

Notice of Determination

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

County Clerk
County of San Mateo
555 County Center, 1st Floor
Red Wood City, CA 94063

From: City of San Bruno
Community & Economic Development Department
567 El Camino Real
San Bruno, CA 94066
Michael Smith, Senior Planner
(650) 616-7062

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number (if submitted to State Clearinghouse): 2022120217

Project Title: San Bruno 2023-2031 Housing Element Update


Project Applicant: City of San Bruno

Project Location: Citywide

Project Description:

FILED ENDORSED
IN THE OFFICE OF THE
COUNTY CLERK RECORDER
SAN MATEO COUNTY CALIF

JAN 27 2023

MARK CHURCH, County Clerk
By 
Deputy Clerk
Henry Salgado

The project proposes to update the Housing Element of the San Bruno General Plan 2025 in accordance with California Government Code Section 65583. The proposed 2023-2031 Housing Element will replace the existing 2015-2023 Housing Element and serve as the City of San Bruno's guiding policy document for meeting the City's future housing needs at all economic levels. As a policy document, the Housing Element does not result in direct physical changes to the environment but would indirectly lead to physical environmental changes by enabling the development of approximately 3,618 additional housing units within the City's jurisdiction.

As required by Government Code Section 65583(a)(3), the Housing Element Update involves the preparation of an inventory of land suitable and available for residential development, including vacant sites and sites with a realistic and demonstrated potential for redevelopment during the planning period to meet the City's housing need at the designated income levels. In accordance with the sites inventory requirements under California Government Code sections 65583(c), the project will also include a program that identifies actions that the City is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the 2023-2031 Housing Element through the administration of land use and development controls (including General Plan Amendments and rezoning).

This is to advise that the City of San Bruno (Lead Agency or Responsible Agency) has approved the above-described project on January 24, 2023 and has made the following determination regarding the project:

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.
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.
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.
7. California State Department of Fish and Wildlife Fees (SB 1535)
 The project has been found to be exempt and not subject to the provisions of SB 1535.
 \$50 for County processing fees (attach No Effect Determination Form)
 The project is not exempt and is, therefore, subject to the following fees:
 \$2,598 (\$2,548 Fish and Wildlife plus \$50 County recording fee) for review of a Mitigated Negative Declaration
 \$50 for County recording fees for a project previously approved and paid (attach DFW receipt)

This is to certify that the Mitigated Negative Declaration is available to the general public at:
<https://www.sanbruno.ca.gov/DocumentCenter/View/3876/San-Bruno-housing-Element-Public-Review--Initial-Study-Mitigated-Negative-Declaration?bidId=>

Signature (Public Agency):  Title: Senior Planner

Date: Jan 27, 2023 Date received for filing at OPR: _____

MITIGATION MONITORING AND REPORTING PROGRAM

2023-2031 Housing Element Update

CITY OF SAN BRUNO

January 2023

P R E F A C E

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring and reporting program is to ensure compliance with the mitigation measures during project implementation.

The Initial Study for the *2023-2031 Housing Element Update* concluded that the implementation of the project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring and Reporting Program addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the Initial Study concluded that the impacts from implementation of the project would be less than significant and for which no mitigation measures would be required.

**MITIGATION MONITORING AND REPORTING PROGRAM
SAN BRUNO HOUSING ELEMENT UPDATE PROJECT**

Mitigation	Method of Compliance Or Mitigation Action	Timing of Compliance	Oversight Responsibility
<i>Mitigation Measures</i>			
AIR QUALITY			
<p>MM AIR-3.1: Prior to approval, the 2023-2031 Housing Element shall include a policy requiring future development at all Housing Opportunity Sites to implement the following measures during demolition and construction:</p> <ul style="list-style-type: none"> a. Use Tier 4 engines for all off-road equipment greater than 50 horsepower (hp) and operating for more than 20 total hours over the entire duration of construction activities. b. Use diesel trucks with 2010 or later compliant model year engines during construction. c. Use renewable diesel during construction. d. Use low-VOC coatings during construction. e. Implement BAAQMD best management practices and if necessary, enhanced measures recommended by BAAQMD. f. Use portable electrical equipment where commercially available and practicable to complete construction. Construction contractors shall utilize electrical grid power instead of diesel generators when (1) grid power is available at the construction site; (2) when construction of temporary power lines are not necessary in order to provide power to portions of the site distant from existing utility lines; (3) when use of portable extension lines is practicable given construction safety and operational limitations; and (4) when use of electrical grid power does not compromise construction schedules. 	<p>Adopt a policy in the Housing Element Update that would require MM AIR-3.1 be implemented at all Housing Opportunity Sites</p>	<p>Prior to approval of the 2023-2031 Housing Element Update</p>	<p>Community and Economic Development Department – Planning Division</p>

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Mitigation	Method of Compliance Or Mitigation Action	Timing of Compliance	Oversight Responsibility
<p>MM AIR-3.2: Prior to approval, the 2023-2031 Housing Element shall include a policy requiring future development at all Housing Opportunity Sites to conduct a construction and operational health risk assessment (HRA) prior to the issuance of discretionary permits that would allow demolition or construction activities to take place (whichever occurs first). If the HRA demonstrates, to the satisfaction of the City, that the health risk exposures for adjacent receptors will be less than BAAQMD project-level thresholds, then additional mitigation would be unnecessary. However, if the HRA demonstrates that health risks would exceed BAAQMD project level thresholds, additional feasible on- and off-site mitigation shall be analyzed to further reduce risks to the greatest extent practicable.</p>	<p>Adopt a policy in the Housing Element Update that would require future development at all Housing Opportunity Sites to conduct a construction and operational health risk assessment (HRA) prior to the issuance of discretionary permits.</p>	<p>Prior to approval of the 2023-2031 Housing Element Update</p>	<p>Community and Economic Development Department – Planning Division</p>
BIOLOGICAL RESOURCES			
<p>MM BIO-1.1: Prior to approval, the 2023-2031 Housing Element shall include a policy requiring future development at Housing Opportunity Sites to comply with the following measures:</p> <ul style="list-style-type: none"> a. Demolition and nesting substrate (e.g., trees, bushes, grasses, and other vegetation) removal activities shall be scheduled to avoid nesting season (February 1 to August 31). To the extent feasible, construction activities shall be scheduled to occur during the non-nesting season (September 1 through January 31). b. Prior to issuance of any discretionary permits that would allow construction activities during the nesting season, a qualified biologist shall complete pre-construction surveys for active nests within 14 days of work commencing. The survey area must include the proposed development area and all areas within 300 feet of the development area boundary (“zone of influence”). If active nest, 	<p>Adopt a policy in the Housing Element Update that would require future development implement MM BIO-1.1 during demolition and construction activities.</p>	<p>Prior to approval of the 2023-2031 Housing Element Update</p>	<p>Community and Economic Development Department – Planning Division</p>

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<p>roost, or burrow sites are identified within the zone of influence, a no-disturbance buffer shall be established for all active nest sites prior to commencement of any proposed construction-related activities to avoid disturbances to migratory bird nesting activities. A no-disturbance buffer constitutes a zone in which construction activities cannot occur. The sizes of the buffers shall be determined by a qualified biologist based on the species, activities proposed near the nest, and topographic and other visual barriers. Buffers shall remain in place until the young have departed the area or fledged and/or the nest is inactive, as determined by the qualified biologist.</p> <p>c. If work is necessary within a buffer zone of an active bird nest, work may occur under the supervision of a qualified avian biologist. The qualified avian biologist monitoring the construction work shall have the authority to stop work and adjust buffers if any disturbance to nesting activity is observed.</p>			

CULTURAL RESOURCES

<p>MM CUL-1.1: Prior to approval, the 2023-2031 Housing Element shall include a policy requiring future development at Housing Opportunity Site 14 to comply with the following measures:</p> <p>a. Removal or alteration of the commemorative features of California Historic Landmark #934 shall be prohibited, and must be incorporated into any future development proposals for Site 14.</p> <p>b. As part of the future project-level CEQA analysis of any discretionary permit that would allow the demolition of the existing buildings located at Site 14, a Historic Resource Evaluation (HRE) shall be prepared by a qualified architect or architectural historian approved by the City and meeting the Secretary of the Interior's</p>	<p>Adopt a policy in the Housing Element Update that would require future development implement MM CUL-1.1 prior to demolition of any existing buildings at Site 14.</p>	<p>Prior to approval of the 2023-2031 Housing Element Update</p>	<p>Community and Economic Development Department – Planning Division</p>
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**MITIGATION MONITORING AND REPORTING PROGRAM
SAN BRUNO HOUSING ELEMENT UPDATE PROJECT**

Mitigation	Method of Compliance Or Mitigation Action	Timing of Compliance	Oversight Responsibility
<p>Professional Qualifications Standards published in the Code of Federal Regulations (36 CFR part 61). The HRE shall evaluate whether any of the existing buildings meet the definition of a historic resource pursuant to CEQA Guidelines Section 15064.5. If the existing buildings do not meet the definition of a historic resource, demolition may proceed. If the HRE finds that any of the existing buildings at Site 14 meet the definition of a historic resource, demolition of buildings eligible for listing as a historic resource shall be prohibited.</p> <p>c. In the event that any buildings meeting the definition of a historic resource pursuant to CEQA Guidelines Section 15064.5 are identified, future development proposals for Site 14 shall be reviewed for compliance by a qualified architect or architectural historian approved by the City and meeting the Secretary of the Interior's Professional Qualifications Standards published in the Code of Federal Regulations (36 CFR part 61) with one or both of the following standards prior to issuance of any discretionary permits that would allow modifications to the existing buildings or new construction on Site 14:</p> <ul style="list-style-type: none"> • Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings; or • Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer. 			

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Mitigation	Method of Compliance Or Mitigation Action	Timing of Compliance	Oversight Responsibility
<p>MM CUL-2.1: Prior to approval, the 2023-2031 Housing Element shall include a policy requiring future development at Housing Opportunity Sites 6, 8, 10, 16, 18, and 19 to comply with the following measures:</p> <ul style="list-style-type: none"> a. If evidence of an archaeological site or other suspected cultural resource as defined by CEQA Guideline Section 15064.5, including darkened soil representing past human activity (“midden”), that could conceal material remains (e.g., worked stone, worked bone, fired clay vessels, faunal bone, hearths, storage pits, or burials) is discovered during construction related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the City Planning Manager shall be notified. The project sponsor shall hire a qualified archaeologist to conduct a field investigation. The City’s Planning Manager shall consult with the archaeologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through data recovery or other methods determined adequate by a qualified archaeologist and that are consistent with the Secretary of the Interior’s Standards for Archaeological documentation. Any identified cultural resources shall be recorded on the appropriate DPR 523 (A-J) form and filed with the NWIC. b. Prior to the initiation of any site preparation and/or the start of construction, the project sponsor shall ensure that all construction workers receive training overseen by a qualified professional archaeologist who is experienced in teaching non-specialists, to ensure that contractors can recognize archaeological resources in the event that any are discovered during construction. 	<p>Adopt a policy in the Housing Element Update that would require future development at Housing Opportunity Sites 6, 8, 10, 16, 18, and 19 prior to and during construction activities.</p>	<p>Prior to approval of the 2023-2031 Housing Element Update</p>	<p>Community and Economic Development Department – Planning Division</p>

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Mitigation	Method of Compliance Or Mitigation Action	Timing of Compliance	Oversight Responsibility
<p>MM CUL-2.2: Prior to approval, the 2023-2031 Housing Element shall be amended to include a policy requiring future development at Housing Opportunity Site 14 to comply with the following measures:</p> <ul style="list-style-type: none"> a. As part of the future project-level CEQA analysis of any discretionary permits that would allow ground-disturbing activities (e.g., grading, trenching, excavation, etc.) in the archaeological sensitive areas shown on Figure 4.5 1, exploratory trenching shall be conducted by a qualified archaeologist trained in both local prehistoric and historical archaeology within the proposed area of effect to determine if prehistoric- or historic-era archaeological resources are present. Explorations shall consist of at least one mechanically dug trench with excavation depths commensurate with the depth of proposed ground-disturbing activities. If any archaeological resources are exposed, these should be briefly documented, tarped for protection, and left in place. The results of the exploratory trenching shall be submitted to the Director of Community and Economic Development or the Director’s designee. If it is determined by the project archaeologist that the proposed activities could damage an archaeological resource or that indications of other suspected archaeological resources are present (i.e., darkened soil “midden” representing past human activity), an Archaeological Resources Treatment Plan shall be prepared as described in MM CUL-2.1b below. b. If recommended by the project archaeologist, an Archaeological Resources Treatment Plan shall be prepared by the project archaeologist that contains, at minimum: 	<p>Adopt a policy in the Housing Element Update that would require future development at Housing Opportunity Site 14 to conduct exploratory trenching consistent with MM CUL-2.2.</p>	<p>Prior to approval of the 2023-2031 Housing Element Update</p>	<p>Community and Economic Development Department – Planning Division</p>

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<ul style="list-style-type: none"> • Identification of the scope of work and range of subsurface effects (including location map and development plan), including requirements for preliminary field investigations. • Description of the environmental setting (past and present) and the historic/prehistoric background of the parcel (potential range of what might be found). • Monitoring schedules and individuals • Development of research questions and goals to be addressed by the investigation (what is significant vs. what is redundant information). • Detailed field strategy to record, recover, or avoid the finds and address research goals. • Analytical methods. Report structure and outline of document contents. • Disposition of the artifacts. • Security approaches or protocols for finds. • Appendices: all site records, correspondence, and consultation with Native Americans, etc. <p>Implementation of the treatment plan by the project archaeologist shall be required prior to the issuance of any permits related to ground-disturbing activities. The treatment plan shall utilize data recovery methods to reduce impacts on subsurface resources. The treatment plan shall be submitted to the Director of Community and Economic Development or the Director's designee, along with a summary of the outcomes of the treatment plan and all associated documentation and recordation.</p>			

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Mitigation	Method of Compliance Or Mitigation Action	Timing of Compliance	Oversight Responsibility
<p>MM CUL-2.3: Prior to approval, the 2023-2031 Housing Element shall include a policy requiring future development at Housing Opportunity Site 14 to comply with the following measures:</p> <ul style="list-style-type: none"> a. Prior to the issuance of any discretionary permits that would allow ground-disturbing activities (e.g., grading, trenching, excavation, etc.) within the non-sensitive areas mapped on Figure 4.5 1, the project applicant shall hire a qualified archaeologist to develop a Worker’s Environmental Awareness Program (WEAP) to train the construction crew on the legal requirements for the treatment of cultural resources as well as procedures to follow in the event of a cultural resources discovery. This training program shall be given to the crew before ground disturbing work commences and shall include handouts to be given to new workers. b. The applicant shall note on all construction plans that require ground disturbing activities that there is a potential for exposing buried cultural resources including prehistoric Native American burials. c. In the event that potentially significant archaeological resources are encountered during ground-disturbing activities occurring at Site 14, all activity within a 50-foot radius of the find shall be stopped, the Director of Community and Economic Development or the Director's designee shall be notified, and the project archaeologist shall examine the find. The project archaeologist shall (1) evaluate the find(s) to determine if they meet the definition of an archaeological resource; and (2) make appropriate recommendations regarding the disposition of such finds prior to issuance of building permits. Recommendations could include collection, recordation, and analysis of any significant cultural 	<p>Adopt a policy in the Housing Element Update that would require future development at Housing Opportunity Site 14 to implement MM CUL-2.3 prior to the issuance of any discretionary permits.</p>	<p>Prior to approval of the 2023-2031 Housing Element Update</p>	<p>Community and Economic Development Department – Planning Division</p>

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Mitigation	Method of Compliance Or Mitigation Action	Timing of Compliance	Oversight Responsibility
<p>materials. A report of findings documenting any data recovery shall be submitted to the Director of Community and Economic Development or the Director's designee and the Northwest Information Center (if applicable).</p>			
<p>MM CUL-3.1: Prior to approval, the 2023-2031 Housing Element shall include a policy requiring future development at Housing Opportunity Sites 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 20, 22 and 23 to comply with the following measures:</p> <p>a. If human remains are discovered at any project construction site during any phase of construction, all ground-disturbing activity within 100 feet of the resources shall be halted and the City's Planning Manager and the San Mateo County Coroner shall be notified immediately, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project sponsor shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City of San Bruno shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of State law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section</p>	<p>Adopt a policy in the Housing Element Update that would require future development at Housing Opportunity Sites 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 20, 22 and 23 halt all ground-disturbing activities within 100 feet of any discovered resource, consistent with MM CUL-3.1.</p>	<p>Prior to approval of the 2023-2031 Housing Element Update</p>	<p>Community and Economic Development Department – Planning Division</p>

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Mitigation	Method of Compliance Or Mitigation Action	Timing of Compliance	Oversight Responsibility
<p>5097.98. The project sponsor shall implement approved mitigation, to be verified by the City of San Bruno, before the resumption of ground-disturbing activities within 100 feet of where the remains were discovered.</p>			
GREENHOUSE GAS EMISSIONS			
<p>MM GHG-1.1: Prior to approval, the 2023-2031 Housing Element shall include a policy requiring applicants and their contractors to implement the following measures prior to and during construction:</p> <p>a. Prior to issuance of any discretionary permits that would allow demolition or construction (grading, excavation, building, etc.) activities at the Housing Opportunity Sites, the applicant shall submit a construction management plan that demonstrates that:</p> <ul style="list-style-type: none"> • Alternative fueled (e.g. biodiesel, electric) construction vehicles/equipment shall make up at least 15 percent of the fleet; • Buildings shall be constructed with local building materials of at least 10 percent (sourced from within 100 miles of the City limits); and • Contractors shall recycle and reuse at least 50 percent of construction waste or demolition materials. 	<p>Adopt a policy in the Housing Element Update that would require future development submit a construction management plan prior to the issuance of any discretionary permit, consistent with MM GHG-1.1.</p>	<p>Prior to approval of the 2023-2031 Housing Element Update</p>	<p>Community and Economic Development Department – Planning Division</p>
<p>MM GHG-1.2: Prior to approval, the 2023-2031 Housing Element shall include a policy requiring future development at all Housing Opportunity Sites to demonstrate adherence with the following design measures prior to issuance of any discretionary permits that would allow construction of residential units:</p> <p>a. Construction of natural gas infrastructure and the use of natural gas appliances shall be prohibited;</p>	<p>Adopt a policy in the Housing Element Update that would prohibit the construction of natural gas and use of natural gas appliance, require</p>	<p>Prior to approval of the 2023-2031 Housing Element Update</p>	<p>Community and Economic Development Department – Planning Division</p>

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Mitigation	Method of Compliance Or Mitigation Action	Timing of Compliance	Oversight Responsibility
<p>b. Future developments shall include all electric appliances; c. At a minimum, future development shall comply with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2 requirements.</p>	<p>all electric appliances, and comply with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2 requirements.</p>		

HAZARDS AND HAZARDOUS MATERIALS

<p>MM HAZ-2.1: Prior to approval, the 2023-2031 Housing Element shall include a policy requiring future development at Housing Opportunity Sites 6, 8, 10, 16, 18, and 19 to comply with the following measure:</p> <p>a. The City shall require a Phase I Environmental Site Assessment (Phase I ESA) prior to issuance of any discretionary permits that would allow ground-disturbing activities, with a Phase II ESA also required if the Phase I ESA indicates evidence of potential site contamination. The City shall also require compliance with the site assessment(s) and any remediation, removal, and disposal requirements for soil, surface water, and/or groundwater contamination enforced by the Department of Toxic Substances Control (DTSC), Regional Water Quality Control Board (RWQCB), San Mateo County Department of Environmental Health (SMCEHS), California Division of Occupational Safety and Health (CalOSHA), U.S. Environmental Protection Agency (EPA), and other jurisdictional agencies.</p>	<p>Adopt a policy in the Housing Element Update that would require future development at Housing Opportunity Sites 6, 8, 10, 16, 18, and 19 prepare a Phase I ESA prior to the issuance of any discretionary permits.</p>	<p>Prior to approval of the 2023-2031 Housing Element Update</p>	<p>Community and Economic Development Department – Planning Division</p>
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Mitigation	Method of Compliance Or Mitigation Action	Timing of Compliance	Oversight Responsibility
<p>MM HAZ-2.2: Prior to approval, the 2023-2031 Housing Element shall include a policy requiring future development at Housing Opportunity Site 14 to comply with the following measures:</p> <ul style="list-style-type: none"> a. Prior to the issuance of any discretionary permits that would allow ground-disturbing activities on Site 14 (outside of the area shown on Figure 4.9 1), the project proponent shall obtain a Phase I Environmental Site Assessment (ESA). The Phase I ESA shall be conducted in accordance with the United States Environmental Protection Agency’s All Appropriate Inquiries (AAI) Rule and the latest American Society for Testing and Materials (ASTM International) guidelines, and identify all potential subsurface contaminants warranting further investigation. b. If the Phase I ESA identifies any potential contaminants warranting further investigation, a Phase II ESA shall be prepared in accordance with the United States Environmental Protection Agency’s AAI Rule and the latest ASTM International guidelines. As part of the Phase II, a qualified environmental professional (as defined in Title 40 of the California Code of Regulations) shall take soil, soil vapor, and groundwater samples as determined necessary by the environmental professional in the area of proposed disturbance at 0.5 feet below ground surface (bgs) to the maximum proposed depth of disturbance. Collected soil samples shall be tested for all potential contaminants identified in the Phase I ESA to determine if contaminants exceed California Division of Occupational Safety and Health (Cal/OSHA) exposure limits or San Mateo County Environmental Health Services (SMCEHS) environmental screening levels for residential uses. 	<p>Adopt a policy in the Housing Element Update that would require future development at Housing Opportunity Site 14 to prepare a Phase I ESA prior to the issuance of any discretionary permits. If the Phase I ESA identifies potential concerns, a Phase II ESA would be prepared.</p>	<p>Prior to approval of the 2023-2031 Housing Element Update</p>	<p>Community and Economic Development Department – Planning Division</p>

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Mitigation	Method of Compliance Or Mitigation Action	Timing of Compliance	Oversight Responsibility
<p>c. The results of the Phase II ESA shall be provided SMCEHS department. If determined necessary by the SMCEHS, a Redevelopment Management Plan (RMP) or equivalent shall be prepared and submitted to the SMCEHS and the Director of Community and Economic Development or the Director’s designee that includes 1) an evaluation of whether redevelopment activities will create new exposure pathways to human health and the environment that pose unacceptable risks, and, if so, how those risks will be mitigated, and 2) a discussion of how contaminated media will be handled and disposed during construction activities. Once approved by the SMCEHS and Community and Economic Development Department, the RMP or equivalent shall be implemented by a qualified environmental professional. The results of the RMP or equivalent shall be submitted to the SMCEHS and the Director of Community and Economic Development or the Director’s designee prior to the issuance of any issuance of any discretionary permits (e.g., grading, construction, occupancy, whichever occurs first).</p>			
<p>MM HAZ-5.1: Prior to approval, the 2023-2031 Housing Element shall include a policy requiring future development at Housing Opportunity Site 14 to comply with the following measures:</p> <p>a. Prior to the issuance of any construction or building permits, the applicant shall submit a plan with a list of equipment to be used during construction that includes their height and proposed area of operation to the Director of Community and Economic</p>	<p>Adopt a policy in the Housing Element Update that would require future development at Housing Opportunity Site 14 to submit a plan that details the type and location of</p>	<p>Prior to approval of the 2023-2031 Housing Element Update</p>	<p>Community and Economic Development Department – Planning Division</p>

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<p>Development or the Director’s designee. The use of equipment in locations where it would penetrate critical aeronautical surfaces shall be expressly prohibited by any construction or building permits issued. The plan sets shall include a page depicting the critical aeronautical surfaces on-site, a list of all equipment with heights of 55 feet or greater and their respective heights, and informs construction workers that the use of equipment with heights that would penetrate critical aeronautical surfaces is prohibited.</p> <p>b. Future development at Housing Opportunity Site 14 shall comply with Policy AP-3 of the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport (ALUCP). Buildings with heights in excess of the applicable critical aeronautical surface as shown in Exhibit IV-17 at Housing Opportunity Site 14 shall be prohibited unless the Federal Aviation Administration determines the proposed building height is not a hazard to air navigation in an aeronautical study prepared pursuant to the filing of Form 7460-1. Proof of compliance with Policy AP-3 of the ALUCP shall be provided to the Director of Community and Economic Development or the Director’s designee prior to issuance of any construction or building permits.</p>	<p>construction equipment. In addition, all plans shall include a page depicting the critical aeronautical surfaces on-site, a list of all equipment with heights of 55 feet or greater and their respective heights, and informs construction workers that the use of equipment with heights that would penetrate critical aeronautical surfaces is prohibited.</p>		
NOISE			
<p>MM NOI-2.1: Prior to approval, the 2023-2031 Housing Element shall include a policy requiring future development at all Housing Opportunity Sites to implement the following measures during demolition and construction:</p>	<p>Adopt a policy in the Housing Element Update that would require future development at all Housing Opportunity</p>	<p>Prior to approval of the 2023-2031 Housing Element Update</p>	<p>Community and Economic Development Department – Planning Division</p>

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<ul style="list-style-type: none"> • Groundborne vibration studies shall be prepared by qualified professionals in accordance with industry-accepted methodology where heavy construction activities involving significant site grading, underground, or foundation work will occur within 25 feet of residential or other vibration sensitive uses. The industry-accepted methodologies include the recommended vibration assessment procedure and thresholds provided by public agencies such as Caltrans or the Federal Highway Administration. The studies should identify necessary construction vibration controls to reduce both human annoyance and the possibility of cosmetic damage. Controls shall include, but not be limited to, the following measures: <ul style="list-style-type: none"> ○ A list of all heavy construction equipment to be used for this project known to produce high vibration levels (tracked vehicles, vibratory compaction, jackhammers, hoe rams, etc.) shall be submitted to the City by the contractor. This list shall be used to identify equipment and activities that would potentially generate substantial vibration and to define the level of effort for reducing vibration levels below the thresholds. ○ Place operating equipment on the construction site as far as possible from vibration-sensitive receptors. ○ Use smaller equipment to minimize vibration levels below the limits. ○ Avoid using vibratory rollers and tampers near sensitive areas. ○ Select demolition methods not involving impact tools. 	<p>Sites prepare groundborne vibration studies.</p>		

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SAN BRUNO HOUSING ELEMENT UPDATE PROJECT**

Mitigation	Method of Compliance Or Mitigation Action	Timing of Compliance	Oversight Responsibility
<ul style="list-style-type: none"> ○ Modify/design or identify alternative construction methods to reduce vibration levels below the limits. ○ Avoid dropping heavy objects or materials. 			
TRANSPORTATION			
<p>MM TRN-1.1: Prior to approval, the 2023-2031 Housing Element shall include a policy requiring future development at all Housing Opportunity Sites that would generate a sufficient amount of trips according to the City’s traffic analysis guidelines or otherwise warrant analysis as determined by the City to prepare a Transportation Analysis (TA) prior to the issuance of any discretionary permits. Prior to the preparation of the TA, a scope of work outlining the proposed approach to the TA shall be submitted to the Director of Public Works or the director’s designee for review and approval. The TA, at a minimum, shall evaluate the proposed development for consistency with the City’s General Plan and Walk ‘N Bike Plan, review the proposed layout for any geometric design features that may increase hazards (e.g., sight distances, turning radii, etc.), and verify adequate emergency access is provided. The TA shall provide recommendations addressing any identified inconsistencies, geometric design hazards, or emergency access issues that shall be incorporated into the final design. The TA shall be prepared in accordance with Public Works’ guidance and submitted prior to the approval of any discretionary permits as part of the project-level review of all future development under the Housing Element Update.</p>	<p>Adopt a policy in the Housing Element Update that would require future development at all Housing Opportunity Sites that would generate a sufficient amount of trips according to the City’s traffic analysis guidelines or otherwise warrant analysis as determined by the City to prepare a Transportation Analysis (TA) prior to the issuance of any discretionary permits.</p>	<p>Prior to approval of the 2023-2031 Housing Element Update</p>	<p>Community and Economic Development Department – Planning Division</p>

SOURCE: City of San Bruno, *2023-2031 Housing Element Update Initial Study*, December 2022.



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE

CASH RECEIPT

DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print  **Finalize&Email**

RECEIPT NUMBER:
 41-01272023-0001
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN BRUNO	LEAD AGENCY EMAIL	DATE 01/27/2023
COUNTY/STATE AGENCY OF FILING SAN MATEO COUNTY	DOCUMENT NUMBER 128509	
PROJECT TITLE SAN BRUNO 2023-2031 HOUSING ELEMENT UPDAT		

PROJECT APPLICANT NAME CITY OF SAN BRUNO	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS	CITY	STATE
		ZIP CODE

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

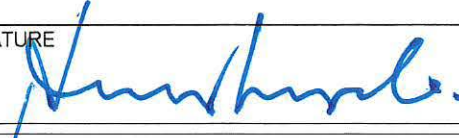
CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$ 3,839.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$ 2,764.00 \$ 2,764.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,305.25 \$ _____
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ _____
- County documentary handling fee \$ 50.00 \$ 50.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,814.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Henry Salgado Deputy Clerk
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County of San Mateo
Clerk-Recorder
Mark Church
555 County Center
Redwood City, CA 94063
(650) 363-4500

SAN MATEO COUNTY RECORDER
555 CTY CTR
REDWOOD CITY, CA. 94063
650-363-4500

SALE

Clerk #: 000089

REF#: 00000006

Batch #: 190

01/27/23

14:49:16

APPR CODE: 027477

ENCRYPTED BY ELAVON

Trace: 6

Chip

/

AMOUNT \$2,814.00

Receipt No.: RPT20230004443

Finalization No.: 2023004363

Cashier: 89

Register: 022

Date/Time: 01/27/2023 02:52 PM

Item	Title	Count
1	EIRN	1
Fish & Game: Neg Declaration		
Document No.:		128509
Filing Time:		02:52 PM
Filing Total:		\$2,814.00
Filing Fee:		\$2,764.00

Total Amount Due:

Total Paid

Credit Card Tendered: \$2,814.00

#027477

Amount Due: \$0.00

APPROVED



AID: A000000031010

TVR: 80 80 00 80 00

TS: 68 00

THANK YOU

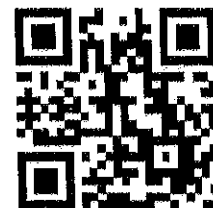
CUSTOMER COPY

THANK YOU

PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

IF YOU WOULD LIKE A REFUND
PLEASE SEND A LETTER
REQUESTING THE REFUND TO
ABOVE ADDRESS WITH A COPY
OF THIS RECEIPT.

<https://www.smcacre.org/>



01/27/2023 02:52 PM