

**NOTICE OF PREPARATION
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
CRESTMoor, 300 PIEDMONT AVENUE PROJECT**

Date: April 10, 2023

Comment Period: April 10 – May 11, 2023

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 acting as the Lead Agency is preparing a Draft Environmental Impact Report (EIR) for the 300 Piedmont Avenue Project (project). SummerHill Homes proposes to redevelop the approximately 40.2-acre former Crestmoor High School site located at 300 Piedmont Avenue (the “project site”) in the City of San Bruno (the “City”) with a new 155-lot single family detached home community with associated open space and infrastructure. The City is requesting comments on the scope and content of the EIR. For each responsible and trustee agency, we need to know 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. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval of the 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 April 18, 2023, at 6:00 p.m. to receive written and oral comments on the scope of the EIR. The meeting will be held at the San Bruno Senior Center, 1555 Crystal Springs Road, San Bruno, CA 940066. The meeting can also be attended remotely via zoom. Zoom information will be posted on the meeting agenda which will be available after 5pm on April 14, 2023, at: <https://www.sanbruno.ca.gov/AgendaCenter>.

Comments: This NOP is being circulated for a 30-day comment period beginning on April 10 and ending 5:00 p.m. on May 11, 2023. 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
Community and Economic Development Department
Attn: Michael Smith
567 El Camino Real
San Bruno, CA 94066
Email: msmith@sanbruno.ca.gov

Project Location and Description: The project site is located on one parcel (assessor’s parcel number 019-170-020). The project involves redeveloping the approximately 40.2-acre former Crestmoor High School site located at 300 Piedmont Avenue in San Bruno (see Figure 1). Existing single-family subdivisions neighbor the project site to the north, west, and south, with a wooded hillside buffer that would remain in place to the west.

The project would involve demolition of the existing structures on the site and establishment of a new 155-lot single family detached home community with associated open space and infrastructure. One neighborhood would include 4-bedroom homes ranging in size from approximately 1,900 to 2,300 SF of living space with typical lot sizes of 3,000 SF. The second neighborhood would include 4-bedroom homes ranging in size from approximately 2,200 SF to 2,700 SF of living space with typical lot sizes of 2,850 and 3,375 SF.

The project would provide a total of approximately 18.72 acres of publicly accessible open space. Of this acreage, the City would own and maintain approximately 6.4 acres. The project would set aside approximately 12.32 acres of privately owned publicly accessible open space that would be owned and maintained by the Homeowners Association (HOA). A ring road would provide circulation around the perimeter of the project site, with east/west drives throughout. Additionally, the City proposes to develop a portion of the City-owned acreage into recreational facilities, including a multi-use soccer field with permanent lighting. 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 within the site.

The EIR will also evaluate 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 multi-use soccer field with permanent lighting. The differences between the project and the variant would be that, in the variant: the City would own and maintain all of the project property east of Courtland Drive, except for common area parcels that provide church access, plus 4.64 acres of wooded slopes, totaling approximately 12 acres of public open space (with no additional privately owned publicly accessible open space); and the primary stormwater treatment basin for the residential project would be located within a triangular shaped .75-acre parcel on private property that would be owned and maintained by the HOA, as opposed to location within an easement on City-owned property. Additional project information is available at <https://www.sanbruno.ca.gov/844/Crestmoor-300-Piedmont-Avenue>.

Probable Environmental Impacts of the Project: It is preliminarily anticipated that the EIR will address the following probable environmental impacts of the project:

Aesthetics: The EIR will focus on potential conflicts with zoning and other applicable regulations governing scenic quality, potential environmental effects to scenic vistas and scenic resources, including along Interstate 280, a state designated scenic highway, as well as nighttime lighting from the residential development and lighting use in the recreational area.

Air Quality: The EIR will address the regional air quality conditions in the Bay Area and discuss the project's consistency with the applicable air quality plan and impacts to local and regional air quality and other emissions such as odors. The EIR analysis will consider sensitive receptors (e.g., nearby residential neighborhoods) and the potential health impacts of project-generated air pollutants.

Biological Resources: The EIR will identify candidate, sensitive, and special-status species, riparian habitats and other sensitive natural communities, and other sensitive resources and the potential for impacts to those resources during construction and buildout. The EIR also will discuss conflicts with any local policies or ordinances protecting biological resources.

Cultural and Tribal Cultural Resources: The EIR will analyze historic, archeological, and tribal cultural resources impacts and the potential to encounter human remains, although the site has been extensively graded and modified. The EIR will consider the potential impacts to built resources on and near the site. Consultation pursuant to Assembly Bill 52 and Senate Bill 18 will be summarized.

Energy: The EIR will evaluate the potential for the project to result in in wasteful, inefficient, or unnecessary consumption of energy resources during construction and operation. The EIR will address any conflicts with state or locals plans for renewable energy or energy efficiency.

Geology and Soils: The EIR will examine potential geologic hazards, such as fault rupture, strong seismic ground shaking, seismic-related ground failure, landslide, slope stability (such as lateral spreading, subsidence, liquefaction, collapse), and expansive soil. The EIR also will address impacts to paleontological resources.

Greenhouse Gases (GHG): The EIR will evaluate construction- and operation-related GHG emissions associated with the project as well as the project's consistency with applicable GHG-related plans and policies.

Hazards and Hazardous Materials: The EIR will include discussion of potential risks the project poses to the public, if any, including any potential emission of hazardous substances, transportation of hazardous materials required during both construction and buildout of the project, and risk of upset and accident conditions involving the release of hazardous materials. The EIR also will discuss the consistency with applicable Airport Land Use Plans.

Hydrology and Water Quality: The EIR will discuss the project's consistency with water quality standards and waste discharge requirements and analyze whether any impacts to surface water or groundwater quality would occur as result of the project. The EIR will discuss any impacts to groundwater supplies and recharge; impacts to existing drainage patterns that could result in erosion, flooding, exceeding capacity of existing drainage systems, or impeding or redirecting flood flows.. The EIR also will discuss conflicts with any water quality control plan or sustainable groundwater management plan.

Land Use and Planning: The EIR will examine whether the project would physically divide an established community or cause significant environmental impacts due to any conflicts with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating environmental effects.

Noise and Vibration: The EIR will include noise and ground borne noise and vibration exposure analysis during activities at the sports field and from construction and buildout of the residential community. The analysis will also include traffic noise.

Population and Housing: The EIR will analyze whether the project would induce substantial unplanned population growth in the project vicinity and surrounding areas.

Public Services & Recreation: The EIR will address the availability of public services (e.g., police and fire protection, schools) and recreational facilities and the potential for the project to result in significant impacts associated with construction of new or physically altered facilities in order to maintain acceptable service ratios, response times, or other performance objectives.

Transportation: The EIR will address whether the project will conflict with a program, plan, or policy addressing the circulation system, including roadway, bicycle, transit, and pedestrian facilities in the vicinity of the project site. The EIR will evaluate impacts related to changes in vehicle miles traveled (VMT). The EIR also will evaluate potential transportation safety impacts and the adequacy of emergency access.

Wildfire: The EIR will analyze whether the project would result in exacerbated wildfire risk.