



DATE: May 6, 2025

TO: Responsible and Trustee Agencies  
Interested Parties and Organizations

FROM: Samantha Updegrave, Community Development Director  
City of Pacifica

**SUBJECT: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT  
FOR THE PROPOSED PACIFICA GATEWAY PROJECT**

**REVIEW PERIOD: May 6, 2025 to June 5, 2025**

The City of Pacifica (“City”) is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Pacifica Gateway Project (proposed project). The scope of the EIR has been proposed based upon a determination by the City. The City has directed the preparation of an EIR in compliance with the California Environmental Quality Act (CEQA).

Once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible and trustee agencies that an EIR will be prepared (CEQA Guidelines Section 15082). The purpose of the NOP is to provide agencies with sufficient information describing both the proposed project and the potential environmental effects to enable the agencies to make a meaningful response as to the scope and content of the information to be included in the EIR. The City is also soliciting comments on the scope of the EIR from the general public.

### **PROJECT LOCATION AND SETTING**

The approximately 61.86-acre project site is located southeast of State Route (SR) 1 and north of Rockaway Beach Avenue in the City of Pacifica, California (see Figure 1). The site is identified by San Mateo County Assessor’s Parcel Numbers (APNs) 018-140-680, -690, and -700 and is located on the lower western slope of a hillside. The City of Pacifica General Plan designates the project site as Mixed Use Neighborhood (MUN), Low Density Residential (LDR), and Open Space/Agriculture/Residential (OSAR). 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). In addition, the project site is within the Hillside Preservation District (HPD).

The undeveloped project site slopes steeply downward to the north/northwest. A prominent drainage swale/course that drains northwestward towards SR 1 defines the southern/southwestern boundaries of the site, while a 300-foot-wide swale is present along the eastern/northeastern boundaries of the site. A prominent ridgeline runs northwest to southeast across the central portion of the project site. Several dirt roads and biking/hiking trails extend southward up the site’s hilly terrain from the near level area along SR 1. In addition, several portions of the project site have been graded previously, resulting in over-steepened slopes along portions of the central ridgeline. The site is heavily vegetated with brush, low-lying seasonal grasses, poison oak, and approximately 1,543 trees are located throughout the site.

Surrounding existing uses include the Pacifica Pet Hospital, commercial uses, and single-family residences to the northeast; open space, the Pacifica Quarry Running Trail, Calera Creek, and the Rockaway Quarry to

the north, across SR 1; a church, commercial uses, and single-family residences to the southwest; open space and commercial uses to the west, across SR 1; and open space to the east.

## **PROJECT DESCRIPTION**

The proposed project would include development of a total of 195 residential units, including 21 single-family residential units, 33 single-family townhomes, 100 market-rate multifamily units above three levels of parking in a five-story building, and 40 affordable multifamily units, plus one apartment unit reserved for a resident manager above one level of parking in a three-story building (41 units total). The proposed project would also include an internal roadway, and three bioretention basins (see Figure 2 through Figure 4). Development would occur only on APN 018-140-690 and -700. APN 018-140-680 would not be developed as part of the project and would be retained as open space. The project application requests approval of a Tentative Subdivision Map, Density Bonus, Site Development Permit, Development Plan, and Coastal Development Permit. The applicant has invoked the application of "Builder's Remedy," pursuant to State law. The aforementioned project components are discussed in further detail below.

### **Vesting Tentative Map**

The Vesting Tentative Map would subdivide the project site into four parcels and 54 residential lots for the construction of 100-unit and 41-unit multifamily apartment buildings, 21 single-family residences, and 33 townhomes, an internal circulation network, bioretention facilities, and landscaping. APN 018-140-680 is not planned for development and would be retained as open space. Below is additional detail regarding the proposed residences, site access and circulation, landscaping, utility infrastructure, and grading activities.

#### **Proposed Single-Family and Townhome Residences**

The proposed three-story units would range in size from 2,611 sf to 3,382 sf and would consist of 21 single-family residences and 33 townhomes. The units would be designed with three bedrooms and up to 3.5 bathrooms. The units would be arranged around, and set back approximately 20 feet from, the proposed internal roadway.

Units located in the northern portion of the project site would have a two-car garage on the ground/street level floor and the second and third floors would be staggered uphill. The street level floor would include a two-car garage and storage area. The second floor would include a great room with a kitchen area, living area, and dining area, as well as a patio and balcony or deck. The upper level/third floor would include a primary bedroom and associated bathroom, walk-in closet, and balcony or deck; two bedrooms; a bathroom; a walk-in closet; and laundry room.

Units located in the southern portion of the project site, which is the downhill of the northern section of the site, would have a two-car garage on the upper/street level floor and the second and lower-level floors would be staggered downhill. The street level floor would include a two-car garage; great room with a living area, dining area, and kitchen area; half bathroom/powder room; and balcony. The second floor would include a study and a primary bedroom with an associated bathroom, walk-in closet, and balcony. The lower-level floor would include two bedrooms, two bathrooms, a storage room, linen closet, laundry room, and a deck.

#### **Proposed Multifamily Residences**

The proposed project would include a total of 100 market-rate multifamily units above three levels of underground parking in a five-story building. The market-rate apartment building would include a total of eight levels, with a maximum building height of approximately 50 feet from grade and 454 feet above mean sea level (amsl). The building would include 21 units on each residential floor, consisting of a total of 25 one-bedroom units, 55 two-bedroom units, and 25 three-bedroom units. Units would range in size from 517 sf to 1,103 sf.

Forty affordable multifamily units plus one apartment unit reserved for a resident manager above one level of parking would be provided in a three-story building (41 units total). All units would be studios and would range in size from 380 sf to 438 sf. The affordable apartment building would include a total of four levels

with a maximum building height of approximately 45 feet from grade and 427 feet amsl. A total of 20 percent of the proposed 195 residential units (40 units) would be sold or rented to lower income households as defined in Section 50079.5 of the Health and Safety Code. The 40 below market-rate apartment units would be affordable to 30 very-low-income households with household incomes at 50 percent of the Areawide Median Income (AMI) and 10 low income households with household incomes at 60 percent of the AMI.

### Site Access and Circulation

To facilitate access to the project site, the proposed project would modify the intersection of the proposed driveway and SR 1. The improvements would occur within the California Department of Transportation (Caltrans) right-of-way and would require approval of an Encroachment Development Permit. New sidewalks, curb ramps, and a stop sign would be constructed at the intersection of the new driveway and SR 1.

The proposed project would include construction of a new 40-foot-wide paved driveway located off of SR 1. The driveway and 26-foot-wide internal roadway would be accessed by right turns only from SR 1 and would be controlled by a new stop sign. The internal roadway would meander throughout the project site and provide access to each residential unit and the two apartment buildings. The roadway would end at two cul-de-sacs in the northwest and southwest corners of the project site. The internal roadway would have a maximum slope of 15 percent. A fire apparatus access would be located to the south of the 100-unit apartment building, parallel to SR 1. Development of the proposed project would also include new curb, gutter, sidewalk, and landscaping along the internal roadway.

The project site would include five guest parking spaces. Each single-family home would include a two-car garage and parking spaces for two cars on each driveway. The townhomes in the northern portion of the project site would include a two-car garage and parking spaces for two cars on each driveway, and the townhomes in the southern portion of the project site would include a one-car garage and one parking space in each driveway. The market-rate apartment building would include a total of 114 parking spaces within the three-level underground parking garage, and the affordable apartment building would include a total of 17 covered parking spaces within the single-level underground parking garage. Overall, the project site would accommodate 330 parking spaces.

### Landscaping

As part of the proposed project, 345 on-site trees would be removed. Landscaping improvements would be provided throughout the project site. A variety of trees and shrubs and drought-tolerant landscaping would be provided along the internal roadway, as well as the frontage of the residential lots. All landscaping would comply with the City's landscape design requirements and the State's Model Water Efficient Landscape Ordinance (MWELO).

### Utilities

Water service for the proposed project would be provided by the North Coast County Water District (NCCWD). The proposed project would include construction of new eight-inch water lines throughout the project site, with connections to the existing water main within SR 1.

Sewer service for the proposed project would be provided by the City. The proposed project would include construction of new 8- and 18-inch sanitary sewer lines throughout the project site. The proposed sanitary sewer lines would direct wastewater ultimately to the existing 12-inch sanitary sewer line within SR 1 to be routed to the City's wastewater treatment plant, Calera Creek Water Recycling Plant (CCWRP).

In order to manage and treat stormwater, the project site would be divided into 10 drainage management areas (DMAs), consisting of DMA 1 through DMA 7D. DMAs 1, 5, and 6 would include three associated bioretention areas, DMA 2 would be partially self-treating and include a tree well planter, DMAs 3 and 4 would include flow-through planters, and DMAs 7A, 7B, 7C, and 7D would be self-treating. Generally, runoff from the new impervious area would be treated by bioretention areas and flow-through planters and then

pipled directly or indirectly to the storm drain system in SR 1 either by hard piping or discharging to the slope via rock dissipater and sheet flowing to the catch basins along SR 1.

Electricity and natural gas services would be provided by Pacific Gas & Electric (PG&E). The proposed project would connect to the electricity, natural gas, and telecommunication infrastructure that exists in the project vicinity. In addition, the proposed project would connect to existing telecommunications infrastructure in the project area.

#### Grading Activities

As part of the proposed project, the project site would be graded with a series of cuts and fills. Approximately 20,000 cubic yards of soil would be exported as part of the proposed project.

### **PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR**

The City anticipates that the EIR will contain the following chapters in accordance with Appendix G of the CEQA Guidelines and that the other impacts in Appendix G will not be found to be significant, as described in more detail below:

- Aesthetics;
- Air Quality and Greenhouse Gas Emissions;
- Biological Resources;
- Cultural and Tribal Cultural Resources;
- Geology and Soils;
- Hydrology and Water Quality;
- Land Use and Planning;
- Noise;
- Public Services and Utilities/Service Systems;
- Transportation; and
- Wildfire.

The foregoing chapters of the EIR will include identification of the thresholds of significance, identification of project-level and cumulative impacts, and the development of mitigation measures and monitoring strategies, as required. The EIR will also include chapters that discuss Statutorily Required Sections, Alternatives to the Proposed Project, as well as Effects Not Found to be Significant. The EIR will incorporate by reference the City of Pacifica General Plan. In addition to this City document, Project-specific technical studies and technical study peer reviews are being prepared by various technical sub-consultants. An Initial Study will not be prepared for the proposed Project, as the EIR will address all CEQA-required environmental topics identified in the CEQA Guidelines.

The following paragraphs summarize the anticipated analyses that will be included in the EIR.

*Aesthetics:* The Aesthetics chapter of the EIR will summarize the existing regional and project area aesthetics and visual setting. The chapter will describe project-specific aesthetics issues regarding project development such as potential impacts to the existing visual character or quality of the project area, as well as light and glare. The chapter will include analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies as needed. The analysis would be based in part on photo simulations prepared for the proposed project.

*Air Quality and Greenhouse Gas Emissions:* The Air Quality and Greenhouse Gas (GHG) Emissions chapter will include analysis for the proposed project performed using the California Emissions Estimator Model (CalEEMOD) software program according to the Bay Area Air Quality Managements District's (BAAQMD) CEQA Guidelines. The analysis will include potential effects regarding on-site equipment operation and trucking of fill material to the project site. Vehicle trip generation and vehicle miles traveled data from the project-specific Transportation Study will be used as model input data. The Air Quality and GHG chapter will include the following sections:

Air Quality: The air quality impact analysis will include a quantitative assessment of short-term (i.e., reclamation) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO<sub>x</sub>, and PM<sub>10</sub>) for the proposed project. The significance of air quality impacts will be determined in comparison to the BAAQMD's recommended thresholds of significance. Mitigation measures will be incorporated to reduce any identified significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

The chapter will address toxic air contaminant (TAC) emissions utilizing the California Air Resource Board's (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective*. The TAC analysis will incorporate the results of a Health Risk Assessment (HRA) conducted for the proposed project. The analysis for the HRA includes both acute and chronic health hazards, carcinogenic and non-carcinogenic, due to exposure of TACs. The estimation of health risks impacts was conducted using the guidelines identified in the California Office of Environmental Health Hazard Assessment (OEHHA) Guidance Manual for Preparation of Health Risk Assessments, as well as in accordance with BAAQMD guidance.

GHG Emissions: The GHG impact analysis will utilize CalEEMod to produce an estimate of GHG emissions resulting from operational and construction activities for disclosure purposes. The chapter will include a discussion of the proposed project in comparison to BAAQMD's qualitative thresholds. Mitigation measures will be identified, as appropriate, using BAAQMD to identify feasible mitigations for GHG emissions.

*Biological Resources:* The Biological Resources chapter will include potential effects to plant communities, oak woodlands, wildlife, and wetlands including adverse effects on rare, endangered, candidate, sensitive, and special-status species from the activities of the proposed project. The analysis in the chapter will be based on a peer reviewed Tree Preservation Report and Biological Resources Reports prepared specifically for the proposed project. Mitigation measures for all identified impacts will be developed consistent with applicable laws and regulations.

*Cultural and Tribal Cultural Resources:* The Cultural and Tribal Cultural Resources chapter will describe the potential effects to historical and archaeological resources from buildout of the proposed project. Analysis in the chapter will be based on a Cultural Resource Report prepared for the proposed project, which will include the results of a records search. The chapter will also describe the potential effects to tribal cultural resources from buildout of the proposed project. The City will conduct Native American tribal consultation pursuant to Assembly Bill (AB) 52. Input from tribes will be incorporated into the Cultural and Tribal Cultural Resources chapter. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

*Geology and Soils:* The Geology and Soils chapter of the EIR will summarize the setting and describe the potential effects from soil erosion, earthquakes, and expansive soils. The chapter will be based on a site-specific peer-reviewed Geotechnical Engineering Investigation prepared for the project. The chapter will consider all applicable geotechnical studies as they relate to the proposed project and will include recommendation of mitigation measures to address geotechnical hazards.

*Hydrology and Water Quality:* The Hydrology and Water Quality chapter will summarize the setting and identify potential impacts on storm water drainage and water quality. The chapter will primarily be based on a peer-reviewed Stormwater Management Plan. Feasible and appropriate mitigation measures will be identified to avoid or reduce adverse impacts, as needed.

*Land Use and Planning:* The Land Use and Planning chapter will evaluate the consistency of the proposed project with City of Pacifica General Plan policies and zoning regulations adopted for the purpose of avoiding or mitigating an environmental impact, pursuant to Appendix G of CEQA Guidelines.

*Noise:* The Noise chapter of the EIR will be based on a project-specific peer-reviewed Noise and Vibration Assessment. The chapter will include an assessment of potential impacts upon nearby sensitive receptors from construction noise and vibration. The chapter will compare predicted noise levels to the City of Pacifica

General Plan Noise Element and Noise Ordinance standards to determine impact significance, and will include appropriate and practical recommendations for noise and vibration control.

*Public Services and Utilities:* The Public Services and Utilities chapter will evaluate whether the proposed project could increase demands upon local service providers (e.g., fire, police, schools). In accordance with Appendix G, the focus of the analysis will be on whether the project's demand would require physical alteration of, or need for new governmental facilities, in order to maintain acceptable service ratios, response times, or other performance objectives, the construction of which could cause significant environmental impacts.

Additionally, the chapter will evaluate the proposed project's increase in water supply demand and wastewater generation to determine whether the existing water and sewer infrastructure systems have adequate capacity (wastewater) and supply (water), to accommodate demands from the proposed project, or if system upgrades would be required. Solid waste, electricity, and natural gas service will also be addressed in the chapter. The chapter will be based on a sewer study conducted for the proposed project, as well as existing information from the City of Pacifica General Plan and information obtained from direct consultation with appropriate service providers.

*Transportation:* The Transportation chapter will include an assessment of potential impacts resulting from traffic generated by construction activities associated with implementation of the proposed project, as well as operational traffic impacts following project construction. The chapter will also include analysis of Vehicle Miles Traveled (VMT) associated with the proposed project. Appropriate and practical recommendations for transportation, which are aimed at reducing any identified potential impacts to a level of insignificance, will be included in the chapter. The analysis and discussion will be based on a peer-reviewed, project-specific Transportation Study. Mitigation measures required to reduce project impacts to a less-than-significant level, or to meet Caltrans or City standards, would be identified within the chapter.

*Wildfire.* The Wildfire chapter of the EIR will address question "g" in Section IX, Hazards, related to wildland fires, as well as the questions in Section XX, Wildfire, of Appendix G of the CEQA Guidelines. Specifically, the proposed project will be evaluated to determine if the project would substantially impair an adopted emergency response plan or emergency evacuation plan. In addition, the chapter will consider whether the proposed project would exacerbate fire risk, as well as whether the project would expose people or structures to significant post-fire risks, including downslope or downstream flooding or landslides. Mapping prepared by the California Department of Forestry and Fire Protection (CAL FIRE) regarding fire hazard severity zones will be reviewed, and if necessary, the analysis will include consultation with CAL FIRE.

*Statutorily Required Sections:* Pursuant to CEQA Guidelines, the Statutorily Required Sections chapter of the EIR will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the project. The chapter will summarize significant and unavoidable and significant irreversible impacts, to the extent that such impacts are identified in the EIR analysis. The chapter will also summarize the cumulative impact analyses, which will be provided in each technical chapter of the EIR.

*Alternatives to the Proposed Project:* In accordance with Section 15126.6(a) of the CEQA Guidelines, the Alternatives chapter will evaluate a reasonable range of alternatives, including the No Project Alternative. The Alternatives chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project, which is permissible under CEQA; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. The Alternatives chapter will include a qualitative-level analysis of all impacts for the alternatives. The Alternatives chapter will also include a section of alternatives considered but dismissed.

*Effects Not Found to be Significant:* This chapter will include abbreviated discussion of impacts determined not to be significant and, thus, not warranting detailed analysis in a separate chapter of the EIR, which are anticipated to include but not necessarily be limited to: Agricultural and Forestry Resources; Energy; Hazards & Hazardous Materials; Mineral Resources; Population & Housing; and Recreation.

## **SUBMITTING COMMENTS**

To ensure that the full range of issues related to the proposed project are addressed and all significant issues are identified, written comments are invited from all interested parties on the scope and content of the EIR, including project alternatives. Written comments should be directed to the name and address below:

### **Email (preferred):**

Samantha Updegrave  
[SUpdegrave@pacifica.gov](mailto:SUpdegrave@pacifica.gov)

### **Regular Mail:**

City of Pacifica  
Attn: Samantha Updegrave, Community  
Development Dept.  
1800 Francisco Boulevard  
Pacifica, CA 94044

**Written comments are due to the City of Pacifica at the location addressed above by 5:00 p.m. on June 5, 2025.**

## **SCOPING MEETING**

In addition to the opportunity to submit written comments, a public NOP scoping meeting will be held to inform interested parties about the proposed project, and to provide agencies and the public an opportunity to provide comments on the scope and content of the EIR. The scoping meeting will be conducted as a teleconference meeting (no physical location).

### **EIR Scoping Meeting on the Pacifica Gateway Project**

Thursday | May 22, 2025 | 6:00 p.m.

Zoom: [https://us02web.zoom.us/webinar/register/WN\\_zSOp-fgEQuOesMxaroitoA](https://us02web.zoom.us/webinar/register/WN_zSOp-fgEQuOesMxaroitoA)

Phone: (669) 444 9171 | Webinar ID: 839 0137 6204



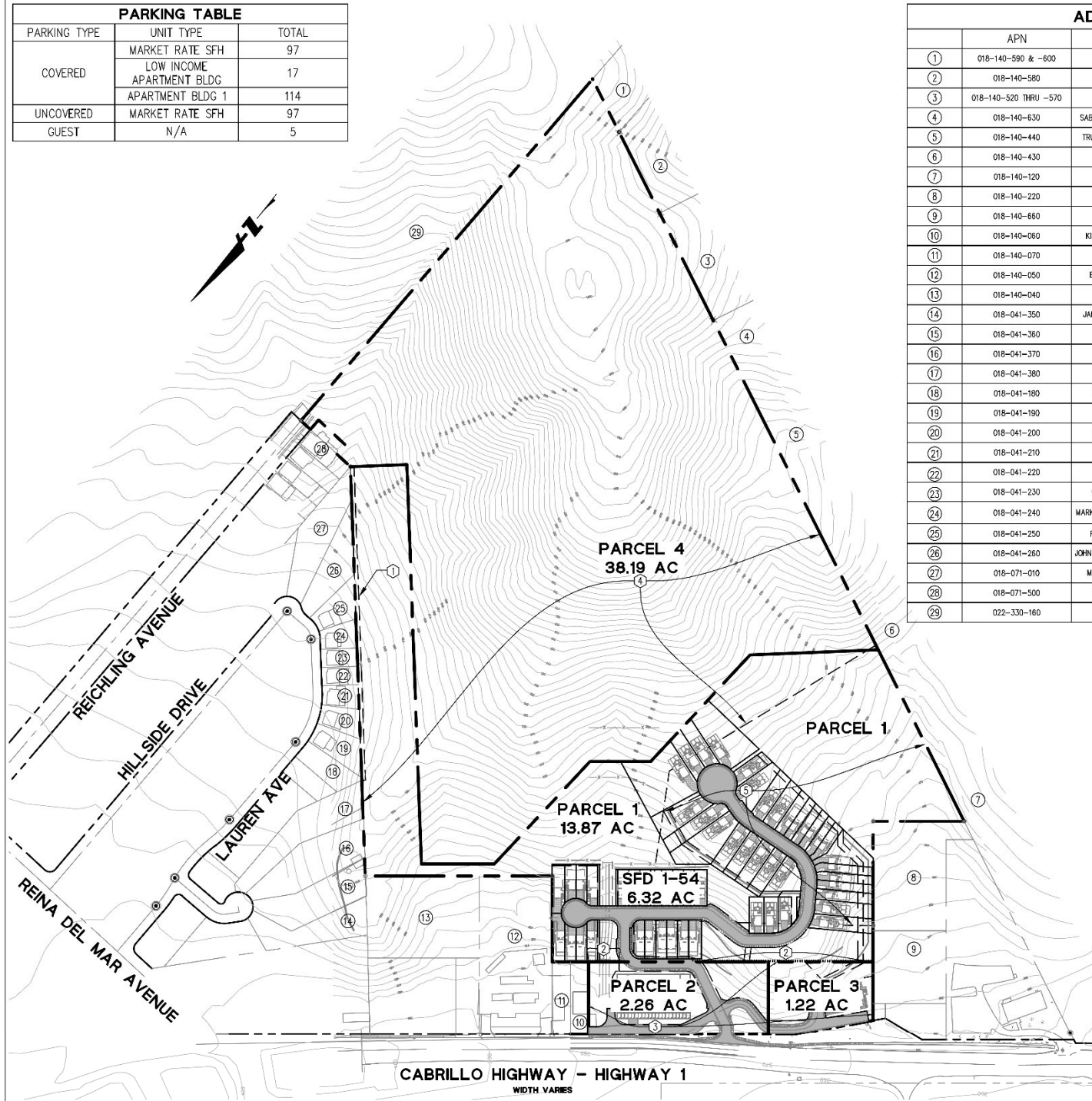
Figure 1  
Project Site Boundaries





Figure 2  
Vesting Tentative Map (1 of 3)

| PARKING TABLE |                           |       |
|---------------|---------------------------|-------|
| PARKING TYPE  | UNIT TYPE                 | TOTAL |
| COVERED       | MARKET RATE SFH           | 97    |
|               | LOW INCOME APARTMENT BLDG | 17    |
|               | APARTMENT BLDG 1          | 114   |
| UNCOVERED     | MARKET RATE SFH           | 97    |
| GUEST         | N/A                       | 5     |



| ADJACENT PROPERTIES |                       |                                    |                                  |                    |
|---------------------|-----------------------|------------------------------------|----------------------------------|--------------------|
|                     | APN                   | OWNER                              | SUBDIVISION                      | REFERENCE PAGE     |
| ①                   | 018-140-590 & -600    | KAREN SANFORD                      | PARCEL NOT MAPPED                | PARCEL NOT MAPPED  |
| ②                   | 018-140-580           | LUIS MARTINEZ                      | PARCEL NOT MAPPED                | PARCEL NOT MAPPED  |
| ③                   | 018-140-520 THRU -570 | LUIS MARTINEZ                      | PARCEL NOT MAPPED                | PARCEL NOT MAPPED  |
| ④                   | 018-140-630           | SABLINSKY NICHOLAS D & J B TRUST   | PARCEL NOT MAPPED                | PARCEL NOT MAPPED  |
| ⑤                   | 018-140-440           | TRUTNER KURT PETER ROYCE TRUST     | PARCEL NOT MAPPED                | PARCEL NOT MAPPED  |
| ⑥                   | 018-140-430           | SEA BOWL PACIFICA INC              | PARCEL NOT MAPPED                | PARCEL NOT MAPPED  |
| ⑦                   | 018-140-120           | SEA BOWL PACIFICA INC              | PARCEL NOT MAPPED                | PARCEL NOT MAPPED  |
| ⑧                   | 018-140-220           | ROCKAWAY HIGHLANDS LLC             | PARCEL NOT MAPPED                | PARCEL NOT MAPPED  |
| ⑨                   | 018-140-660           | ROCKAWAY HIGHLANDS LLC             | PARCEL NOT MAPPED                | PARCEL NOT MAPPED  |
| ⑩                   | 018-140-060           | KIBBLEWHITE PRECISION MACHINING    | PARCEL NOT MAPPED                | PARCEL NOT MAPPED  |
| ⑪                   | 018-140-070           | GARY HURLBUT                       | PARCEL NOT MAPPED                | PARCEL NOT MAPPED  |
| ⑫                   | 018-140-050           | ESQUIVEL RALPH GERALD TRUST        | PARCEL NOT MAPPED                | PARCEL NOT MAPPED  |
| ⑬                   | 018-140-040           | EUGENE SUSSU                       | PARCEL NOT MAPPED                | PARCEL NOT MAPPED  |
| ⑭                   | 018-041-350           | JAMES DAMBROWSKI/ALL K QUIGLEY     | TRACT NO 743, FRANZ SUBDIVISION  | VOLUME 45, PAGE 44 |
| ⑮                   | 018-041-360           | JEFFREY DAWSON MALTBIE             |                                  |                    |
| ⑯                   | 018-041-370           | GEORGIY YAKOVLEV                   |                                  |                    |
| ⑰                   | 018-041-380           | WOODWARD JEANNE TR                 | TRACT NO 697, LAUREN SUBDIVISION | VOLUME 40, PAGE 19 |
| ⑱                   | 018-041-180           | LAROCHE JOSEPH R & CL TRS          |                                  |                    |
| ⑲                   | 018-041-190           | LOBAO TRUST                        |                                  |                    |
| ⑳                   | 018-041-200           | SOO MEI LEE/CHAM YIN FUNG          |                                  |                    |
| ㉑                   | 018-041-210           | WOOD TRUST                         |                                  |                    |
| ㉒                   | 018-041-220           | JOHNSON TRUST                      |                                  |                    |
| ㉓                   | 018-041-230           | OLIVER T BAYLEY/AMY BAYLEY         |                                  |                    |
| ㉔                   | 018-041-240           | MARK S STANLEY/CHRISTINA L STANLEY |                                  |                    |
| ㉕                   | 018-041-250           | FRENNA KENNETH G & L A TRS         |                                  |                    |
| ㉖                   | 018-041-260           | JOHN L M LANFRANCHI/UNA LANFRANCHI |                                  |                    |
| ㉗                   | 018-071-010           | MARC B SCOTT/ELAINE L MCKEEN       | UNIT NO 2, JAMA HIGHLANDS        | VOLUME 57, PAGE 47 |
| ㉘                   | 018-071-500           | BARNETT FAMILY LIVING TRUST        |                                  |                    |
| ㉙                   | 022-330-160           | CITY OF PACIFICA                   | -                                | -                  |

| PARCEL | UNIT COUNT | AREA [SF] | AREA [AC] |
|--------|------------|-----------|-----------|
| 1      | 0          | 604,023   | 13.87     |
| 2      | 105        | 98,613    | 2.26      |
| 3      | 41         | 53,143    | 1.22      |
| 4      | 0          | 1,663,443 | 38.19     |
| SFD 1  | 1          | 4,476     | 0.10      |
| SFD 2  | 1          | 2,922     | 0.07      |
| SFD 3  | 1          | 2,938     | 0.07      |
| SFD 4  | 1          | 3,958     | 0.09      |
| SFD 5  | 1          | 3,966     | 0.09      |
| SFD 6  | 1          | 3,195     | 0.07      |
| SFD 7  | 1          | 3,195     | 0.07      |
| SFD 8  | 1          | 3,195     | 0.07      |
| SFD 9  | 1          | 3,195     | 0.07      |
| SFD 10 | 1          | 3,727     | 0.09      |
| SFD 11 | 1          | 4,511     | 0.10      |
| SFD 12 | 1          | 2,952     | 0.07      |
| SFD 13 | 1          | 2,968     | 0.07      |
| SFD 14 | 1          | 3,993     | 0.09      |
| SFD 15 | 1          | 3,500     | 0.08      |
| SFD 16 | 1          | 3,000     | 0.07      |
| SFD 17 | 1          | 3,000     | 0.07      |
| SFD 18 | 1          | 3,000     | 0.07      |
| SFD 19 | 1          | 3,000     | 0.07      |
| SFD 20 | 1          | 3,000     | 0.07      |
| SFD 21 | 1          | 3,000     | 0.07      |
| SFD 22 | 1          | 3,501     | 0.08      |
| SFD 23 | 1          | 4,000     | 0.09      |
| SFD 24 | 1          | 3,985     | 0.09      |
| SFD 25 | 1          | 5,389     | 0.12      |
| SFD 26 | 1          | 7,145     | 0.16      |
| SFD 27 | 1          | 5,505     | 0.13      |
| SFD 28 | 1          | 5,505     | 0.13      |
| SFD 29 | 1          | 5,505     | 0.13      |
| SFD 30 | 1          | 5,513     | 0.13      |
| SFD 31 | 1          | 13,163    | 0.30      |
| SFD 32 | 1          | 7,729     | 0.18      |
| SFD 33 | 1          | 9,457     | 0.22      |
| SFD 34 | 1          | 23,033    | 0.53      |
| SFD 35 | 1          | 5,068     | 0.12      |
| SFD 36 | 1          | 5,351     | 0.12      |
| SFD 37 | 1          | 16,307    | 0.37      |
| SFD 38 | 1          | 4,210     | 0.10      |
| SFD 39 | 1          | 7,331     | 0.17      |
| SFD 40 | 1          | 5,651     | 0.13      |
| SFD 41 | 1          | 5,410     | 0.12      |
| SFD 42 | 1          | 3,753     | 0.09      |
| SFD 43 | 1          | 2,999     | 0.07      |
| SFD 44 | 1          | 2,902     | 0.07      |
| SFD 45 | 1          | 2,825     | 0.06      |
| SFD 46 | 1          | 2,800     | 0.06      |
| SFD 47 | 1          | 3,136     | 0.07      |
| SFD 48 | 1          | 8,534     | 0.20      |
| SFD 49 | 1          | 3,797     | 0.09      |
| SFD 50 | 1          | 3,702     | 0.08      |
| SFD 51 | 1          | 3,713     | 0.09      |
| SFD 52 | 1          | 4,552     | 0.10      |
| SFD 53 | 1          | 6,413     | 0.15      |
| SFD 54 | 1          | 6,795     | 0.16      |

**EXISTING EASEMENT/AGREEMENT NOTES:**

- 10' WIDE EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND OPERATION OF STORM DRAINS AND INCIDENTAL PURPOSES, RECORDED AUGUST 08, 1955 AS BOOK 2852, PAGE 699 OF OFFICIAL RECORDS. EXCEPTION 8 IN TITLE REPORT.
- CONVEYANCE TO THE STATE OF CALIFORNIA FOR FREEWAY AND ADJACENT FRONTAGE ROAD PURPOSES; RELINQUISHMENT OF ADJUTERS AND ACCESS RIGHTS, PROVIDED ACCESS TO FRONTAGE ROAD. EXCEPTION 9 IN TITLE REPORT.
- AN EASEMENT FOR INGRESS AND EGRESS RIGHTS FOR THE BENEFIT OF THE STATE OF CALIFORNIA OVER ITS ENTIRETY RECORDED APRIL 21, 2021 AS INSTRUMENT NO. 2021-063489 OF OFFICIAL RECORDS, DESCRIBED UNDER PARCEL 3 IN THE TITLE REPORT.
- INGRESS, EGRESS AND UTILITY RIGHTS FOR THE BENEFIT OF PARCEL TWO OVER ITS ENTIRETY AS DELINEATED IN THE LOT LINE ADJUSTMENT RECORDED AS INSTRUMENT NO. 2019-041930. TO BE VACATED.
- INGRESS, EGRESS AND UTILITY RIGHTS FOR THE BENEFIT OF PARCEL THREE OVER ITS ENTIRETY AS DELINEATED IN THE LOT LINE ADJUSTMENT RECORDED AS INSTRUMENT NO. 2019-041930. TO BE VACATED.

**PROPOSED EASEMENT NOTES:**

REFER TO SHEETS C1.1 AND C1.2 FOR BLOW-UP OF DEVELOPMENT AREA AND ADDITIONAL EASEMENTS

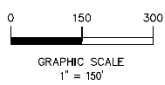
**MULTIPLE FINAL MAPS NOTE:**

1. MULTIPLE FINAL MAPS: PURSUANT TO CHAPTER 3, ARTICLE 4 SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BONDED.

**PROJECT PHASING NOTE:**

1. INITIAL CONSTRUCTION PHASING TO INCLUDE ROUGH GRADING, LANDSLIDE REMEDIATION AND ROADWAY. FUTURE PROJECT PHASING FOR UNIT CONSTRUCTION, IF ANY, STILL TO BE DETERMINED.

PACIFICA GATEWAY TENTATIVE MAP  
CITY OF PACIFICA, SAN MATEO COUNTY  
MERGER AND RESUBDIVISION OF PARCELS 1, 2, AND 3 PER DOC. NO. 2021-175371 O.R. CONSISTING OF 54 RESIDENTIAL LOTS AND 4 ADDITIONAL PARCELS (1 DESIGNATED FOR CONDOMINIUM PURPOSES).



THE SET OF THESE MAPS AND SPECIFICATIONS IS SUBJECT TO THE ORIGINAL SET FOR WHICH THEY WERE PREPARED, AND THE LOCATION OF ANY NEIGHBORING LOTS OR PARTS IS PROMISED. WITH THE PLANS AND SPECIFICATIONS, CONTACT WITH THE SURVEYOR FOR ALL NECESSARY INFORMATION OF THE SCOPE AND OF THESE RESTRICTIONS.

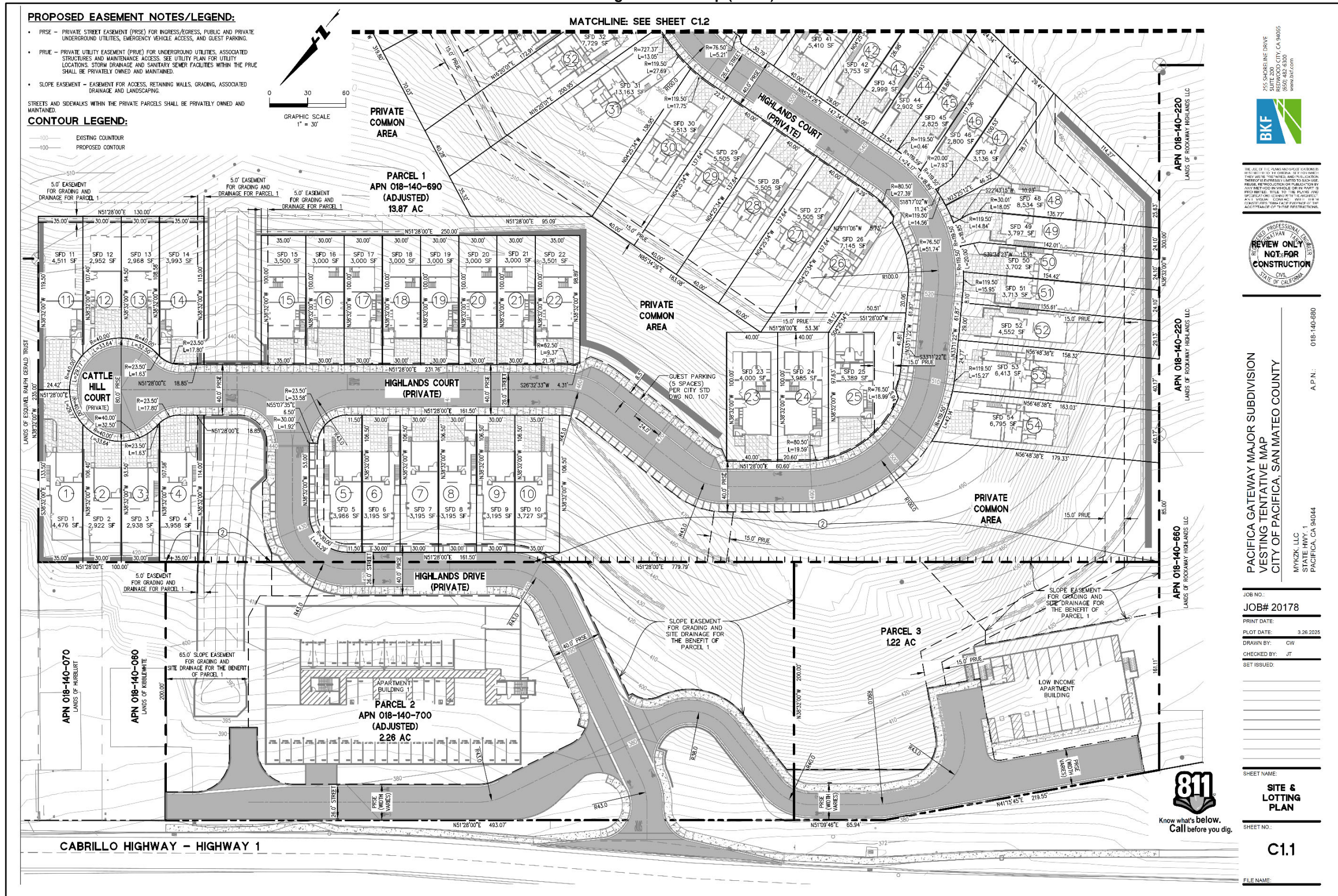


PACIFICA GATEWAY MAJOR SUBDIVISION  
VESTING TENTATIVE MAP  
CITY OF PACIFICA, SAN MATEO COUNTY  
MAYZUK, LLC  
STATE HWY 1  
PACIFICA, CA 94044  
A.P.N.: 018-140-680

JOB NO:  
JOB# 20178  
PRINT DATE:  
PLOT DATE: 3/26/2025  
DRAWN BY: CW  
CHECKED BY: JT  
SET ISSUED:  
SHEET NAME:  
SITE & LOTTING PLAN  
SHEET NO.:  
C1.0  
FILE NAME:



Figure 3  
Vesting Tentative Map (2 of 3)



255 SHORELINE DRIVE  
SUITE 200  
REDWOOD CITY, CA 94065  
WWW.BKF.COM



MYKZK, LLC  
STATE HWY. 1  
PACIFICA, CA 94044

PACIFICA GATEWAY MAJOR SUBDIVISION  
VESTING TENTATIVE MAP  
CITY OF PACIFICA, SAN MATEO COUNTY

JOB NO:  
JOB# 20178

PRINT DATE:  
PLOT DATE: 3/26/2025  
DRAWN BY: CW  
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SET ISSUED:

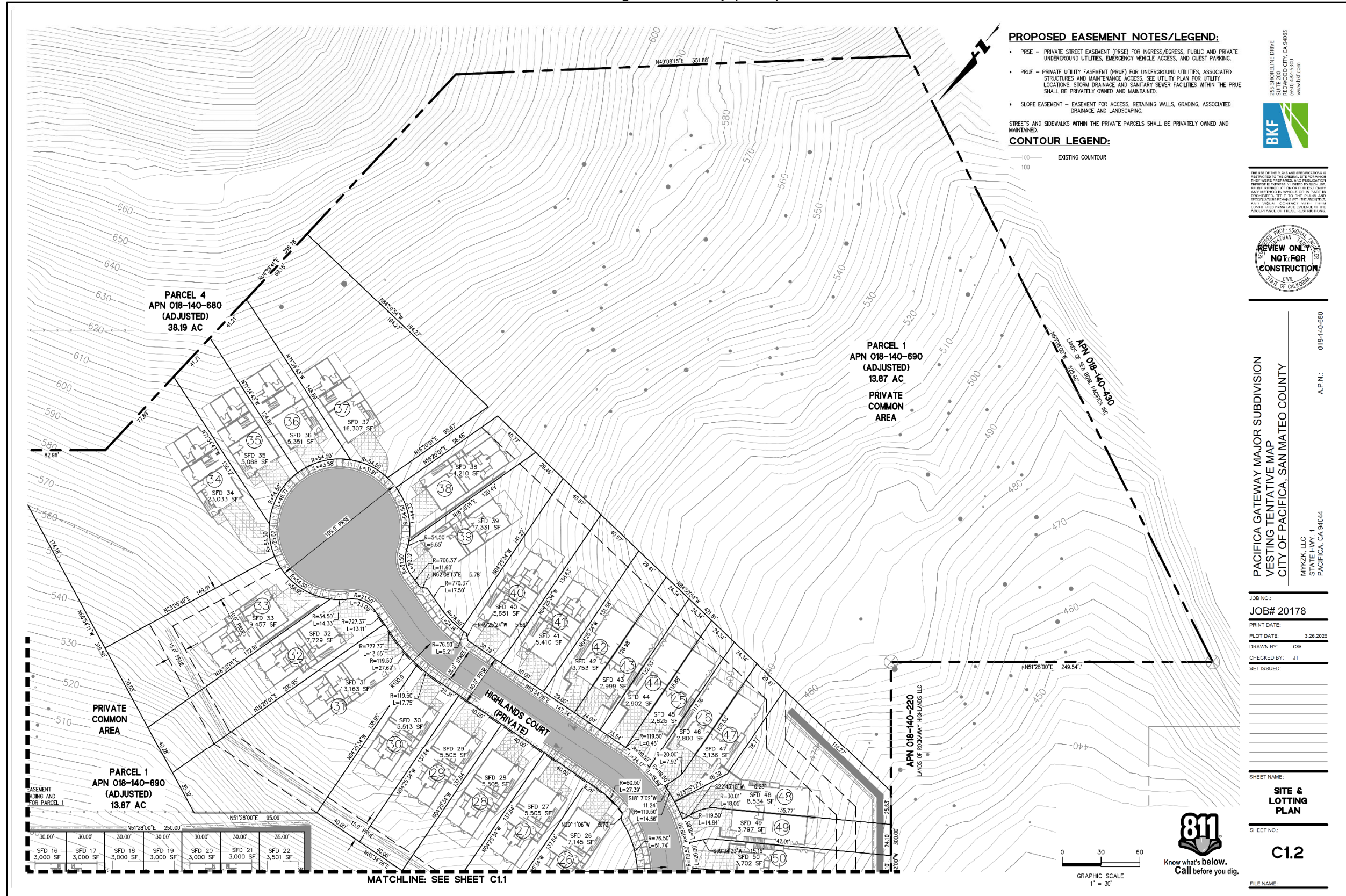
SHEET NAME:  
SITE & LOTTING PLAN

SHEET NO:  
C1.1

FILE NAME:



Figure 4  
Vesting Tentative Map (3 of 3)



**PROPOSED EASEMENT NOTES/LEGEND:**

- PRSE - PRIVATE STREET EASEMENT (PRSE) FOR INGRESS/EGRESS, PUBLIC AND PRIVATE UNDERGROUND UTILITIES, EMERGENCY VEHICLE ACCESS, AND GUEST PARKING.
- PRUE - PRIVATE UTILITY EASEMENT (PRUE) FOR UNDERGROUND UTILITIES, ASSOCIATED STRUCTURES AND MAINTENANCE ACCESS. SEE UTILITY PLAN FOR UTILITY LOCATIONS. STORM DRAINAGE AND SANITARY SEWER FACILITIES WITHIN THE PRUE SHALL BE PRIVATELY OWNED AND MAINTAINED.
- SLOPE EASEMENT - EASEMENT FOR ACCESS, RETAINING WALLS, GRADING, ASSOCIATED DRAINAGE AND LANDSCAPING.

STREETS AND SIDEWALKS WITHIN THE PRIVATE PARCELS SHALL BE PRIVATELY OWNED AND MAINTAINED.

**CONTOUR LEGEND:**

100 - EXISTING CONTOUR  
100



THE USE OF THIS PLAN AND INFORMATION IS RESTRICTED TO THE ORIGINAL SITE AREA WHICH THESE VESTING TENTATIVE MAPS REPRESENT. ANY REVISIONS TO THIS PLAN SHALL BE MADE BY THE ORIGINAL DESIGNER. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



PACIFICA GATEWAY MAJOR SUBDIVISION  
VESTING TENTATIVE MAP  
CITY OF PACIFICA, SAN MATEO COUNTY

MYK2K, LLC  
STATE HWY 1  
PACIFICA, CA 94044

A.P.N.: 018-140-680

JOB NO:  
**JOB# 20178**

PRINT DATE:  
3.26.2025

PLOT DATE:  
3.26.2025

DRAWN BY:  
CW

CHECKED BY:  
JT

SET ISSUED:

SHEET NAME:  
**SITE & LOTTING PLAN**

SHEET NO.:  
**C1.2**

FILE NAME:



GRAPHIC SCALE  
1" = 30'

|          |          |          |          |          |          |          |
|----------|----------|----------|----------|----------|----------|----------|
| SFD 16   | SFD 17   | SFD 18   | SFD 19   | SFD 20   | SFD 21   | SFD 22   |
| 3,000 SF | 3,000 SF | 3,000 SF | 3,000 SF | 3,000 SF | 3,000 SF | 3,501 SF |

MATCHLINE: SEE SHEET C1.1