Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021100457

Project Title: Pacifica School District Workforce Housing Project

Lead Agency: City of Pacifica, Planning Department

Contact Name: Christopher Dacumos

Email: planner1@ci.pacifica.ca.us Phone Number: 650-738-7341

Project Location: 930 Oddstad Boulevard, City of Pacifica, County of San Mateo (APN 023-672-600)

City *County*

Project Description (Proposed actions, location, and/or consequences).

See 1.0 Executive Summary of the DEIR for more detail. The proposed project consists of:

- Zoning map amendment to convert the site from R-1 to P-D,
- Parcel map subdivision to create three parcels,
- Creation of a development agreement for development of publicly owned land,
- Creation of a site plan for project site,
- Demolition of non-operational elementary school,
- Construction of 70 residential units, inclusive of 11 units at below-market rate (low and moderate), and 34 units for teachers and staff of Pacifica School District, and up to 25 market rate units, and
- Construction of site amenities including a recreational building, restrooms/changing room, office, landscaping, parking, and off-site improvements along Oddstad Boulevard.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

AES Impacts to visual character. MM = protect trees in place, replace according to arborist recommendations (AES-1)
AIR Temporary construction impacts. MM's = comply with BAAQMD BMP (AQ-1); equipment performance (AQ-2)
BIO Impacts to sensitive species, seasonal wetlands, and conflict with local ordinance. MM's = site surveys, relocation, and avoidance, construction BMP's, tree protection and replacement plan (BIO-1 to - 9)
CUL/TCR Impacts to archaeological or tribal cultural resources, and potential discovery of human remains. MM's = training and site monitoring by archaeological and tribal cultural monitors, procedures if resources are encountered (C/TCUL-1 to -3)
GEO Impacts due to earthquake, erosion, lateral spreading, expansive soils, and to undiscovered paleontological resources. MM's = Implement recommendations of geotech study (GEO-1), construction BMP's (GEO-2), procedures for discovered resources (GEO-3)
GHG Impacts to greenhouse gas emissions. MM's = GHG reduction plan during construction (GHG-1)
HAZ Impacts related to contamination and wildfire. MM's = surveys and removal, procedures for discovery (HAZ-1), vegetation management plan (HAZ-2)
NOI Impacts due to construction noise and vibration. MM's = Implement construction BMP's (NOI-1)
TRA Conflict with CEQA 15064.3(B) and increased hazards. MM's = Implement TDM strategies (TRA-1), promote EV ownership (TRA-2), and manage sight lines and parking on Oddstad (TRA-3, -4)

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Concerns raised by members of the public:
- site drainage
- adequacy of site parking and neighborhood impacts
- increase of traffic and effects on neighborhood roadways
- increased demand on City infrastructure

Native American Heritage Commission (NAHC) submitted a letter encouraging AB 52 and SB 18 notification, as appropriate, to consult with Native American Tribes.

Tree removal: Based on health and structural conditions, seven trees are recommended for removal, one of which is a heritage tree (Monterey pine), five are non-heritage protected trees (five Monterey cypress), and one is a non-heritage, non-protected tree (Peruvian pepper).

Provide a list of the responsible or trustee agencies for the project.

N/A