

Notice of Determination

To: ☒ Office of Land Use and Climate Innovation From: City of Pacifica
1400 Tenth Street, Room 121 Planning Division
Sacramento, CA 95814 1800 Francisco Boulevard
Pacifica, CA 94044
☒ County Clerk Samantha Updegrave, Community Development Director
County of San Mateo (650) 738-7341
555 County Center
Redwood City, CA 94063

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number (if submitted to State Clearinghouse): 2021120126

Project Title: 570 Crespi Drive Project

Project Applicant: Brendan Murphy, BayWorks Construction, Inc.

Project Location: 570 Crespi Drive, Pacifica, CA 94044, Assessor's Parcel Numbers 022-162-310 and -420

Project Description:

The 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 construction of a new driveway and associated parking spaces within the northern portion of the existing Pacifica Community Center site. To effectuate the project, on December 2, 2025, the City Council approved a General Plan amendment, and approved various development permits, including a Site Development Permit, Vesting Tentative Map, Use Permit, Tree Removal Permit, Sign Permit and Parking Exception, on call-up from the Planning Commission. The City Council also introduced a rezoning and zoning text amendment ordinance and an ordinance approving a Development Agreement.

This is to advise that the City of Pacifica (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on December 2, 2025, and has made the following determination regarding the project:

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report is available to the general public at:
<https://www.cityofpacifica.org/departments/community-development/planning-division/environmental-documents>

Signature (Public Agency):



Title: Community Development Director

Date: December 4, 2025

Date received for filing at LCI: _____