

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Pacifica Gateway ProjectLead Agency: City of PacificaContact Name: Brianne Harkousha, Community Development Deputy DirectorEmail: BHarkousha@pacifica.govPhone Number: (650) 738-7341Project Location: Pacifica, San Mateo County*City**County*

Project Description (Proposed actions, location, and/or consequences).

The approximately 61.86-acre project site, located southeast of State Route (SR) 1 and north of Rockaway Beach Avenue in the City of Pacifica, California, is undeveloped and heavily vegetated, and slopes steeply to the north/northwest. The site contains two drainage swales and a central ridgeline, several dirt roads and biking trails, and approximately 1,543 trees. Sections of the site have been previously graded, resulting in over-steepened slopes along portions of the central ridgeline.

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The EIR will include the following chapters:

- Aesthetics;
- Air Quality and Greenhouse Gas Emissions;
- Biological Resources;
- Geology and Soils;
- Hydrology and Water Quality;
- Noise;
- Transportation;
- Wildfire;
- Effects Not found to be Significant;
- Statutorily Required Sections; and
- Alternatives Analysis.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Significant areas of controversy have not been identified for the proposed project. However, typical concerns related to development projects in the City include:

- adverse impacts to scenic views;
- increases in air quality pollution/greenhouse gas emissions;
- adverse impacts to plant and wildlife habitat;
- adverse impacts to water quality;
- increases in noise;
- increases in traffic; and
- adverse impacts resulting from risk of wildfire.

Provide a list of the responsible or trustee agencies for the project.

Bay Area Air Quality Management District (BAAQMD);
San Francisco Bay Regional Water Quality Control Board (SFBRWQCB);
California Department of Fish and Wildlife (CDFW);
United States Army Corps of Engineers (USACE).