



**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR  
THE SAN PEDRO TERRACE SUBDIVISION PROJECT**

**PROJECT TITLE:** San Pedro Terrace Subdivision Project  
**PROJECT SPONSOR:** Michael A. O'Connell, P.E., Round House Industries  
**PROJECT LOCATION:** San Pedro Terrace Subdivision Project Location:  
San Pedro Terrace Road, Pacifica, CA 94044  
**DATE OF PUBLIC NOTICE:** August 21, 2017  
**PUBLIC REVIEW PERIOD:** August 21, 2017 through September 19, 2017 (5:00 pm)

**Project Description:**

The Project site is located in the southwestern portion of the City of Pacifica, San Mateo County, California. The Project site is outside of the Coastal Zone and situated at the edge of an established residential neighborhood of single-family homes and at the edge of the City's urban development footprint. The vacant property (APN 023-075-050) is located at the termination of San Pedro Terrace Road northwest of the Linda Mar Rehabilitation Facility within the West Linda Mar neighborhood. California State Highway 1 is located approximately 400 feet to the west of the Project site. The Project proposes the development of a six-lot single-family tentative subdivision map on a 2.42-acre vacant triangular lot, and sited approximately 20 feet south of San Pedro Creek.

The majority of the vacant triangular parcel is flat containing soil, vegetation, and mature trees dispersed throughout the Project with a history of ground disturbance, including placement of fill onsite. The northern property line abuts San Pedro Creek, which has a bank with an approximate 35% slope, and a depth of approximately 15 feet. The proposed six single-family lots would range in size from 5,035 to 36,104 square feet. Ingress and egress would be provided by a new 16,783 square foot private street accessed from San Pedro Terrace Road, located along the southwestern property line of the Project site.

All lots would be accessed via private driveways from the proposed private road. The new private street would facilitate site access, and the extension of utilities into the Project site (e.g. sanitary sewer, water, stormdrain, joint trench). A stormwater overflow pipe currently exists on the site, which drains runoff into San Pedro Creek. A new storm drain outfall to the creek is proposed as part of the Project. The proposed Project includes construction of a 24" stormwater outfall structure as part of a stormwater retention overflow into San Pedro Creek. Minor grading and excavation work is anticipated. Excavation work at the Project site is expected to be limited to foundation excavations and trenching for utilities.

The applicant is requesting approval of a General Plan Amendment to change the Land Use Designation from High Density Residential to Low Density Residential, a Zone Change from C-3: Service Commercial Zoning to R-1: Single Family Residential Zoning, and a Tentative Subdivision Map for six single family lots and tree removals (and replacements) including three (3) Monterey Cypress that are classified as Heritage Trees. The Project applicant has applied to the City of Pacifica for the following entitlements:

- General Plan Land Use Designation Amendment
- Zoning Map Amendment
- Tentative Subdivision Map

**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 MND/IS, finding it to be accurate and complete and ready for public review.

Public Review and Comment: The public comment period for the Draft MND/IS is August 21, 2017 through September 19, 2017. All comments received during the review period will be considered by the City prior to finalizing the MND/IS and making a decision on the Project. Any interested party may comment on the Project or the Draft MND/IS. Comments should focus on the sufficiency of the proposed MND/IS in discussing possible impacts on the physical environment and ways in which potential adverse effects might be minimized in light of the MND/IS’s purpose to provide useful and accurate information about such factors. Comments must be received no later than 5:00 p.m. on September 19, 2017. Please send comments to the following address:

**Robert Smith**  
**City of Pacifica Planning Department**  
**170 Santa Maria Ave. Pacifica, California 94044**  
**FAX: 650-359-5807 or Email: [smithr@ci.pacifica.ca.us](mailto:smithr@ci.pacifica.ca.us)**

For further information or requests to receive project related documents, please contact Robert Smith at [smithr@ci.pacifica.ca.us](mailto:smithr@ci.pacifica.ca.us) or call 650 738 7442. The proposed MND/IS is available for review online at the City of Pacifica Planning Department’s Environmental Documents webpage: ([http://www.cityofpacifica.org/depts/planning/environmental\\_documents/default.asp](http://www.cityofpacifica.org/depts/planning/environmental_documents/default.asp)) or in hardcopy at the following locations:

<b>Location</b>	<b>Address</b>	<b>Hours</b>
City of Pacifica Planning Department, Planning and Building Office	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 PM – 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