

# 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

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|-------------|
| 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:

- |   |  |   |   |
|---|--|---|---|
| <b>CEQA:</b> <input type="checkbox"/> NOP       | <input type="checkbox"/> Draft EIR                 | <b>NEPA:</b> <input type="checkbox"/> NOI | <b>Other:</b> <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA               | <input type="checkbox"/> Final Document               |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS        | <input type="checkbox"/> Other: _____                 |
| <input checked="" type="checkbox"/> Mit Neg Dec | <input type="checkbox"/> Other: _____              | <input type="checkbox"/> FONSI            |   |

## Local Action Type:

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> General Plan Update               | <input type="checkbox"/> Specific Plan                       | <input checked="" type="checkbox"/> Rezone        | <input type="checkbox"/> Annexation   |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan                         | <input type="checkbox"/> Prezone                  | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element              | <input checked="" type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit               | <input type="checkbox"/> Coastal Permit                                       |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                           | <input checked="" type="checkbox"/> Land Division | <input checked="" type="checkbox"/> Other: <u>Architectural Review Permit</u> |
- (Subdivision, etc.)

## Development Type:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Residential: Units <u>29</u> Acres <u>3.28</u> | <input type="checkbox"/> Water Facilities: Type _____ MGD _____ |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____          | <input type="checkbox"/> Transportation: Type _____             |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____      | <input type="checkbox"/> Mining: Mineral _____                  |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____      | <input type="checkbox"/> Power: Type _____ MW _____             |
| <input type="checkbox"/> Educational _____   | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____  |
| <input type="checkbox"/> Recreational _____  | <input type="checkbox"/> Hazardous Waste: Type _____            |
| <input type="checkbox"/> Other: _____  |   |

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

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Aesthetic/Visual                    | <input type="checkbox"/> Fiscal                      | <input type="checkbox"/> Public Services/Facilities                 | <input type="checkbox"/> Traffic/Circulation      |
| <input type="checkbox"/> Agricultural Land/Forest            | <input type="checkbox"/> Flood Plain/Flooding        | <input type="checkbox"/> Recreation/Parks                           | <input type="checkbox"/> Vegetation               |
| <input checked="" type="checkbox"/> Air Quality              | <input type="checkbox"/> Forest Land/Fire Hazard     | <input type="checkbox"/> Schools/Universities                       | <input type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Septic Systems                             | <input type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Biological Resources     | <input type="checkbox"/> Greenhouse Gas Emissions    | <input type="checkbox"/> Sewer Capacity                             | <input type="checkbox"/> Wetland/Riparian         |
| <input type="checkbox"/> Coastal Zone                        | <input type="checkbox"/> Minerals                    | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement        |
| <input type="checkbox"/> Drainage/Absorption                 | <input checked="" type="checkbox"/> Noise            | <input type="checkbox"/> Solid Waste                                | <input type="checkbox"/> Land Use                 |
| <input type="checkbox"/> Economic/Jobs                       | <input type="checkbox"/> Population/Housing Balance  | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input type="checkbox"/> Cumulative Effects       |
|  |  |   | <input type="checkbox"/> 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           | <input type="checkbox"/>            | Other: _____                             |
| <input checked="" type="checkbox"/> | Native American Heritage Commission       | <input type="checkbox"/>            | 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.