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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: Sea Cove Residential Project

Lead Agency: City of Pacifica

Contact Name: 'Amelia Kolokihakaufisi, Senior Planner

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Project Location: Pacifica (*City*) San Mateo (*County*)

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

The approximately 9.1-acre project site, located at 4625 Coast Highway along State Route (SR) 1 in the City of Pacifica, California, is developed with the inoperative Sea Bowl bowling alley, associated parking lot in the northern portion of the site, and a vegetated hillside in the southern portion. The site is identified as Assessor's Parcel Number (APN) 022-150-440. 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.
The proposed project would include the demolition of the existing vacant bowling alley, removal of up to 41 on-site trees, and the subdivision of the project site into 34 lots. The proposed project would be developed with a total of 113 residential units, consisting of 91 single-family attached units and 22 accessory dwelling units (ADUs).

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 (including Energy); Cultural and Tribal Cultural Resources; Biological 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 and Service Systems; 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).