



**NOTICE OF PREPARATION
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
TANFORAN REDEVELOPMENT PROJECT**

Date: December 15, 2023

Comment Period: December 18, 2023 – January 17, 2024

In accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15082, the purpose of this Notice of Preparation (NOP) is to inform interested parties that the City of San Bruno (City), acting as the Lead Agency, is preparing a Draft Environmental Impact Report (EIR) for the Tanforan Redevelopment Project (project). Alexandria Real Estate Equities, Inc. (project applicant) proposes to redevelop the 44-acre Shops at Tanforan Shopping Center including a parcel north of Sneath Lane with a transit-oriented, mixed-use development including housing, retail uses, life-science laboratory and office uses, private and publicly-accessible, privately-owned open space, and a potential hotel. The City is requesting comments on the scope and content of the EIR. For each responsible and trustee agency, we need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval of the project. The project description, location, and potential environmental effects are contained in this NOP.

Scoping Meeting: The Planning Commission will hold a Scoping Meeting on Tuesday, January 16, 2024, at 7:00 p.m. to receive written and oral comments on the scope of the EIR. The meeting will be held at the San Bruno Senior Center, 1555 Crystal Springs Road San Bruno, CA 94066. Teleconference participation is offered in the meeting via Zoom as a courtesy to the public. No public comment is accepted via zoom. Zoom information will be posted on the meeting agenda which will be available no later than 5pm on January 11, 2023, at: <https://www.sanbruno.ca.gov/AgendaCenter>.

Comments: This NOP is being circulated for a 30-day comment period beginning on December 18, 2023 and ending 5:00 p.m. on January 17, 2024. For responsible and trustee agencies, due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. Please send comments, along with the contact person in your agency, to:

City of San Bruno
City Manager's Office
Attn: Darcy Smith, Assistant City Manager
567 El Camino Real
San Bruno, CA 94066
Email: Tanforan@sanbruno.ca.gov

Project Location and Description: The 44-acre project site is located on six parcels (APNs 014-316-080, 014-316-300, 014-316-310, 014-316-360, 014-316-330, and 014-311-060) at the addresses 1122, 1150, 1178, 1188 El Camino Real and 300 Tanforan Shopping Center in San Bruno (Figure 1 – Project Location). The project site is comprised of The Shops at Tanforan Shopping Center and a vacant parcel north of Sneath Lane, and is currently developed with retail uses and surface parking. The project site is generally bounded by Sneath Lane to the north, Huntington Avenue to the east, Highway 380 to the south, and El Camino Real to the west. Directly east of and adjacent to the project site are the Bay Area Rapid Transit (BART) San Bruno station, a BART parking structure, and a joint BART/City police station. Existing commercial uses are located north of the project site; single-family residential uses and commercial uses in the City of South San Francisco are located to the east; Interstate 380 (I-380) is located to the south, with residential uses on the south side of I-380; and commercial uses, multi-family residential uses, and the Golden Gate National Cemetery are located to the west. The project site is zoned as Planned Development (PD) and Medium Density Mixed-Use (TOD-1) and is designated as Regional Commercial in the San Bruno General Plan.

The project would demolish all existing uses on the project site except for the Century at Tanforan Theater, totaling approximately 900,000 square feet of demolition. The project would construct a transit-oriented, mixed-use

development including housing, retail uses, life-science laboratory and office uses, private and publicly-accessible, privately-owned open space, and a potential hotel (Figure 2 – Site Plan). The project site includes a programmed area and two “flex zones.” Within the programmed area, the project would construct approximately 250,000 square feet of new and relocated retail space, approximately 1,000 multi-family residential units, approximately 711,000 square feet of life-science laboratory and office uses, an approximately 14,500-square foot amenity building, and a parking garage. The existing 81,500-square foot Century at Tanforan Theater would be remodeled and incorporated into the project, and the existing Target would be relocated to a new retail building in the western portion of the project site.

Under the proposed zoning, the flex zones could be developed with life-science laboratory and office, residential, and/or hotel uses, with additional parking, up to the maximum intensity studied in the EIR and memorialized in any future project approvals. The exact amount and configuration of future development in the flex zones would depend on a number of market factors, and cannot be forecast with precision. For purposes of the EIR analysis, two land use scenarios will be studied: Scenario A (Figure 3) and Scenario B (Figure 4). The land use scenarios represent a reasonably foreseeable range of development that would be expected to occur in the flex zones. The land use scenarios are for EIR analysis purposes; the ultimate development within the flex zones will likely be a blend of the two scenarios. For each resource area studied, the EIR will evaluate the “worst case” land use scenario (i.e., the scenario with the greatest potential to result in a significant impact). This approach will ensure that the EIR identifies the maximum potential impacts of the project. The following table provides a land use breakdown for the project under Scenario A and Scenario B.

Land Use Summary

Land Use	Programmed Area	Scenario A		Scenario B	
		Flex Zone	Total	Flex Zone	Total
Retail ¹	328,000 sf	0 sf	328,000 sf	0 sf	328,000 sf
Residential	1,000 DU	0 DU	1,000 DU	500 DU	1,500 DU
Life Science Lab & Office	711,000 sf	1,289,000 sf	2,000,000 sf	0 sf	711,000 sf
Hotel	0 keys	0 keys	0 keys	170 keys	170 keys
Amenity	14,500 sf	14,500 sf	29,000 sf	0 sf	14,500 sf
Notes:					
Square footages and unit/room/parking counts are approximate, and do not account for the demolition of existing uses.					
¹ Includes 86,250 square feet of new retail uses, 160,000 square feet of relocated retail uses (i.e., Target), and 81,500 square feet existing uses to be retained (i.e., theater).					

Building heights would range from 1 to 8 stories, with varying floor-to-floor heights, and building maximum heights within both the City’s height limit maximum of 79 feet 7 inches measured from grade, and the SFO-adopted safety height limits of 127 feet to 148 feet, measured from median sea level (AMSL). The project would also include approximately 457,000 square feet (10.5 acres) of private and publicly-accessible, privately-owned open space. On-site and off-site infrastructure and improvements would be required, including sidewalk improvements, sewer line realignment, and integration with City’s existing bike network.

In connection with the project, the City is preparing the following project entitlements: General Plan amendment; amendment of the Planned Development Zoning District and approval of a Development Plan; Phased Vesting Tentative Subdivision Map; Development Agreement; and Airport Land Use Compatibility Plan (ALUCP) inconsistency override.

Probable Environmental Impacts of the Project: It is preliminarily anticipated that the EIR will address the following probable environmental impacts of the project:

Air Quality: The EIR will address the regional air quality conditions in the Bay Area and discuss the project’s consistency with the applicable air quality plan and potential impacts to local and regional air quality and other emissions such as odors. The EIR analysis will consider sensitive receptors (e.g., nearby residential neighborhoods) and the potential health impacts of project-generated air pollutants.

Biological Resources: The EIR will identify candidate, sensitive, and special-status species, riparian habitats and other sensitive natural communities, and other sensitive resources and the potential for impacts to those resources during construction and buildout. The EIR also will discuss potential conflicts with local policies or ordinances protecting biological resources.

Cultural Resources: The EIR will analyze potential historic and archeological resources impacts and the potential to encounter human remains, although the site is in a highly developed urban environment. The EIR will consider the potential impacts to built resources on and near the site.

Energy: The EIR will evaluate the potential for the project to result in wasteful, inefficient, or unnecessary consumption of energy resources during construction and operation. The EIR will address potential conflicts with state or local plans for renewable energy or energy efficiency.

Geology and Soils/Paleontological Resources: The EIR will examine potential geologic hazards, such as fault rupture, strong seismic ground shaking, seismic-related ground failure, landslide, slope stability (such as lateral spreading, subsidence, liquefaction, collapse), and expansive soil. The EIR also will address potential impacts to paleontological resources.

Greenhouse Gases (GHG): The EIR will evaluate potential construction- and operation-related GHG emissions associated with the project as well as the project's consistency with applicable GHG-related plans and policies.

Hazards and Hazardous Materials: The EIR will include discussion of potential risks the project poses to the public, if any, including potential emission of hazardous substances, transportation of hazardous materials required during both construction and buildout of the project, and risk of upset and accident conditions involving the release of hazardous materials. The EIR also will discuss consistency with safety policies in the applicable Airport Land Use Plans. The project site is not on the Cortese List compiled pursuant to Government Code Section 65962.5.

Hydrology and Water Quality: The EIR will discuss the project's consistency with water quality standards and waste discharge requirements and analyze whether any impacts to surface water or groundwater quality would occur as result of the project. The EIR will discuss any potential impacts to groundwater supplies and recharge; potential impacts to existing drainage patterns that could result in erosion, flooding, exceeding capacity of existing drainage systems, or impeding or redirecting flood flows. The EIR also will discuss potential conflicts with applicable water quality control plans or sustainable groundwater management plans.

Land Use and Planning: The EIR will examine whether the project would physically divide an established community or cause significant environmental impacts due to any conflicts with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating environmental effects.

Noise and Vibration: The EIR will include potential noise and ground borne noise and vibration exposure analysis during construction and at buildout of the project, particularly to noise sensitive uses including nearby residences. The analysis will also include traffic noise. The EIR will also discuss consistency with noise compatibility policies in the applicable Airport Land Use Plan.

Population and Housing: The EIR will analyze whether the project would induce substantial unplanned population growth in the project vicinity and surrounding areas.

Public Services & Recreation: The EIR will address the availability of public services (e.g., police and fire protection, schools) and recreational facilities and the potential for the project to result in significant impacts associated with construction of new or physically altered facilities in order to maintain acceptable service ratios, response times, or other performance objectives.

Transportation: The EIR will address whether the project will conflict with a program, plan, or policy addressing the circulation system, including roadway, bicycle, transit, and pedestrian facilities in the vicinity of the project site. The EIR will evaluate impacts related to changes in vehicle miles traveled (VMT). The EIR also will evaluate potential transportation safety impacts and the adequacy of emergency access.

Tribal Cultural Resources: Any consultation activities pursuant to Assembly Bill 52 and Senate Bill 18 will be summarized, and impacts to tribal cultural resources will be assessed.

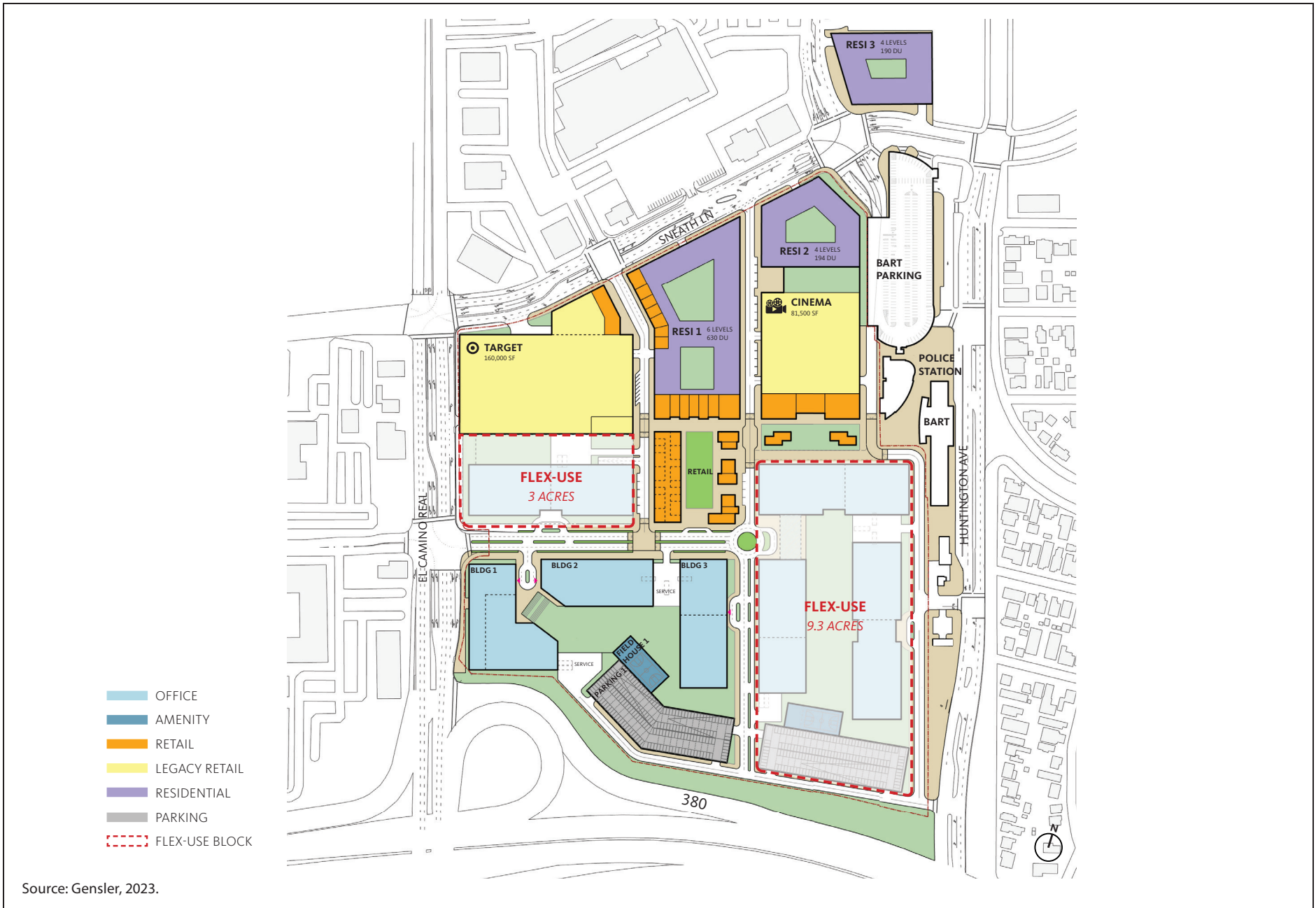
Utilities and Service Systems: The EIR will analyze the net change in demand for water, wastewater, solid waste, and electricity/natural gas as a result of project implementation, and whether existing systems can accommodate any increase in demand.

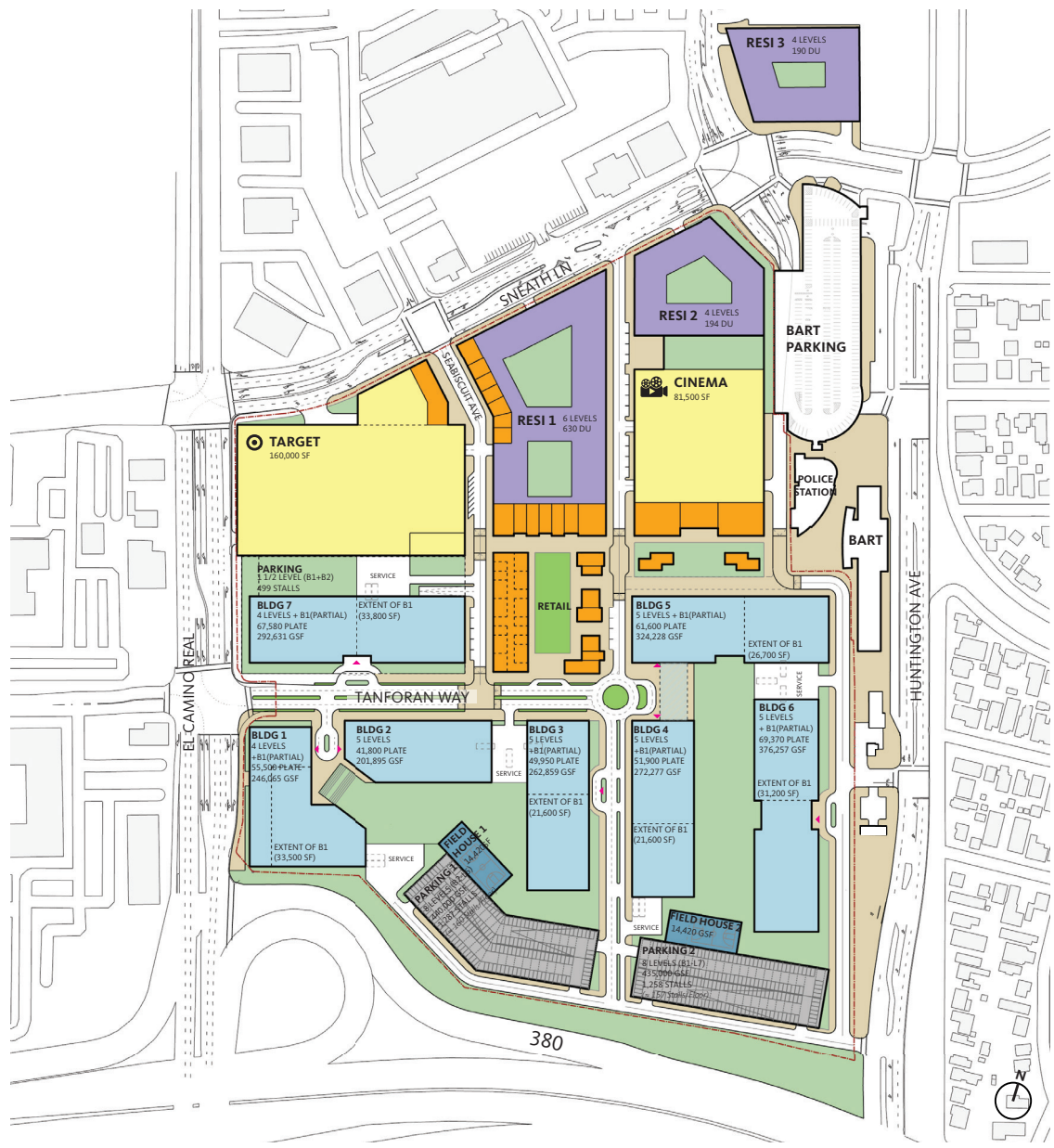
The EIR will not include detailed evaluations of impacts to:

- Aesthetics: The project qualifies for an exemption from evaluating impacts on aesthetics pursuant to Public Resources Code (PRC) Section 21099(d).
- Agricultural and Forestry Resources: These resources are not present on the project site.
- Mineral Resources: These resources are not present on the project site.
- Wildfire: The project site is not within a wildfire hazard area.



Figure 1
Project Location

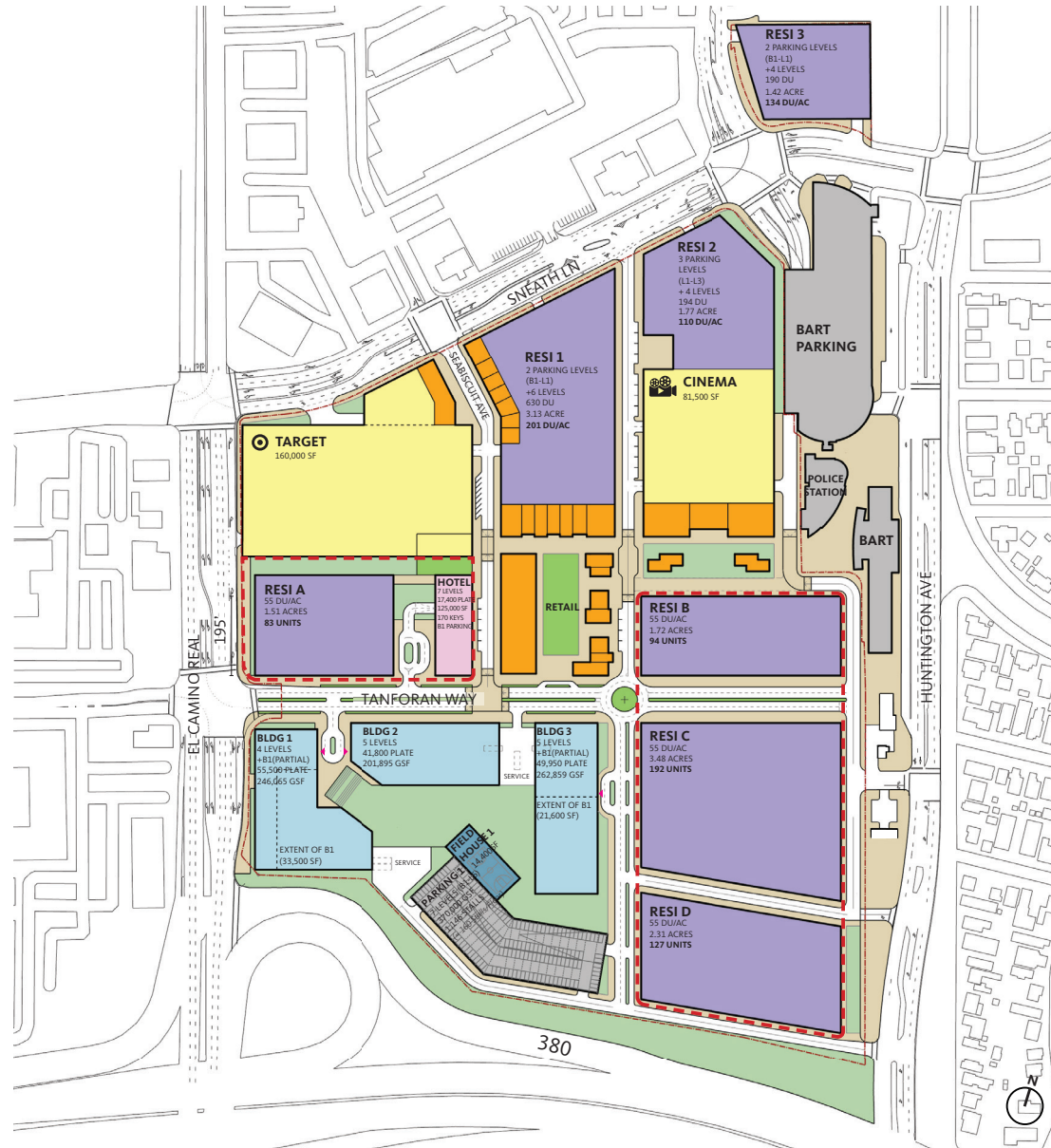




Source: Gensler, 2023.



Figure 3
Scenario A
 Tanforan Redevelopment Project



Source: Gensler, 2023.



Figure 4
Scenario B
 Tanforan Redevelopment Project