

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021120126

Project Title: 570 Crespi Drive Project

Lead Agency: City of Pacifica Contact Person: Brianne Harkousha, Community Development Deputy Director
Street Address: 1800 Francisco Boulevard Phone: (650) 738-7341
City: Pacifica Zip: 94044 County: San Mateo

Project Location: County: San Mateo City/Nearest Community: Pacifica
Cross Streets: Crespi Drive and SR 1 Zip code: 94044
Lat/Long: 37 35 53.87 N 122 29 55.23 W Total Acres: 1.68
Assessor's Parcel No. 022-162-310 and -420 Section: 10 Twp: 4S Range: 6W Base: MDBM
Within 2 miles: State Hwy#: 1 Waterways: San Pedro Creek and the Pacific Ocean
Airports: N/A Railways: N/A Schools: Cabrillo Elementary School

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [x] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [x] Rezone [] Annexation
[x] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [x] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [x] Land Division (Subdivision, etc.) [x] Other: Zoning Text Amendment; Development Agreement; Site Development Permit; Parking Exception; Sign Permit; Lot Merger and/or Lot Line Adjustment; and Tree Removal Permit

Development Type:

- [x] Residential: Units 19 Acres 1.68 [] Water Facilities: Type MGD
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[x] Commercial: Sq.ft. 3,165 Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational [] Waste Treatment: Type MGD
[] Recreational [] Hazardous Type
Waste:
[] Other:

Project Issues That May Have A Significant Or Potentially Significant Impact:

- [] Aesthetic/Visual [] Fiscal [] Public Services/Facilities [x] Traffic/Circulation
[] Agricultural Land/Forest [] Flood Plain/Flooding [] Recreation/Parks [] Vegetation
[] Air Quality [] Forest Land/Fire Hazard [] Schools/Universities [] Water Quality
[x] Archeological/Historical [] Geologic/Seismic [] Septic Systems [] Water Supply/Groundwater
[x] Biological Resources [x] Greenhouse Gas Emissions [] Sewer Capacity [] Wetland/Riparian
[] Coastal Zone [] Minerals [x] Soil Erosion/Compaction/Grading [] Growth Inducement
[x] Drainage/Absorption [x] Noise [] Solid Waste [] Land Use
[] Economic/Jobs [] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[] Other: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation: The majority of the project site is currently undeveloped and covered in dense vegetation. The southeast portion of Parcel 2 is currently developed with a driveway and a roadway to provide access to the parking lot associated with the Pacifica Community Center and Pacifica Skate Park. Parcel 1 is designated Mixed Use Center (MUC) in the City's General Plan, and Parcel 2 is designated Public and Semi Public (approximately northern half) and Park (approximately southern half). Both parcels are zoned Manufacturing District (M-1).

Project Description: The proposed project would include development of one two-story mixed-use building and two three-story residential buildings. The project would include a condominium subdivision to create one commercial condominium and 19 residential condominiums. In addition, the project would involve off-site improvements, including removal of two trees, and construction of a new driveway and associated parking spaces within the northern portion of the existing Pacifica Community Center.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>4</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>2</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of S.F. Bay Conservation &
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # <u>3 Bay Delta</u>	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period

Starting Date 9/26/2025 Ending Date 10/6/2025

Lead Agency: City of Pacifica Applicant: Brendan Murphy

Consulting Firm: Raney Planning & Management, Inc. Address: P.O. Box 301

Address: 1501 Sports Drive, Suite A City/State/Zip: San Mateo, CA 94401

City/State/Zip: Sacramento, CA 95834 Phone: (650) 401-3642

Contact: Rod Stinson

Phone: (916) 372-6100

Signature of Lead Agency Representative:  Date: 9/26/2025

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.