

# 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: Pacifica Gateway Project

Lead Agency: City of Pacifica Contact Person: Brianne Harkousha, Community Development Deputy Director  
Street Address: 1800 Francisco Boulevard Phone: (650) 738-7341  
City: Pacifica Zip: 94044 County: San Mateo

**Project Location:** County: San Mateo City/Nearest Community: Pacifica  
Cross Streets: Rockaway Beach Avenue and SR 1 Zip code: 94044  
Lat/Long/: 37 ° 36 ' 39.09 " N 122 ° 29 ' 25.76 " W Total Acres: 61.86  
Assessor's Parcel No. 018-140-680, -690, and -700 Section: 2 Twp: 4S Range: 6W Base: MDBM  
Within 2 miles: State Hwy#: 1 Waterways: Calera Creek and the Pacific Ocean  
Airports: N/A Railways: N/A Schools: Vallemar Elementary School, Cabrillo Elementary School, Terra Nova High School, and Ortega Elementary School

## 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: \_\_\_\_\_  FONSI

## 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: Development Plan, Design Review, and Tree Removal Authorization

## Development Type:

Residential: Units 200 Acres 61.86  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: Three bioretention basins

## Project Issues That May Have A Significant Or Potentially Significant Impact:

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

**Present Land Use/Zoning/General Plan Designation:** The project site is undeveloped and heavily vegetated, and slopes steeply to the north/northwest. The site contains a drainage swale along the southern/southwestern boundary, a 300-foot-wide swale along the eastern/northeastern boundary, a ridgeline running northwest to southeast across the central portion of the site, several dirt roads and biking trails extending south across the site from SR 1, and approximately 1,543 trees located throughout. Sections of the site have been previously graded, resulting in over-steepened slopes along portions of the central ridgeline. The City of Pacifica General Plan designates the project site as Mixed Use Neighborhood (MUN), Low Density Residential (LDR), and Open Space/Agriculture/Residential (ROSA). The project site is zoned Community Commercial (C-2), Single-Family Residential/Combining 10,000-square foot (sf) Minimum Lot Area Per Dwelling Unit District (R-1/B-3), Single-Family Residential/Combining More Than Five Acres Minimum Lot Area Per Dwelling Unit District (R-1/B-10). The project site is within the Hillside Preservation District (HPD).

**Project Description:** The proposed project would include development of 200 residential units, consisting of 21 single-family residential units, 33 single-family townhomes, 105 market-rate multi-family units above three levels of parking in a five-story building, 40 affordable multi-family units, and one apartment unit reserved for a resident manager above one level of parking in a three-story building. The proposed project would include an internal roadway, and three bioretention basins. Development would occur on APN 018-140-690 and -700 only, and APN 018-140-680 would be retained as open space.

## 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 checked="" 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 checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>4</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>2</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of S.F. Bay Conservation &
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # <u>3 Bay Delta</u>	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

## Local Public Review Period

Starting Date 05/6/25 Ending Date 06/5/2024

Lead Agency: City of Pacifica Applicant: Mike Klestoff, MYKZK, LLC.

Consulting Firm: Raney Planning & Management, Inc. Address: 1812 Noriega Street

Address: 1501 Sports Drive, Suite A City/State/Zip: San Francisco, CA 94122

City/State/Zip: Sacramento, CA 95834 Phone: (415) 699- 3266

Contact: Rod Stinson

Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative:  Date: 05/6/2025

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.