

RESOLUTION NO. 2023 - _____

A RESOLUTION OF THE CITY COUNCIL ADOPTING THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM RELATED TO THE GENESIS AND HYUNDAI DEALERSHIP PROJECT

WHEREAS, the City of San Bruno ("Owner") is the owner of that certain 1.66 acre site located at 1010 Admiral Court in the City of San Bruno and more particularly described as Assessor's Parcel Numbers 020-013-220, 020-013-250, 020-013-260 (the "Property");

WHEREAS, Cardinale Automotive Group ("Applicant") desires to develop on the Property the Genesis and Hyundai Dealership Project, which consists of multi-story commercial building, surface parking, landscaping, lighting, and associated utility infrastructure, along with an offsite loading area to the west of the Property (the "Project");

WHEREAS, in order to develop the Project, Applicant has submitted applications to the City of San Bruno for approval of the following: (1) an amendment to the San Bruno 2009 General Plan to change the land use designation of the Property from Visitor Services to Crossing Commercial and related text amendments; (2) a Specific Plan Amendment to the US Navy and its Environs Specific Plan to change the land use designation from Visitor Services to Crossing Commercial and include new standards and guidelines for commercial uses; (3) a Planned Development Permit; and (4) Architectural Review Permit;

WHEREAS, the Project includes other ancillary actions such as disposition of City property, authorizations for installation of a loading zone on Commodore Drive, approval of amendments to CC&Rs for the Crossing San Bruno, and accepting an easement relating to development of the Genesis and Hyundai Dealership;

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*, ("CEQA")) and Implementing Guidelines (14 California Code of Regulations Section 15000 *et seq.*, ("CEQA Guidelines")), an Initial Study and Draft Mitigated Negative Declaration has been prepared by David J. Powers and, based on the type and intensity of land uses identified with the Project and the information contained therein, the Initial Study and Draft Mitigated Negative Declaration conclude that the Project, with the proposed mitigation measures, would not have a significant adverse effect on the environment;

WHEREAS, Applicant has agreed to incorporate in the Project all applicable mitigation measures identified in the Draft Mitigated Negative Declaration to reduce environmental impacts to be less than a significant level; and

WHEREAS, on February 7, 2023 the Planning Commission held a duly noticed public hearing regarding the Project, opened a public comment period during which no public comments were received. The Commission thereafter considered the draft Initial Study and Draft Mitigated Negative Declaration, and the proposed Mitigation Monitoring and Reporting Program and recommended adoption of the Negative Declaration and Mitigation Monitoring and Reporting Program, and application of all mitigation measures to the Project; and

WHEREAS, the Initial Study and Draft Mitigated Negative Declaration were made available for public and agency review from February 3, 2023 to February 23, 2023 and two comment letters were received during the comment period. Responses to the comment letters were prepared, and the letters and responses are included in the Final Initial Study and Mitigated Negative Declaration;

WHEREAS, the City's Department of Community & Economic Development, 567 El Camino Real, San Bruno, CA, 94066, is the custodian of the documents and other materials that constitute the record of proceedings related to the Project and the Initial Study/ Mitigated Negative Declaration;

WHEREAS, a Notice of Public Hearing before the City Council to be held on March 14, 2023, was mailed on March 3, 2023, and duly published in the *San Mateo Times* on Saturday, March 4, 2023, for consideration of the Project; and

WHEREAS, on March 14, 2023, the City Council held a duly noticed public hearing to consider the Project and the Final Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Bruno, based on facts in the staff reports, written and oral testimony, and exhibits presented:

1. The City Council has independently reviewed and considered the information contained in the Final Initial Study and Mitigated Negative Declaration and all oral testimony and written comments received.
2. Based upon the Final Initial Study and Mitigated Negative Declaration and comments and testimony received and other evidence in the administrative record, the City Council hereby finds:
 - a. The Final Initial Study/Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA and the CEQA Guidelines.
 - b. The Final Initial Study/Mitigated Negative Declaration prepared for the Project contains a complete and accurate reporting of the environmental impacts associated with the Project.
 - c. The City Council has considered the Final Initial Study/Mitigated Negative Declaration.
 - d. The Final Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the City as lead agency for the Project.
 - e. The Project will not result in a significant effect upon the environment because the mitigation measures described in the Mitigation Monitoring and Reporting Program will be made conditions of project approval.

3. The City Council hereby adopts the Final Mitigated Negative Declaration (Exhibit A) and Mitigation Monitoring and Reporting Program prepared for the project as shown in Exhibit B, and imposes each mitigation measure on the Project.

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I hereby certify that foregoing Resolution No. 2023 - _____ was adopted by the San Bruno City Council at a regular meeting on March 14, 2023, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ATTEST:

Lupita Huerta
City Clerk

Exhibit A

Final Initial Study/Mitigated Negative Declaration -

<https://www.sanbruno.ca.gov/DocumentCenter/View/4083/Final-Initial-Study---Mitigated-Negative-Declaration?bidId=>

Appendix A - <https://www.sanbruno.ca.gov/DocumentCenter/View/4031/Appendix-A---General-Plan-and-Specific-Plan-Amendments?bidId=>

Appendix B - <https://www.sanbruno.ca.gov/DocumentCenter/View/4025/Appendix-B?bidId=>

Appendix C - <https://www.sanbruno.ca.gov/DocumentCenter/View/4026/Appendix-C?bidId=>

Appendix D - <https://www.sanbruno.ca.gov/DocumentCenter/View/4027/Appendix-D?bidId=>

Appendix E - <https://www.sanbruno.ca.gov/DocumentCenter/View/4028/Appendix-E?bidId=>

Appendix F - <https://www.sanbruno.ca.gov/DocumentCenter/View/4029/Appendix-F?bidId=>

Exhibit B

Mitigation Monitoring and Reporting Program -

<https://www.sanbruno.ca.gov/DocumentCenter/View/4084/Mitigation-Monitoring-and-Reporting-Program?bidId=>