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May 24, 2023

NOTICE OF HEARING ON PROPOSED DEVELOPMENT

Notice is hereby given that the North Coast County Water District (NCCWD) will conduct a public hearing on July __, 2023 at 7:00 p.m. at NCCWD Headquarters at 2400 Francisco Boulevard, Pacifica, California 94044. Anyone interested in attending the meeting or providing public comments should refer to the meeting agenda for further details. The NCCWD will publish the meeting agenda not less than 72 hours prior to the meeting. The agenda will be available online at <https://www.nccwd.com/board-activities/regular-board-meeting-agendas/regular-agendas.html> and will also be posted at NCCWD Headquarters and at the Pacifica-Sharp Park Library at 104 Hilton Way.

The meeting of the NCCWD is necessary to consider the following item:

CITY OF PACIFICA FILE NO. 2022-007- COASTAL DEVELOPMENT PERMIT CDP-435-22, SITE DEVELOPMENT PERMIT PSD-857-22, USE PERMIT UP-130-22, AND PARKING EXCEPTION PE-194-22, filed by NCCWD on March 21, 2022, to demolish and replace portions of the existing NCCWD Headquarters building and other site improvements and to construct a new two-story administrative office and other site improvements at 2400 Francisco Boulevard (APN 016-322-230). The project site is located in the Coastal Zone. A parking exception is required because the proposed project does not provide the necessary off-street parking required per Pacifica Municipal Code section 9-4.2818. The project proposes to realign on-street parking on Francisco Boulevard from parallel parking to angled parking.

The permitting agency is the City of Pacifica, located at 540 Crespi Drive, Pacifica, California 94044. Detailed plans and additional information for all items above are available upon request to the City of Pacifica Planning Department at permittech@pacifica.gov or the NCCWD at info@nccwd.com.

This notice is issued pursuant to the Permit Streamlining Act based on the City of Pacifica Planning Commission's failure to timely act on the above permits. If the City of Pacifica does not approve or disapprove the above permits within 60 days of the date of this notice, the permits are deemed approved. [CA Government Code § 65956 (b)] Because the City of Pacifica Planning Commission has not held a hearing on this project, the NCCWD will hold this public hearing in order to protect the due process rights of any potentially interested parties.

The NCCWD, acting as lead agency under CEQA, has determined that the proposed project is subject to a Class 1 Categorical Exemption, CEQA Guidelines Section 15301 "Existing Facilities" and Class 2 Categorical Exemption, CEQA Guidelines Section 15302 "Replacement or Reconstruction."

Anyone interested may appear and be heard at the time and place noted above. If any of the above actions are challenged in court, issues which may be raised are limited to those raised at the public hearing or in written correspondence delivered to the NCCWD at, or prior to, the public hearing. At the public hearing, the NCCWD will consider testimony by all interested parties.

Figure 1. Site Plan

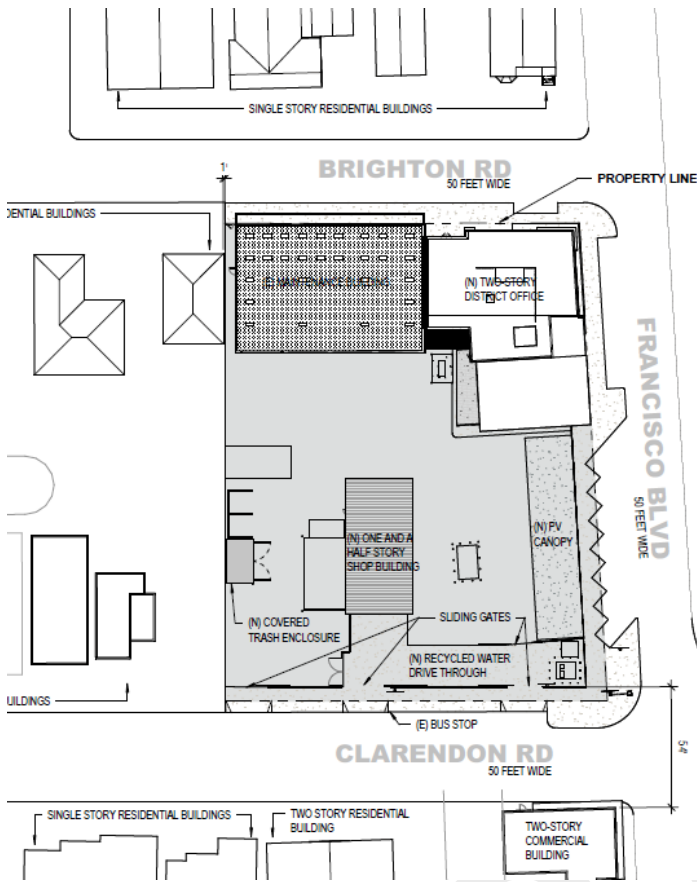


Figure 2. Proposed East Elevation

