CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF PREPARATION

DRAFT ENVIRONMENTAL IMPACT REPORT FOR ELEVATE SAN BRUNO

Date: **August 26, 2026**

Comment Period: **August 26, 2026 – September 25, 2026**

In accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15082, the purpose of this Notice of Preparation (NOP) is to inform interested parties that the City of San Bruno (City), acting as the Lead Agency, is preparing a Draft Environmental Impact Report (EIR) for Elevate San Bruno (proposed project). The City is undertaking updates to the General Plan, along with key amendments to the City's Specific Plans and Municipal Code.

Members of the public and public agencies are invited to provide comments in writing regarding the scope and content of the EIR. For each responsible and trustee agency, please provide the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. The project description, location, and potential environmental effects are contained in this NOP.

Scoping Meeting: The Planning Commission will hold a Scoping Meeting on September 15, 2026, at 7:00 p.m. to receive written and oral comments on the scope of the EIR. The meeting will be held at the San Bruno Recreation and Aquatics Center Community Room (2nd Floor), at 251 City Park Way, San Bruno, CA 94066. Teleconference participation is offered in the meeting via Zoom as a courtesy to the public. No public comment is accepted via Zoom. Zoom information will be posted on the meeting agenda which will be available no later than 6pm on September 10, 2026, at: https://www.sanbruno.ca.gov/AgendaCenter/Planning-Commission-8.

Comments: This NOP is being circulated for a 30-day comment period beginning on August 26, 2026, and ending 5:00 p.m. on September 25, 2026. For responsible and trustee agencies, due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. Please send comments, along with the contact person in your agency, to:

City of San Bruno
City Community Development Department
Attn: Peter Gilli, Community Development Director
567 El Camino Real
San Bruno, CA 94066
Email: elevate@sanbruno.ca.gov

Project Location and Description: As shown in Figure 1, *Regional Location Map*, San Bruno is located in San Mateo County, approximately 5 miles south of the City and County of San Francisco. The city is generally bound by the City of South San Francisco to the north, San Francisco International Airport to the east, the City of Millbrae to the south, and the City of Pacifica and areas of unincorporated San Mateo County to the west. The city is accessed by State Route 35, State Route 82, Interstate 280, and Interstate 380. The City is also served by Bay Area Rapid Transit (BART) and Caltrain, providing regional and Peninsula rail connections. The San Bruno planning boundaries are shown in Figure 2, *Planning Boundaries and EIR Study Area*. The EIR Study Area comprises all land within the city limit and the Sphere of Influence.

The City of San Bruno is undertaking an initiative called Elevate San Bruno to strengthen City revenues by encouraging more housing, commercial development, and investment in the city. This initiative will take place as part of a multi-year process that will involve amendments to the City's General Plan to increase the allowed development intensity along major transportation corridors in the City for economic development purposes and to allow additional housing opportunities in lower-density residential neighborhoods in accordance with the City's adopted 2023-2031 Housing Element. Amendments will also be made to the City's Specific Plans, including the Bayhill Specific Plan, Transit Corridors Plan, and Navy Site Specific Plan, the Municipal Code, and other associated documents and plans for consistency.

Probable Environmental Effects of the Project: The EIR for the proposed project will determine whether implementation of the proposed project may result in significant environmental impacts. CEQA requires that an EIR evaluate alternatives to a project that could reasonably attain the project objectives while reducing any significant impact of the project, as well as considering the "No Project" Alternative (i.e., what could happen if the project were not approved). The City anticipates the following topical areas have the potential to result in significant impacts:

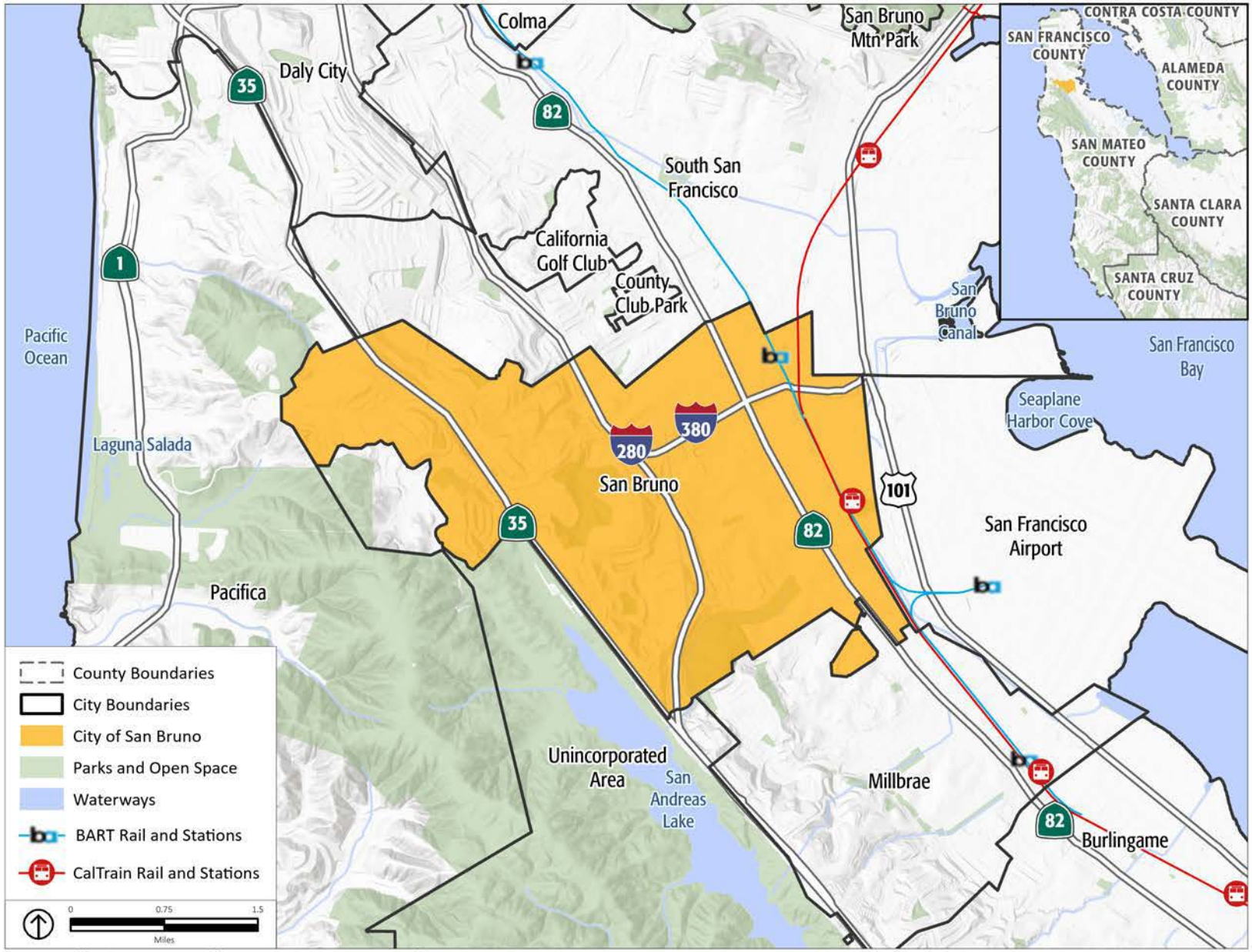
- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and System Services
- Wildfire

The City has determined that the proposed project would have no impact on the following environmental topics, due to existing conditions of the city and surrounding area and these issues will therefore not be analyzed in the EIR:

- **Agriculture and Forestry Resources.** The California Department of Conservation designates the EIR Study Area as Urban and Built-Up land and does not identify any farmland or Williamson Act contracts in the EIR Study Area.[1,2] The California Department of Fire and Forestry Resources also does not identify any timber harvest areas within the EIR Study Area.[3] Based on the City of San Bruno and County of San Mateo zoning maps, there are no lands within the EIR Study Area designated for agricultural use or forest and timber production.[4,5] Therefore, there would be no impact with regard to the loss of valuable agricultural or forestry resources and this issue will not be discussed in the EIR.
- **Mineral Resources.** The California Department of Conservation, Geological Survey classifies lands into Aggregate and Mineral Resource Zones (MRZs) based on guidelines adopted by the California State Mining and Geology Board, as mandated by the Surface Mining and Reclamation Act of 1974. These MRZs identify whether known or inferred significant mineral resources are present in areas. The EIR Study Area is classified as an MRZ-1, indicating that the area has no, or very low potential for, significant mineral resources.[6] Therefore, there would be no impact with regard to the loss of a valuable mineral resource and this issue will not be discussed in the EIR.

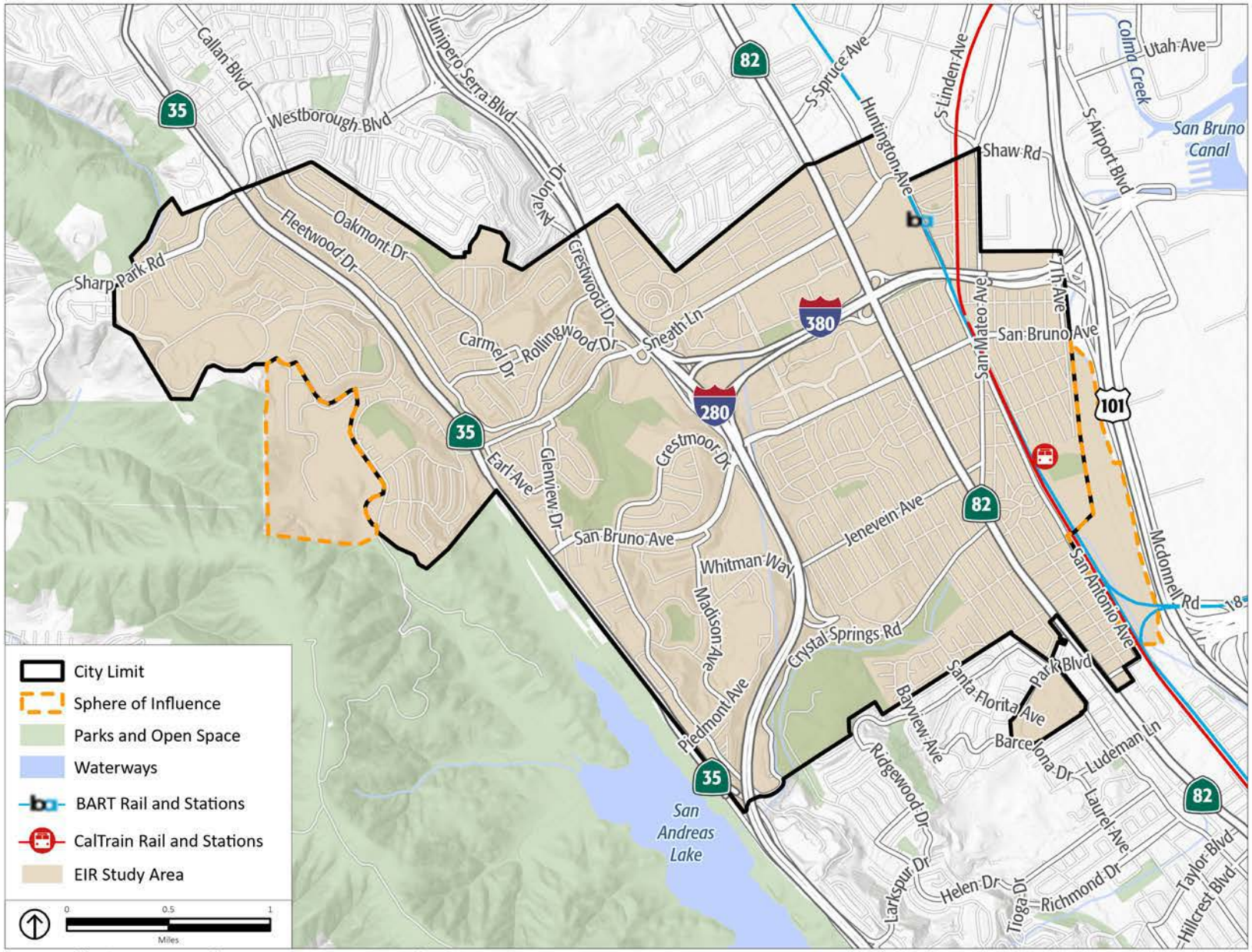
When the Draft EIR is completed, it will be available for review at the following locations: ElevateSanBruno.org and www.sanbruno.ca.gov/1176/Environmental-Review-Documents-CEQAEIR. The City will issue a Notice of Availability of a Draft EIR at that time to inform the public and interested agencies, groups, and individuals of how to access the Draft EIR and provide comments.

[1] California Department of Conservation, 2022, California Important Farmland Finder. https://maps.conservation.ca.gov/DLRP/CIFF/, accessed April 7, 2026.
[2] California Department of Conservation, 2025, Williamson Act Enrollment Finder. https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/, accessed April 7, 2026.
[3] California Department of Forestry and Fire Protection, *CAL FIRE Timber Harvest Map*. https://www.arcgis.com/apps/mapviewer/index.html?webmap=3612180119284a4388d2691ff61d8008v, accessed April 7, 2026.
[4] City of San Bruno, March 2026, *City of San Bruno Zoning Map*, https://sanbruno.ca.gov/DocumentCenter/View/8706/ZoningMapMarch2026, accessed April 7, 2026.
[5] County of San Mateo, 2026, *San Mateo County Zoning*. https://www.smcgov.org/media/73046/download?inline=, accessed April 7, 2026.
[6] California Department of Conservation, California Geological Survey, 2024, Mineral Land Classification. https://maps.conservation.ca.gov/cgs/minerals/?page=Mineral-Land-Classification, accessed April 7, 2026.



Source: California Department of Transportation 2022; County of San Mateo 2024.

Figure 1
Regional Location Map



Source: California Department of Transportation 2022; County of San Mateo 2024.

Figure 2
San Bruno Planning Boundaries and EIR Study Area