

**PACIFICA GENERAL PLAN AND
SHARP PARK SPECIFIC PLAN
EIR SCOPING MEETING**

BACKGROUND

- The City will prepare an Environmental Impact Report (EIR) for the Pacifica General Plan Update and the Sharp Park Specific Plan pursuant to the California Environmental Quality Act (CEQA)
- Notice of Preparation (NOP) released August 5, kicking off 5-week public comment period that runs to September 14, 2020
- NOP sent to public agencies and community members to focus on topics and issues EIR should address



TONIGHT'S OBJECTIVES

1

Hear about
the scope and content of
the EIR – **issues,
resources, alternatives and
solutions**

2

**Focus on
potential environmental
issues the EIR should
address, not the merits of
the General Plan update
and Specific Plan**



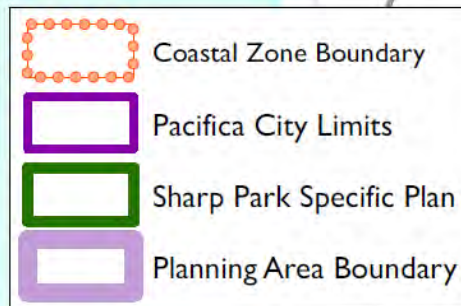
PRESENTATION OUTLINE

1. Brief Project Description
2. Environmental Review Process Overview
3. CEQA Requirements
4. Next Steps



PROJECT DESCRIPTION: PLANNING AREA

- The Planning Area includes:
 - Pacifica City Limit and Sphere of Influence
 - Sharp Park Specific Plan planning area



PROJECT DESCRIPTION

- **General Plan Update:**
 - The City's guide for development and preservation in Pacifica for the next 20 years.
 - Current GP adopted in 1980
 - Underwent extensive effort to update in 2014, but not adopted
 - Update in process will complete effort and provide opportunity to revisit, reaffirm, and revise the City's priorities
- **Sharp Park Specific Plan:**
 - Implementation tool of the GP
 - Builds on a first phase of pedestrian improvements made along Palmetto Avenue
 - Goal: Enhance Sharp Park as vital center for Pacifica
- **Parallel Process for Local Coastal Program (LCP):**
 - LCP amendments are **exempt** from CEQA; LCP certification is "functionally equivalent"
 - Draft currently under Coastal Commission review for certification



PLAN ISSUES TO BE COVERED

General Plan Update

- Land Use
- Economic Development
- Conservation
- Historic Preservation
- Community Design
- Open Space and Community Facilities
- Circulation
- Noise
- Safety

The City has a Housing Element that was adopted in 2015 and is not part of the General Plan update.



PLAN ISSUES TO BE COVERED

Sharp Park Specific Plan

- Land Use
- Mobility
- Urban Design
- Infrastructure and Public Services
- Environmental and Cultural Resources
- Implementation



GENERAL PLAN COMPONENTS

- Continued open space preservation and trail system expansion
- Land use pattern and new land use designations that promote:
 - Sustainability and open space preservation
 - Concentrated mixed use development and infill for successful commercial areas
 - Diversity of housing types
 - Protection from natural hazards
- Prioritized recreation opportunities for small new parks and public spaces
- Creation of mixed-use areas in older shopping centers
- Infrastructure improvements to streets and sidewalks

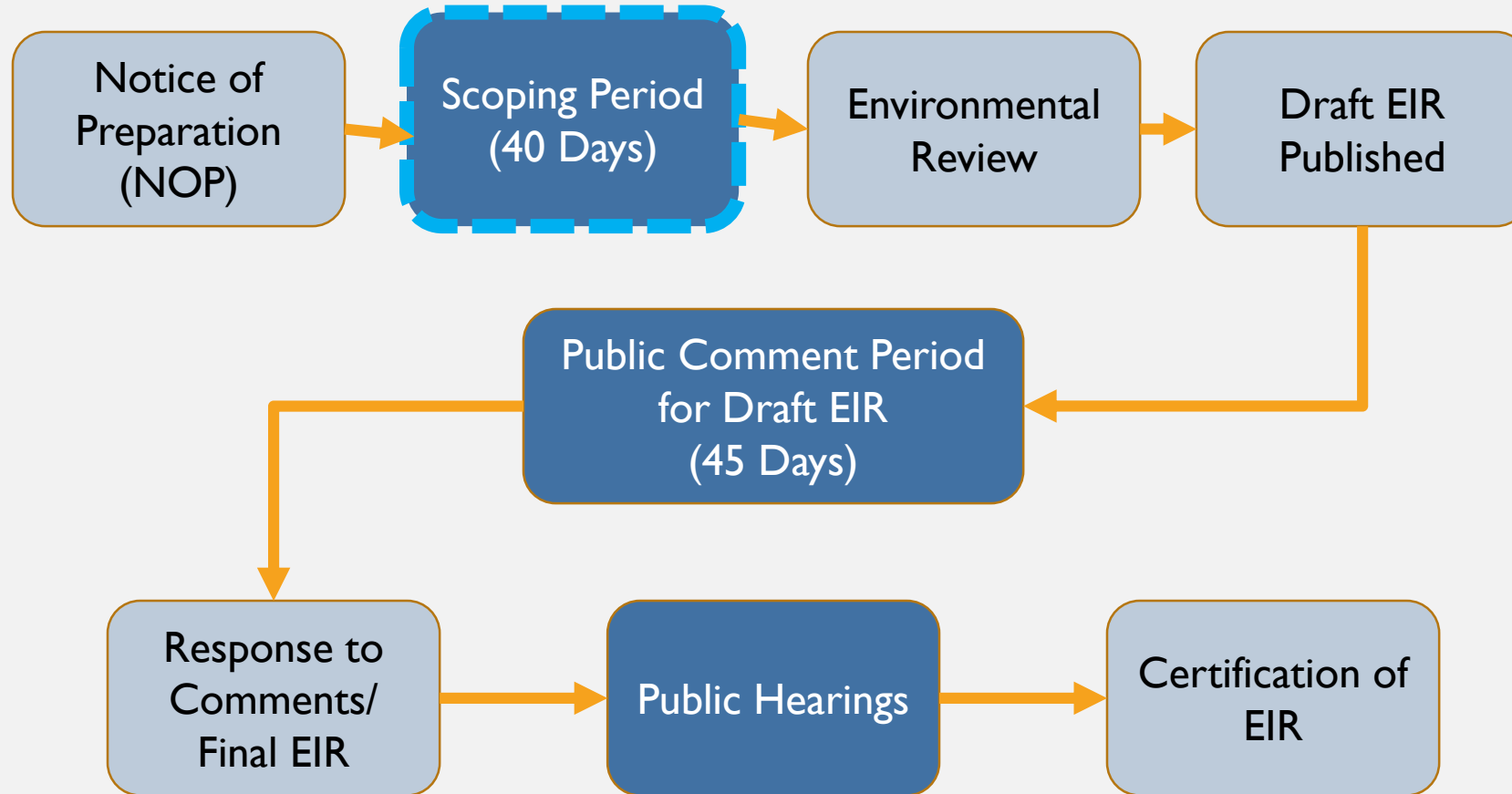


SPECIFIC PLAN COMPONENTS


- Increased density or intensity along Palmetto Avenue and Francisco Boulevard
- Improvements to pedestrian and bicycle connectivity along Francisco, Palmetto, and focused east-west corridors
- Urban design guidelines to protect views and preserve character
- Identification of opportunities for open space and gathering places
- Any needed infrastructure improvements required to support an increased population



ENVIRONMENTAL REVIEW PROCESS



 = opportunity for public input

 = where we are now



PURPOSE OF EIR

- Programmatic EIR
- Inform decision-makers and the public
 - Describe the project
 - Identify existing setting
 - Describe environmental effects
 - Prevent significant, avoidable damage to the environment
 - Define mitigation or policies that serve to avoid or reduce significant environmental effects



CEQA REQUIREMENTS: RESOURCE CATEGORIES

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural, Tribal, and Historic Resources
- Energy, Climate Change, and Greenhouse Gas Emissions
- Geology, Soils, and Seismicity
- Hazards and Hazardous Materials
- Hydrology, Drainage, and Water Quality
- Land Use, Population, and Housing
- Mineral Resources (*scoped out*)
- Noise and Vibration
- Public Services and Recreation
- Transportation
- Wildfire
- Utilities and Service Systems
- Mandatory Findings of Significance



CEQA REQUIREMENTS

- Significant environmental effects and mitigation measures to reduce or avoid them
- Significant irreversible environmental changes
- Growth-inducing impacts
- Cumulative impacts
- Alternatives to the proposed project



CEQA REQUIREMENTS: SCOPING COMMENTS

City would like to know:

- Are there concerns related to CEQA topics that should be considered in the EIR analysis?
- What actions, if any, could be taken to address concerns?



OPPORTUNITIES FOR COMMENT

- Oral Comments at this meeting
- Written comments after this meeting
 - By mail or email
 - Comments due 5:00 pm, September 14th, 2020
- Submit comments to:

Christian Murdock, Senior Planner
City of Pacifica, Community Development Department
170 Santa Maria Avenue, Pacifica CA

E-mail: murdockc@ci.pacifica.ca.us



NEXT STEPS AND OTHER WAYS TO PARTICIPATE

- Notice of Preparation (NOP)
 - comments due September 14th, 5:00pm
 - Comments at EIR Scoping Meeting (tonight)
 - Draft EIR Release
 - Following release, minimum 45-day comment period
 - Final EIR
 - Responds to comments on Draft EIR
 - Public Hearings: Planning Commission and City Council
- Aug 5-Sept 14, 2020
- Q3/Q4, 2020
- Q4, 2020
- Q4, 2020-Q1, 2021

