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Subject: Comments on GPU/EIR for 6/6 Planning Commission Hearing

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Dear Mr. Murdock and Planning Commissioners,

I am a resident of Pedro Point and am also the President of Pedro Point Community Association (PPCA.) I'm writing to urge you not to adopt the GPU and FEIR in their current form which are being presented for your consideration at the upcoming the June 6<sup>th</sup> public hearing.

Contrary to some viewpoints, our community feels strongly the City of Pacifica needs a new General Plan. Our attorney, Brian Gaffney, highlighted significant errors and omissions in the GPU/EIR in his March 8, 2022, letter to Mr. Murdock. He will also provide additional comments to the revised GPU/EIR. These issues have not been answered fully or properly. The current state of the GPU/EIR will leave the city vulnerable to future challenges and/or lawsuits.

Of major significance and concern is the proposed Land Use Designation change from Commercial-Recreational (CR) to Commercial Residential Based Mixed Use (CRMU) for the five-acre undeveloped San Pedro Avenue site also known as the Pedro Point Field. This field is the center of our neighborhood, is a seasonal wetlands, tsunami evacuation area, flood zone and Environmentally-Sensitive Habitat Area.

The majority of comments in the DEIR centered on this proposed change. The proposed Land Use change will have negative impacts, deficiencies, and ways in which the proposed Land Use would be out of compliance with CEQA and Coastal Act policies. The City has not done sufficient (if any) traffic or noise studies and what the impact will be for adding 70 + units to tight two-lane, dead-end road into Pedro Point.

I include by reference comments provided by the PPCA's CEQA consultant Richard Grassetti, as noted previously our attorney Brian Gaffney, and consulting Coastal Ecologist, Dr. Peter Baye. Their comments also documented known significant deficiencies in the Draft EIR and reasonably foreseeable adverse impacts of the proposed GPU.

Your roles are to evaluate all evidence, concerns, valid expert opinions and common-sense comments from concerned residents in our community, not to rush to approve the EIR and GPU in their current form. These are long and complex documents – more than 4,000 pages in all! You must take the time needed to adequately review and consider their content and all the comments submitted.

The City has worked on the General Plan Update for more than a decade. Give the time and attention to ultimately have a GPU that will benefit all citizens in Pacifica. I urge you to take steps to address the noted deficiencies, errors, and omissions – **especially those related to the Pedro Point field** - before adopting these important guiding documents for our city. Avoid drawn out challenges and potential litigation: we ask that you take your time, continue public comments, push the Planning Department to comply with the requirements to provide detailed responses to resident's concerns.

Thank you for your consideration.

Allison West