



DATE: November 21, 2025

TO: Responsible and Trustee Agencies
Interested Parties and Organizations

FROM: ‘Amelia Kolokihakaufisi, Senior Planner
Community Development Department
City of Pacifica

**SUBJECT: NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
FOR THE PROPOSED SEA COVE MULTIFAMILY RESIDENTIAL PROJECT**

REVIEW PERIOD: November 21, 2025, to December 22, 2025

The City of Pacifica (“City”) is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Sea Cove Multifamily Residential Project (proposed project). In compliance with the California Environmental Quality Act (CEQA), the City has determined that the proposed project requires preparation of an EIR and is publishing this 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 9.1-acre project site is located at 4625 Coast Highway along State Route (SR) 1 in the City of Pacifica, California (see Figure 1). The site is identified by Assessor’s Parcel Number (APN) 022-150-440, is designated Visitor Serving Commercial in the City of Pacifica 2040 General Plan, and is zoned Neighborhood Commercial (C-1). Portions of the project site located along the southern and western boundaries are situated within the City’s Hillside Preservation District (HPD). It should be noted that the project site is located entirely outside of the California Coastal Commission’s Coastal Zone.

The developed project site currently contains an inoperative Sea Bowl bowling alley (originally built in 1959), an associated parking lot in the northern portion of the site, and a vegetated hillside in the southern portion. The project site contains 41 trees, the majority of which are located on the hillside and within the southernmost corner of the site. An unpaved trail leading to a deteriorated roadway wraps around the bowling alley parking lot and continues through the southern portion of the site. Rockaway Beach and Aramai Point, both recognized scenic overlooks, are located across SR 1 to the north and northwest of the site, respectively. Undeveloped land is located to the north, across Sea Bowl Lane; to the east, across Fassler Avenue; and to the south, across Roberts Road.

Surrounding existing land uses include a brewery and associated parking lot immediately west of the project site; single-family residences to the northeast, across Fassler Avenue; and townhouses to the southwest on the hillside.

PROJECT DESCRIPTION

The proposed project would include the demolition of the existing bowling alley, removal of up to 41 existing trees, and the subdivision of the 9.1-acre site into 34 lots, 25 of which would be residential lots ranging from 2,555 square feet (sf) to 19,278 sf. The project site would be developed with a total of 113 residential units, including 91 units and 22 accessory dwelling units (ADUs) affordable for lower-income households. The proposed application requests approval of a Tentative Subdivision Map, Site Development Permit, and Tree Removal Permit. The applicant has invoked the “Builder’s Remedy” provisions of the Housing Accountability Act (HAA) pursuant to State law. The aforementioned project components are discussed in further detail below.

Tentative Subdivision Map

The proposed project approvals include a Tentative Subdivision Map (see Figure 2) to facilitate the subdivision of the project site into 34 new lots on the site (see Figure 3). Lots 1 through 15 would be located on the northern portion of the site and Lots 16 through 25 would be located on the hillside within the southern portion of the site. The remaining nine lots, Lots A through I, would be reserved for roadways, open space, and stormwater control areas throughout the site.

The project site would be developed with a total of 113 residential units comprised of the following: 81 units within 15, three-story single-family attached townhome buildings; 10 units within five, two-story duet style buildings; and 22 attached ADUs. The ADUs affordable for lower-income households would be located within the first floor of buildings located on Lots 12 through 15 along the existing hillside. The project would also include approximately 177,000 sf of open space within Lots A through E and I, as well as a retaining wall ranging up to 60 feet in height along the hillside and additional eight- and 10-foot walls in the northeastern portion of the site.

Parking, Access, and Circulation

The proposed project would include 244 parking spaces divided between 174 resident parking spaces within covered garages, 20 surface parking spaces for guests (comprised of 10 standard spaces, six compact spaces, one ADA van accessible space, and three electric vehicle charging space), and 50 parking spaces on Lot E for common use (comprised of 17 standard spaces, 27 compact spaces, four parallel spaces, and two ADA accessible spaces). The site also includes approximately 50 parking spaces available for the brewery’s use.

Primary access to the project site would be provided from Sea Bowl Lane. The driveway entrance would be provided within the northeastern portion of the site, between Lots 2 and 3, and would provide access to Lots 1 through 15 by way of Sea Cove Street and the proposed internal roadway network (see Figure 3). Lots 16 through 25 would be accessed through a new roadway (labeled as Solara Street on Figure 3) from Roberts Road.

Utilities

Water service for the proposed project would be provided by the North Coast County Water District (NCCWD) through connections to the existing water mains located within Fassler Avenue and Roberts Road (see Figure 4). An eight-inch water line would be routed north through Sea Bowl Lane and extended into the project site within the internal roadways.

Electricity services would be provided by Pacific Gas & Electric (PG&E). The proposed project would connect to the existing utility easements and overhead electric lines located on-site and in the general vicinity. Pursuant to Pacifica Municipal Code (PMC) Section 8-1.08, utility lines adjacent to SR 1 would be undergrounded.

The City would provide sewer service for the proposed project. Each building would be served by an eight-inch sanitary sewer line to connect to the proposed residential units (see Figure 4). The proposed sewer lines within the internal roadways would convey flows from the northern portion of the site to an existing

eight-inch line within Lot E and from the southern portion of the site to an existing four-inch line within Roberts Road. Collected wastewater would ultimately be routed to the City of Pacifica's wastewater treatment plant.

New 12- and 24-inch storm drain pipes would collect the runoff from impervious areas such as hardscape, parking areas, and driveways, within the project site. The proposed storm drains would collect runoff from three drainage management areas (DMAs) comprised of Lots 1 and 2, Lots 3 through 15, and Lots 17 through 25 (see Figure 5). Runoff flowing through the storm drains would empty into the proposed modular below grade Silva Cell units within Lots A and E along Sea Bowl Lane, as well as the bioretention area within Lot D in the southern portion of the site. Silva Cells are an underground stormwater treatment device that removes pollutants and provides underground bioretention. The bioretention area in the southern portion of the project site would discharge treated stormwater into new 12-inch storm drainage pipes, which would convey flows northward. All treated stormwater would be discharged into the City's stormwater system through connection to an existing 30-inch storm drain line at the northernmost corner of the project site.

Site Development Permit

A Site Development Permit has been requested to allow the proposed residential development pursuant to PMC Title 9, Chapter 4, Article 32, Section 9-4.3201. It should be noted that pursuant to PMC Title 4, Chapter 12, a future Tree Removal Permit would be required for the removal of any on-site trees.

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 will include identification of the thresholds of significance, identification of project-level and cumulative impacts, and identification of mitigation measures and monitoring strategies, as required to reduce or offset potential environmental impacts. The City anticipated that all other impacts listed in Appendix G will not be found to be significant, as described in more detail below:

- Aesthetics;
- Air Quality and Greenhouse Gas Emissions (including Energy);
- Biological Resources;
- Cultural Resources/Tribal Cultural Resources;
- Geology and Soils (including Mineral Resources);
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning/Population and Housing;
- Noise;
- Public Services and Recreation;
- Transportation;
- Utilities/Service Systems; and
- Wildfire.

In addition to the foregoing chapters, the EIR will contain all required information as outlined in CEQA Guidelines Sections 15120 to 15132, including chapters that discuss Effects Not Found to be Significant, Statutorily Required Sections, and Alternatives to the Proposed Project. The EIR will incorporate by reference the City of Pacifica 2040 General Plan EIR. In addition to this NOP, 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 summarizes 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 scenic vistas, trees, scenic highways, 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 rely in part on photo simulations prepared for the proposed project.

Air Quality and Greenhouse Gas Emissions (including Energy): The Air Quality and Greenhouse Gas (GHG) Emissions (including Energy) chapter will include analysis for the proposed project performed using the California Emissions Estimator Model (CalEEMOD) software program according to the Bay Area Air District's (BAAD) 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 (VMT) data from the project-specific Transportation Study will be used as model input data. The Air Quality and GHG Emissions (including Energy) 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_x, and PM₁₀) for the proposed project. The significance of air quality impacts will be determined in comparison to the BAAD'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 sensitive receptors to TACs. The analysis for the HRA will only focus on construction emissions produced from the use of heavy construction equipment and TAC exposure of nearby sensitive receptors, as the project proposes residential uses which generally do not generate substantial TACs at operation. The estimation of health risks impacts will be 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 BAAD guidance.

GHG Emissions: The GHG impact analysis will utilize CalEEMod using project land use and trip generation rates to produce an estimate of annual GHG emissions associated with construction and generation of the proposed project. The chapter will include a discussion of the proposed project in comparison to BAAD's thresholds.

Pursuant to the new BAAD thresholds of significance for GHG emissions, new land use development projects need to implement specific design elements (i.e., no natural gas, electric vehicle charging, reduce vehicle miles traveled [VMT] by 15 percent) or show consistency with a local GHG reduction strategy in order to do its "fair share" of implementing the goal of carbon neutrality by 2045. If the project can implement the specific design elements, it can reasonably be determined that the proposed project will not make a cumulatively considerable contribution to global climate change. Mitigation measures will be identified, as appropriate, using BAAD to identify feasible mitigations for GHG emissions.

Energy: The energy impact analysis will discuss whether the proposed project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The discussion will also evaluate whether the project would conflict with or obstruct a State or local plan for renewable energy.

Biological Resources: The Biological Resources chapter will include potential effects to plant communities, 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 Preliminary Arborist Report and Biological Resources Report prepared specifically for the

proposed project. Mitigation measures for all identified impacts will be developed consistent with applicable laws and regulations.

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

Geology and Soils (including Mineral Resources): The Geology and Soils (including Mineral Resources) chapter of the EIR will summarize the setting and describe the potential effects from soil erosion, earthquakes, liquefaction, and expansive/unstable soils. This chapter will also identify any paleontological resources or unique geological features within the project area. The chapter will be based on a site-specific, peer-reviewed Preliminary Geotechnical Report and Geotechnical Addendum 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.

The mineral resources analysis will evaluate whether the project would result in the loss of availability of a known mineral resource that would be a value to the region and residents of the State, and/or result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. The project site is located within a Surface Mining and Reclamation Act (SMARA) study area recorded by the California Geological Survey (CGS).

Hazards and Hazardous Materials: The Hazards and Hazardous Materials chapter of the EIR will summarize the setting and describe any potential for existing or possible hazardous materials within the project area, including, but not limited to, overhead/underground utility lines, soil, or groundwater contamination. The chapter will also assess the potential for the proposed project to create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials.

The chapter will primarily be based on a site-specific, peer-reviewed, Phase I Environmental Site Assessment. Feasible and appropriate mitigation measures will be identified to avoid or reduce adverse impacts, as needed.

Hydrology and Water Quality: The Hydrology and Water Quality chapter will summarize the setting and identify potential impacts on storm water drainage, flooding, groundwater, and water quality. The chapter will primarily be based on a Drainage Report prepared for the project. Feasible and appropriate mitigation measures will be identified to avoid or reduce adverse impacts, as needed.

Land Use and Planning/Population and Housing: The Land Use and Planning/Population and Housing chapter will evaluate the consistency of the proposed project with City of Pacifica 2040 General Plan policies and zoning regulations adopted for the purpose of avoiding or mitigating an environmental impact, pursuant to Appendix G of CEQA Guidelines. The chapter will also identify land use impacts and note any inconsistencies or incompatibilities with adopted plans and policies created by the approval of the proposed project.

The Population and Housing analysis will discuss if the proposed project would directly or indirectly induce substantial unplanned population growth or if the project would result in the displacement of substantial numbers of existing people or housing, using information from the City of Pacifica 2040 General Plan and the associated EIR.

Noise: The Noise chapter of the EIR will be based on a project-specific peer-reviewed Noise Study. The chapter will include an assessment of potential impacts upon nearby sensitive receptors from construction and operational noise. The chapter will compare predicted noise levels to the City of Pacifica 2040 General

Plan Noise Element and Noise Ordinance standards to determine the significance of impacts, and will include appropriate and practical recommendations for noise control.

Public Services and Recreation: The Public Services and Recreation chapter will evaluate whether the proposed project could increase demands upon local service providers (e.g., fire, police, schools) and/or recreational facilities. 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 and/or recreational facilities, in order to maintain acceptable service ratios, response times, or other performance objectives, the construction of which could cause significant environmental impacts.

Transportation: The Transportation chapter will include an assessment of potential impacts related to vehicle miles traveled (VMT), pedestrian, bicycle, transit facilities, and safety 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 Trip Generation Study, as well as a CEQA-level Traffic Study to evaluate whether the proposed project would result in adequate or inadequate emergency access. 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.

Utilities and Service Systems: The Utilities and Service Systems chapter of the EIR will evaluate the project's increase in water supply demand and wastewater generation, and whether the existing water and sewer infrastructure systems can accommodate project demands, or whether upgrades to the systems would be required. The Utilities and Service Systems chapter will also estimate the amount of solid waste generated by the project and the receiving landfill's capacity to accommodate the increase in solid waste.

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.

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 Resources and Forestry Resources.

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.

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):
'Amelia Kolokihakaufisi
akoloki@ci.pacifica.ca.us

Regular Mail:
City of Pacifica
Attn: 'Amelia Kolokihakaufisi, Community
Development Dept.
170 Santa Maria Avenue
Pacifica, CA 94044

Written comments are due to the City of Pacifica at the email or location addressed above by 5:00 p.m. on December 22, 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), as set forth below.

EIR Scoping Meeting on the Sea Cove Multifamily Residential Project

Thursday | December 11, 2025 | 6:00 p.m.

Zoom: <https://us02web.zoom.us/j/85104687539>

Phone: **1(669)444-9171** | Webinar ID: **851 0468 7539**

Figure 1
Project Site Boundaries

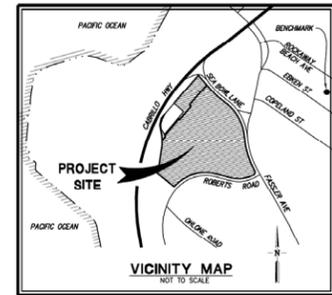


*Figure not OCR compatible

Figure 2
Vesting Tentative Map

VESTING TENTATIVE MAP SEA COVE PROPERTY

CITY OF PACIFICA, SAN MATEO COUNTY, CALIFORNIA
FOR: TOLL BROTHERS, INC
(125 CONDOMINIUM UNITS FOR SALE & 10 FEE SIMPLE LOTS FOR SALE)



PROPOSED	DESCRIPTION	EXISTING	BENCHMARK
---	TRACT BOUNDARY	---	<p>NGS BENCHMARK HAVING A PERMANENT IDENTIFIER OF HT0462 AND A DESIGNATION 00 D211 BEING A BRASS DISC SET, AT THE JUNCTION OF BUEL AVENUE, 67.5 FEET SOUTHWEST OF THE CENTER LINE OF ROCKAWAY BEACH AVENUE, 23 FEET WEST OF THE CENTER LINE OF BUEL AVENUE, IN THE TOP AND 1.3 NORTHEAST OF THE SOUTHWEST END OF THE SOUTHWEST CONCRETE WING WALL OF A CONCRETE BRIDGE OVER A CREEK, AND ABOUT 0.5 FEET HIGHER THAN THE AVENUE, IN THE CITY OF PACIFICA.</p> <p>ELEVATION = 70.71 NAVD88</p>
---	LOT LINE	---	
---	RIGHT OF WAY	---	
---	CENTER LINE	---	
---	MATCH LINE	---	
---	RETAINING WALL	---	
---	EASEMENT LINE	---	
---	STORM DRAIN	---	
---	SANITARY SEWER	---	
---	POTABLE WATER	---	
---	RECYCLED WATER	---	
---	CURB & GUTTER	---	
---	SAWCUT	---	
---	SIDEWALK	---	
---	EARTH OR GRASS SWALE	---	
---	VALLEY GUTTER	---	
---	STORM WATER INLET	---	
---	DROP INLET	---	
---	ARFA DRAIN	---	
---	BUBBLE UP	---	
---	MANHOLE	---	
---	SANITARY SEWER CLEAN OUT	---	
---	SANITARY SEWER LATERAL	---	
---	FIRE HYDRANT	---	
---	BLOW OFF	---	
---	WATER SERVICE WITH METER BOX	---	
---	BACKFLOW DEVICE	---	
---	WATER VALVE	---	
---	AIR RELEASE VALVE	---	
---	POST INDICATOR VALVE	---	
---	FIRE DEPARTMENT CONNECTION	---	
---	SINGLE ARM STREET LIGHT	---	
---	DOUBLE ARM STREET LIGHT	---	
---	POST TOP LIGHT	---	
---	PEDESTRIAN LIGHT	---	
---	MONUMENT	---	
---	TRAFFIC SIGN	---	
---	STREET NAME SIGN	---	
---	FENCE	---	
---	BARRICADE	---	
---	CURB RAMP	---	
---	CONTOUR ELEVATIONS	---	
---	SPOT ELEVATION	---	
---	NEW ASPHALT PAVEMENT	---	
---	BIO-RETENTION AREA	---	
---	IRRIGATION SLEEVE	---	
---	THRU CURB DRAIN	---	
---	SILVA CELL	---	

ABBREVIATIONS	
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BEGINNING OF CURVE
BOC	BACK OF CURVE
BNDY	BOUNDARY
BOT	BOTTOM
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
CL	CENTER LINE
DI	DROP INLET
DMA	DRAINAGE MANAGEMENT AREA
DJ	DWELLING UNITS
EC	END OF CURVE
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
LAT	LATERAL
LF	LINEAR FOOT
LP	LOW POINT
JT	JOINT TRENCH
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
OH	OVERHEAD
P	PAD ELEVATION
PAE	PRIVATE VEHICLE ACCESS EASEMENT
PAV	PAVEMENT
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RET	CURB RETURN
RW	RIGHT OF WAY
SD	STORM DRAIN
SF	SQUARE FEET
SL	STREET LIGHT
SNS	STREET NAME SIGN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
STD	STANDARD
SWK	SIDEWALK
SW	STORM WATER INLET
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL
W	WATER LINE
WLE	WATER LINE EASEMENT
WM	WATER METER
WS	WATER SERVICE

SHEET INDEX	
SHEET NO.	DESCRIPTION
TM1.0	TITLE SHEET
TM2.0	SECTIONS & DETAILS
TM3.0	EXISTING CONDITION
TM4.0	PROPOSED LOTTING PLAN
TM5.0	PRELIMINARY GRADING AND DRAINAGE PLAN
TM6.0	PRELIMINARY UTILITY PLAN
TM7.0	PRELIMINARY STORMWATER TREATMENT PLAN
TM8.0	PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN



- OWNER: COASTAL PACIFIC, LLC
C/O TOLL BROTHERS, INC.
6800 KOLL CENTER PARKWAY, SUITE 320
PLEASANTON, CA 94566
(925) 249-6000
CONTACT: ALI SWEENEY
- APPLICANT/DEVELOPER: TOLL BROTHERS, INC.
6800 KOLL CENTER PARKWAY, SUITE 320
PLEASANTON, CA 94566
(925) 249-6022
CONTACT: NICK KOSLA
- CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
(925) 227-9100
CONTACT: DOMINIC CARUCCI, RCE 85585
- GEOTECHNICAL ENGINEER: ENGED INCORPORATED
1630 SAN PABLO AVENUE, SUITE 200
OAKLAND, CA 94612
(510) 451-1255
CONTACT: TERESA KLOTZBACK
- ASSESSOR'S PARCEL NUMBERS: 022-150-440
- PROPERTY DESCRIPTION:
THE NORTHERLY PARCEL, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "RECORD OF SURVEY, FASSLER AVENUE & VICINITY, CITY OF PACIFICA, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, ON APRIL 10, 1975 IN BOOK 8 OF MAPS AT PAGE 14 AND 15.
- EXISTING USE: VISITOR-SERVING COMMERCIAL
- PROPOSED USE: RESIDENTIAL
- EXISTING ZONING: C-1
- PROPOSED ZONING: CUP
- GENERAL PLAN LAND DESIGNATION: VISITOR-SERVING COMMERCIAL
- GROSS AREA: 9.1± ACRES
- NET AREA: 8.3± ACRES
- TOTAL NUMBER OF LOTS: 34
- TOTAL NUMBER OF UNITS: 91 UNITS + 22 ADUS = 113
- NET DENSITY: 13.6 UNITS/ACRE
- UTILITIES:
a. WATER: NORTH COAST COUNTY WATER DISTRICT
b. SANITARY SEWER: CITY OF PACIFICA
c. STORM DRAIN: CITY OF PACIFICA
d. GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC (PG&E)
e. TELEPHONE: AT&T
f. CABLE TV: COMCAST
- TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED IN AUGUST 2021.
- THE PROPERTY IS WITHIN ZONE X--AREAS DETERMINED TO BE AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 06081C0126F, DATED AUGUST 2, 2017.
- IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT TO MINIMIZE POLLUTANTS FROM ENTERING INTO UNDERGROUND STORM DRAINS, SILVA CELLS AND BIOPRETENTION ARE PROPOSED TO TREAT STORMWATER RUNOFF. THE PROPOSED STORMWATER TREATMENT MEASURES WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION IN ACCORDANCE WITH THE CC&R'S.
- IT IS THE INTENT OF THE DEVELOPER TO SEEK LAND USE ENTITLEMENTS INCLUDING A VESTING TENTATIVE MAP.
- IT IS THE INTENT OF THE DEVELOPER TO FILE CONDOMINIUM PLANS FOR BUILDINGS 1-15 AFTER THE FINAL MAP APPROVAL AND 16-25 WILL BE FEE-SIMPLE.
- IT IS THE INTENT OF THE DEVELOPER TO APPLY FOR WAIVERS, INCENTIVES, AND/OR CONCESSIONS ALLOWED UNDER DENSITY BONUS LAW INCLUDING FOR PARKING.
- IT IS THE INTENT OF THE DEVELOPER TO FILE A LOT LINE ADJUSTMENT THAT ADDS PROPOSED LOT E TO EXISTING LOT (APN 022-150-170) OWNED BY MAHOGANY INVESTMENT PACIFICA AND MAKE IT A SINGLE LOT.
- IT IS THE INTENT OF THE DEVELOPER TO DEVELOP THIS SITE IN UNITS.

354.014
SeaCove Pacifica
Pacifica, CA
July 3, 2024

Toll Brothers
6800 Koll Center Parkway, Suite 320
Pleasanton, CA 94566 | 925.249-6000

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

LOCATION MAP
NOT TO SCALE

ENGINEER'S STATEMENT

PLANS PREPARED UNDER THE DIRECTION OF:

[Signature]
DOMINIC R. CARUCCI, RCE 85585
RUGGERI-JENSEN-AZAR



10-01-2024
DATE

VESTING TENTATIVE MAP
TITLE SHEET
TM1.0

SDG Architects, Inc.
3361 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



*Figure not OCR compatible

Figure 3
Proposed Plot Plan

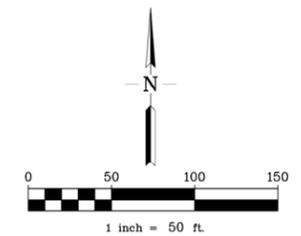


LEGEND

- ① E/VAE, P/UE, P/AE, S/SE AND M/LE
- ② M/LE AND P/SE
- ③ M/LE
- ④ P/SE
- ⑤ S/SE

LOT AREA TABLE

LOT #	AREA (SF)	PROPOSED USE
1	12,203	RESIDENTIAL
2	6,321	RESIDENTIAL
3	8,327	RESIDENTIAL
4	5,147	RESIDENTIAL
5	6,030	RESIDENTIAL
6	5,882	RESIDENTIAL
7	5,781	RESIDENTIAL
8	8,361	RESIDENTIAL
9	8,787	RESIDENTIAL
10	5,118	RESIDENTIAL
11	10,365	RESIDENTIAL
12	10,033	RESIDENTIAL
13	7,215	RESIDENTIAL
14	10,007	RESIDENTIAL
15	19,278	RESIDENTIAL
16	4,854	RESIDENTIAL
17	3,697	RESIDENTIAL
18	3,686	RESIDENTIAL
19	3,166	RESIDENTIAL
20	2,942	RESIDENTIAL
21	2,555	RESIDENTIAL
22	2,870	RESIDENTIAL
23	2,573	RESIDENTIAL
24	3,079	RESIDENTIAL
25	3,021	RESIDENTIAL
A	3,440	OPEN SPACE
B	3,080	OPEN SPACE
C	128,073	OPEN SPACE
D	5,721	OPEN SPACE
E	34,443	OPEN SPACE
F	51,893	STREETS
G	7,716	STREETS
H	1,436	STREETS
I	2,330	OPEN SPACE

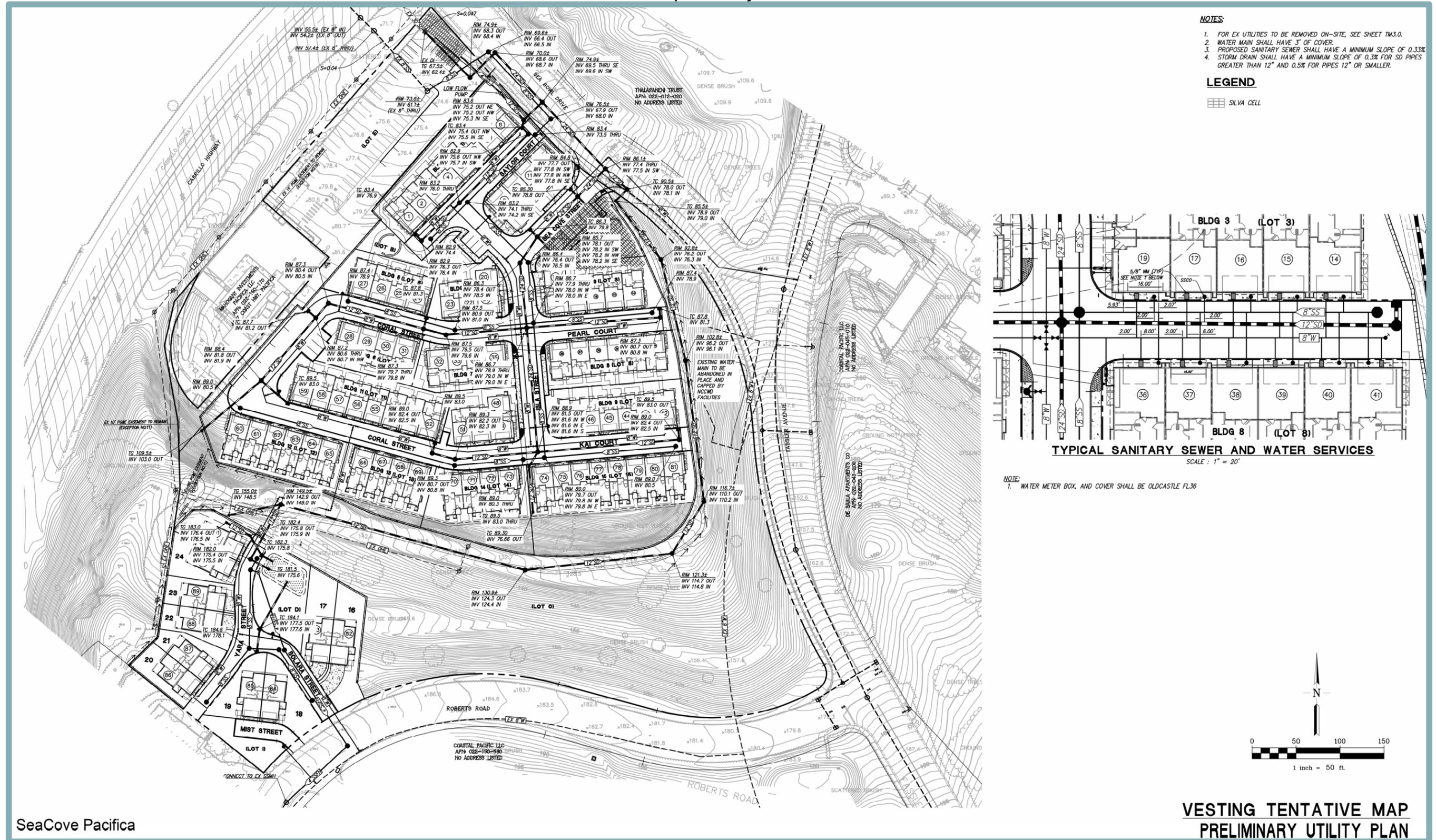


**VESTING TENTATIVE MAP
PROPOSED LOTTING PLAN**

SeaCove Pacifica

*Figure not OCR compatible

Figure 4
Proposed Utility Plan

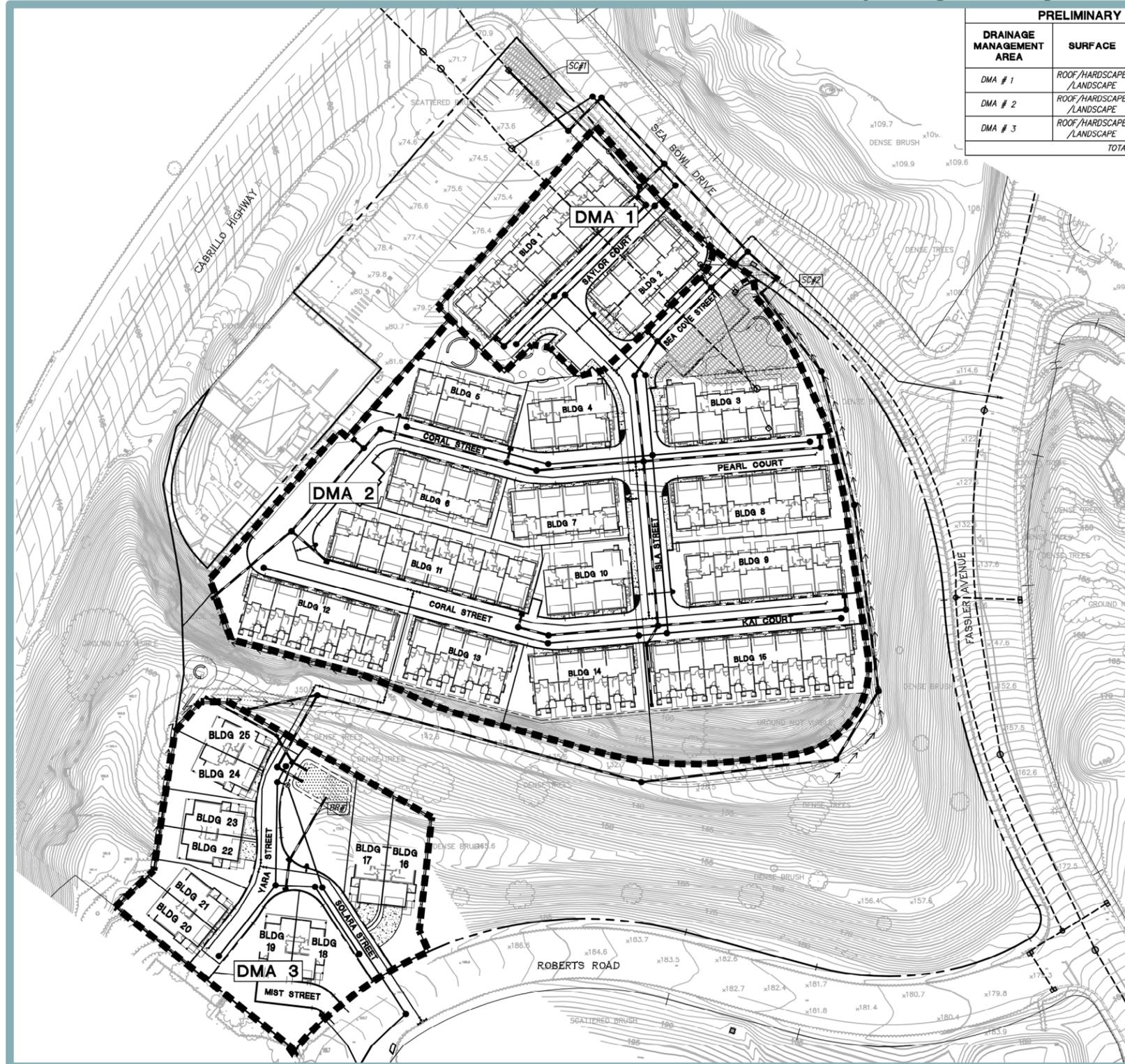


SeaCove Pacifica

VESTING TENTATIVE MAP
PRELIMINARY UTILITY PLAN

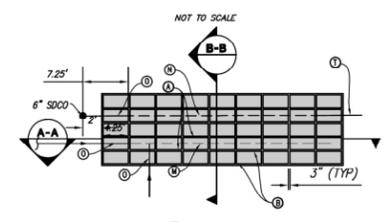
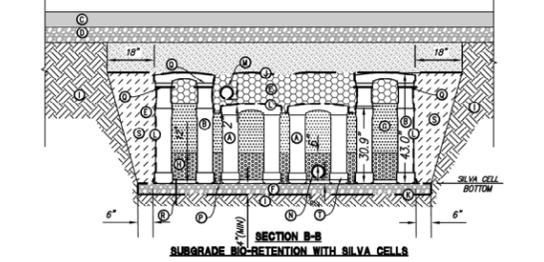
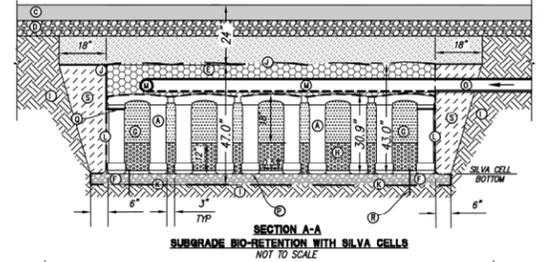
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**Figure 5
Preliminary Grading and Drainage Plan**



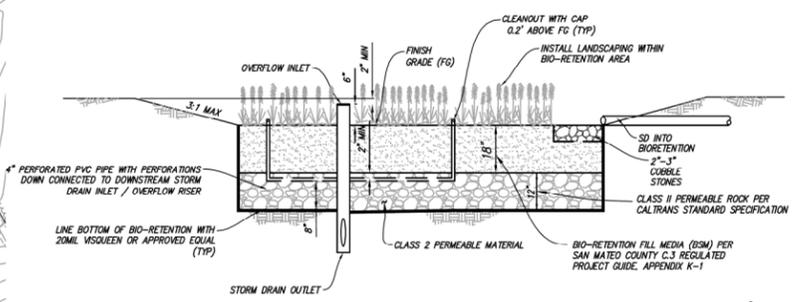
PRELIMINARY STORMWATER TREATMENT CALCULATIONS									
DRAINAGE MANAGEMENT AREA	SURFACE	TOTAL DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	TYPE OF TREATMENT	BMP ID
DMA # 1	ROOF/HARDSCAPE /LANDSCAPE	27,200	21,885	5,315	22,417	897	904	SILVA CELL	SC #1
DMA # 2	ROOF/HARDSCAPE /LANDSCAPE	159,800	121,372	38,428	125,215	5,009	5,016	SILVA CELL	SC #2
DMA # 3	ROOF/HARDSCAPE /LANDSCAPE	49,645	23,378	26,267	26,005	1,040	1,048	BIO-RETENTION	BR #1
TOTAL		236,645	166,635	70,010	173,636	6,945	6,968		

NOTES:
 1. THE CALCULATIONS ARE BASED ON THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM C.3 REGULATED PROJECTS GUIDE, DATED JANUARY, 2020 AND THE FOLLOWING CRITERIA:
 a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.
 b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.
 2. SIZING FACTOR BASED ON 4% METHOD PER SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM C.3 REGULATED PROJECTS GUIDE.



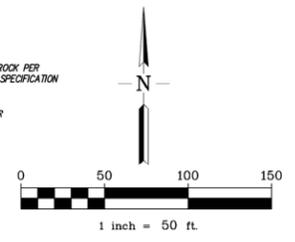
NOTE:
 1. LAYOUT OF SILVA CELL UNITS PER PLAN.
 2. TRACER WIRE TO BE INSTALLED ALONG OUTER PERIMETER OF SILVA CELL UNITS. TRACER WIRE LOOP TO END AT OUTSIDE OF CAP OF 4" SDOU.

SILVA CELL TYPICAL DETAIL
NOT TO SCALE



TYPICAL BIORETENTION AREA
NOT TO SCALE

- KEY PLAN**
- ① 2X SILVA CELL SYSTEM BY DEEP ROOT (DECK, BASE, AND POSTS)
 - ② 3X SILVA CELL SYSTEM BY DEEP ROOT (DECK, BASE, AND POSTS)
 - ③ PAVEMENT SECTION
 - ④ CLASS 2 AGGREGATE BASE
 - ⑤ 1/2" DRAIN ROCK
 - ⑥ 4" MIN AGGREGATE BASE, COMPACTED TO 95%
 - ⑦ BIO-RETENTION TREATMENT SOILS
 - ⑧ CLASS 2 PERMEABLE MATERIAL PER CALTRANS SPECIFICATIONS, SECTION 68
 - ⑨ UNDISTURBED EARTH
 - ⑩ 20MIL VISQUEEN - GEOTEXTILE FABRIC 18" MIN OVERLAP
 - ⑪ 20MIL VISQUEEN - GEOTEXTILE FABRIC, PLACED BELOW AGGREGATE SUB BASE
 - ⑫ 20MIL VISQUEEN - GEOTEXTILE TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
 - ⑬ 6" SDR-35 PERFORATED DISTRIBUTION PIPE IN 1/2" DRAIN ROCK
 - ⑭ 6" SDR-35 PERFORATED COLLECTION PIPE. INSTALL END CAP PLUG W/ 4" ORIFICE @ INVERT @ SILVA CELL OUTFLOW PIPE
 - ⑮ 6" SDR-35 SOLID DISTRIBUTION PIPE INTO SILVA CELL SYSTEM
 - ⑯ SILVA CELL BASE
 - ⑰ CABLE TIE, ATTACHING GEOTEXTILE TO SILVA CELL AT BASE OF UPPER LEG FLARE
 - ⑱ PIN, PER SILVA CELL SPECIFICATIONS
 - ⑳ NATIVE BACKFILL, COMPACTED PER GEOTECHNICAL REPORT
 - ㉑ SOLID OUTFLOW PIPE



*Figure not OCR compatible