

# 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 #: 2023120409

Project Title: Tanforan Redevelopment Project

Lead Agency: City of San Bruno

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

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

The project would establish a new P-D zone on the project site to facilitate the redevelopment of the 44-acre Tanforan Mall and one parcel north of Sneath Lane at 1292 Huntington Avenue. The project would demolish all existing uses on the project site except for the Century at Tanforan Theater, the Target, and their associated parking garages. In total approximately 785,489 square feet of existing retail uses would be demolished. The project would construct approximately 111,950 to 211,950 square feet of new retail space with underground and above-grade parking, approximately 1,014 to 1,514 multi-family residential units with underground and above-grade parking, approximately 1,174,000 to 1,723,580 square feet of life-science laboratory and office uses, and approximately 55,000 to 69,000 square feet of amenity uses that would also include above-grade parking. The project could also construct a 125,000-square foot, 170-room hotel. In total approximately 785,489 square feet of existing retail uses would be demolished and 2,169,041 to 2,330,461 square feet of net new development would be constructed on the project site.

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

Significant impacts of the proposed project include those related to: Air Quality; Biological Resources; Cultural Resources; Energy; Paleontological Resources; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use; Noise; Transportation; and Utilities. All potentially significant impacts of the proposed project would be mitigated to a less than significant level with the exception of specific impacts related to Air Quality and Noise. The significant and unavoidable impacts include:

- Impact AQ-3: Health Risks from Toxic Air Contaminants (TACs)
- Impact NOI-1-A: Non-Daytime Construction Noise
- Impact C-NOI-1: Cumulative Non-Daytime Construction Noise

See the executive summary of the Draft EIR for descriptions of the proposed mitigation measures.

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

The City Manager's Office received ten comment letters from public agencies and interested parties during the public review and comment period. Comments received during the scoping process include those related to hazards, hydrology, utilities, transportation, public services, cultural resources, biological resources, noise, aesthetics, air quality and greenhouse gases, and land use. Other comments were related to project design and the project's location within the airport land use compatibility planning area for the environs of San Francisco International Airport and related building heights, land use, noise, and safety issues.

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

- California Department of Transportation
- California Regional Water Quality Control Board
- Bay Area Air Quality Management District
- Bay Area Rapid Transit (BART)
- City/County Association of Governments, Airport Land Use Commission
- Federal Aviation Administration