

**NOTICE OF AVAILABILITY  
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
CRESTMoor, 300 PIEDMONT AVENUE PROJECT  
(SCH # 2023040239)  
CITY OF SAN BRUNO**

**Date:** October 20, 2023  
**To:** Agencies, Organizations, and Interested Parties  
**Subject:** Notice of Availability of a Draft Environmental Impact Report

**NOTICE IS HEREBY GIVEN** that the City of San Bruno (City), as the lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (Draft EIR) for the project, comprising the proposed residential and recreational developments at the former Crestmoor High School site. In accordance with Section 15087 of the CEQA Guidelines, the City has prepared this Notice of Availability to invite agencies, organizations, and interested parties to provide comments on the Draft EIR.

**Public Review Period:** October 20, 2023 – December 5, 2023

**Public Review Schedule:**

- **Public Release of Draft EIR:** October 20, 2023
- **Planning Commission Public Review Hearing:** October 26, 2023, 7:00 pm  
San Bruno Senior Center  
1555 Crystal Springs Road  
San Bruno, CA 94066
- **45-Day Review Period End Date:** December 5, 2023

**Submittal of Comments:** Comments must be received by 5:00 pm on December 5, 2023. Please indicate a contact person for your agency or organization (if applicable).

Comments may be submitted in writing to the following address or via email:

City of San Bruno Community and Economic Development Department  
Attn: Michael Smith  
567 El Camino Real  
San Bruno, CA 94066  
  
Email: [msmith@sanbruno.ca.gov](mailto:msmith@sanbruno.ca.gov)

**Agencies:** The City requests your agency's comments on the Draft EIR regarding information relevant to your agency's statutory responsibilities in connection with the Project, pursuant to Section 15086 of the CEQA Guidelines. Your agency may need to use the EIR prepared by the City when considering any permits or other approvals that your agency must issue for the project.

**Project Location:** 300 Piedmont Avenue, San Bruno, CA 94066. The property is bounded by Rosewood Drive and Whitman Way to the north, Madison Avenue to the west, Piedmont Avenue to the south until it becomes the Project Site, and I-280 to the east.

**Project Description:** The project would involve demolishing the existing structures on the site and establishing a new 155-lot, single-family, detached-home community with associated open space and infrastructure. One neighborhood would include 63 four-bedroom homes ranging from

approximately 1,900 to 2,300 square feet of living space with typical lot sizes of 3,000 square feet. The second neighborhood would include 92 four-bedroom homes ranging from approximately 2,200 to 2,700 square feet of living space with typical lot sizes of 2,850 and 3,375 square feet. Maximum heights would be 28 feet. In accordance with the City's Affordable Housing Program (AHP), the project includes 24 onsite below market rate (BMR) homes (8 at low-income level and 16 at moderate-income level) spread throughout the two neighborhoods, with 12 BMR homes in each neighborhood.

The proposed project would provide 6.91 acres of publicly owned and accessible open space and about 12.29 acres of privately owned, publicly accessible open space. The City proposes to develop a portion of the City-owned acreage into recreational facilities, including multiuse sports fields with permanent lighting for soccer, other field sports such as lacrosse and a practice field for baseball. Stormwater treatment facilities for the residential portion of the project would be primarily constructed in an easement within the City-owned acreage. Other smaller facilities would be located elsewhere on the site.

The EIR also evaluates a variant to the proposed project. In the variant, the residential component of the project would be unchanged, and the City would still develop a portion of the City-owned acreage into recreational facilities, including a multiuse field with permanent lighting. The differences between the project and the variant would be that the primary stormwater treatment basin for the residential project would be located within a triangular-shaped 0.75-acre parcel on private property as opposed to a location within an easement on City-owned property. Additionally, the project variant would include dedication of approximately 12.24 acres of land to the City for public open space, while the private open space in the sloped wooded areas would be about 7.51 acres.

**Significant Environmental Effects of the Project:** The EIR determined the Project would have potentially significant impacts related to biological resources, cultural resources, geology, soils, and paleontological resources, greenhouse gas emissions, hazards and hazardous materials, construction noise, transportation, tribal cultural resources, and utilities and service systems. For all impacts other than transportation and greenhouse gases that are related to vehicle miles traveled, mitigation measures have been included to reduce these impacts to a less than significant level. Vehicle-miles-traveled impacts on transportation and greenhouse gases would remain significant and unavoidable even after the implementation of mitigation.

**Hazardous Materials and Hazardous Waste Sites:** The project site is not located on any list of hazardous materials waste sites compiled pursuant to Section 65962.5 of the Government Code.

**Availability of the Draft Environmental Impact Report:** Copies of the Draft EIR will be available for review beginning on **October 20<sup>th</sup>, 2023** at the following locations and times:

**City of San Bruno  
Community and Economic  
Development Department  
567 El Camino Real  
San Bruno, CA 94066**

Monday through Friday, 8am – 5pm

**San Bruno Public Library  
701 Angus Ave. W.  
San Bruno, CA 94066**

Monday through Thursday, 10am – 8pm  
Friday, 10am – 6pm  
Saturday, 10am – 5pm