



**NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE 310-330 ESPLANADE AVENUE INFRASTRUCTURE PRESERVATION PROJECT  
State Clearinghouse No. 2022100372**

**Date:** October 2, 2023

**To:** California State Clearinghouse, State Responsible and Trustee Agencies, federal agencies, county clerks, local jurisdictions, and interested individuals and organizations

**Subject:** Notice of Availability of the 310-330 Esplanade Avenue Infrastructure Preservation Project Draft EIR for public review and comment

**Lead Agency:** City of Pacifica

**NOTICE IS HEREBY GIVEN** that the City of Pacifica (City), has completed a Draft Environmental Impact Report (EIR) for the proposed 310-330 Esplanade Avenue Infrastructure Preservation Project. The EIR analyzes the potentially significant effects associated with the proposed project.

**PUBLIC REVIEW PERIOD:** The public review period for the Draft EIR **begins October 4<sup>th</sup>, 2023 and ends 5:00 PM, November 20<sup>th</sup>, 2023**. Responses to all written comments received during the public review period raising significant environmental issues will be provided in the Final EIR.

**SUBMITTING COMMENTS:** Written comments may be submitted in one of the following ways:

1. By mail: Stefanie Cervantes, Senior Planner  
City of Pacifica Planning Department  
540 Crespi Drive  
Pacifica, CA 94044
2. Email: [scervantes@pacifica.gov](mailto:scervantes@pacifica.gov)

Direct all comments to the attention of: Stefanie Cervantes, Planning Department, Re: 310-330 Esplanade Avenue Infrastructure Preservation Project Draft EIR.

**DOCUMENT AVAILABILITY:** The Draft EIR is available at:  
<https://www.cityofpacifica.org/departments/planning/environmental-documents>

The Draft EIR is also available for review at:

- City of Pacifica City Hall, 540 Crespi Drive, Pacifica, CA 94044
- Sharp Park Library, 105 Hilton Way, Pacifica, CA 94044
- Sanchez Library, 1111 Terra Nova Boulevard, Pacifica, CA 94044

**PROJECT LOCATION:** 310-330 Esplanade Avenue, Pacifica, CA 95044.

**PROJECT DESCRIPTION:** The City is implementing a construction project to protect and maintain infrastructure along Esplanade Avenue, including the street and underground utilities, which are currently threatened by coastal bluff retreat. The City condemned and removed the residential structures previously on the site in 2016-2017. The proposed project design includes several structural elements to fortify the bluff including a buried sheet pile wall at the toe of the bluff, a cap beam on top of the sheet pile wall, and a shotcrete (sprayed concrete) wall secured to the bluff face with tieback rods/tendons drilled into the bluff face. The shotcrete wall is estimated to be approximately 650 feet long and extends to an elevation of 40 feet above sea level, which is approximately a height of 26 feet above the toe of the bluff (the actual height of the top of the wall above sea level will vary as the level of the sand changes). The work would also include removing loose debris against the bluff and existing riprap on the beach. The currently proposed seawall design provides protection and allows for some retreat of the bluff. A trail, fencing, signage, and native plant landscaping is proposed on the blufftop. Once the blufftop improvements are completed, the blufftop area would be open for public access. The purpose of the project is to protect the City's infrastructure for the design life of the seawall, which is expected to be 30 years.

**SIGNIFICANT ANTICIPATED ENVIRONMENTAL EFFECTS:** Implementation of the proposed project would result in significant environmental impacts in the following areas: Air Quality; Biological Resources; Cultural, Historical, and Tribal Cultural Resources; and Noise. All potentially significant impacts would be reduced to a less-than-significant level with the implementation of identified mitigation measures.

**QUESTIONS:** If you have any questions about this project, please contact the City of Pacifica at (650) 738-7341 or email at [scervantes@pacifica.gov](mailto:scervantes@pacifica.gov).

*S. Cervantes*

10/2/2023

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Signature

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Date