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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: 570 Crespi Drive Project

Lead Agency: City of Pacifica

Contact Name: Christian Murdock, Deputy Planning Director

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Project Location: Pacifica, San Mateo County
City *County*

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

The 1.68-acre project site consists of 570 Crespi Drive and a portion of 540 Crespi Drive in the City of Pacifica, California. The proposed project would include a merger of the two vacant lots to develop one two-story mixed-use building (Building A) and two three-story residential buildings (Buildings B and C). The project would also include a condominium subdivision to create one commercial condominium and 19 residential condominiums. Building A would consist of 3,165-square feet of commercial space on the ground floor and three residential units on the second floor. Buildings B and C would be three stories each and would contain seven and nine townhomes, respectively, for a project-wide total of 19 units. The buildings would be constructed on the northernmost half of the site, while the southernmost half of the site would remain undisturbed. The project would involve off-site improvements, including construction of a new driveway and associated parking spaces within the northern portion of the existing Pacifica Community Center located immediately to the west at 540 Crespi Drive.

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

The Initial Study prepared for the proposed project identified potentially significant impacts related to biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, transportation, and tribal cultural resources. However, mitigation measures were included in the Initial Study sufficient to reduce all impacts to a less-than-significant level.

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 plant and wildlife habitat;
- increase in air quality pollution/greenhouse gas emissions;
- adverse impacts to water quality;
- increase in noise; and
- increase in traffic.

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 (CVRWQCB);
California Department of Fish and Wildlife (CDFW);
United States Army Corps of Engineers (USACE).