



**NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT
570 CRESPI DRIVE PROJECT
STATE CLEARINGHOUSE #2021120126**

PROJECT TITLE: 570 Crespi Drive Project
PROJECT SPONSOR: Brendan Murphy (650) 401-3642
PROJECT LOCATION: 570 Crespi Drive and a portion of 540 Crespi Drive, Pacifica, California.
Assessor Parcel Number (APN) 022-162-130 and -420
DATE OF PUBLIC NOTICE: April 11, 2025
PUBLIC REVIEW PERIOD: April 11, 2025 to May 26, 2025 (5:00 PM)

NOTICE IS HEREBY GIVEN that the City of Pacifica (“City”) has prepared a draft environmental impact report (DEIR) pursuant to the provisions of the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts of the proposed 570 Crespi Project (“Project”). The City will make the DEIR and Project documents available for a 45-day public review and comment period as indicated in this Notice of Availability.

Summary Project Description:

The City is processing several entitlements, including a Rezone, Zoning Text Amendment, General Plan Amendment, Development Agreement, Site Development Permit, Use Permit, Parking Exception, Sign Permit, Tentative Subdivision Map, Lot Merger and/or LLA, and Tree Removal Permit for the Project. The City anticipates that other Trustee Agencies will also rely on the DEIR to grant approvals, including, but not limited to, Clean Water Act Section 404 Permit (United States Army Corps of Engineers), and a Clean Water Act Section 401 Water Quality Certification (San Francisco Bay Regional Water Quality Control Board).

The proposed project would include the purchase of a 0.70-acre portion of APN 022-162-420, located at 540 Crespi Drive, and a Lot Merger and/or LLA to combine the 0.70-acre portion of APN 022-162-420 and APN 022-162-310 (0.98 acre). The new 1.68-acre parcel would be developed with one two-story mixed-use building (Building A) and two three-story residential buildings (Buildings B and C). Building A would consist of 3,165 sf 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 proposed project would also include improvements to the northern portion of the Pacifica Community Center parcel. The improvements would include construction of a new east to west driveway with seven uncovered parking spaces and a drop-off area intended for use by the Pacifica Community Center. The new driveway would connect to existing driveways located to the west and to the east of the Community Center. The DEIR contains a detailed project description including all activities proposed with the Project.

Environmental Review:

The DEIR, prepared pursuant to the requirements of CEQA, evaluates the potentially significant environmental impacts of implementing the Project and three alternatives, one of which is the No Project alternative. The DEIR identifies potentially significant environmental impacts to the following CEQA

environmental factors: Biological Resources; Greenhouse Gas Emissions; and Transportation. In addition, the Initial Study prepared for the project, and included as Appendix A of the Draft EIR, identifies potentially significant impacts related to the following: Cultural and Tribal Cultural Resources; Geology and Soils/Mineral Resources; Hazards and Hazardous Materials; Hydrology and Water Quality; and Noise.

The DEIR and associated Initial Study concluded that potentially significant environmental impacts related to Biological Resources; Cultural and Tribal Cultural Resources; Geology and Soils/Mineral Resources; Hydrology and Water Quality; and Noise can be mitigated to a less-than-significant level. However, impacts related to Greenhouse Gas Emissions and vehicle miles travelled (VMT) were determined to remain significant and unavoidable.

The Project area does not include any known hazardous waste sites that are enumerated on lists compiled pursuant to Government Code Section 65962.5.

Public Review and Comment:

The public review and comment period for the Project, including the DEIR, is April 11, 2025 to May 26, 2025 (5:00 PM). All comments received during the review period will be considered by the City prior to finalizing the DEIR and making a decision on the Project. Any interested party may comment on the Project, including the DEIR. Comments on the DEIR should focus on its sufficiency in analyzing possible impacts on the physical environment and ways in which potential adverse effects might be minimized in light of the DEIR's purpose to provide useful and accurate information about such factors.

Comments must be received no later than **5:00 PM on May 26, 2025**. All comments must be in writing. Please be sure to include your name, mailing address, email address, and telephone number with your comment. Please send comments to the following address:

Brianne Harkousha, Community Development Deputy Director
City of Pacifica Planning Division
1800 Francisco Boulevard, Pacifica, California 94044
Email: publiccomment@pacifica.gov

Document Availability:

The DEIR and Project details are available for review online at:

<https://www.cityofpacifica.org/departments/community-development/planning-division/environmental-documents>

Printed copies of these documents are available for public review in the Community Development Department, 1800 Francisco Boulevard, Pacifica, California 94044, during normal business hours of Monday through Thursday, 9:00 AM to 11:00 AM and 3:00 PM to 5:00 PM; and Friday, by appointment only. Printed copies are also available at both libraries located within the City of Pacifica: Sharp Park Library (104 Hilton Way) and Sanchez Library (1111 Terra Nova Boulevard).