



DATE: September 2, 2020

TO: Responsible and Trustee Agencies
Interested Parties and Organizations

FROM: Christian Murdock, Senior Planner
City of Pacifica

**SUBJECT: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
FOR THE PROPOSED ROCKAWAY QUARRY RECLAMATION PLAN
PROJECT**

REVIEW PERIOD: September 2, 2020 to October 12, 2020

The City of Pacifica (“City”) is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Rockaway Quarry Reclamation Plan Project (“Project”). The scope of the EIR has been proposed based upon a determination by the City. The City has directed the preparation of this EIR in compliance with the California Environmental Quality Act (CEQA).

Once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible and trustee agencies that an EIR will be prepared (CEQA Guidelines Section 15082). The purpose of the NOP is to provide agencies with sufficient information describing both the proposed Project and the potential environmental effects to enable the agencies to make a meaningful response as to the scope and content of the information to be included in the EIR. The City is also soliciting comments on the scope of the EIR from the general public.

BACKGROUND

The Project site is the location of the Rockaway Quarry (“Quarry”), which is a side hill, open pit mine, from which limestone, greenstone, shale, and chert were harvested, crushed, screened, and sold for construction purposes. The Quarry site consists of two parcels: the Quarry Parcel, located in the west of the site nearest the Pacific Ocean, consisting of steep slopes; and, the Eastern Parcel, located in the east of the site nearest State Route (SR) 1, consisting of mostly flat areas.

The Quarry has been active since the mid-1700s when Spanish soldiers quarried lime for the Presidio in San Francisco, California. Under ownership of the E.B. and A.L. Stone Company, the Quarry supplied limestone for the rebuilding of San Francisco after the 1906 earthquake. From 1907-1920, the Ocean Shore Railroad ran through the site on its way to San Francisco. Extensive blasting was used in support of the mining in the 1920s and 1930s until blasting was halted by court order. By the 1970s, mining declined as the demand for limestone decreased, and the last commercial operator, Quarry Products, closed the Quarry in 1987. Subsequently, the Quarry Parcel was partially filled with earth taken from the Reina del Mar Avenue road cut, created for the expansion of SR 1. The Eastern Parcel of the Quarry was used for associated buildings and settling ponds, quarry roads, conveyor belts, a truck scale, and washing area, but by 1993 the uses were removed and the parcel was filled.

Once the Quarry operations were suspended, the property was used for a variety of enterprises, including an annual rodeo. In 1996, the City received permits to construct the Calera Creek Water Recycling Plant on the north edge of the Quarry. The permits also allowed the City to relocate Calera Creek, which had been a man-made ditch running through the center of the Eastern Parcel to a new, separate parcel of

17.21 acres running between the Quarry Parcel and the Eastern Parcel. As part of the permits, the City also agreed to grade the Eastern Parcel and to fill the old channelized creek and 7+ acres of previously damaged and scattered wetlands on site.

PROJECT DESCRIPTION

The proposed Project includes the reclamation of the Quarry site and is described in further detail below. The following is a discussion of the Project setting and surrounding land uses, discretionary actions, and Project components.

Project Setting and Surrounding Land Uses

The Project site consists of slightly more than 86 acres across two separate parcels along the coast in the City of Pacifica (see Figure 1). The two adjacent parcels, separated by Calera Creek and a City-owned multi-use trail, are referred to as the Quarry Parcel and the Eastern Parcel. The 47.13-acre Quarry Parcel on the western side of Calera Creek consists of the former Rockaway Quarry and is dominated by often steep slopes (elevations range from seven feet to 274 feet above mean sea level), non-native plant species and informal accessways.

The Quarry Parcel consists of the following five sections: the Hilltop (the high ground on the north edge of the Quarry Parcel); the East Flank (the hillside comprised mostly of old quarry debris on the east slope of the Quarry Parcel); the Quarry Face (the scarp left by mining in the Quarry Parcel center, consisting of limestone beds); the Quarry Pit (the bowl remaining in the bottom of the old Quarry); and the Southern Bluff (the old edge of the Quarry on the south, adjacent to the ocean) (see Figure 2).

The 39.09-acre Eastern Parcel is located adjacent to and directly east of SR 1 and south of Calera Creek. The topography of the Eastern Parcel is relatively flat, with elevations ranging from approximately 20 feet to 67 feet above mean sea level. The parcel contains natural features such as wetlands and a small ephemeral ditch running through the southern portion of the site. Although the Eastern Parcel was used in support of the Quarry operations and has been significantly disturbed, the parcel has been partially reclaimed by the City as part of construction of the Calera Creek Water Recycling Plant to the north.

The City of Pacifica General Plan designates both parcels of the Quarry site as Special Area and the sites are zoned Service Commercial (C-3) with Hillside Preservation District (HPD) overlay zone. The Quarry site is also located within the Coastal Zone and is in an area of deferred certification in the City of Pacifica Local Coastal Program, with the California Coastal Commission reserving authority for issuance of coastal development permits on both parcels. The City reserves coastal development permit authority for areas immediately surrounding the Quarry, including the SR 1 public right-of-way located immediately to the east of the Quarry site where physical impacts from the Project could occur, and has agreed to a consolidated coastal development permit process with the Project applicant and the California Coastal Commission under which the California Coastal Commission will process any and all required coastal development permits for the Project, including any areas within the City's permit coastal development permit jurisdiction. The California Coastal Commission will perform environmental review of the coastal development permit under its CEQA-equivalent process (State Public Resources Code Sections 21080.5 and 21080.9, and State CEQA Guidelines Sections 15250, 15251(f) and 15265).

In addition, the City is in the process of updating its General Plan, which may include land use designation changes for the Quarry site. However, the project proposes reclamation activities to restore the Quarry to a safe, undeveloped condition with improved trails for public use. Because the project does not propose additional development or a change in use of the Quarry, the land use designations applicable to the project site are not directly relevant for purposes of the EIR.

Surrounding existing land uses for the Quarry Parcel and Eastern Parcel include Mori Point Ridge (part of the Golden Gate National Recreation Area) and the Calera Creek Water Recycling Plant to the north, commercial businesses and single-family residential homes to the east across SR 1, commercial businesses and single-family residential homes in Rockaway Beach to the south, the Pacific Ocean to the west, and a City-owned multi-use trail located between the Quarry Parcel and the Eastern Parcel.

Discretionary Actions

Implementation of the proposed Project would require the following discretionary actions by the City:

- Certification and adoption of the Quarry Reclamation Plan EIR and Mitigation Monitoring and Reporting Program;
- Approval of a Quarry Use Permit pursuant to Pacifica Municipal Code (PMC) Section 9-2.04; and
- Approval of a Heritage tree removal authorization for removal of 11 heritage trees, pursuant to PMC Section 4-12.05.

The proposed Project would require the following discretionary approvals from other agencies:

- Coastal Development Permit (California Coastal Commission);
- Clean Water Act Section 404 Permit (US Army Corps of Engineers);
- Section 7 Biological Opinion (US Fish and Wildlife Service);
- Clean Water Act Section 401 Water Quality Certification/Waiver or Issuance of Waste Discharge Requirements (San Francisco Bay Regional Water Quality Control Board); and
- Surface Mining and Reclamation Act Compliance Review (California Department of Conservation, Division of Mine Reclamation).

Project Components

The Quarry is currently owned by Preserve at Pacifica LLC and operated by Baylands Soil Pacifica LLC. The Surface Mining and Reclamation Act of 1975 ("SMARA"), as amended, requires that the mine be reclaimed. Reclamation is the combined process by which adverse environmental effects of surface mining are minimized and mined lands are returned to a beneficial end use. End uses may be open space, wildlife habitat, agriculture, or residential and commercial development. Some components of reclamation include practices that control erosion and sedimentation, stabilize slopes, and avoid and repair impacts to wildlife habitat. The final step is typically topsoil replacement and revegetation with suitable plant species.

The proposed Project would include reclamation of the Quarry site. The majority of the reclamation activity would occur on the Quarry Parcel, with minor site improvements such as grading for access roads and through truck traffic occurring on the Eastern Parcel. The Project would involve earthwork to regrade the over steepened slopes of the former Quarry into a safe condition, installation of new drainage infrastructure, and construction of new unpaved trails. The Eastern Parcel would be reclaimed to include the restoration of a 0.60-acre seasonal wetland and a 0.15-acre California Red-Legged Frog pond. The details of the Project components are discussed below.

Reclamation Plans

Reclamation of the former Quarry would be performed in accordance with Chapter 2 of Title 9 of the City of Pacifica Municipal Code. All five sections of the Quarry Parcel and the entire Eastern Parcel are included in the Reclamation Plan. The proposed improvements within each section are discussed below, and illustrated in Figure 3.

Quarry Parcel Reclamation

The following is an overview of the reclamation plans for the Quarry Parcel of the Project site.

Hilltop

The Hilltop area of the Quarry Parcel currently consists of a mix of fill and cuts with mounds and hillocks of material at elevations ranging between 230 feet and 270 feet. The Reclamation Plan seeks to create a more natural, rounded appearance on the Hilltop, provide a safe accessway between the Hilltop and the

ocean bluff, and even the slope on the south and southeast to provide for the transition of 2:1 slope above the preserved limestone face.

East Flank

Currently, the East Flank is an unevenly sloped area that includes both old quarry fills and a stable slope. The northern portion of the East Flank also includes remnant native-dominated vegetation, which would be preserved with reclamation. The Reclamation Plan would include development of a multi-use trail system that curves across the southern side of the East Flank to the top of the Hilltop. The new trails would replace the existing, heavily eroded informal trails that currently cross the slope area. The existing and proposed trail system is discussed in further detail below.

Quarry Face

The Quarry Face area currently consists of a steep rock face with a geologic shear zone. However, the slope has been determined to be geologically stable and would not require grading. In accordance with the Reclamation Plan, the Quarry Face would be preserved in the current state; however, some safety features, such as hazard signs, would be implemented.

Quarry Pit

Currently, the Quarry Pit consists of an uneven mix of pits, fills, and slopes. The Reclamation Plan includes filling the area to its natural pre-mining slope as determined from historic photographs. Additionally, a multi-use trail would be constructed in order to provide access to the existing lookout located on the western end of the property.

Southern Bluff

The Southern Bluff area consists of steep-sided remnants of the old hillside transformed by quarry mining and backfilled by old quarry fills. The Reclamation Plan includes regrading of the loose soil and uneven surface on the top of the southern end of the bluff to form a stable, gently sloping surface that would also afford ocean views. The existing elevation of the Southern Bluff would be preserved at 90 to 110 feet.

Eastern Parcel Reclamation

Under existing conditions, the Eastern Parcel is a relatively flat area containing several natural features such as wetlands and an ephemeral stream. The only work that would occur on the Eastern Parcel would be wetland mitigation and temporary reclamation improvements. The wetland mitigation would consist of a California Red-Legged Frog (CRLF) Mitigation Pond and a mitigation seasonal wetland. The CRLF Mitigation Pond would be a bentonite clay-lined pond that would mitigate for impacts to an existing man-made seasonal wetland pond on the Quarry Parcel. Further discussion of the proposed mitigation seasonal wetland is provided below. Existing access roads and trails would be used for temporary construction access and would then be left in place and only maintained as necessary. In addition, improvements to the drainage system are proposed, including placement of a temporary culvert and ultimate replacement of the culvert located near the site entrance along SR 1. Further details related to the proposed drainage system improvements are provided below.

Trail Improvements

Current internal access throughout the Quarry is comprised of the following three components: the City of Pacifica's Calera Creek Multi-Purpose (CCMP) Trail, a network of well-used informal trails, and a number of lesser-used informal trails. The CCMP Trail is a paved, Americans with Disabilities Act (ADA)-accessible trail that is a part of the City's Coastal Trail Network. The length of the CCMP Trail through the Quarry is approximately 0.35 miles. The trail connects a parking lot at the western end of San Marlo Way to a parking lot at the western end of Reina del Mar Avenue, adjacent to the Calera Creek Water Recycling Plant parking lot.

The internal Quarry trail system is currently composed of a variety of secondary and minor informal trails that extend to Mori Point on the north end of the site, through the Quarry Pit, up the slopes of the Southern Bluff, and throughout the Eastern Parcel. Access to the Quarry trails is provided by the CCMP Trail. Most of the trail area is relatively narrow and unmaintained.

The Reclamation Plan includes several measures to improve the safety, quality, and appearance of the internal hiking trails. For example, the existing Eastern Trail would be improved to provide a new, safer surface for walking and a more level slope from the Calera Creek crossing to the Hilltop. The improved Eastern Trail would also connect to several existing coastal trails and would continue to Mori Point. Native vegetation and landscaping would also be included. Another new trail, known as the Western Trail, would be constructed from the Calera Creek crossing to the west, along the Southern Bluff, and then eventually reach existing trails leading to Mori Point. The trail would be set back from the bluff to avoid potentially erosive areas and to prevent potential hazards. The new trails would be 12 feet wide and constructed with 12 inches of aggregate base and 4 inches of decomposed granite. Additionally, three hazard signs warning of steep slopes would be placed along the coastal bluffs.

The existing trails other than the Eastern Trail within the Eastern Parcel are currently in good condition and would be maintained as necessary. Access to the trails on the Eastern Parcel is provided from Rockaway Beach through the existing CCMP trail. The proposed trails after reclamation can be seen in Figure 4.

Throughout reclamation, the improvements could involve closure of trails for periods of time. The CCMP Trail and parts of the Eastern Trail would have occasional closures to provide construction equipment access, but both would be left generally undisturbed. The internal trails through the Quarry Parcel would be intermittently or permanently closed for improvements.

Wetlands

The majority of the Project site contains uplands, composed primarily of grasslands, dominated by invasive upland species and exposed rock slopes. In total, the Project site contains approximately 2.02 acres of features that could potentially be considered within the jurisdiction of the U.S. Army Corps of Engineers (USACE), the California Coastal Commission, and/or the San Francisco Bay Regional Water Quality Control Board (RWQCB), including 0.25 acres of seasonal wetlands in the Quarry Parcel, 0.86 acres of scrub-shrub wetlands in the Eastern Parcel, 0.88 acres of emergent wetlands in the Eastern Parcel, and 0.03 acres of ephemeral ditches in the Eastern Parcel. Of the total 2.02 acres, approximately 0.25 acres of jurisdictional wetlands would be impacted by grading.

The wetlands on the Quarry Parcel would be graded and filled as part of the reclamation activities. In order to mitigate for the loss of wetlands on the Quarry Parcel, 0.6 acres of mitigation seasonal wetlands would be created on the Eastern Parcel to account for a 2:1 mitigation-to-impact ratio that would likely be required by the USACE. The constructed wetland would restore the ecological function and values of wetlands on the Quarry site, as the wetland would provide a large, contiguous source of on-site hydrology and wetland habitat.

Revegetation

The current vegetation on the Project site consists primarily of the invasive shrub, pampas grass. However, the northern portion of the site is dominated by native vegetation associations. The Hilltop area, for example, is dominated by pampas grass but also includes the native coyote bush. The bottom of the East Flank is also dominated by pampas grass while the upper slope contains a variety of native coastal shrubs. The Quarry Face is predominately covered in non-native grasses, as is the Southern Bluff.

The Project includes the revegetation of the Project site to restore and blend native vegetation into the surrounding landscape, including the reclamation of disturbed lands to a self-sustaining community of native species. After regrading, revegetation would be designed to meet the post-extractive and unmanaged land use goals of the Revegetation Plan and stabilize the surface against the effects of long-term erosion. The planned end use of the area is open space. As a result, revegetation would be intended

to visually integrate with the surrounding open space areas and provide for permanent soil protection. All proposed revegetation would be accomplished through hydroseeding, which would take place between October 15 and November 15 with an appropriate trafficker, such as wood fiber mulch.

Drainage

The proposed Project includes a drainage plan, which would ensure that drainage after reclamation is conveyed through a series of concrete ditches, vegetated swales, and pipes to the ultimate discharge point of Calera Creek. The upper section of the Hilltop would be graded to a rounded hillock that drains in a southerly direction. Two drainage terraces with a concrete ditch would be built along the graded slope on a southern face of the Hilltop to collect runoff. The two terraces would run parallel to each other, approximately 30 feet apart. A concrete ditch located along the existing CCMP trail would capture runoff from the hillside below the Hilltop. Both the upper six-foot wide drainage terrace and the lower 12-foot wide drainage terrace would be bordered by a two- to three-foot wide, v-shaped concrete ditch that would be built along the graded slope on the southern face of the Hilltop.

The East Flank of the Project site would be left in the current condition with the exception of a concrete ditch built along the existing CCMP trail, as noted above, and a four-foot wide vegetated swale also along the existing CCMP trail. The ditch would have inflows to the storm drain system below the access road, which would then flow to the sedimentation junction structure, and into Calera Creek.

The Quarry Face and Pit would be filled in with a slope that would mimic natural conditions, and drainage would travel through sheet flow down the hillside to the concrete ditch located alongside the proposed multi-use Western Trail. Runoff associated with the Southern Bluff would drain via sheet flow to a newly constructed four-foot wide vegetated swale that would be located along the base of the bluff. The Eastern Parcel would continue to drain to the culverts located at the southwest corner of the property, where stormwater ultimately discharges to Calera Creek. Improvements to the existing system would include replacement of the culverts near the site entrance along SR 1.

Grading Activities

The grading plan is meant to respond to the Quarry site's geotechnical issues and create safe slopes, safe drainage, safe access, or other conditions that conform to surrounding topography. The slope stability would be established to reflect requirements set by the California Division of Mine Reclamation, which would require that slopes steeper than 2:1 be stabilized – a standard requirement unless the slope is an exposed rock face with a relatively high integrity.

The Reclamation Plan includes cut slopes in only the following two areas: the south slope of the Hilltop area, where the greenstone layer at the shear zone and above is being cut to a 2:1 slope, to provide safe pedestrian access and a more natural form; and a small area at the south end of the Southern Bluff where an area of unstable dumped fill will be removed, that also will provide improved pedestrian access and views. Fill would occur on the inside of the Southern Bluff, where existing slopes are very steep. Where the fill is relatively minimal (the southern end), a 2:1 slope is proposed. Where the fill is more extensive (the northern end), a 5:1 slope is proposed. Fill would also occur within the Quarry Pit, which would be filled in and restored to natural conditions.

Soil hauling to grade the Quarry site would require approximately 1,000,000 cubic yards of imported fill.

Tree Removal

Protected heritage trees are defined by the City as trees that have a circumference of 50 inches or more, as measured at 24 inches above the natural grade. The proposed reclamation work would require removal of 11 heritage trees primarily in the Southern Bluff and the Quarry Pit. The Project does not include any replacement plantings as proposed; however, the Project will be required to comply with any applicable replacement standards, which will be further addressed in the Biological Resources chapter of the EIR.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The City anticipates that the EIR will contain the following chapters in accordance with Appendix G of the CEQA Guidelines and that the other impacts in Appendix G will not be found to be significant, as described in more detail below:

- Aesthetics
- Air Quality & Greenhouse Gas Emissions
- Biological Resources
- Cultural & Tribal Cultural Resources
- Geology & Soils/Mineral Resources
- Hydrology & Water Quality (Drainage)
- Land Use & Planning
- Noise
- Parks and Recreation
- Transportation
- Utilities & Service Systems

Each of the aforementioned chapters of the EIR will include identification of the thresholds of significance, identification of project-level and cumulative impacts, and the development of mitigation measures and monitoring strategies, as required. The EIR will also include chapters that discuss Statutorily Required Sections, Alternatives to the Proposed Project, as well as Effects Not Found to be Significant. The EIR will incorporate by reference the City of Pacific General Plan. In addition to this City document, Project-specific technical studies and technical study peer reviews are being prepared by various technical sub-consultants. An Initial Study will not be prepared for the proposed Project, as the EIR will address all CEQA-required environmental topics identified in the CEQA Guidelines.

The following paragraphs summarize the anticipated analyses that will be included in the EIR.

Aesthetics: The Aesthetics chapter of the EIR will summarize the existing regional and Project area aesthetics and visual setting. The chapter will describe Project-specific aesthetics issues regarding the end use of the Quarry after reclamation such as scenic vistas, trees, scenic highways, existing visual character or quality of the Project area, as well as light and glare. The chapter will include analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies as needed.

Air Quality and Greenhouse Gas Emissions: The Air Quality and Greenhouse Gas (“GHG”) Emissions chapter will include analysis for the proposed Project performed using the California Emissions Estimator Model (“CalEEMOD”) software program according to the Bay Area Air Quality Management District’s (“BAAQMD”) CEQA Guidelines. The analysis will include potential effects regarding on-site equipment operation and trucking of fill material to the Quarry site. Vehicle trip generation and vehicle miles traveled data from the Project-specific Traffic Impact Analysis will be used as model input data. The Air Quality and GHG chapter will include the following sections:

Air Quality: The air quality impact analysis will include a quantitative assessment of short-term (i.e., reclamation) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO_x, and PM₁₀) for the proposed Project. The analysis will account for the earthwork required to regrade the over-steepened slopes of the Quarry, installation of new drainage infrastructure, construction of new unpaved trails, and the removal of invasive plant species. The chapter will address toxic air contaminant (“TAC”) emissions utilizing the California Air Resource Board’s (“CARB”) *Air Quality and Land Use Handbook: A Community Health Perspective*. The significance of air quality impacts will be determined in comparison to the BAAQMD’s recommended thresholds of significance. Mitigation measures will be incorporated to reduce any identified significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

GHG Emissions: The GHG impact analysis will provide an estimation of GHG emissions as a result of the proposed Project. The chapter analysis will utilize CalEEMod to produce an estimate of GHG emissions resulting from the reclamation activities. The chapter will include a discussion

of emissions in comparison to appropriate thresholds. Mitigation measures will be identified, as appropriate, using BAAQMD to identify feasible mitigations for GHG emissions.

Health Risk Assessment: A Health Risk Assessment (“HRA”) is being conducted due to the Project’s proximity to Vallemar Elementary School, which is located approximately 600 feet from the intersection of Highway 1 and the ingress/egress point of the Project site. The HRA will include an analysis of acute, chronic, carcinogenic, and non-carcinogenic health hazards, due to exposure of TACs. The significance of health risk impacts will be determined in comparison to the criteria identified in the California Office of Environmental Health Hazard Assessment (“OEHHA”) Guidelines. The significance of carcinogenic health risk impacts will be expressed in terms of cancer cases per one million individuals. Non-carcinogenic health risk impacts will be determined using BAAQMD’s recommended Hazard Index. Mitigation measures will be incorporated if necessary, to reduce any identified significant health risk impacts.

Biological Resources: The Biological Resources chapter will include potential effects to plant communities, wildlife, and wetlands including adverse effects on rare, endangered, candidate, sensitive, and special-status species from the activities of the proposed Project. Analysis in the chapter will be based on a Tree Survey & Exhibit, Special Status Species Assessment, Vegetation Map & Assessment, Wetland and Habitats Delineation, and Wetlands Mitigation Program prepared specifically for the proposed Project. All reports will be subject to a peer review. Mitigation measures for all identified impacts will be developed consistent with applicable laws and regulations.

Cultural & Tribal Cultural Resources: The Cultural & Tribal Resources chapter will summarize the setting and briefly describe the potential effects to any on-site historical, archaeological, and/or paleontological resources due to implementation of the proposed Project. The chapter will also assess the potential for tribal cultural resources to be impacted by the Project, pursuant to Public Resources Code 21080.3.2. Analysis and any recommended mitigation measures within the chapter will be based on a peer-reviewed Historical/Cultural Resources Report prepared specifically for the proposed Project.

Geology & Soils/Mineral Resources: The Geology & Soils/Mineral Resources chapter of the EIR will summarize the setting and describe the potential effects from soil erosion, earthquakes, liquefaction, and expansive soils, as well as identify any unique geological features within the Project area. The chapter will be based on a site-specific peer-reviewed Geotechnical Report prepared for the Project. The chapter will consider all applicable geotechnical studies as they relate to the planned reclamation, and will include recommendation of mitigation measures to address geotechnical hazards.

Hydrology & Water Quality (Including Drainage): The Hydrology & Water Quality chapter will summarize the setting and identify potential impacts on storm water drainage, flooding, and water quality. The chapter will primarily be based on a Project-specific Development Review Checklist and Hydrology Report. Feasible and appropriate mitigation measures will be identified to avoid or reduce adverse impacts, as needed.

Land Use & Planning: The Land Use & Planning chapter will evaluate the consistency of the proposed Project with the City’s adopted plans and policies. Specifically, the EIR will consider the City’s General Plan and Zoning Ordinance, as well as any other appropriate documents to address any policy or consistency issues due to the proposed Project entitlements. Additionally, the chapter will discuss the compatibility of the proposed Project with the surrounding land uses, as well as the compatibility of proposed final land uses for the previously mined land. The chapter will identify land use impacts and mitigation measures and note any inconsistencies or incompatibilities with adopted plans and policies created by approval of the proposed Project.

Noise: The Noise chapter of the EIR will be based on a Project-specific technical noise report. The chapter will include an assessment of potential impacts upon nearby sensitive receptors from reclamation-phase noise and vibration. The chapter will compare predicted noise levels to the City of Pacifica General Plan Noise Element and Noise Ordinance standards to determine impact significance, and will include appropriate and practical recommendations for noise and vibration control.

Parks and Recreation: The Parks & Recreation chapter will summarize setting information and identify potential new demand resulting from the proposed Project on parks and recreation. Additionally, the chapter will discuss how the Project could affect the Project site's current parks and recreational facilities such as the Calera Creek Multi-Purpose Trail. In accordance with Appendix G, the focus of the analysis will be on whether the Project would require physical alteration of, or need for new governmental facilities, in order to maintain acceptable service ratios or other performance objectives, the construction of which could cause significant environmental impacts.

Transportation: The Transportation chapter will include an assessment of potential impacts resulting from traffic generated by construction activities associated with implementation of the proposed Project, as well as operational traffic impacts following the reclamation. Appropriate and practical recommendations for transportation, which are aimed at reducing any identified potential impacts to a level of insignificance, will be included in the chapter. The analysis and discussion will be based on a peer-reviewed, Project-specific Traffic Impact Analysis ("TIA"). The TIA will evaluate the internal site circulation and access plan, total Project trip generation, and analysis of truck routes and vehicle miles traveled to and from the Quarry. Mitigation measures required to reduce Project impacts to a less-than-significant level, or to meet Caltrans or City standards, would be identified within the chapter.

Utilities & Service Systems: The Utilities & Service Systems chapter will summarize setting information and identify potential new demand for services on water, sewer, and solid waste, as well as whether the reclamation plan will result in the need for new or expanded service facilities. Specifically, the chapter will address whether the reclamation activities over the four-year period would increase water demand or result in the generation of wastewater or solid waste to an extent that would require expanded facilities. The background research will include information regarding the Pacifica Wastewater Treatment Facility, located directly north of the Eastern Parcel and east of the Quarry Parcel, to ensure adequate wastewater treatment capacity, and coordination with the North Coast County Water District to ensure adequate water supply for reclamation activities. If existing water, sewer, or solid waste facilities would be impacted, mitigation measures will be identified to ensure that the Project's demand can be adequately accommodated.

Statutorily Required Sections: Pursuant to CEQA Guidelines, the Statutorily Required Sections chapter of the EIR will address the potential for growth-inducing impacts of the proposed Project, focusing on whether removal of any impediments to growth would occur with the Project. The chapter will summarize significant and unavoidable, significant irreversible, and growth-inducing impacts, to the extent that such impacts are identified in the EIR analysis. The chapter will also summarize the cumulative impact analyses, which will be provided in each technical chapter of the EIR.

Alternatives to the Proposed Project: The Alternatives chapter will evaluate, at a minimum, three alternatives, including the No Project Alternative required by CEQA. The Alternatives chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed Project, which is permissible under CEQA; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. The Alternatives chapter will include a qualitative-level analysis of all impacts for the alternatives. The Alternatives chapter will also include a section of alternatives considered but dismissed.

Effects Not Found to be Significant: This chapter will include abbreviated discussion of impacts determined not to be significant and, thus, not warranting detailed analysis in the EIR, which are anticipated to include but not necessarily be limited to: Agricultural and Forestry Resources; Energy; Hazards & Hazardous Materials; Population & Housing; Public Services; and Wildfire.

SUBMITTING COMMENTS

To ensure that the full range of issues related to this proposed Project are addressed and all significant issues are identified, written comments are invited from all interested parties on the scope and content of the EIR. Written comments should be directed to the name and address below:

Email (preferred):

murdockc@ci.pacifica.ca.us

Regular Mail:

City of Pacifica
Attn: Christian Murdock, Planning Dept.
170 Santa Maria Ave.
Pacifica, CA 94044

Written comments are due to the City of Pacifica at the location addressed above by 5:00 p.m. on October 12, 2020.

SCOPING MEETING

In addition to the opportunity to submit written comments, a public NOP scoping meeting will be held to inform interested parties about the proposed Project, and to provide agencies and the public an opportunity to provide comments on the scope and content of the EIR. Because of current COVID-19 health emergency, the scoping meeting will be conducted as a teleconference meeting (no physical location).

EIR Scoping Meeting on the Rockaway Quarry Reclamation Plan Project

Wednesday | September 16, 2020 | 6:00 p.m.

Teleconference Meeting (Online only – No physical location)

Zoom: <https://zoom.us/j/99509925452>

Phone: (669) 900-6833 | Webinar ID 995 0992 5452

**Figure 1
Regional Location Map**

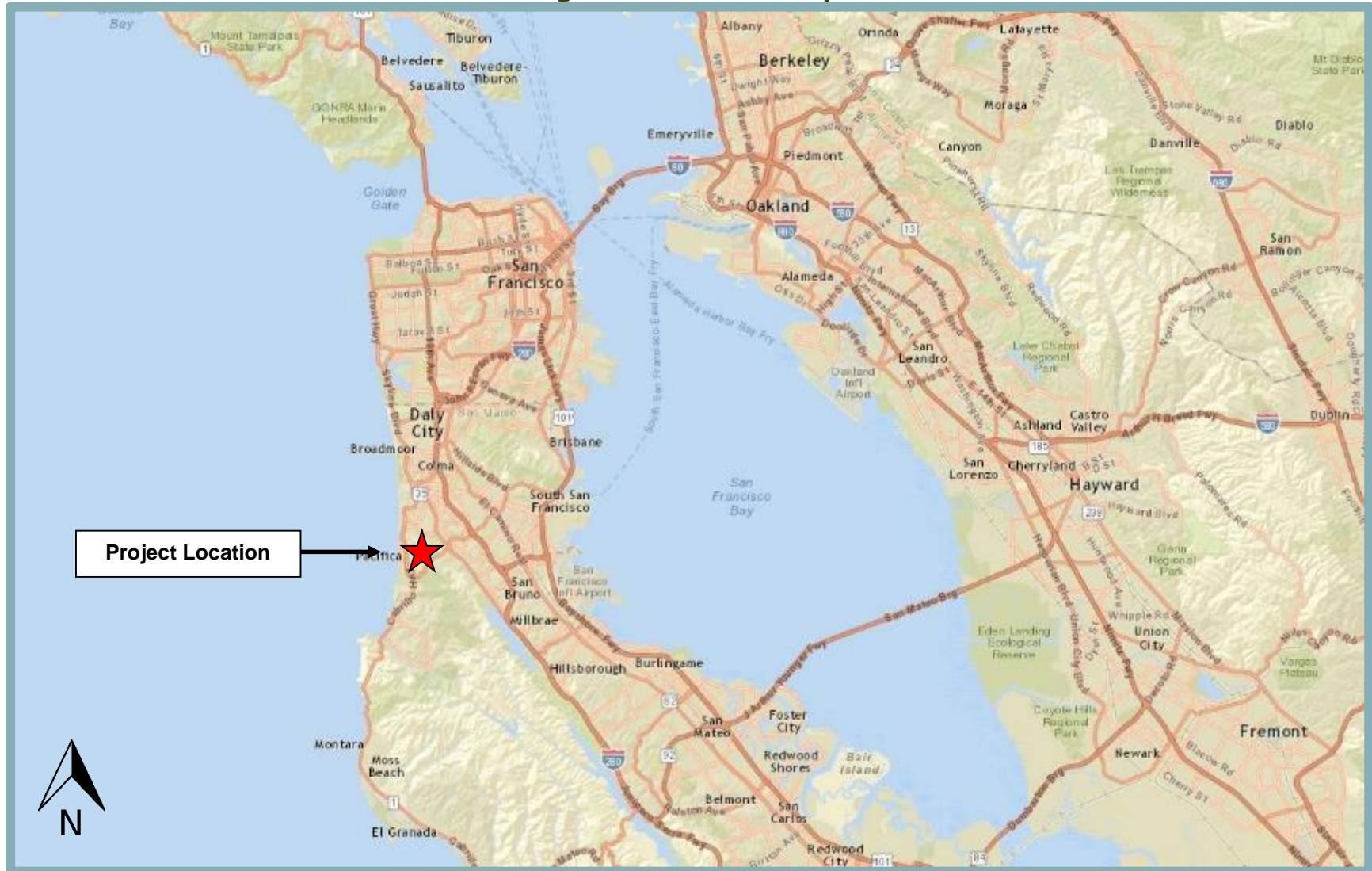


Figure 2
Project Vicinity Map



**Figure 3
Reclaimed Site Plan**

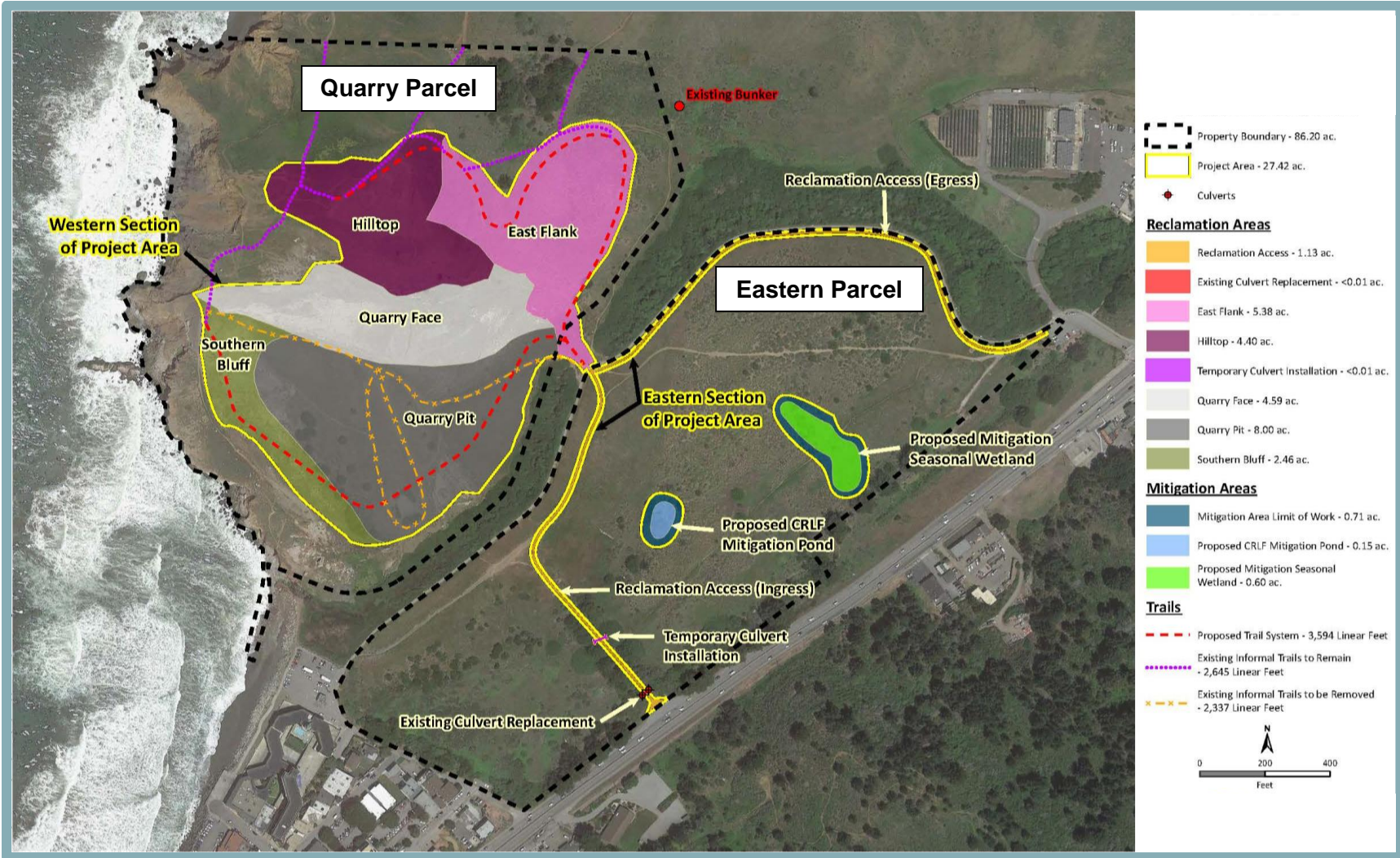


Figure 4
New Reclamation Trails

