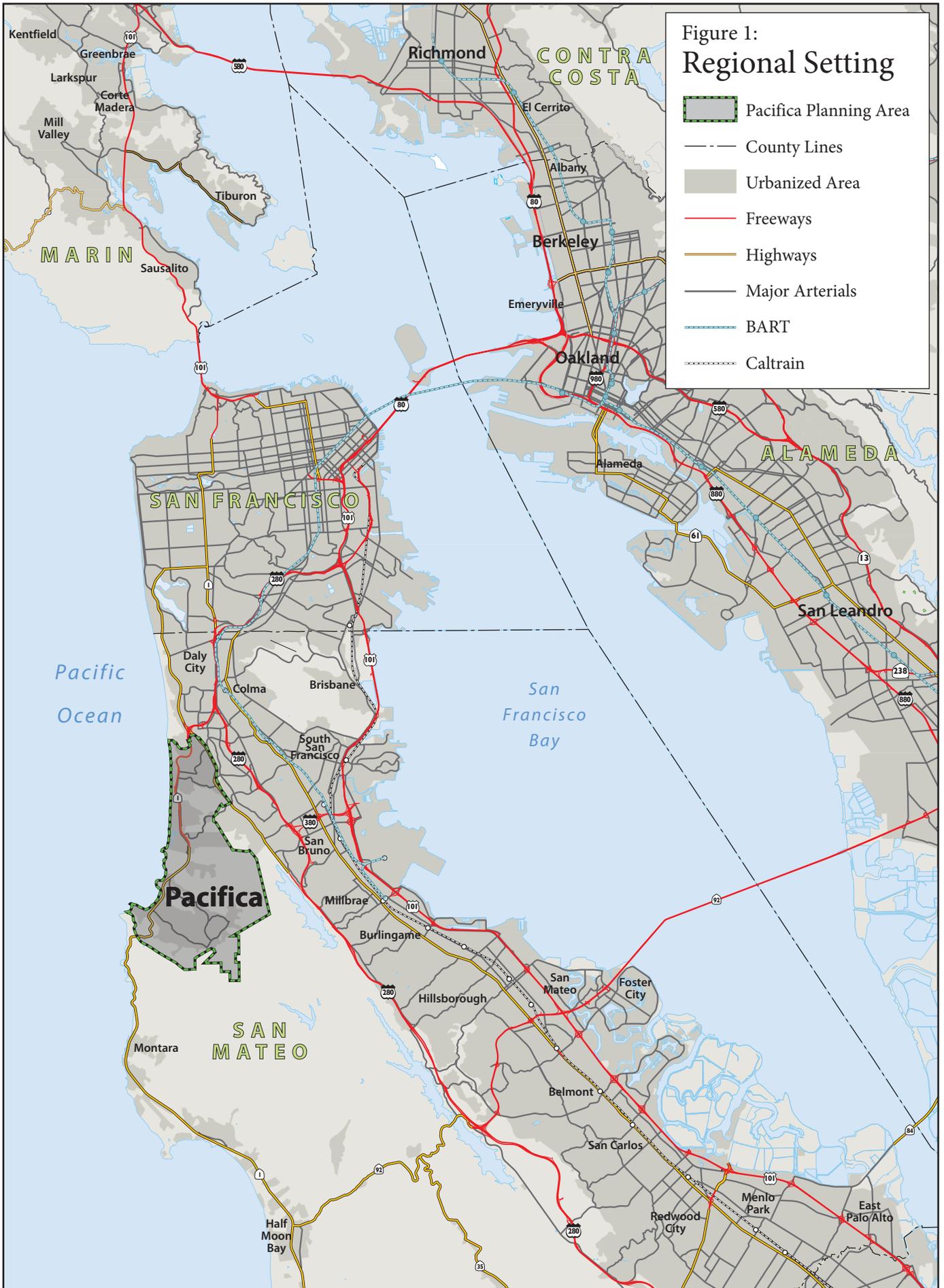
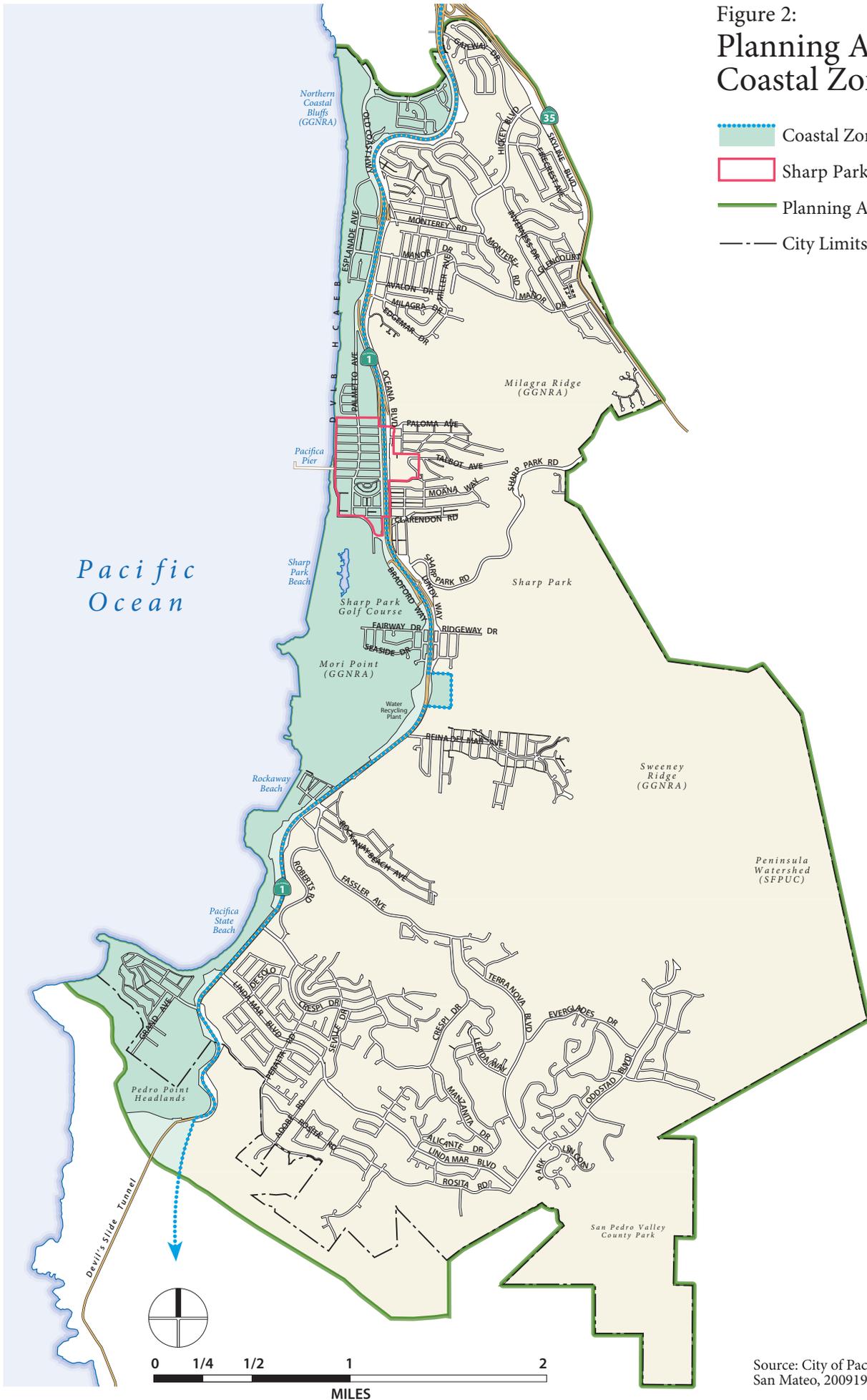


Figure 2: Planning Area

Figure 2:
**Planning Area and
 Coastal Zone**

-  Coastal Zone
-  Sharp Park Specific Plan Area
-  Planning Area
-  City Limits



Source: City of Pacifica, 2019; County of San Mateo, 200919; Dyett & Bhatia, 2019.



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER:
 41 — 07/12/2022 — 2100
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Pacifica	LEAD AGENCY EMAIL	DATE 07/12/2022
COUNTY/STATE AGENCY OF FILING San Mateo	DOCUMENT NUMBER 128334	

PROJECT TITLE
 Pacifica General Plan Update and Sharp Park Specific Plan

PROJECT APPLICANT NAME Christian Murdock	PROJECT APPLICANT EMAIL	PHONE NUMBER (650) 738-7341
PROJECT APPLICANT ADDRESS	CITY	STATE
		ZIP CODE

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

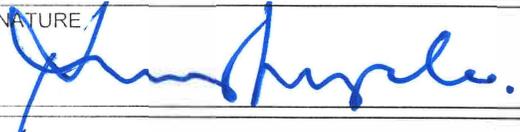
CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	<u>3,539.25</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Exempt from fee			
<input checked="" type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u> </u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,589.25

SIGNATURE, X 	AGENCY OF FILING PRINTED NAME AND TITLE Henry Salgado, COUNTY CLERK
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