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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023040239

Project Title: Crestmoor, 300 Piedmont Avenue Project

Lead Agency: City of San Bruno

Contact Name: Michael Smith

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Project Location: San Bruno, San Mateo County
City *County*

Project Description (Proposed actions, location, and/or consequences).

See attached.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attached.

Revised September 2011

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Based on scoping input and information from other forms of outreach, the City has identified increased traffic, temporary displacement of recreationists, the settlement agreement between the City of San Bruno and the San Mateo Union High School District, and lighting use at the proposed recreation facility as potential areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

Caltrans, Regional Water Quality Control Board, California Department of Fish and Wildlife

Project Description

The project site is located on a 40.2-acre parcel at 300 Piedmont Avenue in the City of San Bruno (City). Piedmont Avenue becomes Courtland Drive (a private driveway with a public access easement) at the southern entrance to the project site and runs north–south along and close to the eastern edge of the site. Interstate 280 (I-280) runs southeast of Courtland Drive, with the San Bruno Chinese Church located between Courtland Drive and I-280 near the northern entrance to the project site and a vegetated area otherwise separating the two roadways. Vehicular access is provided to the project site from Piedmont Avenue at the southern entrance and Courtland Drive at the northern entrance.

The project site currently contains the former Crestmoor High School, as well as playing fields, parking lots, a storage lot, school district maintenance facilities, and unimproved sloping wooded open space. Crestmoor High School closed in 1980, and Peninsula Alternative High School occupied a portion of the buildings until it vacated its portion of the project site in 2021. In the interim, the site was used for operations such as the San Mateo County Superior Court (early 1990s) and a preschool (2000s –2020) and a church (2011–2017) (ESA 2022). It has therefore been maintained over the years, though there has been some natural degradation. The high school campus is currently vacant. The sloped areas on the west side of the campus have been minimally maintained and are densely wooded, dominated by Monterey pine (*Pinus radiata*) and red gum eucalyptus (*Eucalyptus camaldulensis*) trees with a dense shrub layer. Existing single-family subdivisions neighbor the project site to the north, west, and south across substantial grade changes, with a wooded hillside buffer. Within the existing developed area, the project site rises approximately 44 feet from north to south.

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.

This 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 12.25 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 and Potentially Significant Effects

Environmental Impact	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Impact AQ-2: Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area for an applicable federal or state ambient air quality standard?	Potentially significant	**Mitigation Measure AQ-1: Require Implementation of BAAQMD Basic Best Management Practices for Construction-Related Fugitive Dust Emissions** The project sponsors shall require their contractors, as a condition of contracts (e.g., standard specifications), to reduce construction-related fugitive dust emissions by implementing BAAQMD's basic BMPs, including (but not limited to) the following measures. • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material offsite shall be covered. • All visible mud or dirt trackout onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 mph. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph. • All trucks and equipment, including their tires, shall be washed off prior to leaving the site. • Unpaved roads providing access to sites located 100 feet or farther from a paved road shall be treated with a 6- to 12-inch layer of compacted wood chips, mulch, or gravel. • Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations. For the residential component of the project, the project sponsor shall submit evidence of compliance to the City prior to grading permit issuance. For the recreational component, the City shall document compliance by its contractor.	Less than significant with mitigation
Impact BIO-1: Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Potentially significant	**Mitigation Measure BIO-1a: Conduct Preconstruction Survey for Dusky-footed Woodrat and Implement Appropriate Measures** Prior to project demolition/construction and prior to the vegetation maintenance activities that could potentially have an impact on woodrat nests, a qualified biologist shall conduct a preconstruction survey for San Francisco dusky-footed woodrat nests within and adjacent to the project footprint no more than 30 days prior to the onset of construction activities; demolition activities; and vegetation management activities that may impact woodrat nets, as defined in the vegetation management plan with input from a qualified biologist. This survey timing allows for the scheduling of and relocation of woodrat nests, if necessary. The survey shall encompass all construction zones and surrounding lands within 50 feet of these zones. All identified nests shall be avoided, where possible. Woodrat nests that occur within 50 feet of the project work area shall have a construction-free physical buffer established around them demarcated by flagging, exclusion fencing, or other	Less than significant with mitigation

Environmental Impact	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		suitable materials, as determined by a qualified biologist. If avoidance of a nest is not possible, the nest(s) shall be manually relocated when young are not present using the following methods. • To safely dismantle a nest, the dismantling process shall occur in October through December under the direction of a qualified biologist. If this timing is not feasible or compatible with the timing of construction, the biologist could dismantle the nest at a different time, but if baby woodrats (i.e., pups) are exposed during the process, the nest shall be rebuilt over the pups, and the nest shall be buffered for approximately 3 weeks before dismantling can recommence. To start dismantling, a landscape crew or other qualified crew shall be present onsite with the qualified biologist to clear vegetation for the qualified biologist to access the nest(s). All persons involved in the removal of materials (biologist and landscape crew) shall wear a respirator, long sleeves, and gloves during the disassembling and removal process to reduce the potential for exposure to hantavirus, rotavirus, and other diseases that woodrat nests may contain. Two to three temporary shelters such as an upside-down half-wine barrel or wooden box with rodent-sized opening shall be placed near the nest to be disassembled to provide any evicted woodrats a safe cover (refugia). Deconstruction of the nest shall be conducted by the biologist on the opposite side of the nest as temporary refugia so that woodrats have a direct path to the refugia. • Disassembling work shall be conducted by a qualified biologist in afternoon/evening hours to the extent practicable to limit stress to any evicted woodrats. Deconstructed nest material shall be placed on a tarp to either dispose of it or to use it to rebuild a nest with the same material in a different location. Materials on the tarp shall include structural, nesting chamber, and stored food. Relocation of nests shall be built as close as possible with a center chamber at the bottom with nesting material and food stores with sticks forming a chamber above this. If forming a nest chamber is difficult given the material of the original nest, additional sticks from the surrounding areas can be used or a wooden box with a hole cut for the entrance can be used based on the judgment of the qualified biologist. • Survey results and any disassembling and relocation work (if needed) shall be documented in a report provided to the city.	
		Mitigation Measure BIO-1b: Avoid Impacts on Nesting Birds To address impacts on nesting raptors and migratory birds, project-related activities (i.e., demolition, construction, vegetation management) that occur during the breeding season (February 1 through August 31) should be constrained in the vicinity of any active nests. If tree removal, use of powered equipment (e.g., chainsaws, line trimmers, mowers), or ground-disturbance activities are scheduled to commence during the breeding season, nesting bird surveys shall be conducted by a qualified biologist to identify possible nesting activity. A qualified biologist shall conduct preconstruction/pre-activity surveys for nests on any tree, other vegetation, or structure within 500 feet of the project/activity footprint no more than 14 days before demolition, construction, or vegetation management activities begin. If no active nests are found during focused surveys, no further action under this measure will be required. No tree shall be removed or trimmed if an active bird nest is present. If necessary, modifications to the project design to avoid removal of occupied habitat while still achieving project objectives shall be evaluated and implemented to the extent feasible.	

Environmental Impact	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		If avoidance of the nesting season is not feasible or conflicts with project objectives, demolition, construction, and vegetation management with powered equipment shall be prohibited within a buffer (generally 50 to 100 feet for songbirds and 250 to 500 feet for raptors, depending on the location and the professional judgment of the qualified biologist) of the nest to avoid disturbance until the nest is no longer active. Buffers may be reduced according to the discretion and professional judgment of the qualified biologist. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, demolition, or vegetation management activities, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds during applicable activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g., defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman/vegetation management lead shall have the authority to cease all work in the area until the young have fledged, and the nest is no longer active. A survey report shall be prepared and provided to the city to document the survey results. If monitoring is needed, the report shall also include the results of monitoring. An activity-free buffer of suitable dimensions must be established around any active raptor and migratory bird nests (generally 50 to 100 feet for songbirds and 250 to 500 feet for raptors, depending on the location and the professional judgment of the qualified biologist) for the duration of the construction, demolition, or vegetation management activity or until it has been determined that the chicks have fledged and are independent of their parents.	
		Mitigation Measure BIO-1c: Avoid Impacts on Bats To address any potential impacts on bats, a preconstruction/predemolition or, for ongoing vegetation management activities, a pretree removal survey for roosting bats shall be conducted within the project/tree removal footprint and within a 50-foot buffer of the project footprint/tree removal footprint within 14 days before the start of those activities. If a nonbreeding or nonwintering bat colony is found, the individuals shall be humanely evicted via the partial dismantlement (two-step removal) of the trees or buildings prior to removal under the direction of a qualified biologist (with specialized knowledge of bats) to ensure that no harm or take would occur to any bats as a result of removal activities. If a maternity colony or overwintering colony is detected in the trees or buildings of the site, then a construction-free/activity-free buffer should be established around the tree(s) and/or building(s) and remain in place until it has been determined that the nursery or overwintering colony is no longer active. The size of the buffer shall be highly dependent on bat species, nesting/roosting location, level of existing disturbances, etc., and shall be decided at the discretion and professional judgment of a qualified biologist. A survey report shall be prepared and provided to the city to document the survey results. If monitoring is needed, the report shall also include the results of monitoring, which shall be the obligation of the applicant/developer with oversight by the City, with all costs, including City oversight costs, paid for by the applicant/developer.	

Environmental Impact	Significance before Mitigation	Mitigation Measures	Significance after Mitigation

Impact BIO-5: Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Potentially significant	**Mitigation Measure BIO-5: Protect Retained Heritage Trees**
		The project proponent shall establish tree protection zones for retained heritage trees and specific measures to minimize impacts related to tree removal:
		• Project Design
		  ○ Ensure adequate but not excessive water is supplied to trees; in most cases occasional irrigation will be required. Avoid directing runoff toward trees.
		• Tree Protection Zones
		  ○ Establish a Tree Protection Zone around each tree to be preserved. For trees outside of the project site, the Tree Protection Zone shall be the existing fence line on all sides.
		  ○ After tree removals are determined among the 182 perimeter trees surveyed, the project's security fence shall define the Tree Protection Zone. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.
		  ○ Any approved grading, construction, demolition, or other work within the Tree Protection Zone should be monitored by the consulting arborist. The arborist shall also determine approval for any root pruning for construction purposes outside the Tree Protection Zone.
		  ○ All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the Tree Protection Zone. Any modifications must be approved and monitored by the consulting arborist.
		• Open Space Management and Project Operations
		  ○ A qualified arborist shall provide input on a management plan for the future open space areas that addresses ongoing management of heritage trees consistent with the guidance in this mitigation measure and with the San Bruno Tree Ordinance. The input shall address actions to protect retained heritage trees during ongoing vegetation management activities.
		  ○ Use only herbicides safe for use around trees and labeled for that use, even below pavement.
		All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49) who is a Certified Arborist or Certified Tree Worker and shall be conducted in accordance with the Best Management Practices for Pruning (International Society of Arboriculture 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
			Less than significant with mitigation

Impact CUL-2: Would the project have the potential to cause a substantial adverse change in the significance of an archaeological resource, or potential disturbance to undiscovered archaeological resources (State CEQA Guidelines Section 15064.5)?	Potentially significant	**Mitigation Measure CUL-2a: Conduct Cultural Resource Awareness Training Prior to Project-Related Ground Disturbance and Stop Work if Archaeological Deposits Are Encountered During Ground-Disturbing Activities** Prior to any project- or project variant–related ground disturbance, the applicant and/or City shall ensure that all construction workers receive training overseen by a qualified professional archaeologist who is experienced in teaching nonspecialists to ensure that contractors can recognize archaeological resources in the event that any are discovered during construction. Construction staff directly overseeing excavation, or operating ground-disturbing vehicles during excavation activities, shall be required to participate in this preconstruction training.	Less than significant with mitigation

Environmental Impact	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		Mitigation Measure CUL-2b: Stop Work if Buried Cultural Deposits are Encountered During Construction Activities In the event that previously unidentified archaeological, historical, or tribal cultural resources are uncovered during site preparation, excavation, or other construction activity, the applicant and/or City shall cease or ensure the ceasing of all such activity within 50 feet of the discovery until the resources have been evaluated by a qualified professional (cultural resources specialist or archaeologist) and specific measures can be implemented to protect these resources in accordance with PRC Sections 21083.2 and 21084.1. Preservation in place (avoidance) is the preferred method of mitigation for impacts on cultural resources (State CEQA Guidelines Section 15126.4(b)(3)(A)) and is required unless the cultural resources specialist or archaeologist determines that another method would provide superior mitigation of impacts on the resource. No additional mitigation is necessary if the resource can be completely avoided, but the resource shall be recorded on Department of Parks and Recreation (DPR) 523 forms, which shall be filed with the Northwest Information Center. The qualified cultural resources specialist shall follow the procedures below if the resource cannot be completely avoided: • Determine if the resource is an historical resource: The qualified cultural resources specialist or archaeologist shall determine if there is a potential for the resource to be a historical resource. Work can resume if there is no potential for the resource to qualify as a historical resource. If there is a potential for the resource to be a historical resource, the qualified cultural resources specialist or archaeologist shall prepare an Evaluation Plan. • Prepare an Evaluation Plan: The Evaluation Plan shall be prepared specific to the resource and shall contain procedures used to determine if the discovered resource is an historical resource. The Evaluation Plan shall include enough discussion of background and context to provide for evaluation of the resource under the historical resource criteria. It shall include a description of procedures that will be used to gather information for the evaluation, which may include but not be limited to excavation, written documentation, interviews, and photography. For any archaeological resource testing, the Evaluation Plan shall describe testing procedures, such as surface collection, test excavations, analysis methods, and reporting procedure. • Implement Evaluation Plan: The evaluation plan shall be implemented in the field, and the subsequent report shall evaluate the resource based on the criteria contained in the Evaluation Plan, making a conclusion whether the resource is historical. If the resource is not historical, protective barriers can be removed and work can continue in the area. If the resource is historical, the qualified cultural resources specialist or archaeologist shall prepare a Data Recovery Plan. • Prepare a Data Recovery Plan: A Data Recovery Plan shall be prepared consistent with State CEQA Guidelines Section 15126.4(b)(3)(C) and Public Resources Code Section 21083.2. The Data Recovery Plan will contain a description of how data recovery will mitigate impacts on the resource to less than significant. It shall contain a description of level of effort (e.g., quantity of excavation units), excavation procedures, laboratory methods, types of samples to be collected (e.g., sediment), and the techniques that will be used to obtain information about the features of the site that make it a historical resource. Additionally, the Data Recovery Plan shall include a description of the reporting procedure. Once the Data Recovery Plan is completed, field work can commence. Work can	

Environmental Impact	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		resume in the area once the qualified cultural resources specialist/archaeologist determines that no additional information needs to be recovered to satisfy fieldwork, reporting, and documentation requirements to reduce impacts to less than significant. • Prepare a Data Recovery Report: A Data Recovery Report shall be prepared following completion of data recovery field work. The Report shall present results of data recovery, including field methods used, location and size of excavations, and analysis of materials recovered. It shall contain conclusions made based on the field work as well as where any recovered artifacts, samples, and documentation will be curated. Curation facilities must meet requirements of 36 Code of Federal Regulations 79. The Data Recovery Report shall be submitted to the Northwest Information Center, with all impacted known resources recorded on DPR 523 forms.	
Impact GEO-5: Would the project result in direct or indirect destruction of a unique paleontological resource or site or unique geologic feature?	Potentially significant	**Mitigation Measure GEO-5: Provide Construction Personnel Training and Follow Unanticipated Paleontological Resources Discovery Protocol** Prior to commencement of ground-disturbing activities, project personnel conducting ground-disturbing activities shall receive training regarding the potential for uncovering subsurface paleontological resources (a fossilized bone or other preserved plant or animal remains), work practices for implementing mitigation measures and complying with applicable laws and regulations, and how to recognize possible buried resources. The training shall include a presentation of procedures to follow upon discovery or suspected discovery of paleontological resources, their treatment (described below) and actions that may be taken if there is violation of applicable laws. If a previously undiscovered paleontological resource is encountered during construction, ground-disturbing activity within 100 feet of the resource shall be stopped. A qualified paleontological resource specialist shall be retained to assess the significance of the find. An exclusion area shall be established with signage and protective barriers. Entry into the area shall be limited to authorized personnel and a qualified paleontological resource specialist, and the contractor shall immediately notify the City of San Bruno. Preservation in place (avoidance) is preferred mitigation for impacts on unique paleontological resources. No additional mitigation is necessary if the resource can be avoided, but the qualified paleontological resource specialist shall document the resource in accordance with professional standards such as the *Society of Vertebrate Paleontology Standard of Procedures for the Assessment of Adverse Impacts to Paleontological Resources* (SVP 2010). A significant paleontological resource under these standards is defined as follows. > Significant paleontological resources are fossils and fossiliferous deposits, here defined as consisting of identifiable vertebrate fossils, large or small, uncommon invertebrate, plant, and trace fossils, and other data that provide taphonomic, taxonomic, phylogenetic, paleoecologic, stratigraphic, and/or biochronologic information. Paleontological resources are considered to be older than recorded human history and/or older than middle Holocene (i.e., older than about 5,000 radiocarbon years). Work can resume if there is no potential for the resource to be a unique paleontological resource. If there is a potential for the resource to be a unique paleontological resource and it cannot be avoided, the qualified paleontological resource specialist shall identify mitigation measures, which may include ensuring that fossils are recovered, prepared, identified, catalogued, and analyzed consistent with current professional standards. Methods of recovery, testing, and evaluation shall adhere to current professional standards such as the *Society of*	Less than significant with mitigation

Environmental Impact	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		Vertebrate Paleontology Standard of Procedures for the Assessment of Adverse Impacts to Paleontological Resources (SVP 2010). Work can commence after data recovery.	
Impact GHG-1: Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Potentially significant	**Mitigation Measure TRA-2: Implement Transportation Demand Management Program** See Impact TRA-2 for full text.	Significant and unavoidable
Impact GHG-2: Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Potentially significant	**Mitigation Measure TRA-2: Implement Transportation Demand Management Program** See Impact TRA-2 for full text.	Significant and unavoidable
Impact HAZ-5: Would the project place facilities within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, resulting in a safety hazard or excessive noise for people residing or working in the project area?	Potentially significant	**Mitigation Measure HAZ-5a: FAA Part 77 Determination or Documentation of Exception for Residential Component** The project sponsor for the residential component of the proposed project shall obtain a determination of no-hazard from the FAA when notification under 14 C.F.R. Part 77 is required for any component of the residential portion of the proposed project. The project sponsor shall provide documentation of the FAA finding to the City prior to the use of equipment or installation of structures that require notification under 14 C.F.R. Part 77. Alternatively, the project sponsor can provide documentation that notification is not required under 14 C.F.R. Part 77.9(e) should it be found that new structures "will be shielded by existing structures of a permanent and substantial nature or by natural terrain or topographic features of equal or greater height, and will be located in the congested area of a city, town, or settlement where the shielded structure will not adversely affect safety in air navigation." Such documentation shall be provided to the City prior to the start of construction of the residential component of the proposed project.	Less than significant with mitigation
		Mitigation Measure HAZ-5b: FAA Part 77 Determination for Recreation Component The City shall obtain a determination of no-hazard from the FAA when notification under 14 C.F.R. Part 77 is required for any component of the recreation portion of the proposed project, such as the light standards. The City shall obtain documentation of the FAA finding prior to the use of equipment or installation of structures that require notification under 14 C.F.R. 77.	
Impact NOI-1: Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies?	Potentially significant (construction)	**Mitigation Measure NOI-1a: Require Construction Noise Reduction Measures** The following measures shall be incorporated into the project onsite construction activities in order to ensure compliance with the noise standards pertaining to construction noise contained in the City of San Bruno Municipal Code. In cases where a measure is considered infeasible (e.g., construction is needed outside allowable hours), the Planning Director shall review and approve that	Less than significant with mitigation (construction)

determination prior to that activity occurring to verify and track compliance with this measure.

- Noise-generating construction activities shall be limited to the hours of 7:00 a.m. to 10:00 p.m., as feasible.
- Combined construction noise for activities that take place between 7:00 a.m. and 10:00 p.m. shall be limited to 85 dBA L_{eq} at a distance of 100 feet from construction activities, as feasible.
- Should noise-generating construction activities be required between 10:00 p.m. and 7:00 a.m., combined construction noise shall be limited to 60 dBA L_{eq} at a distance of 100 feet from construction activities, as feasible.
- Temporary construction noise levels shall not result in an increase of 10 dBA or greater.
- Measures to achieve these performance standards include:
  - All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition.
  - All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.
  - Electrically powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible.
  - Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from existing noise-sensitive uses.
  - Nearby residences that border the project site, and the church located on the east side of Courtland Drive, shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.
  - The name and telephone number of an onsite construction liaison who is available whenever construction is occurring shall be provided through onsite signage and on the notices mailed/delivered to surrounding land uses. If early morning or nighttime construction occurs, and construction noise during this time is found to be intrusive to the community (i.e., if complaints are received), the construction liaison shall take reasonable efforts in a reasonable amount of time to investigate the source of the noise (including measuring noise levels) and require that sensible measures be implemented to correct the problem.

Mitigation Measure NOI-1b: Install Temporary Noise Barriers

In the event that investigation of construction noise-related complaints by the construction liaison required by mitigation measure NOI-1a indicates that project construction activities are resulting in increases in ambient noise levels at nearby residential uses of 10 dBA or more, temporary noise barriers shall be installed as close as possible to the noise source or the receptor and positioned within the direct line-of-sight path between the noise source and nearby sensitive receptor(s), if feasible. In cases where this measure is required but considered infeasible (e.g., construction is needed outside allowable hours and noise barriers cannot be installed), the Planning Director shall review and approve that determination prior to that activity occurring to verify and track compliance with this measure. The barrier should be constructed of material that has a surface weight of at least 1 pound per square foot and has an acoustical rating of at least 25 STC (Sound Transmission Class). This can include a temporary barrier constructed with plywood support on a wood frame, sound curtains supported on a frame, or other comparable material.

Environmental Impact	Significance before Mitigation	Mitigation Measures	Significance after Mitigation

Impact TRA-2: Would the project conflict or be inconsistent with State CEQA Guidelines Section 15064.3, subdivision (b)?	Potentially significant	**Mitigation Measure TRA-2: Implement Transportation Demand Management Program**
		Prior to the issuance of the first building permit for the residential component of the project, the applicant shall submit to the Community Development Director a TDM program that aims to reduce residential VMT to 12.4 miles per capita, consistent with a 15 percent reduction in VMT from the current regional average of 14.6 miles per capita. At minimum, the TDM program shall include an HOA transportation alternatives marketing program to reduce VMT from the residential component of the project.
		The marketing program is expected to achieve up to a 4 percent trip (and VMT) reduction below ITE trip generation rates. Additional measures shall be included in the TDM program that, at the time the TDM program is submitted, are feasible, and appropriate for the residential component of the project, considering the proposed use and its location and size, in an effort to reduce VMT from the residential component of the project as indicated by the performance standard of this mitigation measure (12.4 miles per capita). Other measures that may be considered include but are not limited to, the following.
		• Pre-Sale Marketing Program
		  ○ New Owner Trip Reduction Pledge (sales program)
		  ○ Pre-sales Trip Reduction Information
		  ○ New Owner TDM/Trip Reduction Welcome Packet
		  ○ TDM Plan - Purchase Contract/Escrow Disclosures
		• Bike Parking Facilities
		  ○ Add Class II bike racks to HOA park
		  ○ Add bike repair fix-it station to HOA park
		• Resident Incentive Program
		  ○ Prizes and rewards (bike, carpool, and vanpool)
		  ○ Quarterly promotions
		• Voluntary Travel Behavior Change Program (includes Commuter Coordinator, annual survey, and reporting)
		• Travel Behavioral Intervention (on-site annual event)
		• Education, Marketing, and Outreach
		• Online HOA Commuter Resource webpage
		• Ride-Sharing (carpool matching) Programs (marketing/outreach)
		• School Pool Programs (marketing/outreach)
		• Onsite E-Bike Subsidy Program
		The applicant or HOA, as an alternative means of achieving all or a portion of the VMT reductions, has the option to participate in any adopted applicable VMT mitigation fee, bank or exchange program that would allow development projects to offset project VMT impacts by contributing money into a program to fund offsite VMT reducing projects or programs (such as, but not limited to, dedicated bike lanes, community shuttles, transit service improvements, roadway gap closures, or
			Significant and unavoidable

Environmental Impact	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		pedestrian network expansion). To be eligible, the mitigation fee, bank, or exchange program would need to meet the following requirements. • **Real/verifiable:** Identifies actual projects that would be implemented under the program within a reasonable period of time of the contribution as well as the expected attributable VMT reduction from each project. • **Additional:** Projects implemented under the program would not be implemented if not for the financial contribution to the program. • **Measurable/Enforceable:** Contains VMT reduction metrics that provide for conversion of the financial contribution to the program to an equivalent VMT reduction that can be applied to the project. The applicant shall implement any pre-sale marketing component of the TDM program commencing upon initial marketing activities. The HOA shall implement the balance of the TDM program commencing upon full occupancy of the residential component of the project. The Community Development Director may approve modifications to the residential TDM plan proposed by the applicant or the HOA that are consistent with the original findings and conditions approved by the review authority. A request to modify the TDM plan may only be granted if it is demonstrated to be at least as effective as the original TDM plan in furthering the transportation goals of the San Bruno General Plan by promoting and increasing transit use, ridesharing, walking, and bicycling to minimize the number of residents traveling in single-occupant vehicles and improving the mobility and general efficiency of circulation and transportation systems by reducing single-occupant vehicle trips and total VMT within the community and the region. The residential TDM program shall include annual monitoring and reporting requirements completed by a neutral third party on the effectiveness of the onsite component of the TDM program for the first 5 years after full site buildout. The HOA shall submit an annual report documenting the TDM activities undertaken and their results to the Community Development Director. The Community Development Director or designee shall evaluate the overall effectiveness of all TDM activities and may suggest new, modified, or substitute activities that are reasonable, feasible, and appropriate for the residential component of the project, considering the proposed use and its location, to meet the program's objectives. Annual reporting requirements include information on the TDM marketing program, site occupancy, resident mode share, work-from-home rates, and use of alternative modes. For the first year after full occupancy, the onsite monitoring report must also include a 24-hour screenline vehicle count across all the residential neighborhood street gateways. This count shall be compared to the trip generation estimates prepared as part of the project EIR and will serve as a guidepost for compliance with the 4 percent onsite reduction target. The HOA may need to supplement the marketing program with other measures if initial monitoring results show limited usage of alternative modes and higher than expected trip counts.	
Impacts TCR-1 and TRC-2: Would the project cause a substantial adverse change in the significance of a tribal cultural resource that is (a) listed or eligible for listing in the CRHR or in a local register of historical resources, as defined in PRC Section 5020.1(k), or (b) determined by the lead agency to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1?	Potentially significant	**Mitigation Measure CUL-2a: Conduct Cultural Resource Awareness Training Prior to Project-Related Ground Disturbance and Stop Work if Archaeological Deposits are Encountered During Ground-Disturbing Activities** See Impact CUL-2 for full text. **Mitigation Measure CUL-2b: Stop Work if Buried Cultural Deposits are Encountered during Construction Activities** See Impact CUL-2 for full text.	Less than significant with mitigation

Environmental Impact	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Impact UT-1: Would the project require or result in relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, with the potential to cause significant environmental effects?	Potentially significant	**Mitigation Measure UT-1a: Rehabilitate Sanitary Sewer within Courtland Drive and Whitman Way.** In coordination with City of San Bruno Public Works, the proponent of the residential component of the proposed project shall rehabilitate approximately 929 linear feet of sewer main on Courtland Drive (from MH 1874 to MH 1222) and approximately 740 linear feet of sewer main on Whitman Way (from MH 1222 to MH 1331). **Mitigation Measure UT-1b: Upgrade Water System Regulator Station 13.** In coordination with City of San Bruno Public Works, the proponent of the residential component of the proposed project shall upgrade regulator station RS-13 to meet or exceed the minimum fire flow requirements for the project of 500 gpm. The upgrade will consist of abandoning the existing RS-13, rerouting piping to install a new regulating station in the vicinity of the existing RS-13, with the proper-sized valves, and piping to meet or exceed the minimum fire flow requirement.	Less than significant