



December 8, 2022

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR
THE CITY OF SAN BRUNO 2023 – 2031 HOUSING ELEMENT UPDATE**

NOTICE IS HEREBY GIVEN that the City of San Bruno has prepared an Initial Study and intends to adopt a Mitigated Negative Declaration (MND) for the San Bruno 2023 – 2031 Housing Element Update.

ADDRESS: Citywide in the City of San Bruno

PURPOSE: In accordance with the State of California Public Resources Code Section 21092, Sections 15063 and 15072 of Title 14 of the California Code of Regulations Guidelines pertaining to the California Environmental Quality Act, this is to advise you that the Community and Economic Development Department of the City of San Bruno has prepared an initial study of environmental impacts on the following project and is recommending the environmental determination described below.

PROJECT DESCRIPTION: The proposed project is an update to the Housing Element of the City's General Plan in compliance with State of California Government Code Sections 65580-65589.8. The Government Code for the State of California requires that every city prepare and adopt a Housing Element to be included as part of the city's General Plan. The Housing Element must include: a) An assessment of the community's housing needs; b) A statement of goals, policies and quantified objectives that will guide the implementation of specific programs; c) A housing program, to be implemented over a specified period that describes the implementation actions to be taken by the City to meet the needs; and, d) An inventory of sites, resources and constraints relevant to meeting the community's housing needs. The Housing Element Amendment includes the Regional Housing Needs Assessment (RHNA). No changes to the underlying zoning designations are proposed with this amendment. Under the RHNA allocation, the City is required to provide the zoned capacity to accommodate the development of at least 3,165 residential units using various land use planning strategies. To ensure there are enough housing sites available throughout the planning period, the city has applied a 15% buffer to the RHNA. Therefore, the Housing Element update identifies methods to accommodate up to 3,640 new residential units, including 810 very low-income units, 466 low-income units, 659 moderate-income units, and 1,705 market rate units for the 2023 - 2031 Housing Element cycle.

The project also includes a General Plan amendment acknowledging the ALUC override process.

The Draft 2023 - 2031 Housing Element can be viewed at the following website:
<https://www.sanbruno.ca.gov/568/2023-2031-Housing-Element-Update>

HAZARDOUS MATERIALS AND HAZARDOUS WASTE SITES: The inventory of housing sites are not identified on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5

ENVIRONMENTAL DETERMINATION: An initial study of environmental impacts was prepared pursuant to 14 California Code of Regulations § 15063 (“CEQA Guidelines”). A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA § 15070.

Hard copies are available for review at the Community and Economic Development Department public information counter, located at 567 El Camino Real, San Bruno, CA 94066. The document is also available online on the City’s website at: <https://www.sanbruno.ca.gov/568/2023-2031-Housing-Element-Update>

PUBLIC COMMENT ON THE ENVIRONMENTAL REVIEW DOCUMENT:

The 30-day public review and comment period on the Initial Study/Mitigated Negative Declaration is from **Friday, December 9, 2022 to Monday, January 9, 2023**. If you wish to comment on the Initial Study/ Mitigated Negative Declaration, please submit your written comments **no later than Monday, January 9, 2023 at 5:00 p.m.** to:

Michael Smith, Senior Planner
Planning Division
567 El Camino Real
San Bruno, California, 94066
(650) 616-7062

Comments may also be submitted via email to: msmith@sanbruno.ca.gov.

NOTICE IS FURTHER GIVEN that the Planning Commission will review the document at a public hearing tentatively scheduled for Thursday, January 5, 2023, at 7:00 p.m. that will be held virtually. Meeting details will be posted in the Planning Commission agenda before the meeting. City Council will review the document and consider its adoption at a public hearing tentatively scheduled for Tuesday, January 24, 2023 at 7:00 p.m. Meeting details will be posted in the City Council agenda before the meeting.

This notice is intended to satisfy the notice requirements of CEQA Guidelines §15072.