Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023120409

Project Title: Tanforan Redevelopment Project

Lead Agency: City of San Bruno
Contact Person: Peter Gilli
Mailing Address: 567 El Camino Real
Phone: (650) 616-7074
City: San Bruno Zip: 94066
County: San Mateo

Project Location: County: San Mateo City/Nearest Community: San Bruno
Cross Streets: Sneath Lane, Huntington Avenue, Interstate 380, and El Camino Real (State Route 82) Zip Code: 94066
Longitude/Latitude (degrees, minutes and seconds): 37 ° 38 ′ 10.9 ″ N / 122 ° 25 ′ 4.79 ″ W Total Acres: 44
Assessor's Parcel No.: Section: Twp.: Range: Base: Longitude/Latitude Section: 28 Twp.: 3 South Range: 5 West Base: Mount Diablo
Within 2 Miles: State Hwy #: US 101, I-280, I-380, SR 82/El Camino Real Waterways: San Francisco Bay, Colma Creek
Airports: San Francisco International Airport Railways: Caltrain, BART Schools: Capuchino High School, Parkside Intermediate School

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other: NOD
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☑ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☑ Planned Unit Development ☐ Site Plan
☑ Rezone ☐ Prezone ☑ Use Permit ☑ Land Division (Subdivision, etc.)
☐ Annexation ☑ Redevelopment ☐ Coastal Permit ☑ Other: ALUC override

Development Type:

☑ Residential: Units 1,514 Acres TBD
☑ Office: Sq.ft. 1,723,580 Acres TBD Employees
☑ Commercial: Sq.ft. 211,950 Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☑ Other: 69,000 sq. ft. amenity, 125,000 sq. ft. hote

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Agricultural Land ☑ Air Quality ☑ Archeological/Historical ☑ Biological Resources ☐ Coastal Zone ☑ Drainage/Absorption ☑ Economic/Jobs
☐ Fiscal ☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☑ Geologic/Seismic ☐ Minerals ☑ Noise ☑ Population/Housing Balance ☑ Public Services/Facilities
☑ Recreation/Parks ☑ Schools/Universities ☐ Septic Systems ☑ Sewer Capacity ☑ Soil Erosion/Compaction/Grading ☑ Solid Waste ☑ Toxic/Hazardous ☑ Traffic/Circulation
☑ Vegetation ☑ Water Quality ☑ Water Supply/Groundwater ☐ Wetland/Riparian ☑ Growth Inducement ☑ Land Use ☑ Cumulative Effects ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Project Description: *(please use a separate page if necessary)*

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. The existing 75,800-square foot Century at Tanforan Theater would be remodeled and incorporated into the project, and the existing Target would remain. The above-ground parking structures serving the Century at Tanforan Theater and Target would also remain. The housing component would include up to 200 affordable housing units in a stand-alone building on the northern portion of the project site. In total, the project would construct 2,169,041 to 2,330,461 square feet of net new development on the project site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
_____ Caltrans District # _____
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # _____
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Native American Heritage Commission
_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of

_____ Other: _____
_____ Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date Not Applicable Ending Date Not Applicable

Lead Agency (Complete if applicable):

Consulting Firm: ICF
Address: 595 Market Street, Suite 950
City/State/Zip: San Francisco, CA 94105
Contact: Heidi Mekkelson
Phone: (415) 677 - 7116

Applicant: City of San Bruno
Address: 567 El Camino
City/State/Zip: San Bruno, CA 94066
Phone: (650) 616 - 7042

Signature of Lead Agency Representative: PDill. **Date:** 11/17/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.