



TOWN OF COLMA  
PLANNING DEPARTMENT

1190 El Camino Real • Colma, California 94014  
Phone: (650) 757-8888 • FAX: (650) 757-8890

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR AN  
AUTOMOBILE DEALERSHIP PROJECT AT 435-455 SERRAMONTE BOULEVARD**

February 8, 2016

To: Responsible Agencies, Interested Parties and Organizations

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration for an Automobile Dealership Project at 435-455 Serramonte Boulevard

Project Sponsor: Amanda Steinle, CenterPoint Integrated Solutions, for CarMax

Lead Agency: Town of Colma

Project Location: 435-455 Serramonte Boulevard, Colma, CA 94014

**Overview**

The project sponsor proposes to demolish three existing buildings totaling 81,981 square feet, along with existing hardscape and landscape on the 8.55 acre project site. A total of 122 ornamental trees are proposed to be removed, but would be replaced with at least 124 new trees included in the new landscape plan. The Project would construct a single structure for vehicle presentation, sales, and service, as well as a freestanding non-public carwash that would be located south of the main building. The Project would include 11,171 square feet of sales area, 6,141 square feet of service area, 1,965 square feet of presentation area, and a 936-square-foot car wash, totaling 20,213 square feet (a reduction of 61,768 square feet of building area). Remaining site area would be used for car inventory, customer and employee parking, landscaping and stormwater treatment.

The Town has determined that aspects of the project could result in environmental impacts, but that those impacts can be mitigated through the adoption of mitigation measures.

**Public Comment on the Environmental Review Document**

CEQA Guidelines Section 15073(a) directs each Lead Agency to provide a public review period of at least (30) days. The public review period will extend from Monday, February 8, 2016 to Tuesday, March 8, 2016. Your views and comments on the Mitigated Negative Declaration are welcome. If you wish to comment on the Initial Study/Mitigated Negative Declaration, please send any written comments with your name and/or the name of your agency contact person (if applicable), to the following address or email address by 5:00 p.m. on Tuesday, March 8, 2016:

Michael Laughlin  
Town of Colma Planning Department  
1190 El Camino Real  
Colma, CA 94014 – 3212  
Email: michael.laughlin@colma.ca.gov

### **Availability of Initial Study and Mitigated Negative Declaration**

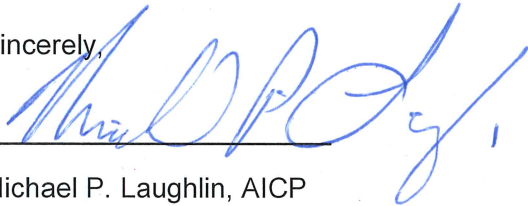
A copy of the draft Mitigated Negative Declaration is available for review on the Town's website ([www.colma.ca.gov](http://www.colma.ca.gov)) on the Planning Department's Forms and Document Page (Current Projects and Draft Plans) or at the Planning Department counter at the address below.

### **Notice of City Council Hearing**

On April 13, 2016 at 7:00 p.m., the Town of Colma City Council will hold a public hearing at the Town of Colma Community Center, 1520 Hillside Boulevard, Colma, California, to review the project, conduct a public hearing, and vote on the project.

Please contact Michael Laughlin at (650) 757-8896 or [michael.laughlin@colma.ca.gov](mailto:michael.laughlin@colma.ca.gov) if you have any questions regarding this notice.

Sincerely,



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Michael P. Laughlin, AICP  
City Planner