

## 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 # \_\_\_\_\_

### Project Title: Glenview Terrace Project

Lead Agency: City of San Bruno, Community and Economic Development Department

Contact Person: Michael Smith

Street Address: 567 El Camino Real

Phone: (650) 616-7062

City: San Bruno

Zip: 94066

County: San Mateo

**Project Location:** County: San Mateo

City/Nearest Community: City of San Bruno

Cross Streets: San Bruno Avenue West and Glenview Drive

Zip code: 94550

Lat/Long: 37 ° 37 ' 11.1 " N 122 ° 26 ' 27.3 " W

Total Acres: 3.28

Assessor's Parcel No: 019-042-150, -160, -170

Section: 5

Twp: 4S

Range: 5W

Base: MDBM

Within 2 miles: State Hwy#: SR 35, I-280, I-380

Waterways: San Andreas Lake

Airports: N/A Railways: N/A Schools: Portola Elementary, Monte Verde Elementary, Rollingwood School, Parkside Middle School, Peninsula High School, Highlands Christian School

### Document Type:

**CEQA:**

☐ NOP

☐ Early Cons

☐ Neg Dec

☒ Mit Neg Dec

☐ Draft EIR

☐ Supplement/Subsequent EIR

(Prior SCH No.) \_\_\_\_\_

☐ Other: \_\_\_\_\_

**NEPA:**

☐ NOI

☐ EA

☐ Draft EIS

☐ FONSI

**Other:**

☐ Joint Document

☐ Final Document

☐ Other: \_\_\_\_\_

### Local Action Type:

☐ General Plan Update

☒ General Plan Amendment

☐ General Plan Element

☐ Community Plan

☐ Specific Plan

☐ Master Plan

☒ Planned Unit Development

☐ Site Plan

☒ Rezone

☐ Prezone

☐ Use Permit

☒ Land Division

(Subdivision, etc.)

☐ Annexation

☐ Redevelopment

☐ Coastal Permit

☒ Other: Architectural Review Permit

### Development Type:

☒ Residential: Units 29 Acres 3.28

☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_

☐ Educational

☐ Recreational

☐ Other: \_\_\_\_\_

☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

☐ Transportation: Type \_\_\_\_\_

☐ Mining: Mineral \_\_\_\_\_

☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_

☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_

☐ Hazardous Waste: Type \_\_\_\_\_

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

☐ Aesthetic/Visual

☐ Agricultural Land/Forest

☒ Air Quality

☒ Archeological/Historical

☒ Biological Resources

☐ Coastal Zone

☐ Drainage/Absorption

☐ Economic/Jobs

☐ Fiscal

☐ Flood Plain/Flooding

☐ Forest Land/Fire Hazard

☒ Geologic/Seismic

☐ Greenhouse Gas Emissions

☐ Minerals

☒ Noise

☐ Population/Housing Balance

☐ Public Services/Facilities

☐ Recreation/Parks

☐ Schools/Universities

☐ Septic Systems

☐ Sewer Capacity

☒ Soil Erosion/Compaction/Grading

☐ Solid Waste

☒ Toxic/Hazardous

☐ Traffic/Circulation

☐ Vegetation

☐ Water Quality

☐ Water Supply/Groundwater

☐ Wetland/Riparian

☐ Growth Inducement

☐ Land Use

☐ Cumulative Effects

☐ Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:** Currently, the northern parcel is developed with a parking lot, a vacant church, and a vacant single-family home. The two southern parcels are currently vacant and regularly disked. Per the City's General Plan, the northern parcel is designated Low Density Residential and zoned Single-Family Residential (R-1). The two southern parcels are designated High Density Residential and zoned Planned Development (P-D).

**Project Description:** The Project would include demolition of the existing on-site structures and redevelopment of the project site with 29 two-story, single-family homes and associated improvements, including stormwater treatment areas, new streets for internal circulation, and new sidewalks constructed at the project frontages along Glenview Drive and San Bruno Avenue West. The Project would require approval of a General Plan Amendment (GPA), Rezone, Planned Development Permit, Vesting Tentative Map (VTM), and an Architectural Review Permit.

## 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 checked="" 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 type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                |
| <input checked="" type="checkbox"/> Caltrans District # 4               | <input type="checkbox"/> Public Utilities Commission                        |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # 2                       |
| <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                                      |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> S.F. Bay Conservation & Development                |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &           |
| <input 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 # 3          | <input 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 checked="" type="checkbox"/> Water Resources, Department of          |
| <input checked="" type="checkbox"/> Housing & Community Development     | Other: _____  |
| <input checked="" type="checkbox"/> Native American Heritage Commission | Other: _____  |

## Local Public Review Period

Starting Date 5/3/2021 Ending Date 6/2/2021

Lead Agency: City of San Bruno Community and  
Economic Development Department

Sponsor: New Shidai Development, LLC

Consulting Firm: Raney Planning & Management, Inc.

Address: 475 El Camino Real, Suite 218

Address: 1501 Sports Drive, Suite A

City/State/Zip: Millbrae, CA 94030

City/State/Zip: Sacramento, CA 95834

Contact: Nick Pappani

Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative: \_\_\_\_\_

Nick Pappani for  
Michael Smith, Senior Planner

Date: 4/30/21

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