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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 #: 2023120409

Project Title: Tanforan Redevelopment Project

Lead Agency: City of San Bruno

Contact Name: Peter Gilli

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Project Location: San Bruno *City* San Mateo County *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. This document constitutes the Final EIR which includes responses to all comments on and minor revisions to the Draft EIR.

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 CEQA process is initiated with public scoping and the notice of preparation (NOP). The term scoping refers to the process used to assist the lead agency in determining the focus and content of an EIR. Scoping solicits input on the potential topics to be addressed in an EIR, the range of project alternatives, and possible mitigation measures. In compliance with CEQA Section 21080.4, the scoping process for this EIR was initiated when the NOP was released for the proposed project on December 15, 2023 for a 30-day public review period through January 17, 2024. A public scoping meeting was held on Tuesday, January 16, 2024. Section ES.3 in the Executive Summary of the Draft EIR summarizes comments received at the scoping meeting in addition to those received during the NOP circulation period. The Draft EIR was available for public comment from June 27, 2025, to August 11, 2025. A public comment meeting was held on July 29, 2025. Topics raised in public comments include concerns related to air quality on people working and living in the vicinity of the project and concerns related to consistency with the San Francisco International Airport (SFO) Airport Land Use Compatibility Plan (ALUCP), such as the placement of residential uses in Community Noise Equivalent Level (CNEL) contours, hazards related to building heights and the placement of laboratory uses near the airport, and the potential for landscaping to increase the risk of bird strike. Chapter 2, Response to Comments, of the Final EIR includes the 18 comments received during the public review period for the Draft EIR and at the public comment meeting as well as responses to those comments.

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