

2020019032

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Vista Mar Project

Lead Agency: City of Pacifica Contact Person: Bonny O'Connor
Mailing Address: 170 Santa Maria Ave. Phone: (650) 738-7443
City: Pacifica Zip: 94044 County: San Mateo

Project Location: County: San Mateo City/Nearest Community: Pacifica
Cross Streets: Monterey Rd. and Hickey Blvd. Zip Code: 94044

Longitude/Latitude (degrees, minutes and seconds): 37 0 39 ' 02 " N / 122 0 28 ' 49 " W Total Acres: 1.2
Assessor's Parcel No.: 009-381-010 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 1, 35, 280, 82 Waterways: Pacific Ocean
Airports: None Railways: None Schools: Sunset Ridge, Ocean Shore, Oceana, and more

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other: GEONIS's Office of Planning & Research

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:
JAN 10 2020 Afternoon STATE CLEARINGHOUSE

Development Type:

[x] Residential: Units 8 Acres 0.14
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [x] Vegetation
[x] Agricultural Land [] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [x] Minerals [x] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [x] Noise [] Solid Waste [x] Land Use
[x] Drainage/Absorption [x] Population/Housing Balance [] Toxic/Hazardous [x] Cumulative Effects
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Vacant Land/ Multi-Family Residential (R-3)/ Low Density Residential

Project Description: (please use a separate page if necessary)

Please see attached page.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Project Description Summary

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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 4	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 2
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>Army Corps of Engineers San Francisco District</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 13, 2020 Ending Date February 13, 2020 (5:00pm)

Lead Agency (Complete if applicable):

Consulting Firm: <u>Raney Planning and Management, Inc</u>	Applicant: <u>Vista Mar Development</u>
Address: <u>1501 Sports Drive, Suite A</u>	Address: <u>858 Burns Court</u>
City/State/Zip: <u>Sacramento, CA 95834</u>	City/State/Zip: <u>Pacifica, CA 94044</u>
Contact: <u>Rod Stinson</u>	Phone: <u>(650) 355-0615</u>
Phone: <u>(916) 372-6100</u>	

Signature of Lead Agency Representative: Bonny O'Connor Date: 1/8/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.