

## **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE LOTS 4-12 ODDSTAD WAY PROJECT**

**NOTICE IS HERBY GIVEN** that the City of Pacifica has prepared and intends to adopt a Mitigated Negative Declaration for a development project (File No. 2014-001) which proposes to construct a 3,800-square foot (sf) two-story single-family home with an attached three-car garage, as well as a 518-sf detached recreation room, on an undeveloped parcel known as Lots 4-12 of Rockaway Beach Subdivision Map No. 1, RSM 6/53 (APNs 022-056-030, 022-056-040, 022-056-060, 022-056-070, 022-056-080, 022-056-090, and 022-064-010) in the City of Pacifica, County of San Mateo (Project). The Project site, as well as the adjacent parcels in the immediate surrounding area, is currently undeveloped and covered with dense vegetation. Access to the Project site would be provided by Oddstad Way, which would be extended approximately 360 feet from the existing terminus west of the site. The Project would involve removal of eight heritage trees, as defined in the Pacifica Municipal Code. In addition, the proposed Project would require various utility improvements and implementation of stormwater control measures. The City's General Plan designates the Project site as Very Low Density Residential, and the site is zoned Single-family Residential Hillside (R-1-H). The Project includes applications for a Site Development Permit (PSD-788-14) and heritage tree removal authorization. The Project may also require the following permits/entitlements as determined by those resource agencies: Section 404 Nationwide Permit or Letter of Permission (United States Army Corps of Engineers); Section 401 Water Quality Certification (Regional Water Quality Control Board – San Francisco Bay Region); and, Section 1602 Lake and Streambed Alteration Agreement (California Department of Fish and Wildlife).

### **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, the City has 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. Accordingly, the City of Pacifica is hereby releasing this Draft IS/MND, for public review.

The public comment period for the Draft IS/MND is November 5, 2018, through December 5, 2018. 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 proposed 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 7:30 p.m. on December 5, 2018. The City will accept written comments only, and written comments should be submitted electronically to [murdockc@ci.pacifica.ca.us](mailto:murdockc@ci.pacifica.ca.us), or by mail to: Planning Department, Attn: Christian Murdock, 170 Santa Maria Ave., Pacifica, California 94044.

A copy of the draft IS/MND document is available for public review in the Planning Department, 1800 Francisco Boulevard, Pacifica, California 94044, during normal business hours of Monday-Tuesday-Thursday, 8 AM to 5 PM (except 12:30-1:30 PM); Wednesday, 8 AM to 7:30 PM (except 12:30-1:30 PM); and, Friday, 8 AM to 1 PM. The draft IS/MND is also available at both libraries located within the City of Pacifica: Sharp Park Library (104 Hilton Way) and Sanchez Library (1111 Terra Nova Boulevard). Additionally, the draft IS/MND is posted on the City's website at [https://www.cityofpacifica.org/depts/planning/environmental\\_documents](https://www.cityofpacifica.org/depts/planning/environmental_documents).

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