

NOTICE OF DETERMINATION

To: Office of Planning and Research
For U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth Street Sacramento, CA 95814

From: Public/Lead Agency: City of San Bruno
Address: 567 El Camino Real
San Bruno, CA 94066
Contact: Pamela Wu
Phone: 650-616-7053

County Clerk
County of: San Mateo
Street Address: 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.

Project Title: Mills Park Center Project

Project Applicant: Williams Portfolio 16, a California corporation

State Clearinghouse Number (if submitted to State Clearinghouse): 2010122029

Project Location (include county): The project site is located at the intersections of El Camino Real, Angus Avenue West (Angus Avenue), Kains Avenue, San Bruno Avenue West (San Bruno Avenue), Linden Avenue, and White Way, within the City of San Bruno Transit Corridors Plan (TCP) Area in San Bruno. The 5.38-acre site is bordered by El Camino Real on the east, Angus Avenue on the south, Linden Avenue-Kains Avenue-White Way on the west, and San Bruno Avenue on the north. Kains Avenue bisects the project site. Project APNs: 020-072-030; 020-072-040; 020-072-050; 020-072-060; 020-072-070; 020-072-320; 020-075-080; 020-075-090; 020-075-100; 020-075-110; 020-096-050; 020-096-060; 020-096-070; 020-096-080; 020-096-090; 020-076-090; 020-076-100; 020-076-110; 020-076-120; 020-076-130; 020-076-160; 020-076-200; 020-076-220; 020-076-230; 020-076-240; 020-076-250; 020-076-260. (County of San Mateo)

Project Description:

The project proposes a mixed-use project of 427 residential units where 15% of the residential units will be affordable; ground floor commercial space, and parking. **See attached.**

This is to advise that the City of San Bruno has approved the above described project on July 14, 2020 and has made the following determinations regarding the above described project:
(Date) Lead Agency or Responsible Agency

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.
 A Program EIR was prepared and certified pursuant to the provisions of CEQA for the Transit Corridors Specific Plan and TCP EIR is available for public review as this CEQA determination is based on and relying on the prior Program EIR. Program EIR was prepared for the Transit Corridors Specific Plan and is available online at www.sanbruno.ca.gov/EIRTransitCorridorsPlan
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. A mitigation reporting or monitoring plan was adopted for the Transit Corridors Specific Plan and will be implemented for the Mills Park Center project as applicable.
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 Final EIR with comments and responses and record of project approval is available to the General Public at: N/A all potential significant impacts were analyzed in the previously certified program EIR for the Transit Corridors Specific Plan (State Clearinghouse # 2010122029), per CEQA guideline 15168. See attached analysis.

Signature (Public Agency): Pamela Wu  Title: Planning and Housing Manager
Date: 7/15/2020 Date received for filing at OPR: 7/15/2020

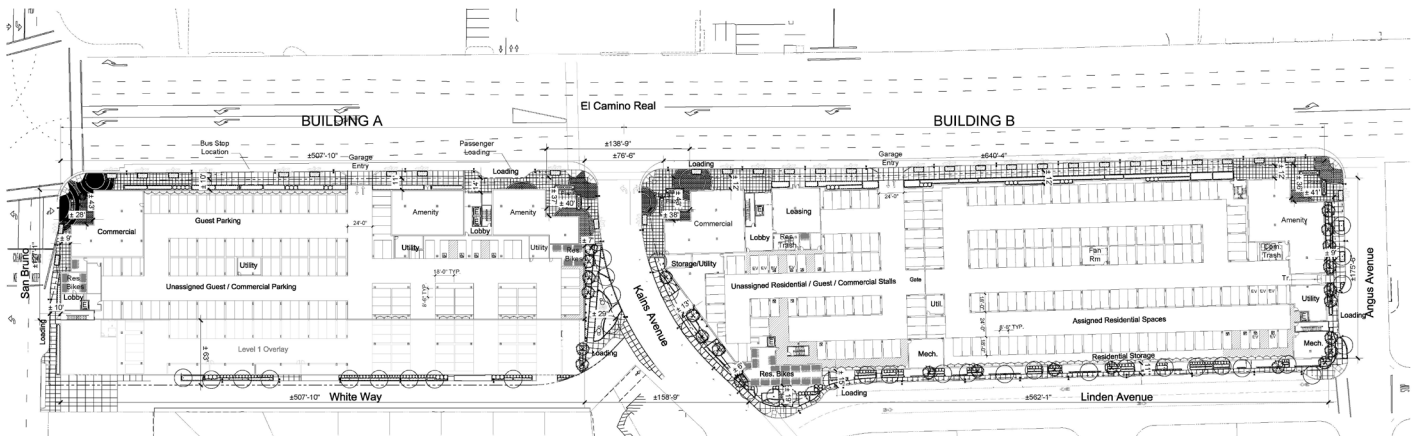
Project Description:

See Figure 1. The project site is located at the intersections of El Camino Real, Angus Avenue West (Angus Avenue), Kains Avenue, San Bruno Avenue West (San Bruno Avenue), Linden Avenue, and White Way, within the City of San Bruno Transit Corridors Plan (TCP) Area. The 5.38-acre site is bordered by El Camino Real on the east, Angus Avenue on the south, Linden Avenue-Kains Avenue-White Way on the west, and San Bruno Avenue on the north. Kains Avenue bisects the project site.

Building A would include approximately 3,947 square feet of ground level commercial space, and up to 184 residential units on floors 2 through 5 (10 studios, 118 one-bedroom units, and 56 two-bedroom units). The maximum height of building A is 70-feet.

Building B would include approximately 4,000 square feet of ground level commercial space and up to 243 residential units on floors 1 through 5 (20 studios; 154 one-bedroom units, including 1 townhouse unit; and 69 two-bedroom units, including 3 townhouse units). The maximum height of building B is 70-feet.

Figure 1: Project Site Plan



Environmental Analysis:

The proposed Project has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq., hereafter the "CEQA Guidelines"). The Mills Park project is located within the Transit Corridors Plan (TCP) area. A Program Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program were prepared for the TCP (State Clearinghouse # 2010122029), and both were adopted by the City Council on February 12, 2013. The proposed project was analyzed in the TCP EIR at a programmatic level, with potential impacts identified and mitigations applied in the program EIR to avoid or reduce potentially significant impacts.

An Initial Study/Environmental Checklist ("CEQA Checklist") was prepared for the Project dated July 3, 2019, and an update to the CEQA Checklist dated June 16, 2020 reviewing the March 23, 2020 Project revisions, confirms the proposed Project will not result in any new significant impacts or substantially more severe significant impacts than those analyzed and mitigated in the Transit Corridors Plan Program Environmental Impact Report (EIR) that was certified by the City Council on February 12, 2013. A copy of the Transit Corridors Plan EIR and the CEQA Checklist for the Project are available for public review at San Bruno City Hall, 567 El Camino Real, San Bruno, California. Accordingly, the previously certified Transit Corridors Plan EIR adequately describes the proposed Project for the purposes of CEQA. Under CEQA Guidelines sections 15168 (Program EIR), 15162 (Subsequent EIRs and Negative Declarations), and 15183 (Projects Consistent with a Community Plan or Zoning), subsequent individual projects can utilize a previously certified program EIR if all potentially significant environmental impacts of the proposed individual project: (1) have been previously identified (i.e., are not new) and are not substantially more severe than those identified in the previous EIR, (2) have been avoided or mitigated to the extent feasible as a result of the previous EIR, and (3) have been examined in sufficient detail in the previous EIR to enable those impacts to be avoided or mitigated by the mitigations in the EIR, site-specific project revisions, or the imposition of uniformly applicable development policies. Further, CEQA Guidelines section 15162 provides that no subsequent EIR shall be prepared for a project unless the lead agency determines that (a) substantial changes are proposed in the project which will require major revisions of the previous EIR; or (b) substantial changes occur with respect to the circumstances under which the project is undertaken; or (c) new information of substantial importance shows one or more significant effects not discussed in the original EIR, greater severity to previously-identified substantial effects, or newly-found feasible mitigation measures that would substantially reduce significant effects. If the requirements of CEQA Guidelines sections 15168 and 15183 are met and the conditions for preparation of a subsequent EIR in CEQA Guidelines section 15162 are not

triggered, then the City can approve the individual project as within the scope of the previous EIR, and no additional environmental document is required.

The Initial Study/Environmental Checklist prepared in 2019 and updated in 2020 confirms that the proposed project would not result in any new or substantially more severe significant environmental effects than those analyzed in the Transit Corridors Plan EIR document. Accordingly, the previously certified Transit Corridors Plan EIR adequately describes the proposed project for the purposes of CEQA. In accordance with CEQA Guidelines Section 15168(e), this project is within the scope of the Program approved earlier in the Transit Corridors Specific Plan and the previously certified program EIR adequately describes the activity for the purposes of CEQA. The criteria for relying on the Transit Corridors Plan EIR specified in CEQA Guidelines sections 15162, 15168 and 15183 are satisfied.

All applicable mitigations in the Transit Corridors Plan EIR will be required as conditions of approval for the proposed Project.

Project Approvals:

The City of San Bruno decided to carry out and approve the Mills Park Center project on July 14, 2020. The approval actions for the project are listed below:

- A CEQA Conformity Determination as part of each of the following actions;
- An Ordinance Amending Section 12.96.020 of Title 12 (Land Use) of the San Bruno Municipal Code to Change the Zoning Map from the Commercial (C) to the Planned Development (P-D) District with a Development Plan for the Project;
- A Resolution Approving a Planned Development Permit and Architectural Review Permit;
- A Resolution Approving a Phased Vesting Tentative Tract Subdivision Map for Condominium Purposes with Lot Mergers and the Vacation of Camino Plaza, a portion of San Bruno Ave and the Southern Portion of White Way, Realignment of Kains Avenue, and the Vacation of Certain Easements as Shown on the Map;
- A Resolution Authorizing the Installation of Loading Zone Spaces Around the Perimeter of the Site; and
- An Ordinance Approving a Development Agreement between the City of San Bruno and Williams Portfolio 16, a California Corporation, and an Affordable Housing Plan for the project.