



CITY OF PACIFICA

170 Santa Maria Avenue • Pacifica, California 94044-2506

www.cityofpacifica.org

Scenic Pacifica
Incorporated Nov. 22, 1957

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE VISTA MAR PROJECT IN THE CITY OF PACIFICA

PROJECT TITLE: Vista Mar Project
PROJECT SPONSOR: Bonny O'Connor
PROJECT LOCATION: East side of Monterey Road, South of the Monterey Road/Hickey Boulevard Intersection
Assessors Parcel Number: 009-381-010
DATE OF PUBLIC NOTICE: January 13, 2020
PUBLIC REVIEW PERIOD: January 13, 2020 through February 13, 2020 (5:00 pm)

Project Description:

The project site consists of a vacant 53,000-square foot (sf) lot, located on the east side of Monterey Road approximately 500 feet south of the intersection with Hickey Boulevard in the City of Pacifica, California. The site is designated Low Density Residential, three to nine dwelling units/acre, per the City's General Plan and is zoned Multiple-Family Residential (R-3).

The Vista Mar Project would include construction of four separate buildings, each with two attached townhomes, for a total of eight residential units. Each structure would have three stories and range from 1,622 to 1,873 sf of livable floor area. Each unit would also have a two-car garage and a roof deck. Vehicle access would be provided by a driveway with one entrance and one exit off of Monterey Road and would wrap behind the units. Retaining walls would surround the development, the maximum height of the retaining walls in the front setback, as measured from the street side, would be 3 feet. Beyond the front setback, the maximum height of the retaining walls would be 14 feet, as measured from street side. The retaining walls with the greatest height would be located in the rear of the development. One of the units would be designated as a below market rate unit. The project would generate approximately 7,300 cubic yards of cut and require approximately 1,150 cubic yards of fill. New landscaping is proposed throughout the development and undisturbed areas would maintain the natural landscape. The project would also include 6,200-sf common open space area. The project would require approval of a Tentative Subdivision Map, Site Development Permit, removal of 23 heritage trees, and logging operation.

Environmental Review:

An Initial Study (IS) has been prepared under the requirements of the California Environmental Quality Act for review and action by the City of Pacifica. The IS evaluates the potential environmental impacts of the Project. Based on the results of the IS, it has been determined that the Project would not have a significant effect on the environment. Therefore, an Environmental Impact Report is not required, and a Mitigated Negative Declaration (MND) has been prepared. The Project has been modified to incorporate mitigation measures that would reduce potential environmental impacts to a less-than-significant level. The City of Pacifica is hereby releasing this Draft IS/MND, finding it to be accurate and complete and ready for public review.

It should be noted that CEQA Guidelines Section 15072(g)(5) requires this notice to disclose whether any listed toxic sites are present. As noted in the Section IX, Hazards and Hazardous Materials, of the

IS/MND, the project site is **not** included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Public Review and Comment:

The public comment period for the Draft IS/MND is January 13, 2020 through February 13, 2020 (5:00pm). All comments received during the review period will be considered by the City prior to finalizing the IS/MND and making a decision on the Project. Any interested party may comment on the Project or the Draft IS/MND. Comments should focus on the sufficiency of the Draft IS/MND in discussing possible impacts on the physical environment and ways in which potential adverse effects might be minimized in light of the IS/MND’s purpose to provide useful and accurate information about such factors.

Comments must be received no later than **5:00 p.m. on February 13, 2020**. Please be sure to include your name, address, and telephone number with your comment. Please send comments to the following address:

**Bonny O’Connor, Associate Planner
City of Pacifica Planning Department
170 Santa Maria Ave. Pacifica, California 94044
Email: occonnorb@ci.pacifica.ca.us**

For further information or requests to receive project-related documents, please contact Bonny O’Connor at occonnorb@ci.pacifica.ca.us.

The proposed IS/MND is available for review online at http://www.cityofpacifica.org/depts/planning/environmental_documents/default.asp or in hardcopy at the following locations:

Location	Address	Hours
City of Pacifica Planning Department	1800 Francisco Blvd. Pacifica, CA 94044	Monday, Tuesday, Thursday: 8:00 AM to 5:00 PM* Wednesday: 8:00 AM to 7:30 PM* Friday: 8:00 AM to 1:00 PM *Closed During Lunch 12:30 PM to 1:30 PM Closed on Holidays
Pacifica-Sanchez Library	1111 Terra Nova Boulevard Pacifica, CA 94044	Monday: 12:00 PM – 8:00 PM Wednesday: 10:00 AM – 6:00 PM Friday: 10:00 AM – 5:00 PM Saturday: 10:00 AM – 5:00 PM Closed: Tuesday, Thursday, Sunday, Holidays
Pacifica-Sharp Park Library	104 Hilton Way Pacifica, CA 94044	Tuesday: 12:00 PM – 8:00 PM Wednesday: 12:00 PM – 8:00 PM Thursday: 10:00 AM – 5:00 PM Saturday: 10:00 AM – 5:00 PM Closed: Monday, Friday, Sunday, Holidays