

**RESOLUTION NO. 2022 - \_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO  
ADOPTING A MITIGATED NEGATIVE DECLARATION  
AND MITIGATION MONITORING AND REPORTING PROGRAM  
FOR THE PROPOSED  
GLENVIEW TERRACE RESIDENTIAL SUBDIVISION PROJECT  
(APNS: 019-042-150, 019-042-160, AND 019-042-170)**

**WHEREAS**, New Shidai Development, LLC ("Applicant") is the owner of that certain 3.28 acre site located at 850 Glenview Drive and 2880 and 2890 San Bruno Avenue W. in the City of San Bruno and more particularly described as Assessor's Parcel Numbers 019-042-150, 019-042-160, and 019-042-170 (the "Property"); and

**WHEREAS**, Applicant desires to develop on the Property the Glenview Terrace Residential Subdivision Project, which consists of a residential subdivision of 29 single-family homes with associated roadways and infrastructure (the "Project"); and

**WHEREAS**, in order to develop the Project, Applicant has submitted an application to the City of San Bruno for approval of the following: (1) an amendment to the San Bruno General Plan to change the land use designation of a portion of the Property from Low Density Residential to Medium Density Residential; (2) an amendment to the Zoning Ordinance to change the zoning district of a portion of the Property from Single Family Residential (R-1) to Planned Development (P-D) and amend the existing P-D District; (3) a Development Plan for the Property; (4) a Planned Development Permit and Architectural Review Permit; (5) a Vesting Tentative Map merging the existing three lots and subdividing the Property into 29 single-family parcels and common area parcels (6) and a Development Agreement; and

**WHEREAS**, pursuant to §15074 of the California Environmental Quality Act (CEQA) and Implementing Guidelines, an Initial Study and Draft Mitigated Negative Declaration, dated April 2021, have been prepared by Raney Planning & Management, Inc. and, based on the type and intensity of land uses identified with the Project and the information contained therein, the Initial Study and Draft Mitigated Negative Declaration conclude that the Project, with the proposed mitigation measures, would not have a significant adverse effect on the environment; and

**WHEREAS**, the reports, technical studies, appendices, plans, specifications, and other documents and materials that constitute the record of proceedings on which this Resolution is based are on file for public examination during normal business hours at the Community and Economic Development Department, 567 El Camino Real, San Bruno California 94066. The custodian of records is the City of San Bruno Community and Economic Development Department.

**WHEREAS**, the IS/MND identified that: the Project will have no or less than significant impacts on Aesthetics, Agriculture and Forestry Resources, Biological Resources, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, Tribal Utilities and Service Systems, and Wildfire; the Project's impacts on Air Quality, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Noise are potentially significant but that all such impacts can be reduced to levels of insignificance by implementation of the mitigation measures identified in the IS/MND; and

**WHEREAS**, pursuant to CEQA Guideline §15074, the City, as the lead agency for the Project, posted a Notice of Intent on the City's website, filed the Notice of Intent with the County Clerk for posting, directly mailed the Notice of Intent to public agencies through the State Clearing House (SCH # 2021040782) and requesting parties, and provided copies of the Initial Study/Mitigated Negative Declaration to the public for review and comment for a thirty (30) day period beginning May 3, 2021 and ending June 2, 2021; and

**WHEREAS**, the City received four public comments on the Initial Study/Mitigated Negative Declaration during the public review period and the comments were sufficiently addressed in the "Response to Comments" document; and

**WHEREAS**, in connection with the approval of a project involving the preparation of an Initial Study/Mitigated Negative Declaration that identifies one or more potentially significant environmental effects, CEQA requires the decision-making body of the lead agency to incorporate feasible mitigation measures that would reduce those potentially significant environment effects to a less-than-significant level; and

**WHEREAS**, pursuant to CEQA Guideline §15074, whenever a lead agency approves a project requiring the implementation of measures to mitigate or avoid potentially significant effects on the environment. CEQA also requires a lead agency to adopt a mitigation monitoring and reporting program to ensure compliance with the mitigation measures during project implementation. A copy of the Mitigation Monitoring and Reporting Program ("MMRP") for the Project, which defines the measures which would be imposed on the Project to mitigate or avoid potentially significant environmental impacts, is attached hereto as Exhibit "B" and incorporated herein by reference; and

**WHEREAS**, a link to the copy of the Initial Study/Mitigated Negative Declaration is set forth on Exhibit "A" and incorporated herein by reference; and

**WHEREAS**, on April 19, 2022, the Planning Commission adopted Resolution 2022-02 recommending that the San Bruno City Council adopt an Initial Study and Mitigated Negative Declaration (IS/MND), dated April 2021, and Mitigation Monitoring Program prepared by Raney Planning and Management, Inc. to analyze the environmental effects of the proposed project and, based on the type and intensity of land uses identified with the proposed project and the information contained in IS/MND, the project would not have a significant adverse effect on the environment that would not be mitigated by the proposed mitigation measures; and

**WHEREAS**, a Notice of Public Hearing for the project was mailed on June 17, 2022, and duly posted in the *San Mateo Daily Journal* on Saturday, June 18, 2022; and

**WHEREAS**, the City Council held a Public Hearing for the project on June 28, 2022 and on said date, the Public Hearing was opened, held and closed.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of San Bruno, based on facts in the staff reports, written and oral testimony, and exhibits presented:

1. Pursuant to CEQA Guidelines §15074, the City Council has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record and has considered the information contained therein prior to acting upon or approving the Project. Based on all evidence in the administrative record for the Project, the Council hereby makes the following specific findings:
  - a. The Initial Study/Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA and the CEQA Guidelines.
  - b. The Initial Study/Mitigated Negative Declaration prepared for the Project contains a complete and accurate reporting of the environmental impacts associated with the Project.
  - c. The Council has considered the Initial Study/Mitigated Negative Declaration, together with all comments received during the public review process.
  - d. The Initial Study/Mitigated Negative Declaration represents the independent judgement and analysis of the city as lead agency for the Project.
  - e. The Project will not result in a significant effect upon the environment because the mitigation measures described in the MMRP have been added to the Project as a condition of approval.
  - f. Based on its review of the whole record before it, there is no substantial evidence in the record supporting a fair argument that the Project will have a significant effect on the environment.
2. Based upon the Mitigated Negative Declaration and comments and testimony received, the City Council hereby finds that there is no substantial evidence that the Project, as mitigated, will have a significant effect on the environment.
  - *Basis for Finding:* An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project pursuant to the California Environmental Quality Act (CEQA) to identify and address any potentially significant environmental effects associated with the project itself. The IS/MND found the project could have potentially significant impacts in regard to Air Quality, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Noise but that all potentially significant environmental impacts would be reduced to a less-than-

significant level by implementation of the recommended mitigation measures. The City Council has considered the contents of the Mitigated Negative Declaration, public comments made during circulation of the document together with any comments received during the public review process and finds that the project will not have a significant effect on the environment with incorporation of mitigation measures. The recommended mitigation measures have been incorporated into a Mitigation Monitoring and Reporting Program that have been applied to the project as conditions of approval.

3. The City Council hereby adopts the Mitigated Negative Declaration attached hereto as Exhibit A and the Mitigation Monitoring Program attached hereto as Exhibit B.

Dated: June 28, 2022

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I, Vicky Hasha, Deputy City Clerk, do hereby certify that the foregoing Ordinance was duly and regularly passed and adopted by the City Council of the City of San Bruno this 28th day of June 2022 by the following vote:

AYES:	Councilmembers:	_____
NOES:	Councilmembers:	_____
ABSENT:	Councilmembers:	_____

ATTEST:

\_\_\_\_\_  
Vicky Hasha, Deputy City Clerk

Exhibit A

Initial Study and Draft Mitigated Negative Declaration

**GLENVIEW TERRACE PROJECT  
SAN BRUNO, CA**

**INITIAL STUDY  
AND  
DRAFT MITIGATED NEGATIVE DECLARATION**

**April 2021**

**Prepared by:**

**Raney Planning and Management, Inc.  
1501 Sports Drive, Suite A  
Sacramento, CA 95834**

Full Initial Study and Mitigated Negative Declaration was included in the City Council Packet, and is available at the City of San Bruno Community Development Department for review.

The Initial Study and Negative Declaration can also be found on the city's website:

<https://www.sanbruno.ca.gov/605/Glenview-Terrace>

June 22, 2022

Michael Smith, Senior Planner  
San Bruno Community & Economic Development Department  
567 El Camino Real  
San Bruno, CA 94066  
msmith@sanbruno.ca.gov

**Subject: Glenview Terrace Project IS/MND**

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Dear Mr. Smith:

Raney Planning & Management, Inc. (Raney) has prepared the following memorandum regarding the Glenview Terrace Project (proposed project) Initial Study/Mitigated Negative Declaration (IS/MND). The IS/MND was circulated for public review from May 3 through June 2, 2021. Given the passage of time since the finalization of the IS/MND and the close of the public review period, the purpose of this memorandum is to confirm that no changes have occurred since June 2021 that may affect the conclusions presented in the IS/MND.

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 proposed project would include demolition of on-site structures and redevelopment of the project site with 29 single-family homes and associated improvements. The project would require approval of a General Plan Amendment, Rezone, Planned Development Permit, Vesting Tentative Map, and an Architectural Review Permit.

As noted in the IS/MND, the northern parcel of the project site is developed with a parking lot, vacant church building, and vacant single-family home. The two southern parcels are vacant and regularly disked. The foregoing on-site conditions remain accurate, and have not changed since the IS/MND was finalized. In addition, the surrounding land uses remain generally unchanged, and the project site still is bordered by single family residences to the north and commercial land uses and a gas station to the south, across San Bruno Avenue. Therefore, the baseline environmental conditions of the site and surrounding area, against which the project impacts were determined, remain applicable. The proposed project, as evaluated in the IS/MND, has not been altered since the IS/MND was finalized. The project would include the same components and the same entitlements as those described in the IS/MND.

The purpose of environmental review under CEQA is to evaluate a project's potential to affect physical environmental conditions. Because the environmental baseline and the proposed project have not changed since finalization of the IS/MND, the analysis and conclusions included in the IS/MND remain accurate.

If you have any questions regarding the contents of this document, please do not hesitate to contact me at (916) 372-6100, or via email at [npappani@raneymanagement.com](mailto:npappani@raneymanagement.com).

Best Regards,

**Nick Pappani**

Vice President

phone. (916) 372-6100

1501 Sports Drive, Suite A Sacramento, CA 95834

fax. (916) 419-6108

[www.raneymanagement.com](http://www.raneymanagement.com)



Exhibit B

Mitigation Monitoring and Reporting Program (MMRP)

# Glenview Terrace Project Mitigation Monitoring and Reporting Program

June 2021

The California Environmental Quality Act (CEQA) and CEQA Guidelines require Lead Agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The Mitigation Monitoring and Reporting Program (MMRP) ensures that mitigation measures imposed by the City are completed at the appropriate time in the development process.

The mitigation measures identified in the Initial Study/Mitigated Negative Declaration (IS/MND) for the Glenview Terrace Project are listed in the MMRP along with the party responsible for monitoring implementation of the mitigation measure, the milestones for implementation and monitoring, and a sign-off that the mitigation measure has been implemented.

**MITIGATION MONITORING AND REPORTING PROGRAM  
GLENVIEW TERRACE PROJECT**

<b>Project Mitigation Measure</b>	<b>Implementation Schedule</b>	<b>Monitoring Agency</b>	<b>Sign-Off</b>
<p><i>III-1. Prior to approval of any grading plans, the project applicant shall show on the plans via notation that the contractor shall ensure that the heavy-duty off-road vehicles (50 horsepower or more) to be used in the construction project, including owned, leased, and subcontractor vehicles, shall achieve a project wide fleet average 44 percent NO<sub>x</sub> reduction compared to the year 2021 California Air Resources Board (CARB) fleet average. The 44 percent NO<sub>x</sub> reduction may be achieved by requiring a combination of engine Tier 3 or Tier 4 off-road construction equipment or the use of hybrid, electric, or alternatively fueled equipment. For instance, the emissions presented in Table 4 were achieved by requiring all construction equipment to be engine Tier 4 Interim.</i></p> <p><i>In addition, all off-road equipment operating at the construction site must be maintained in proper working condition according to manufacturer's specifications. Idling shall be limited to five minutes or less in accordance with the Off-Road Diesel Fueled Fleet Regulation as required by CARB. Clear signage regarding idling restrictions should be placed at the entrances to the construction site.</i></p> <p><i>Portable equipment over 50 horsepower must have either a valid District Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.</i></p> <p><i>Conformance with the foregoing requirements shall be included as notes and be confirmed through review and approval of grading plans by the City of San Bruno Community Development Department.</i></p>	<p>Prior to approval of any grading plans</p>	<p>City of San Bruno Community Development Department</p>	
<p><i>IV-1. Prior to grading of the site, three properly-timed, focused surveys shall be conducted on the site in April, June, and September by a qualified botanist or plant ecologist to determine whether the project would significantly impact populations of robust</i></p>	<p>Prior to grading of the site</p>	<p>San Bruno Community Development Department</p>	

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<p><i>spineflower, Franciscan onion, and arcuate bush-mallow. The surveys shall follow the most recent CNPS and CDFW rare plant survey protocols.</i></p> <p><i>Should properly-timed focused surveys determine that special-status plant species are absent from the site, then further mitigation would not be required. If populations of special-status plant species are present on the site and occur within areas of the site that would be impacted by the proposed project, then the qualified botanist or plant ecologist shall determine whether the project shall result in a significant impact to these populations. If a less-than-significant impact is determined, then further mitigation would not be required.</i></p> <p><i>If populations of special-status plant species are present, and if a qualified botanist or plant ecologist determines that project impacts to special-status plant species would be significant, then the following mitigations shall be implemented:</i></p> <p><i><u>Avoidance.</u> In consultation with a qualified botanist or plant ecologist, and to the maximum extent feasible, the project shall be designed to avoid significant direct and indirect impacts to special-status plant species by preservation of the populations with an appropriately-sized buffer.</i></p> <p><i><u>Compensation.</u> If the project cannot be designed to avoid significant impacts to special-status plant populations, then the following compensatory measures shall be implemented.</i></p> <p><b><i>Development of an On-site or Off-site Restoration Plan.</i></b>  <i>If the project cannot be designed to avoid significant impacts to special-status plants (as discussed above), then an onsite or offsite restoration plan shall be developed for the significantly impacted species by a qualified botanist or plant ecologist and approved by the City and the California</i></p>		<p>California Department of Fish and Wildlife (if impacts to special-status plants cannot be avoided)</p>	

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<p><i>Department of Fish and Wildlife (CDFW) prior to the start of project development. The objective of this mitigation measure would be to replace the special-status plants and habitat lost during project implementation.</i></p> <p><i>A proposed onsite restoration program shall be monitored for a period of five years from the date of site grading. The restoration plan shall contain the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Identification of appropriate locations either on-site or off-site as determined by the botanist or plant ecologist (i.e., areas with suitable soils, aspect, hydrology, etc.) to restore lost plant populations.</i></li> <li>• <i>A description of the propagation and planting techniques to be employed in the restoration effort. Perennial plants to be impacted by site grading shall be salvaged and raised in a greenhouse for eventual transplanting within the restoration areas. Annual plants can best be established by collecting seeds of on-site plants prior to project implementation and then directly seeding into suitable habitat on the conservation area.</i></li> <li>• <i>A timetable for implementation of the restoration plan.</i></li> <li>• <i>A monitoring plan and performance criteria.</i></li> <li>• <i>A description of remedial measures to be performed in the event that initial restoration measures are unsuccessful in meeting the performance criteria.</i></li> <li>• <i>A description of site maintenance activities to follow restoration activities. Restoration activities may include weed control, irrigation, and control of herbivory by livestock and wildlife.</i></li> </ul> <p><b><i>Development of an Off-site Mitigation Plan.</i></b> <i>If an on-site restoration plan is not feasible, mitigation for impacted</i></p>			

**MITIGATION MONITORING AND REPORTING PROGRAM  
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<b>Project Mitigation Measure</b>	<b>Implementation Schedule</b>	<b>Monitoring Agency</b>	<b>Sign-Off</b>
<p><i>special-status plant species shall be accommodated through restoration or preservation at an off-site location. Any off-site restoration plan would be subject to the same minimum requirements as indicated above for an on-site restoration plan and approval by the City and CDFW.</i></p> <p><i>If off-site preservation is the mitigation alternative chosen, then the mitigation site shall be confirmed to support populations of the impacted species and shall be preserved in perpetuity via deed restriction, establishment of a conservation easement, or similar preservation mechanism. A qualified botanist or plant ecologist shall prepare a Preservation Plan for the site containing the following elements:</i></p> <ul style="list-style-type: none"> <li><i>• A monitoring plan and performance criteria for the preserved plant population.</i></li> <li><i>• A description of remedial measures to be performed in the event that performance criteria are not met.</i></li> <li><i>• A description of maintenance activities to be conducted on the site including weed control, trash removal, irrigation, and control of herbivory by livestock and wildlife.</i></li> </ul> <p><i>The project proponent shall be responsible for funding the development and implementation of any on-site or off-site plan.</i></p> <p><b><i>Purchase of Suitable Mitigation Bank Credits.</i></b> <i>To the knowledge of Live Oak Associates, mitigation banks do not currently exist that provide mitigation credits for any of the special-status plant species having potential to occur on the site; however, should mitigation bank credits become available, then the purchase of credits shall be considered an acceptable option to mitigate significant impacts. Proof of</i></p>			

**MITIGATION MONITORING AND REPORTING PROGRAM  
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<b>Project Mitigation Measure</b>	<b>Implementation Schedule</b>	<b>Monitoring Agency</b>	<b>Sign-Off</b>
<i>mitigation bank credits shall be provided to the City prior to issuance of grading permits.</i>			
IV-2(a). <i>Within 14 days of commencement of construction activities, a qualified biologist shall conduct a pre-construction survey of the project site to determine the presence or absence of badgers in the development footprint. The results of the survey shall be submitted to the Community Development Department.</i>	Within 14 days of commencement of construction activities	San Bruno Community Development Department	
IV-2(b). <i>If an active badger den is not identified during pre-construction surveys within or immediately adjacent to the construction envelope, further mitigation shall not be required. If an active badger den is identified during pre-construction surveys within or immediately adjacent to the construction envelope, a construction-free buffer of up to 300 feet (or distance specified by the resource agencies, i.e., CDFW) shall be established around the den. Because badgers are known to use multiple burrows in a breeding burrow complex, a biological monitor shall be present on-site during construction activities to ensure the buffer is adequate to avoid direct impact to individuals or abandonment of young. The monitor would be necessary on-site until it is determined that young are of an independent age and construction activities would not harm individual badgers. Once badgers are known to have vacated the site, the burrows can be collapsed or excavated, and ground disturbance can proceed.</i>	If an active badger den is identified during pre-construction surveys	San Bruno Community Development Department	
IV-3(a). <i>A qualified biologist shall conduct a pre-construction survey for San Francisco dusky-footed woodrat nests no more than 14 days prior to the onset of construction activities within 50 feet of construction zones. The results of the survey shall be submitted to the Community Development Department.</i>	14 days prior to the onset of construction activities within 50 feet of construction zones	San Bruno Community Development Department	
IV-3(b). <i>If an active nest is not identified during pre-construction surveys within 50 feet of construction zones, further mitigation shall not be required. Identified nests shall be avoided, where possible. If avoidance is not possible, the nest(s) shall be manually deconstructed by a qualified biologist when helpless young are</i>	If an active nest is identified during pre-construction surveys	San Bruno Community Development Department	



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<b>Project Mitigation Measure</b>	<b>Implementation Schedule</b>	<b>Monitoring Agency</b>	<b>Sign-Off</b>
<p><i>few hours after dark, but can vary based on the species expected to occur in areas identified as potential roosting areas. The results of the survey(s) shall be submitted to the Community Development Department.</i></p> <p>IV-4(c). <i>If a maternity colony is located during the period of April 15 to August 15, the area shall be avoided by construction activities, and a qualified biologist shall establish an appropriately sized construction-free buffer, which would be dependent on the type of proposed impact, maternity colony roost location and topography of where the maternity colony roost is located (buffers typically range between 50-100 feet). The buffer shall remain in place until the end of the maternity season.</i></p> <p>IV-4(d). <i>Should a colony or roosting bat be identified onsite outside of the maternity and overwintering seasons (i.e., March 1-April 15 and August 15-October 15, respectively), a two-step passive removal may occur under the supervision of and with instruction from a qualified biologist. The two-step removal shall require that a qualified biologist direct specific demolition actions within the vicinity of the roosting bat/colony to safely render the roosting location less-suitable. One day after the partial demolition, the biologist shall return to the site to verify that the bat/colony has self-relocated off-site. Once the verification is made, the construction crew shall be required to complete the demolition effort immediately (within 24 hours) to ensure bats are absent during demolition.</i></p>	<p>If a maternity colony is located during the period of April 15 to August 15</p> <p>If a colony or roosting bat is identified outside of the maternity and overwintering seasons (i.e., March 1-April 15 and August 15-October 15)</p>	<p>San Bruno Community Development Department</p> <p>San Bruno Community Development Department</p>	
<p>IV-5(a). <i>Should project construction be scheduled to commence between February 1 and August 31, a pre-construction survey for nesting shall be conducted by a qualified biologist within the on-site trees and shrubs, as well as all trees and shrubs within 250 feet of the site, if accessible. The survey shall occur within 14 days of the on-set of construction and the results of the survey shall be submitted to the Community Development Department.</i></p>	<p>If construction is scheduled to commence between February 1 and August 31, then a pre-construction survey shall be conducted within 14 days of the on-set of construction</p>	<p>San Bruno Community Development Department</p>	

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<p><i>IV-5(b). If active nests are not identified during pre-construction surveys within the on-site trees and shrubs, as well as all trees and shrubs within 250 feet of the site if accessible, further mitigation shall not be required. If active nests are identified during the pre-construction survey, the active nests, and an appropriate construction-free buffer around them (typically 50 feet for passerines and 200 feet for raptors), shall be established, as determined by a qualified biologist. Suitable setbacks from occupied nests shall be maintained until the young have fledged, as determined by a qualified biologist.</i></p>	<p>If active nests are identified during pre-construction surveys</p>	<p>San Bruno Community Development Department</p>	
<p><i>IV-6. The following measures shall be included on the grading plans and implemented as pre-construction and demolition treatments to help with tree preservation:</i></p> <ol style="list-style-type: none"> <li><i>1. Establish a Tree Protection Zone around each tree to be preserved. Because the three trees recommended for preservation are located on adjacent properties, the Tree Protection Zone shall be the property line. Grading, excavation, construction, or storage of materials shall not occur beyond the property line.</i></li> <li><i>2. Install protection around all trees to be preserved. The project's security fence shall serve as tree protection fencing.</i></li> <li><i>3. Trees to be retained require pruning to provide clearance and/or correct defects in structure. All pruning is to be performed by an ISA Certified Arborist or Certified Tree Worker and shall adhere to the latest editions of the ANSI Z133 and A300 standards, as well as the ISA Best Management Practices for Tree Pruning. Pruning contractor shall have the C25/D61 license specification.</i></li> </ol> <p><i>Grading plans shall be submitted to the City of San Bruno Community Development Department for review and approval.</i></p>	<p>The measures shall be included on the grading plans and implemented as pre-construction and demolition treatments</p>	<p>San Bruno Community Development Department</p>	
<p><i>IV-7. The following measures shall be included in the grading plans and implemented during construction activities on the project site:</i></p>	<p>The measures shall be included in the grading plans and implemented during</p>	<p>San Bruno Community</p>	

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<p>1. Any grading, construction, demolition, or other work that is expected to encounter tree roots shall be monitored by the Consulting Arborist.</p> <p>2. If injury should occur to any tree during construction, the tree shall be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.</p> <p>3. Any additional tree pruning needed for clearance during construction shall be performed by a qualified arborist and not by construction personnel.</p> <p>Grading plans shall be submitted to the City of San Bruno Community Development Department for review and approval.</p>	<p>construction activities on the project site</p>	<p>Development Department</p>	
<p>IV-8. A tree replacement plan for the removal of the 44 Heritage trees on the project site shall be prepared in accordance with San Bruno Municipal Code Section 8.25.050. Replacement trees shall be a minimum of either two 24-inch box size trees, or one 36-inch box size tree for each heritage tree to be removed. The tree replacement plan shall be submitted to the Community Development Department for review and approval. Where the Community Development Director determines that replanting is not feasible and/or appropriate, the Director may require that a payment of equal value to the cost of the purchase and installation of the replacement tree(s) be made to the City Tree Planting Fund.</p>	<p>A tree replacement plan shall be submitted in conjunction with improvement plans</p>	<p>San Bruno Community Development Department</p>	
<p>V-1. If any prehistoric artifacts, or other indications of cultural deposits are found once ground disturbing activities are underway, all work within the place of discovery shall be halted within 100 feet of the find, the Community Development Department shall be notified, and the find(s) shall be immediately evaluated by an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, to evaluate the finds at the expense of the developer. If the resource is determined to be eligible for inclusion in the California Register of Historical Resources and project impacts cannot be</p>	<p>The language of this mitigation measure shall be included on any future grading plans, utility plans, and improvement drawings</p>	<p>San Bruno Community Development Department</p>	

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<p><i>avoided (preservation in place is the preferred manner of mitigating impacts to archaeological sites), data recovery shall be undertaken. Data recovery efforts could range from rapid photographic documentation to extensive excavation depending upon the physical nature of the resource. The degree of effort shall be determined at the discretion of a qualified archaeologist and shall be sufficient to recover data considered important to the area's history and/or prehistory. Work may continue on other parts of the project site while historical or unique archaeological resource mitigation takes place (Public Resources Code Sections 21083 and 21087). The language of this mitigation measure shall be included on any future grading plans, utility plans, and improvement drawings approved by the City of San Bruno.</i></p> <p><i>Prehistoric archaeological site indicators include: obsidian, chert flakes, and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items with the possible addition of bone and shell remains, and fire-affected stones.</i></p>			
<p>V-2. <i>In the event of the accidental discovery or recognition of any human remains, the City shall be notified and further excavation or disturbance of the find or any nearby area reasonably suspected to overlie adjacent human remains shall not occur until compliance with the provisions of CEQA Guidelines Section 15064.5(e)(1) and (2) has occurred. The Guidelines specify that in the event of the discovery of human remains other than in a dedicated cemetery, no further excavation at the site or any nearby area suspected to contain human remains shall occur until the County Coroner has been notified to determine if an investigation into the cause of death is required. If the Coroner determines that the remains are Native American, then, within 24 hours, the Coroner must notify the Native American Heritage Commission, which in turn will notify the Most Likely Descendants who may recommend treatment of</i></p>	<p>During construction activities</p>	<p>San Bruno Community Development Department</p> <p>County Coroner</p> <p>Native American Heritage Commission (if the Coroner determines that the remains are</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM  
GLENVIEW TERRACE PROJECT**

<b>Project Mitigation Measure</b>	<b>Implementation Schedule</b>	<b>Monitoring Agency</b>	<b>Sign-Off</b>
<p><i>the remains and any grave goods. If the Native American Heritage Commission is unable to identify a Most Likely Descendant or Most Likely Descendant fails to make a recommendation within 48 hours after notification by the Native American Heritage Commission, or the landowner or his authorized agent rejects the recommendation by the Most Likely Descendant and mediation by the Native American Heritage Commission fails to provide a measure acceptable to the landowner, then the landowner or his authorized representative shall rebury the human remains and grave goods with appropriate dignity at a location on the property not subject to further disturbances. Should human remains be encountered, a copy of the resulting County Coroner report noting any written consultation with the Native American Heritage Commission shall be submitted as proof of compliance to the City's Community Development Department.</i></p>		Native American)	
<p><i>VII-1. All grading and foundation plans for the development shall be designed by a Civil and Structural Engineer and reviewed and approved by the Director of Public Works/City Engineer, Chief Building Official, and a qualified Geotechnical Engineer prior to issuance of grading and building permits to ensure that all geotechnical recommendations specified in the Geotechnical Reply to Peer Review, Preliminary Storm Drain Outfall Slope Retreat Assessment, &amp; Geotechnical Report Update Study prepared for the proposed project by Geosphere Consultants, Inc. (February 7, 2020) are properly incorporated and utilized in the project design.</i></p>	Prior to the issuance of grading and building permits	Director of Public Works/City Engineer  Chief Building Official	
<p><i>VII-2. Implement Mitigation Measure VII-1, including the recommendations in Appendix B to the Geosphere Consultants February 7, 2020 Report, which contain recommendations for site drainage and stitch pier retention system.</i></p>	See Mitigation Measure VII-1	See Mitigation Measure VII-1	
<p><i>VII-3. Prior to the issuance of a grading permit, the project applicant shall prepare to the satisfaction of the City Engineer, an erosion control plan that utilizes standard construction practices to limit the erosion effects during construction of the proposed project. Actions should include but are not limited to:</i></p>	Prior to the issuance of a grading permit	City Engineer	

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<ul style="list-style-type: none"> <li>• <i>Hydro-seeding;</i></li> <li>• <i>Placement of erosion control measures within drainage ways and ahead of drop inlets;</i></li> <li>• <i>The temporary lining (during construction activities) of drop inlets with “filter fabric”;</i></li> <li>• <i>The placement of straw wattles along slope contours;</i></li> <li>• <i>Use of a designated equipment and vehicle “wash-out” location;</i></li> <li>• <i>Use of siltation fences;</i></li> <li>• <i>Use of on-site rock/gravel road at construction access points; and</i></li> <li>• <i>Use of sediment basins and dust palliatives.</i></li> </ul>			
<p><i>IX-1. Prior to issuance of a demolition permit for any on-site structures, the Developer shall consult with certified Asbestos and/or Lead Risk Assessors to complete and submit for review to the City of San Bruno Community Development Director an asbestos and lead survey. If ACMs or lead-containing materials are not discovered during the survey, further mitigation related to ACMs or lead containing materials shall not be required. If ACMs and/or lead-containing materials are discovered by the survey, the project applicant shall prepare a work plan to demonstrate how the on-site ACMs and/or lead-containing materials shall be removed in accordance with current California Occupational Health and Safety (Cal-OSHA) Administration regulations and disposed of in accordance with all California Environmental Protection Agency regulations, prior to the demolition and/or removal of the on-site structures. The applicant shall submit the work plan to the City for review and approval.</i></p>	Prior to issuance of a demolition permit	San Bruno Community Development Department	
<p><i>IX-2. If unidentified or suspected contaminated soil or groundwater evidenced by stained soil, noxious odors, or other factors, is encountered during site improvements, work shall stop in the area of potential contamination, and the type and extent of contamination shall be identified by a Registered Environmental Assessor (REA) or qualified professional. The REA or qualified professional shall prepare a report that includes, but is not limited</i></p>	During site improvements	San Bruno Community Development Department	

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<p><i>to, activities performed for the assessment, summary of anticipated contaminants and contaminant concentrations, relevant Low-Threat Underground Storage Tank Closure Policy (LTCP) criteria for identified contaminants, whether the contaminants exceed LTCP criteria, thus warranting remediation, and recommendations for appropriate handling and disposal. Site improvement activities shall not recommence within the contaminated areas until any necessary remediation identified in the report is complete. The report and verification of proper remediation and disposal shall be submitted to the San Bruno Community Development Department for review and approval.</i></p>			
<p><i>XIII-1(a). Construction activities shall comply with the San Bruno Municipal Code and shall be limited to the hours of 7:00 AM to 10:00 PM.</i></p> <p><i>XIII-1(b). Prior to commencement of construction activities, the project contractor shall locate fixed construction equipment such as compressors and generators as far as possible from sensitive receptors. The project contractor shall shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power construction equipment.</i></p> <p><i>XIII-1(c). Prior to commencement of construction activities, the project applicant shall acquire a permit to operate construction equipment between the hours of 7:00 AM and 10:00 PM from the Director of Public Works.</i></p>	<p>During construction activities</p> <p>Prior to commencement of construction activities</p> <p>Prior to commencement of construction activities</p>	<p>Project Contractor</p> <p>Project Contractor</p> <p>Director of Public Works</p>	

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Exhibit C

IS/MND Response to Comments Memo

**Glenview Terrace Project  
Initial Study/Mitigated Negative Declaration  
Responses to Public Comments**

The Initial Study/Mitigated Negative Declaration (IS/MND) for the Glenview Terrace Project was circulated for public review from May 3 to June 2, 2021. A total of three comment letters were received in email form during the comment period, and the comment letters are attached at the end of this document. Responses to each of the comment letters are provided below. It should be noted that the CEQA Guidelines do not require the City to prepare official responses to public comments received on the IS/MND; the following responses are provided for informational purposes only.

**1. Cory Hicks – May 3, 2021**

The comment letter indicates support for the proposed project, and does not identify any inadequacies or deficiencies related to the IS/MND.

**2. Carolyn Gray – May 15, 2021**

The comment letter expresses general concern associated with the proposed project, particularly regarding the availability of construction materials. Concerns related to the provision of construction materials are not included under the purview of CEQA, which is focused on the effects of a project on the physical environment. Nonetheless, the commenter's concerns have been forwarded to the decision-makers for their consideration.

**3. Douglas Kunze – June 1, 2021**

The comment letter expresses concerns related to increased traffic congestion and traffic-related hazards caused by the proposed project. In addition, the comment letter provides several recommendations, including installing a stop light at the intersection of Glenview Drive and San Bruno Avenue.

As noted in the comment, the delay faced by drivers from the minor street approaches at the intersection of Glenview Drive and San Bruno Avenue is an existing condition. While the project would add some trips to this intersection during the peak hours, the proposed project would not add more than 10 trips to the intersection's critical movement, which is the threshold for a finding of adverse project effects under the City's policy.

However, recognizing that this intersection's operations are already a concern, the City directed DKS Associates, the project's traffic consultant, to study potential intersection improvements. The analysis showed that the volumes at the

intersection do not meet the criteria for signalization per the California Manual on Uniform Traffic Control Devices, but that an all-way stop sign control would be warranted. The City's Traffic Safety and Parking committee approved this improvement project at their meeting on June 2, 2021. The intersection improvements will include four-way stop signs enhanced by LED, advanced stop warning signs, high-visibility crosswalk and striping, and ADA compliant ramps. The addition of an all-way stop will improve the operations at this intersection from LOS F to LOS B in the AM peak hour and from LOS F to LOS C during the PM peak hour. Furthermore, installation of an all-way stop will improve vehicular, bicycle, and pedestrian safety crossing San Bruno Avenue at this location.

Additionally, it is noted that the traffic count data for the traffic study was collected in May 2019 and, therefore reflects pre-pandemic conditions.

## 1. Cory Hicks – May 3, 2021

-----Original Message-----

From: Cory Hicks <cmhicks@gmail.com>

Sent: Monday, May 3, 2021 7:34 PM

To: Michael Smith <MSmith@sanbruno.ca.gov>

Subject: Glenview Terrace Development

Hi,

I am a resident on Glenview (1110 Glenview dr) and just got the development notice in the mail.

I am writing in to voice my support to the project. This area has been needing development for a very long time and has been an eyesore. Very glad it is finally being developed.

Thank you for improving my neighborhood!

Cory

Sent from my iPhone

## 2. Carolyn Gray – May 15, 2021

**From:** Carolyn Gray <[sewbeeit42@yahoo.com](mailto:sewbeeit42@yahoo.com)>  
**Sent:** Saturday, May 15, 2021 11:16 AM  
**To:** Michael Smith <[MSmith@sanbruno.ca.gov](mailto:MSmith@sanbruno.ca.gov)>  
**Subject:** Glenview Terrace Project

Mr Smith,

We have several concerns or questions about the proposed Glenview Terrace Project.

!. Here is a YouTube video of a construction project in Utah that was canceled due to not being able to get materials. How likely is this to occur for this project?

[Contracts terminated unexpectedly for Eagle Mountain home buyers](#)



### **3. Douglas Kunze – June 1, 2021**

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**From:** Douglas Kunze <[dkunze650@gmail.com](mailto:dkunze650@gmail.com)>  
**Sent:** Tuesday, June 1, 2021 3:08 PM  
**To:** Michael Smith <[MSmith@sanbruno.ca.gov](mailto:MSmith@sanbruno.ca.gov)>  
**Subject:** Comments in Opposition to the Glenview Terrace development

Michael Smith  
Senior Planner  
Community and Economic Development Department  
City of San Bruno

I am submitting comments regarding opposition to the following:

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR AR13-002,  
PD13-01, PDP12-01, TM13-01 GPA21-001, GPA21-001 - GLENVIEW TERRACE

I oppose the City of San Bruno's proposed adoption of a Mitigated Negative Declaration (MND) for the Glenview Terrace project.

My opposition to the Glenview Terrace project is based on the increased traffic congestion caused by the addition of 29 housing units.

The proposed project on Glenview at San Bruno Avenue will cause increased traffic congestion over and above that which already exists. The intersection of Glenview and San Bruno Avenue is often blocked completely by cars waiting to turn North from San Bruno Avenue on to Skyline Drive. This creates a highly dangerous situation for anyone trying to cross San Bruno Avenue, or to turn right and to enter the lane enabling them to turn South onto Skyline Drive. New housing will create additional traffic which will exacerbate this problem. .

The addition of new housing and the addition of automobile traffic that it creates will certainly increase this dangerous situation. As the residents of the new housing find this dangerous situation to be one they do not want to deal with, they will drive through the neighborhood to get to Sneath Lane and be able to make use of the stop sign at Sneath Lane and Claremont Drive. This then creates additional unnecessary traffic through the neighborhood.

As the YouTube complex begins to open up post COVID, the traffic will certainly increase beyond that which exists today. Making the problem even worse will be the expansion of the YouTube/Google complex in Bayhill. Currently, many of the buildings there are vacant. As the complex continues to expand and more people begin working there, the problem becomes impossible.

Traffic studies were done in preparation for this report, however, was the data used to create the study created during COVID? It is obvious that traffic was way down during this period. This could create a false sense of minimal traffic disruption. That will not be true as traffic increases post COVID and with the addition of 29 housing units.

I believe there are solutions to the problem which must be adopted by the City of San Bruno before consideration of the additional housing can be made. These solutions could ease the dangerous situation that currently exists and that would be exacerbated by the addition of additional housing units.

1. Create a stop light at the intersection of Glenview and San Bruno Avenue. The light could be synchronized with the one at San Bruno Avenue and Skyline Drive. This is the option which provides the most safety to all involved.
2. Add a stop sign causing traffic on San Bruno Avenue to stop when they get to the intersection of Glenview and San Bruno Avenue. This will slow the traffic so that anyone coming from Glenview can enter the intersection safely. Those who argue that the creation of a stop sign here so close to the light at the intersection of San Bruno Avenue and Skyline Drive has not driven down Trousdale Drive in the City of Burlingame. In a very short distance, there are stop signs on Trousdale at the intersections with Quesada Way, Sequoia Avenue, Marco Polo Way and Ogden Drive. There are then traffic lights at Magnolia Avenue and then El Camino Real. All of these create safer intersections.
3. As a temporary measure, San Bruno Avenue should be marked with signage painted on the street to "KEEP CLEAR." This should be painted on West bound San Bruno Avenue at the intersection of San Bruno Avenue and Glenview. This should then be enforced by the San Bruno Police Department. This should be only a temporary measure until one of the first two proposed solutions is adopted.

In summary, I oppose the City of San Bruno adopting a Mitigated Negative Declaration (MND) for the Glenview Terrace project. The addition of the proposed additional housing units will only exacerbate an existing hazardous traffic condition. With the adoption of a permanent solution as provided in 1 and 2 above, I believe the hazardous situation could be alleviated.

Douglas Kunze  
1230 Claremont Drive  
San Bruno, CA 94066