



**NOTICE OF AVAILABILITY  
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE  
TANFORAN REDEVELOPMENT PROJECT  
(SCH # 2023120409)  
CITY OF SAN BRUNO**

**Date:** June 27, 2025

**To:** Agencies, Organizations, and Interested Parties

**Subject:** Notice of Availability (NOA) of a Draft Environmental Impact Report

**NOTICE IS HEREBY GIVEN** that the City of San Bruno (City), as the lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (Draft EIR) for the project comprising the proposed redevelopment of the 44-acre Shops at Tanforan Shopping Center (Tanforan Mall) including a parcel north of Sneath Lane (1292 Huntington Avenue) with a transit-oriented, mixed-use development. In accordance with Section 15087 of the CEQA Guidelines, the City has prepared this Notice of Availability to invite agencies, organizations, and interested parties to provide comments on the Draft EIR.

**Public Review Period:** June 27, 2025 – August 11, 2025

**Public Review Schedule:**

- **Public Release of Draft EIR:** June 27, 2025
- **Public Review Community Meeting:** July 29, 2025, 6:00 pm  
San Bruno City Hall, Conference Room 115  
567 El Camino Real  
San Bruno, CA 94066  
Zoom Link: <https://sanbruno-ca-gov.zoom.us/j/82819768157> (No public comment accepted via Zoom)
- **45-Day Review Period End Date:** August 11, 2025

**Submittal of Comments:** Comments must be received by 5:00 pm on August 11, 2025. Please indicate a contact person for your agency or organization (if applicable).

Comments may be submitted in writing to the following address or via email:

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

**Agencies:** The City requests your agency's comments on the Draft EIR regarding information relevant to your agency's statutory responsibilities in connection with the project, pursuant to Section 15086 of the CEQA Guidelines. Your agency may need to use the EIR prepared by the City when considering any permits or other approvals that your agency must issue for the project.

**Project Location:** 1122, 1150, 1178 and 1188 El Camino Real and 1292 Huntington Avenue, San Bruno, CA 94066. The property is bounded by El Camino Real to the west, Huntington Avenue to the east, Sneath Lane to the north, and I-380 to the south.

**Project Description:** The project would establish a new P-D zone on the project site to facilitate the redevelopment of the 44-acre Tanforan Mall and one parcel north of Sneath Lane at 1292 Huntington Avenue. The new P-D zoning would allow for the development of a transit-oriented, mixed-use development including housing; retail uses; life-science laboratory uses; office uses; private and publicly accessible, privately-owned open space; and potentially a hotel.

The EIR evaluates a reasonably foreseeable range of development that would be expected to occur under the proposed P-D zoning, as follows. 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.

A General Plan Amendment to designate the entire project site to Transit-Oriented Development is proposed as part of the project to ensure consistency between the project and the General Plan. The zoning amendment and planned development permit plan would allow multi-family housing densities at a minimum of 75 dwelling units per acre and a maximum number of 1,514 dwelling units in planning areas that allow residential uses. The proposed combined floor area ratio (FAR) maximum for all uses and planning areas within the P-D zoning district would be 4.5. Other permitted uses would include

retail sales; eating and drinking establishments; personal and business services; professional and medical offices; financial, insurance, and real estate offices; hotels and motels; educational and social services; and government offices.

**Significant Environmental Effects of the Project:** The EIR determined the Project would have potentially significant impacts related to: Air Quality; Biological Resources; Cultural Resources; Energy; Paleontological Resources; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use; Noise; Transportation; and Utilities. All impacts, with the exception of Air Quality and Noise, would be reduced to less-than-significant levels through implementation of identified mitigation measures. Significant and unavoidable impacts related to Air Quality and Noise are identified in the Draft EIR.

**Hazardous Materials and Hazardous Waste Sites:** The project site includes the Sears Automotive Center/Sears #1478 site, which was identified in the Leaking Underground Storage Tank (LUST) database and therefore meets the requirements of a Cortese List site pursuant to Government Code Section 65962.5. The site is listed with an *Open - Eligible for Closure* status and is undergoing closure under the State Water Resources Control Board’s (SWRCB) Low-Threat Underground Storage Tank Case Closure Policy (LTCP), with the San Mateo County Environmental Health Division overseeing the closure.

**Availability of the Draft Environmental Impact Report:** Copies of the Draft EIR will be available for review beginning on June 27, 2025 at the following locations and times:

**City of San Bruno Community and Economic Development Department**  
567 El Camino Real  
San Bruno, CA 94066

Monday through Friday, 8am – 5pm

**San Bruno Public Library**  
701 Angus Ave. W.  
San Bruno, CA 94066

Monday through Thursday, 10am – 8pm  
Friday, 10am – 6pm  
Saturday, 10am – 5pm

Electronic copies of the Draft EIR are available for review online at <https://tanforanforsanbruno.com/>.