

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE  
570 CRESPI DRIVE PROJECT IN THE CITY OF PACIFICA**

**PROJECT TITLE:** 570 Crespi Drive Project  
**PROJECT SPONSOR:** Brendan Murphy  
**PROJECT LOCATION:** 540 and 570 Crespi Drive  
Pacifica, CA 94044  
Assessor's Parcel Numbers 022-162-130 and 022-162-420  
**DATE OF PUBLIC NOTICE:** December 8, 2021  
**PUBLIC REVIEW PERIOD:** December 8, 2021 through January 10, 2022 (5:00 pm)

**NOTICE IS HEREBY GIVEN** that the City of Pacifica has prepared and intends to consider a Mitigated Negative Declaration for a development project (File No. 2016-004), further described below.

**Project Description:**

The 1.68-acre project site consists of 570 Crespi Drive and a portion of 540 Crespi Drive, located in the City of Pacifica, California. Surrounding land uses include the Pacifica Community Center, Pacifica Skatepark, and State Route (SR) 1 to the northwest, commercial businesses to the north and southeast, an elementary school to the east, and single-family residences to the south. In addition, the Ocean View Senior Apartments are located to the north of the site, across Crespi Drive. Per the City's General Plan, the site is designated Commercial and zoned Controlled Manufacturing District (M-1).

The 570 Crespi Drive Project ("Project") would include development of one two-story mixed-use building (Building A) and two three-story residential buildings (Buildings B and C). The Project site would include the entirety of the 570 Crespi Drive parcel and a portion of the 540 Crespi Drive parcel. 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 (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. Construction of the project would require removal of at least two heritage trees, as defined in the Pacifica Municipal Code. Three of the units would be ownership Below Market Rate (BMR) units pursuant to the City's Inclusionary Ordinance. 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 located immediately to the west at 540 Crespi Drive.

The Project would require approval of a Rezoning, Zoning Text Amendment, General Plan Amendment, Development Agreement, Site Development Permit, Use Permit, Tentative Subdivision Map, and Lot Merger and/or Lot Line Adjustment, and Heritage Tree Removal Authorization. The Development Agreement, among other things, would require the developer to (1) create three BMR units; (2) make an affordable housing contribution to City; (3) construct improvements at 540 Crespi Drive as noted above; (4) enter into a driveway lease with City to allow the Project to use the City's driveway; and (5) provide wetland interpretative signage.

**Environmental Review:**

An Initial Study (IS) has been prepared under the requirements of the California Environmental Quality Act (CEQA) for review and action by the City of Pacifica. The IS evaluates the potential environmental impacts of the Project. Based on the results of the IS, it has been determined that the Project would not have a significant effect on the environment. Therefore, an Environmental Impact Report is not required, and a Mitigated Negative Declaration (MND) has been prepared. The Project has been modified to incorporate mitigation measures that would reduce potential environmental impacts to a less-than-significant level. The City of Pacifica is hereby releasing this IS/MND, finding it to be accurate and complete and ready for public review.

It should be noted that CEQA Guidelines Section 15072(g)(5) requires this notice to disclose whether any listed toxic sites are present. As noted in the Section IX, Hazards and Hazardous Materials, of the IS/MND, the project site is **not** included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Public Review and Comment:**

The public review and comment period for the IS/MND is December 8, 2021 through January 10, 2022 (5:00 pm). All comments received during the review period will be considered by the City prior to finalizing the IS/MND and making a decision on the Project. Any interested party may comment on the Project or the IS/MND. Comments should focus on the sufficiency of the IS/MND in discussing possible impacts on the physical environment and ways in which potential adverse effects might be minimized in light of the IS/MND’s purpose to provide useful and accurate information about such factors.

Comments must be received no later than **5:00 p.m. on January 10, 2022**. All comments must be in writing. Please be sure to include your name, address, and telephone number with your comment. Please send comments to the following address:

**Christian Murdock, AICP, Deputy Director of Planning  
City of Pacifica Planning Department  
540 Crespi Drive, Pacifica, California 94044  
Email: [cmurdock@pacifica.gov](mailto:cmurdock@pacifica.gov)**

For further information or requests to receive project-related documents, please contact Christian Murdock at [cmurdock@pacifica.gov](mailto:cmurdock@pacifica.gov). There are no scheduled public meetings or hearings for consideration of the project or IS/MND at this time. The City will provide required notices prior to any public meeting or hearing.

**Document Availability:**

The IS/MND is available for review online at:

[http://www.cityofpacifica.org/depts/planning/environmental\\_documents](http://www.cityofpacifica.org/depts/planning/environmental_documents)

A copy of the IS/MND is also available for public review in the Planning Department, 540 Crespi Drive, Pacifica, California 94044, during normal business hours of Monday-Tuesday-Thursday, 8 AM to 5 PM (except 12:30-1:30 PM); Wednesday, 8 AM to 7:30 PM (except 12:30-1:30 PM); and, Friday, 8 AM to 1 PM. The draft IS/MND is also available at both libraries located within the City of Pacifica: Sharp Park Library (104 Hilton Way) and Sanchez Library (1111 Terra Nova Boulevard).