

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 #: 2024050168

Project Title: Pacifica Housing Element (6th Cycle) Targeted General Plan Amendments, Rezoning, and Objective

Lead Agency: City of Pacifica

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Project Location: City of Pacifica, San Mateo County

City

County

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

The Pacifica Housing Element (6th Cycle) Targeted General Plan Amendments, Rezoning, and Objective Development Standards Program is intended to facilitate housing development in Pacifica. Specifically, Program HE-I-1 will create the regulatory framework to accommodate the Regional Housing Needs Allocation (RHNA) sites inventory and promote development of multi-family housing, including rental housing, missing middle housing, and mixed-use development. Along with rezoning specific sites, the Proposed Project will also involve General Plan amendments to existing land use designations. As such, the Proposed Project addresses land use constraints to make the production of housing more likely. It reflects the priority given in the General Plan overall and Housing Element specifically to focus development in existing commercial shopping centers and other infill locations. The Objective Development Standards component of Program HE-I-1 will create or revise objective development standards ("ODS") applicable to the sites identified to meet the City's RHNA. The Proposed Project would create or amend six ODS addressing the following: height; setbacks from property lines; lot coverage; floor area ratio ("FAR"); open space per dwelling unit; and, off-street parking.

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

Significant and Unavoidable:

Energy and GHG: GHG reduction under the Project is on track to meet the State's 2030 goal, however, it is not on track to meet the State's 2045 goal nor Pacifica's 2050 CAP goal. Mitigation measures (MMs) GHG-1 through GHG-3 would reduce impacts but the specific path to carbon neutrality is dependent on development of technologies and programs that are not currently known or available; therefore, this impact remains significant and unavoidable.

Transportation: The resulting VMT per employee under the 2040 Project scenario falls above the threshold of significance. In order to further reduce VMT per employee, MMs VMT-1 and VMT-2 are required. While both measures could reduce VMT metrics, it is unlikely that either would be sufficient in reducing these metrics to the proposed thresholds and the impact would conservatively remain significant and unavoidable.

Potentially Significant:

Air Quality: Implementation of Proposed Project policies and MM-AQ-1 would ensure that the construction-related emissions under the Project would be reduced to the maximum extent practicable. MM-AQ-2 would also reduce TAC construction emissions. MM-AQ-3 would mitigate impacts on sensitive receptors.

Cultural and Tribal Resources: MM-CUL-1 requires developers to conduct cultural resource awareness training.

Noise: If exterior noise exposure exceeds standards, MM-NO-1 requires acoustical noise analysis.

Utilities: If it is determined that the Rockaway Pump Station does not have capacity to service a development, then MM-UTIL-1 requires the developer to pursue additional mitigation actions.

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

The issues listed below have been identified for the Project and may be controversial:

- Biological resources
- Aesthetics and impacts to scenic vistas/proximity to Highway 1
- Noise, particularly from construction
- Transportation and evacuation
- Geology, soils, and seismicity, including steep slopes
- Wildfires
- Utilities, particularly infiltration of water in sewage

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

Federal, State, regional, and local government agencies that may have jurisdiction over development proposals in the Planning Area include:

- U.S. Army Corps of Engineers
- Federal Emergency Management Agency
- U.S. Fish and Wildlife Service
- California Coastal Commission
- California Department of Fish and Wildlife
- California Department of Transportation
- Metropolitan Transportation Commission
- Bay Area Air Quality Management District
- San Francisco Bay Regional Water Quality Control Board
- North Coast County Water District