Notice of Determination

To:

☒ Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

☒ County Clerk
County of San Mateo
555 County Center 1st Floor
Redwood City, CA 94063

From:

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

Contact: Roscoe Mata, Planning Manager
Phone: (650) 745-1743

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

State Clearinghouse Number: 2022120217
Project Title: 170 San Bruno West Mixed Use Development Project
Project Applicant: Jonathan Pearlman, Elevation Architects, 439 Healdsburg Ave, Healdsburg, CA 94109 (415)537-1125 X101, jonathan@elevationarchitects.com
Project Location: 170 San Bruno Ave. West, San Bruno, CA San Mateo County
Project Description:

The Project proposes the construction of an eight-story (+basement) building incorporating 910 square feet (sf) of retail space, 57 residential units, and resident facilities on a 12,478 sf site, that formerly contained a gas station, at the northeastern corner of San Bruno Avenue and Mills Avenue in the City's Transit Corridors Plan (TCP) area. The Project would provide parking for 41 cars and 48 bicycles in an underground garage accessed from Mills Avenue and an additional eight Class II bicycle parking spaces are provided at street level. Pedestrian entries to the building would be provided from San Bruno Avenue West and Mills Avenue. The Project includes a density bonus, concessions, and waivers in compliance with State Density Bonus Law.

This is to advise that the City of San Bruno (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on November 16, 2026 and has made the following determination regarding the project:

1. 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. (1.23.24)
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 Fom1)
   ☐ 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 Initial Study/Mitigated Negative Declaration is available to the general public at:
https://sanbruno.ca.gov/DocumentCenter/View/5750/SBHE_Revised-11823-ISMND?bidId=

FILED
SAN MATEO COUNTY

Signature (Public Agency): _____ Title: Planning Manager

Date: 11/17/26 Date Received for filing at OPR: NOV 19 2026

MARK CHURCH, County Clerk
By: KAMILLE SANTOS
Deputy Clerk