

**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

<b>SCH #</b>
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**Project Title:** Genesis & Hyundai Dealership  
**Lead Agency:** City of San Bruno **Contact Person:** Michael Laughlin  
**Mailing Address:** 567 El Camino Real **Phone:** 650-616-7053  
**City:** San Bruno **Zip:** 94066 **County:** San Mateo

**Project Location:** County: San Mateo City/Nearest Community: San Bruno  
 Cross Streets: Commodore Drive Zip Code: 94066  
 Longitude/Latitude (degrees, minutes and seconds): 37 ° 38 ' 02.78 " N / 122 ° 25 ' 14.68 " W Total Acres: 1.66  
 Assessor's Parcel No.: 020-013-250, 020-013-260, 020-013-220 Section: 33 Twp.: T03S Range: R05W Base:  
 Within 2 Miles: State Hwy #: See attached page Waterways: See attached page  
 Airports: See attached page Railways: See attached page Schools: See attached page

**Document Type:**

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR                 | <input type="checkbox"/> NEPA: <input type="checkbox"/> NOI | <input type="checkbox"/> Other: <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             | Other: _____                                       | <input type="checkbox"/> FONSI                              |   |

**Local Action Type:**

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> General Plan Update               | <input type="checkbox"/> Specific Plan            | <input 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 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 type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: See attached page |

**Development Type:**

- |  |  |
|--|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____                          | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____              | <input type="checkbox"/> Mining: Mineral _____                 |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. 171,610 Acres 1.66 Employees 70 | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____          | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____  | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____   | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                        |  |

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

General Plan: Visitor Services / Specific Plan: Hotel and Ancillary Uses / Zoning: Planned Development

**Project Description:** (please use a separate page if necessary)

See attached page.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**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".

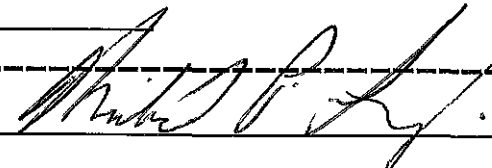
- |  |  |
|--|--|
| <input type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of          | <input type="checkbox"/> Office of Public School Construction                |
| <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 type="checkbox"/> Caltrans District # _____                   | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # _____                               |
| <input type="checkbox"/> Caltrans Planning                           | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board       | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy          | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                          | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                        | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                  | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                 | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                    | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input type="checkbox"/> Fish & Game Region # _____                  | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of             |  |
| <input type="checkbox"/> Health Services, Department of              | Other: _____   |
| <input type="checkbox"/> Housing & Community Development             | Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission         |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date 02/03/2023 Ending Date 02/23/2023

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>David J. Powers &amp; Associates</u>	Applicant: <u>Goree + GoreeWhitfield</u>
Address: <u>1736 Franklin St, Suite 400</u>	Address: <u>24691 Del Prado, Suite 201</u>
City/State/Zip: <u>Oakland, CA 94612</u>	City/State/Zip: <u>Dana Point, CA 92629</u>
Contact: <u>Matthew Moore, Project Manager</u>	Phone: <u>949-234-1950</u>
Phone: <u>510-902-5857</u>	

Signature of Lead Agency Representative:  Date: 2/2/23

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

**Project Description:** The Genesis & Hyundai Dealership project proposes a General Plan Amendment and Specific Plan Amendment, and related permits including an Architectural Review Permit and Planned Development Permit, to facilitate development of an automobile dealership. The proposed dealership would consist of a three-story building with rooftop solar panels that would provide space for vehicle storage/display and dealership operations (including showroom sales, offices, parts delivery/storage, and automobile repair and maintenance). Additionally, two levels of underground vehicle storage would be constructed beneath the proposed dealership that would also provide space dedicated to parts storage and vehicle wash and detail services. Additionally, the project proposes to widen a portion of Commodore Drive located approximately 750 feet west of the proposed dealership that would be used to unload sales vehicles.

**Local Action Types:** General Plan Amendment  
Specific Plan Amendment  
Architectural Review Permit per SBMC Chapter 12.108  
Planned Development Permit per SBMC Chapter 12.96.190  
Building Permit and Certificate of Occupancy  
Grading, demolition, construction, encroachment, parking, traffic, erosion, and Storm Water Pollution Prevention Plan permits and approvals  
Permits for water lines, water hookups, wastewater lines, wastewater hookups  
Fire Code Permit  
Yellow Zone Curb Striping for Off-Site Loading Zone  
Lot Merger

**State Highways\*:** Route 82  
Interstate 380  
Interstate 280  
U.S. Route 101

**Airports\*:** San Francisco International Airport (SFO)

**Waterways\*:** Crystal Springs Creek

**Railways\*:** Peninsula Corridor Railway

**Schools\*:** El Portal Special Education School  
Mimi's Wonderschool  
Belle Air Elementary  
Allen Elementary  
Parkside Intermediate  
Capuchino High  
Meadows Elementary  
Green Hills Elementary  
Lomita Park Elementary  
St. Dunstan's Elementary  
John Muir Elementary  
Peninsula High

\* Within 2 miles.

Taylor Middle  
Mills High  
Glen Oaks Montessori  
Crayon College  
St. Robert Catholic Elementary  
Happy Hall  
Carolina Shea Center  
Saint Veronica Catholic  
South San Francisco High  
Los Cerritos Elementary  
Ponderosa Elementary  
Monte Verde Elementary  
Rollingwood Elementary

\* Within 2 miles.