Print Form

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 #: _____

Project Title: Glenview Terrace Project

Lead Agency: City of San Bruno Community and Economic Development Department

Contact Name: Michael Smith, Senior Planner

Email: msmith@sanbruno.ca.gov Phone Number: (650) 616-7062

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

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

The Project site consists of three parcels totaling 3.28 acres located at the northeast corner of the intersection of San Bruno Avenue West and Glenview Drive in the City of San Bruno, California. The site is identified by Assessor's Parcel Numbers (APN) 019-042-150, -160, and -170. Per the City's General Plan, the northern parcel is designated Low Density Residential and zoned Single-Family Residential (R-1). The two southern parcels are designated High Density Residential and zoned Planned Development (P-D).

The Glenview Terrace Project (project) would include demolition of the existing on-site structures and redevelopment of the project site with 29 two-story, single-family homes and associated improvements, including stormwater treatment areas, new streets for internal circulation, and new sidewalks constructed at the project frontages along Glenview Drive and San Bruno Avenue West. The Project would be accessible by three drive aisles connected to Glenview Drive. Implementation of the Project would require a General Plan Amendment (GPA), Rezone, Planned Development Permit, Vesting Tentative Map (VTM), and an Architectural Review Permit.

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

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Biological Resources, Cultural Resources, Geology and Soils, Air Quality, Hazards and Hazardous Materials, and Noise. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the IS/MND measures require the following: the use of engine Tier 3 or Tier 4 off-road construction equipment or the use of hybrid, electric or alternatively fueled equipment; take avoidance surveys for protected plant and wildlife species; specific avoidance and minimization measures to protect potentially occurring special-status plant and wildlife species; implementation of a tree avoidance and replacement plan for the protection of Heritage trees; specific protocols if any previously unknown cultural resources, tribal cultural resources, archaeological, or paleontological resources are discovered during ground-disturbing activities; incorporation of geotechnical recommendations into project design; implementation of an erosion control plan; preparation of an asbestos and lead survey and workplan for the demolition of on-site structures; implementation of soil remediation in the event that contaminated soils are identified during site improvement work; and compliance with noise reduction 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 of San Bruno has not yet received comments on the proposed project that raise issues or areas of controversy. However, typical concerns related to development within the City include:
-Aesthetic concerns;
-Increase in GHG emissions;
-Adverse effects on wildlife and their habitats; and
-Traffic impacts.

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

California Department of Fish and Wildlife;
Regional Water Quality Control Board; and
Bay Area Air Quality Management District.