



**NOTICE OF PREPARATION  
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
2101 SNEATH LANE RESIDENTIAL PROJECT**

**City of San Bruno**

- Date:** August 30, 2022
- To:** Agencies, Organizations, and Interested Parties
- Subject:** Notice of Preparation of a Draft Environmental Impact Report
- Project Description:** The project proposes to demolish the existing San Bruno Golf Center and San Bruno Park School District maintenance building, and construct 118 single-family residential homes at 2101 Sneath Lane in the City of San Bruno.
- Comment Period:** August 30, 2022 to September 30, 2022

The City of San Bruno (City), as the lead agency under the California Environmental Quality Act (CEQA), will be preparing an Environmental Impact Report (EIR) for the proposed 2101 Sneath Lane Residential Project (proposed project).

In accordance with Section 15082 of the CEQA Guidelines, the City has prepared this Notice of Preparation (NOP) to provide information regarding the proposed project and areas of potential environmental effects proposed to be analyzed in the EIR. The City requests your written comments as to the scope of the EIR, including mitigation measures and/or project alternatives to reduce potential environmental impacts from the proposed project.

**Scoping Meeting:** The Planning Commission will hold a Scoping Meeting on September 20, 2022 at 7:00 p.m. to receive written or verbal comments on the scope of the EIR. The meeting will be held via Zoom. Meeting information is below:

**Zoom Meeting Details:**

<https://sanbruno-ca-gov.zoom.us/j/83641558853>

**Meeting ID:** 836 4155 8853

**Webinar or Meeting Password:** 143556

**Zoom Phone Line:** 1-346-248-7799 (same webinar ID and password as above)

**Comments:**

Comments must be received by 5:00 p.m. on September 30, 2022. Please submit your comments to:

City of San Bruno  
Community and Economic Development Department  
Attn: Nicholas Hamilton  
567 El Camino Real  
San Bruno, CA 94066  
Email: [nhamilton@goodcityco.com](mailto:nhamilton@goodcityco.com)

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**August 2022**

**Introduction**

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of the proposed project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment; to examine methods of reducing adverse impacts; and to consider alternatives to the project.

The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the requirements of the City of San Bruno.

In accordance with Sections 15120 et seq. of the CEQA Guidelines, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, probable environmental impacts, and mitigation measures; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; and (d) cumulative impacts.

The EIR also will discuss a reasonable range of alternatives to the project (including the No Project alternative) that could reasonably attain most of the basic objectives of the project and would avoid or substantially lessen any of the significant environmental effects of the project (CEQA Guidelines Section 15126.6[a]).

**Project Location**

The approximately 20.34-acre project site is located at 2101 Sneath Lane (Assessor's Parcel Numbers: 019-270-260, and -270) in the City of San Bruno. The project site is bounded by Sneath Lane to the north, Engvall Court to the south and west, Crestmoor Canyon to the south, Interstate 280 (I-280) to the east. Regional, vicinity, and aerial maps of the project site are shown below in Figures 1, 2, and 3.

The site is currently developed with multiple uses including a privately operated golf driving range (San Bruno Golf Center), associated surface parking lot and storage, and a maintenance building for the San Bruno Park School District.

## **Project Description**

The project proposes to demolish the existing San Bruno Golf Center and San Bruno Park School District maintenance building in order to construct 118 single-family residential homes. This includes 67 three-story single-family detached homes and 51 two-story single-family detached homes. The maximum height of the single-family residences would be 35 feet above the ground surface. The project proposes to cluster the single-family homes onsite to minimize grading and maintain a landscaped area along areas of the western edge of the site.

The applicant would be required to create 15 percent of the homes as onsite below market (BMR) units. The San Bruno School District is the current owner of the site. Pulte Homes (Applicant) has entered into a purchasing agreement for the site.

Vehicle access to the project site would be provided from Sneath Lane via an improved Engvall Court. The project proposes to widen and regrade Engvall Court to a minimum of 40 feet wide. A second Emergency Vehicular Access (EVA) route may also be provided, connecting with the Interstate 280 (I-280) offramp or other Caltrans property in order to maximize public safety.

The project proposes a number of on- and off-site improvements including:

- two new pocket parks and a community park (on-site) with amenities such as a tot lot, picnic area, half-basketball court, and dog park,
- storm drain improvements (on-site) to prevent flooding,
- improved trailhead to Crestmoor Canyon (off-site) and dedicate land to the city for trailhead amenities and an improved public and maintenance access to adjoining canyon and trail area, and
- upgrades to the existing storm drain system (off-site) to prevent flooding.

The project site is designated *Low Density Residential* under the San Bruno General Plan. The site is located in the *R-1, Single Family Residential* zoning district. The proposed use would be consistent with the site's land use designation and zoning district regulations.

### **Anticipated Project Approvals:**

1. Planned Use Permit
2. Conditional Use Permit
3. Vesting Tentative Map
4. Architectural Review Permit
5. Demolition, Grading, Building, and Occupancy Permits
6. Other Public Works Clearances, Approvals and Permits

### **Potential Environmental Impacts of the Project**

The EIR will identify the significant environmental effects anticipated to result from development of the project as proposed. Mitigation measures will be identified for significant impacts, as warranted.

The EIR will discuss the project's significant environmental impacts on the following specific environmental categories:

- **Aesthetics** – The proposed project would demolish the existing San Bruno Golf Center and San Bruno Park School District maintenance building and construct 118 single-family homes. I-280 is a designated State Scenic Highway and Sneath Lane is designated as a scenic corridor by the City. The EIR will describe the existing visual setting of the project area and the visual changes that are anticipated to occur as a result of the proposed project. The EIR will also discuss possible light and glare issues from the development.
- **Air Quality** – The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's construction and operational impacts to local and regional air quality in accordance with the 2017 Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines and thresholds. The EIR will also address the project's toxic air contaminant (TAC) emissions generated during both construction and operation.
- **Biological Resources** –The San Bruno Creek runs adjacent to the project site. Construction of off-site improvements may occur in the creek. The EIR will address whether the site supports special-status species, sensitive habitat, and whether the project could have impacts on these species and habitat. The EIR will also address the loss of trees within, and adjacent to, the construction zones.
- **Cultural Resources** – The project area may be considered a sensitive area for archaeological resources due to its proximity to San Bruno Creek. An archaeological literature search will be completed for the project to identify any potentially sensitive cultural resources on the site or in its vicinity. The EIR will address the impacts to known and unknown buried cultural resources on and within the project area. Mitigation and/or avoidance measures will be identified for significant cultural resource impacts, as appropriate.
- **Energy** – Implementation of the proposed project will result in an increased demand for energy on-site. The EIR will discuss the increase in energy usage on-site and energy efficiency measures proposed by the project.
- **Geology & Soils** – The EIR will describe the existing geologic and soil conditions and discuss the possible geological impacts associated with seismic activity and the existing soil conditions on the project sites.
- **Greenhouse Gas Emissions** – The EIR will address the project's contribution to regional and global greenhouse gas (GHG) emissions in accordance with BAAQMD's CEQA Thresholds (April 2022). A project that would be consistent with the State's long-term climate goals can be found to have a less-than-significant impact on climate change under CEQA. Proposed design measures to reduce energy consumption, which in turn would reduce GHG emissions, will be discussed.
- **Hazards and Hazardous Materials** – The EIR will describe known hazardous materials conditions on and adjacent to the project site and will address the potential for hazardous

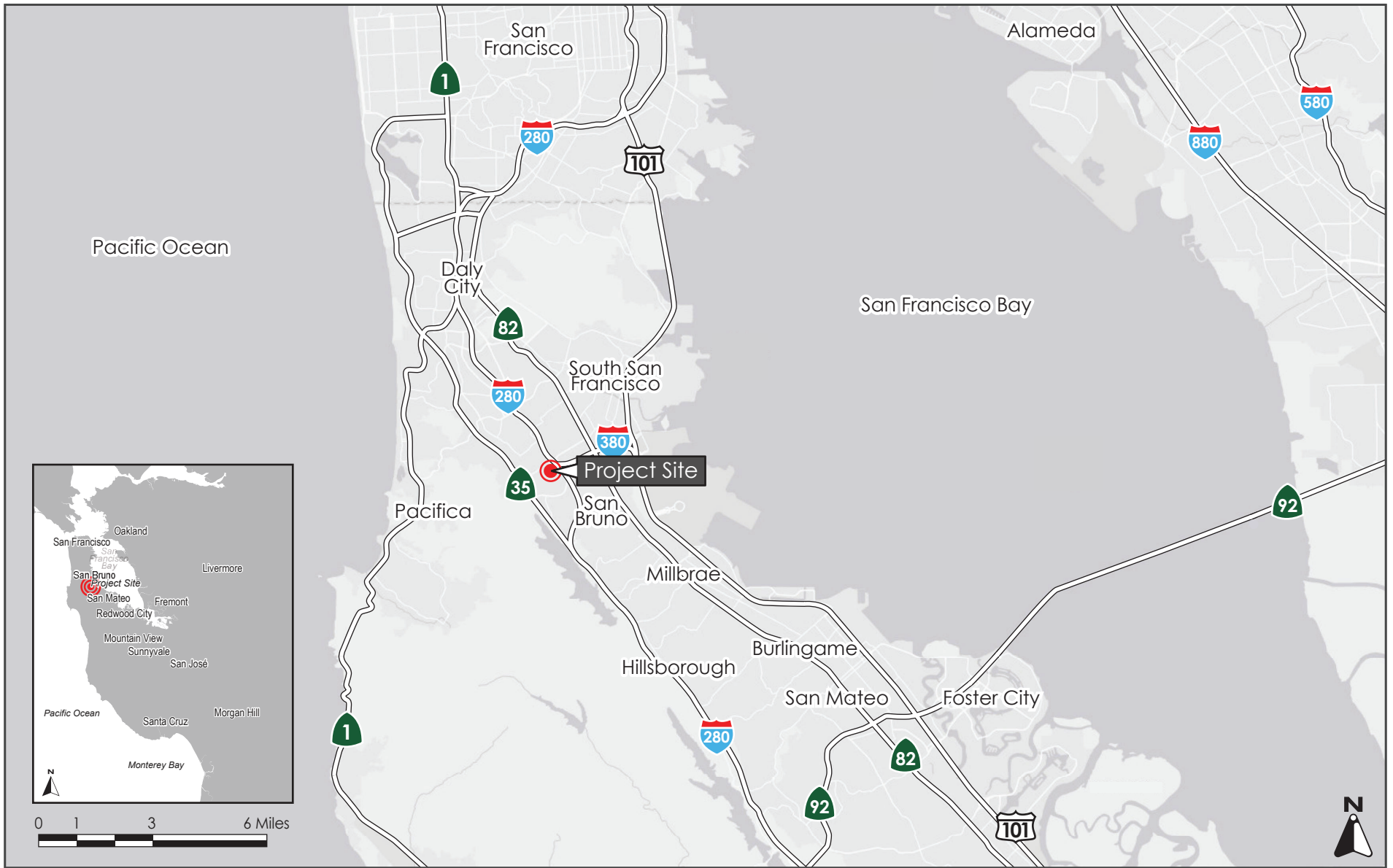
materials impacts to result from implementation of the proposed project. The project site is located in the Francisco Airport (SFO) Land Use Plan Airport Influence Area B, which requires projects to be consistent with the goals and policies of the Airport Land Use Compatibility Plan (ALUCP). The project site is not located in the safety compatibility zones for the airport.

- **Hydrology and Water Quality** – The EIR will address the project’s impact to the storm drainage system. The project’s consistency with the requirements of the Regional Water Quality Control Board pertaining to groundwater supply, site drainage, and storm water quality, and the site’s risk due to inundation, will also be discussed. Portions of the project site (including San Bruno Creek) are located in a Federal Emergency Management Act (FEMA) Zone D, an area with possible but undetermined flood hazards.
- **Land Use** – The project site is located in a developed, urbanized area of San Bruno surrounded by I-280 to the northeast, open space (Crestmoor Canyon) to the south consisting of forest lands and San Bruno Creek, a mix of forest with two-story and three-story residential housing (Quail Point) to the west, and two gas stations located to the north across Sneath Lane. The EIR will describe the existing land uses adjacent to and within the project area. Land use impacts that could occur as a result of the proposed project will be analyzed, including the consistency of the project with the City’s General Plan and zoning code and compatibility of the proposed and existing land uses in the project area.
- **Noise and Vibration** – Noise levels in the project area are primarily influenced by vehicular noise on surrounding roadways, including I-280. The EIR will discuss noise and vibration that would result from the construction and operation of the proposed project (including noise from project-generated traffic) and its impact on nearby sensitive receptors and identify any measures or conditions to reduce temporary noise. Noise levels will be evaluated for consistency with applicable noise standards and guidelines. The project site is outside of the Community Noise Equivalent Level (CNEL) noise contours for the airport.
- **Public Services** – Implementation of the proposed project would intensify the use of the project site, resulting in an increased demand on public services, including police and fire protection, and recreational facilities. The EIR will address the availability of public facilities and service systems and the potential for the project to require the construction of new facilities.
- **Recreation** – Implementation of the proposed project would increase use of park facilities. The EIR will address the project’s impacts on recreational resources including new on-site park facilities and an improved trailhead to the adjacent Crestmoor Canyon.
- **Transportation** – The EIR will evaluate the project’s transportation impacts pursuant to Senate Bill 743 and the Governor’s Office of Planning and Research. The project’s consistency with programs, plans, ordinances, or policies addressing the circulations system (including transit, roadway, bicycle, and pedestrian facilities) will be discussed in the EIR. The project’s impact on Vehicle Miles Traveled (VMT) will be discussed, and mitigation

measures identified, as needed. The need for any improvements to the roadway system to accommodate project trips will be identified, along with any environmental effects that could result from the roadway improvements.

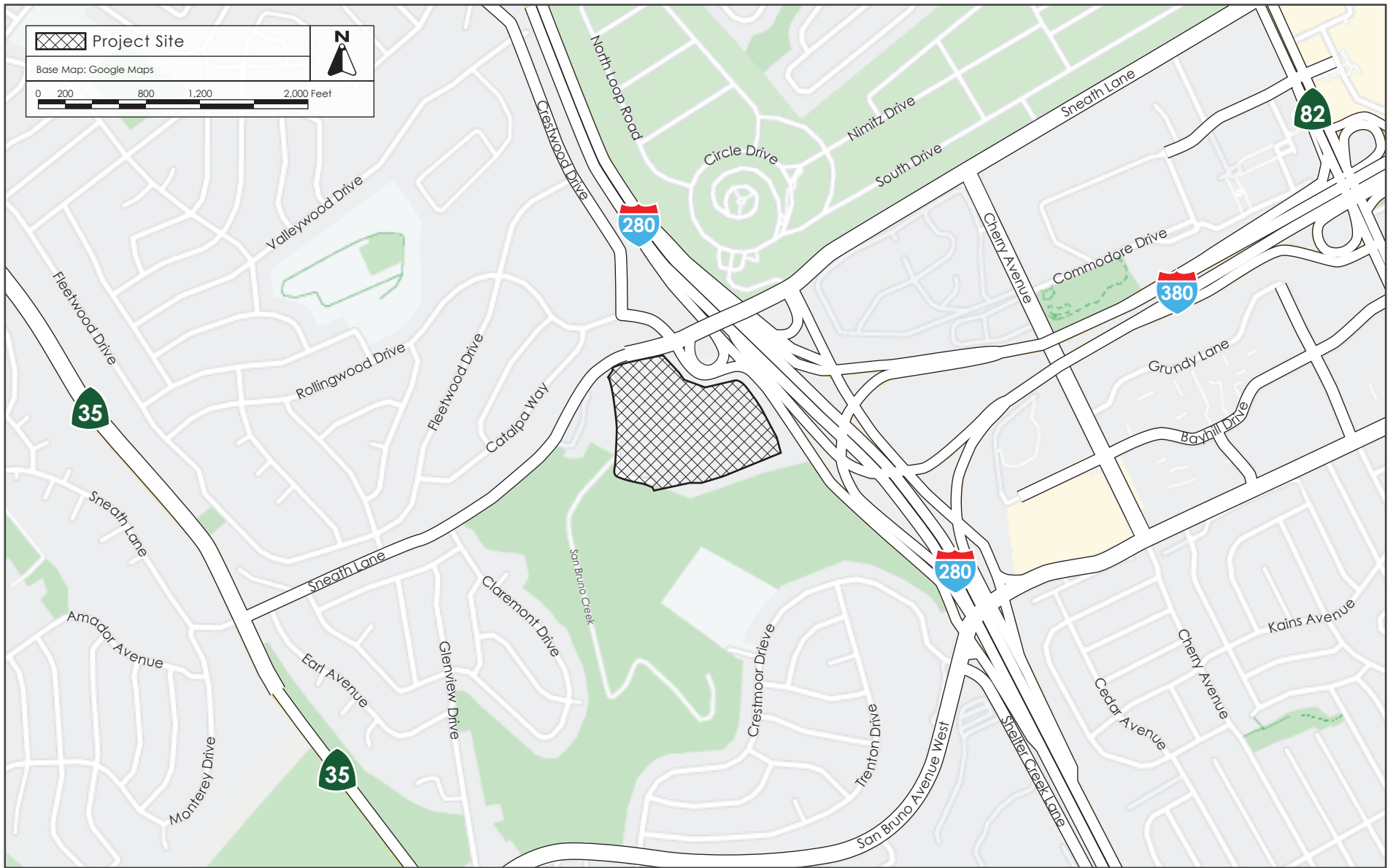
- **Tribal Cultural Resources** – The EIR will discuss the project’s potential for impacts to tribal cultural resources under Assembly Bill 52.
- **Utilities and Service Systems** – Implementation of the proposed project would result in an increased demand on utilities and service systems compared to existing conditions. The EIR will examine the impacts of the project on utilities and service systems, including the sanitary sewer and storm drainage systems, water supply, and solid waste management.
- **Wildfire** – The project site is not located in or near high fire hazard severity zone. A moderate to high fire hazard severity zone is located south of the project site (on the west side of Skyline Boulevard) in unincorporated San Mateo County. The project site is located adjacent to open space (Crestmoor Canyon), consisting of forest lands and San Bruno Creek. The EIR will discuss project impacts on adopted emergency response and evacuation plans and risk due to wildfire.

In addition, the EIR will address the project’s agricultural and mineral resources impacts, significant and unavoidable impacts, and potentially significant cumulative impacts when considered with other past, present, and reasonably foreseeable future projects in the development area.



REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3

# LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	RETAINING WALL	
	EASEMENT LINE	
	STORM DRAIN	
	SANITARY SEWER	
	WATER	
	CURB & GUTTER	
	SIDEWALK	
	STORM WATER INLET	
	DROP INLET	
	MANHOLE	
	SEWER CLEANOUT	
	FIRE HYDRANT	
	WATER METER	
	CONTOUR ELEVATIONS	
	SPOT ELEVATION	
	SLOPE	
	STREET LIGHT	

x 525.2

0.7%

SLOPE

STREET LIGHT



0 50 200 300 400 Feet



Source: Ruggeri Jensen Azar, May 19, 2022.

SITE PLAN

FIGURE 4