

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 #: 2021120126

Project Title: 570 Crespi Drive Project

Lead Agency: City of Pacifica

Contact Name: Brianne Harkousha, Community Development Deputy Director

Email: BHarkousha@pacifica.gov Phone Number: (650) 738-7341

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 removal of two trees, 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 a number of impacts as less-than-significant with implementation of mitigation measures, less-than-significant, or no impact related to the following: Aesthetics, Agriculture and Forest Resources, Air Quality, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Implementation of the Mitigation Measures set forth in the Initial Study would be sufficient to reduce impacts to less-than-significant.

The Draft EIR evaluated the potential for significant impacts to occur related to the following CEQA environmental topic areas: Greenhouse Gas Emissions; Biological Resources; and Transportation. The Draft EIR includes mitigation measures that would reduce any identified impacts to the maximum extent feasible. The Draft EIR determined that feasible mitigation measures do not exist to reduce impacts related to Greenhouse Gas Emissions and Transportation, as a result, the project would result in significant and unavoidable impacts related to such. All other impacts would be less-than-significant or less-than-significant with mitigation. In addition, the Partially Recirculated Draft Environmental Impact Report (EIR) determined that the project could result in significant impacts related to Biological Resources. However, mitigation is included in the Partially Recirculated Draft EIR to reduce the identified 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.

The areas of known controversy for the proposed project relate to the following:

- Impacts to special-status plant and animal species;
- Impacts to environmentally sensitive habitat areas (ESHAs);
- Temporary disturbances to plant and wildlife species related to noise, lighting, reflection, air pollution, traffic, or human presence;
- Obstruction of wildlife movement corridors and access to core habitat features;
- Effects of proposed tree removal on nesting birds;
- Impacts to wetland habitat;
- The potential need for encroachment permits;
- Project access points' conformity with the American Disabilities Act (ADA);
- The loss of open space and agricultural land;
- Changes to the site's volume of runoff resulting from the increases in impervious surfaces;
- Impacts to downstream creeks and reservoirs; and
- Potential adverse effects of construction and operation of the project on water quality.

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).