



City of Pacifica

Notice of Preparation – Environmental Impact Report Pacifica School District Workforce Housing Project

Date: October 22, 2021

To: State Clearinghouse
State Trustee Agencies
Other Public Agencies
Interested Organizations and Individuals

From: Christopher Dacumos, Consulting Senior Planner
City of Pacifica, Planning Department
540 Crespi Drive
Pacifica, CA 94044

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Pacifica School District Workforce Housing Project

Lead Agency: City of Pacifica Planning Department

Project Title: Pacifica School District Workforce Housing Project

Project Location: City of Pacifica (see Figure 1: Regional Location)

Public Comment Period: October 22, 2021, through November 22, 2021 (comments due by 5:00 PM)

INTRODUCTION

Notice is hereby given that the City of Pacifica (City), as the Lead Agency, will prepare a project-level Environmental Impact Report (EIR) for the Pacifica School District Workforce Housing Project (proposed project) pursuant to and in accordance with Title 14, Section 15060(d) of the California Code of Regulations, the California Environmental Quality Act (CEQA), and the State of California CEQA Guidelines. The purpose of the Notice of Preparation (NOP) is to solicit input and feedback from the public and regulatory agencies on the project, including project alternatives and environmental impacts. Consistent with Section 15063(a) of the CEQA Guidelines, an Initial Study is not included with this NOP.

The purpose of an EIR is to inform decision-makers and the public of the environmental effects of a project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment, to examine methods of reducing adverse impacts, and to consider alternatives to the project. In accordance with the requirements of CEQA, the EIR will include the following:

- Project summary;
- Project description;
- Description of the existing environmental setting and potential environmental impacts for each environmental topic, except for effects not found to be significant (CEQA Guidelines Section 15128);
- Mitigation measures proposed to minimize significant effects;
- Alternatives to the proposed project; and
- Environmental consequences, including any significant environmental effects which cannot be avoided if the project is implemented; significant irreversible and irretrievable commitments of resources; growth inducing impacts of the proposed project; and cumulative impacts.

PROJECT LOCATION

The proposed project is located on an approximately 12.49-acre site in the Park Pacifica neighborhood of the City of Pacifica located at 930 Oddstad Boulevard (APN 023-672-600). The site is bounded by Big Bend Drive to the north, Yosemite Drive to the south, Oddstad Boulevard to the west, and a portion of the Santa Cruz mountains and the City's Frontierland Park to the east (**Figure 1: Regional Location**). The site is currently developed with a single-story school building, circulation improvements, recreational fields and courts, parking areas, and landscaping. The site is currently unoccupied as the former Oddstad public elementary school, originally constructed in 1964 and owned by the Pacifica School District, has laid vacant since 2005. Surrounding land uses include single-family residences, a City-

owned and operated public park, and a commercial shopping center approximately one-third (0.33 miles) mile south of the project site at the intersection of Oddstad Boulevard and Terra Nova Boulevard (**Figure 2: Project Vicinity**).

PROJECT DESCRIPTION

Overview

In response to the declining school-age population in the area, the Pacifica School District closed the former Oddstad elementary school in 2005. Since then, the need for affordable housing options for the District's current and future workforce has increased. The project proposes to demolish the existing, non-operational elementary school in order to construct 70 residential units, 11 of which will be below market rate affordable housing units pursuant to the City of Pacifica Municipal Code, as well as community amenities, and other site improvements such as landscaping and parking (**Figure 3: Site Plan**). To accommodate the proposed development, the project will amend the existing General Plan land use designation from Oddstad School to Low Density Residential, which allows for a density range of 3 to 9 dwelling units per acre. In addition, the site's zoning designation will be amended from Single-Family Residential (R-1) to Planned Development District (P-D). Entitlements requested from the applicant include the following, and are collectively referenced as File No. 2020-009:

- General Plan Amendment
- Rezoning
- Development Agreement
- Development Plan
- Specific Plan
- Vesting Tentative Parcel Map

Proposed Plan

The project includes a three-lot subdivision including Lot 1 (5.02-acres), Lot 2 (4.69-acres), and Lot 3 (2.78-acres), totaling 12.49-acres. As proposed, the project will be constructed and implemented in two phases, details of which are discussed below. In addition, the project will preserve approximately 2.13-acres of the site as undeveloped hillside along the eastern property line for defensible space to support fire prevention site design. Building architecture would vary among the four building types: A, B, C, and D (**Figure 4: Building Elevations**).

Lot 1, approximately 5.02-acres of the southern portion of the site, will include the existing recreational field, parking lots, and basketball courts, allowing for continued recreational use by the community and fulfillment of the project's parkland dedication requirement. The off-street parking for this portion of the site will be accessed via the existing driveway on Oddstad Boulevard, approximately 300 feet north of its intersection with Yosemite Drive.

Phase 1 of the project includes construction of:

- Four residential buildings providing 45 units
 - Building A is two stories with an overall height of 30-feet and has 27 total units comprised of 21 one-bedroom units and 6 two-bedroom units
 - Buildings B1, B2, and B3 are two-stories with an overall height of 25-feet 9 3/4-inches and provide 6 units in each building for a total of 18 units. Each building is comprised of 4 two-bedroom units and 2 three-bedroom units
- Three residential amenity buildings:
 - Community building approximately 1,015 square-feet with an overall height of 20-feet 7 1/8-inches
 - Restroom approximately 800 square-feet with an overall height of 16-feet 5 3/4-inches
 - Office approximately 900 square-feet with an overall height of 23-feet 11 3/4-inches
- Bike storage accommodating parking for up to 18 bicycles
- Refuse enclosure approximately 406 square-feet
- Surface parking with 96 total parking spaces including 53 covered (2 ADA) and 43 uncovered (2 ADA)
- Usable open space
- Landscaping

- Circulation improvements
- retention of the recreational field, parking areas, and basketball court which will be limited to restriping the existing parking areas and basketball courts.

Phase 2 of the project includes construction of:

- Three residential buildings providing 25 units
 - Buildings C1 and C2 are two stories with an overall height of 25-feet 3 3/4-inches and provide 4 units in each building for a total of 8 units. Each building is comprised of 2 two-bedroom and 2 three-bedroom units
 - Building D is two stories with an overall height of 30-feet and has 17 total units comprised of 11 one-bedroom units and 6 two-bedroom units
- Bike storage accommodating parking for up to 18 bicycles
- Refuse enclosure approximately 246 square feet
- Surface parking with 142 total parking spaces including 83 covered (2 ADA) and 59 uncovered (4 ADA) parking spaces
- Usable open space
- Landscaping
- Circulation improvements

Vehicular access to the proposed Phase 1 and Phase 2 residential units will be provided via installation of a new two-way driveway located along Oddstad Boulevard, north of the site's existing driveway.

POTENTIAL ENVIRONMENTAL EFFECTS

The EIR will evaluate the project for potential impacts on the environment and will determine the potential environmental consequences of future change. The proposed project could potentially affect the following environmental factors, each of which will be addressed in the EIR:

- | | |
|--|----------------------------------|
| • Aesthetics | • Land Use and Planning |
| • Air Quality | • Noise |
| • Biological Resources | • Population and Housing |
| • Cultural and Tribal Cultural Resources | • Public Services |
| • Geology and Soils | • Transportation and Circulation |
| • Greenhouse Gas Emissions | • Utilities and Service Systems |
| • Hazards and Hazardous Materials | • Wildfire |
| • Hydrology and Water Quality | |

The following environmental factors are expected to be scoped out from further review as part of the DEIR:

- Agricultural and Forestry Resources
- Energy
- Mineral Resources
- Parks and Recreation

The EIR will also include a discussion of cumulative impacts of relevant projects in and around the project area combined with those of the project. An evaluation of project alternatives that could reduce significant impacts will also be evaluated in the EIR, including identification of an environmentally superior alternative consistent with CEQA Guidelines Section 15126.6.

To ensure that the EIR for the project is thorough and adequate and to ensure that the issues of concern to the public and public agencies are addressed, the City is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. Public comments on the scope of issues to be evaluated in the EIR are encouraged and should be focused on environmental issues rather than the merits of the project. With respect to the views of Responsible and Trustee Agencies as to significant environmental issues, the

City is seeking information related to reasonable alternatives and mitigation measures that are relevant to each agency's statutory responsibilities in connection with the project.

PUBLIC SCOPING MEETING

A public Scoping Meeting will be held via teleconference on **Thursday, November 4 at 6 p.m.** Public agencies, organizations, and interested members of the public are invited to participate in this meeting and provide verbal or written comments on the proposed project. Please find the instructions for meeting participation below:

Option1: Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join: <https://us06web.zoom.us/j/83130778540>

Option 2: Join by phone:

US: (669) 900-6833

Webinar ID: 831 3077 8540

International numbers available: <https://us06web.zoom.us/j/83130778540>

COMMENTS REQUESTED

If you wish to comment during the NOP comment period, the City is accepting written comments beginning **October 22, 2021** until the close of the NOP comment period at **5:00 p.m. on November 22, 2021**. Comments on the NOP are due no later than the close of the 30-day review period.

Please send all written comments to Christopher Dacumos, Consulting Senior Planner, with the City of Pacifica, at the address shown above or email to publiccomment@pacificagov with the subject "Pacifica School District Workforce Housing Project EIR". Public agencies providing comments are asked to include a contact person for the agency. Please direct questions about the proposed project to Christopher Dacumos at planner1@ci.pacificaca.us or by phone to (707) 655-0370.

FIGURE 1: REGIONAL LOCATION

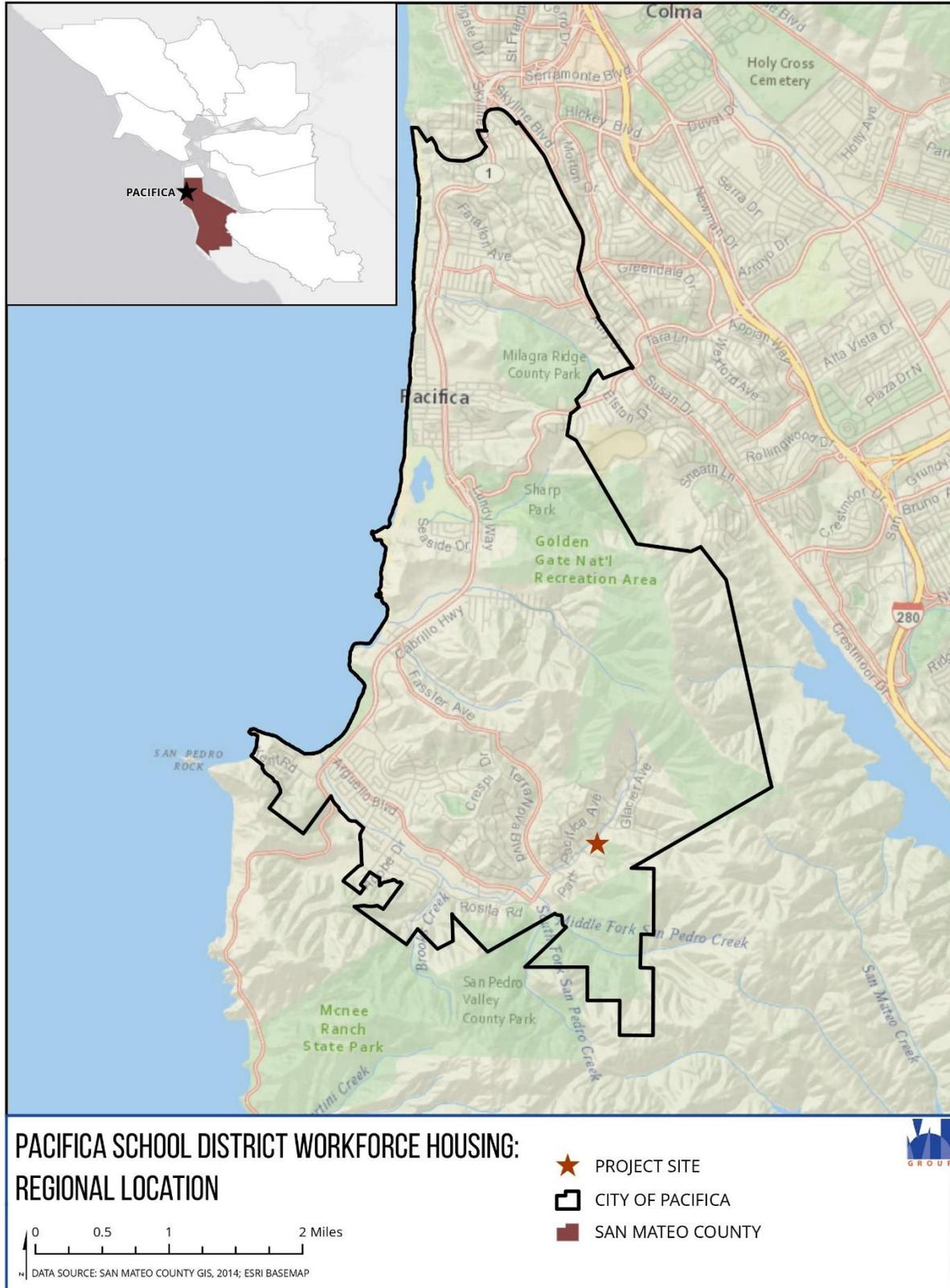


FIGURE 2: PROJECT VICINITY

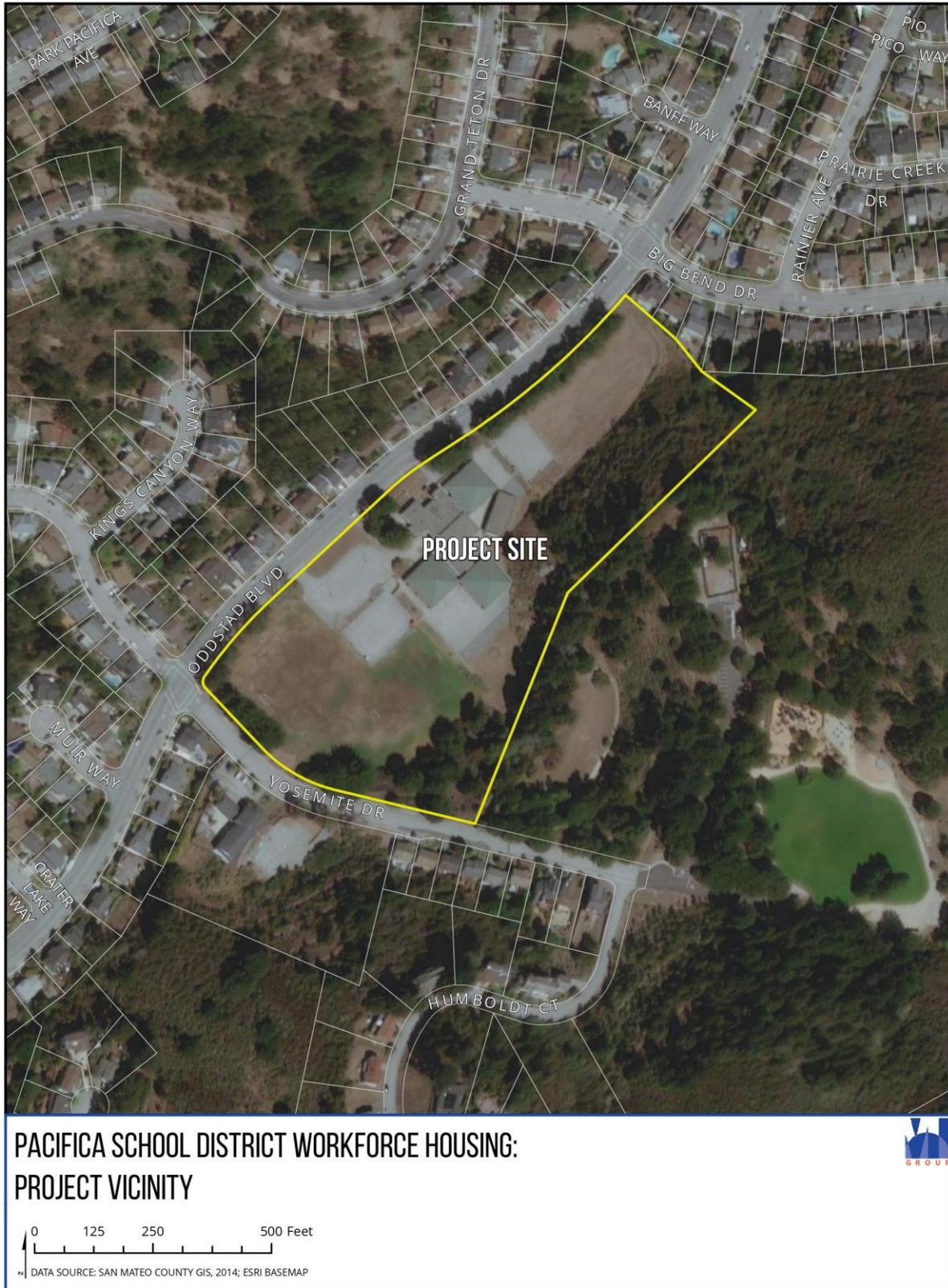


FIGURE 3: SITE PLAN



FIGURE 4: TYPICAL ELEVATIONS

Building A



Building B



FIGURE 4: TYPICAL ELEVATIONS (CONT'D)

Building C



Building D

