



"The City With a Heart"

Jim Ruane, Mayor
Michael Salazar, Vice Mayor
Ken Ibarra, Councilmember
Rico E. Medina, Councilmember
Irene O'Connell, Councilmember

AGENDA - SPECIAL MEETING CLOSED SESSION

SAN BRUNO CITY COUNCIL

April 14, 2015

6:30 p.m.

Meeting Location: San Bruno Senior Center, 1555 Crystal Springs Road, San Bruno, CA

City Council meetings are conducted in accordance with Roberts Rules of Order Newly Revised and City Council Rules of Procedure. You may address any agenda item by standing at the microphone until recognized by the Council. All regular Council meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the City Clerk's Office, purchase CD's, access our web site at www.sanbruno.ca.gov or check out copies at the Library. We welcome your participation. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodations or appropriate alternative formats for notices, agendas and records for this meeting should notify us 48 hours prior to meeting. Please call the City Clerk's Office 650-616-7058.

1. CALL TO ORDER:

2. ROLL CALL:

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA: Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the City Clerk to request that the Council consider your comments earlier. It is the Council's policy to refer matters raised in this forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Council from discussing or acting upon any matter not agendized pursuant to State Law.

4. CLOSED SESSION:

Conference with Legal Counsel, Anticipated Litigation, Initiation of Litigation pursuant to Government Code section 54956.9(d)(4): One Case.

5. ADJOURNMENT:

The next regular City Council Meeting will be held on April 14, 2015 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.

Posted Pursuant to Law 0/10/15



"The City With a Heart"

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AGENDA
SAN BRUNO CITY COUNCIL
&
SAN BRUNO SUCCESSOR AGENCY

April 14, 2015

7:00 p.m.

Meeting Location: San Bruno Senior Center, 1555 Crystal Springs Road, San Bruno, CA

City Council meetings are conducted in accordance with Roberts Rules of Order Newly Revised and City Council Rules of Procedure. You may address any agenda item by standing at the microphone until recognized by the Council. All regular Council meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the City Clerk's Office, purchase CD's, access our web site at www.sanbruno.ca.gov or check out copies at the Library. We welcome your participation. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodations or appropriate alternative formats for notices, agendas and records for this meeting should notify us 48 hours prior to meeting. Please call the City Clerk's Office 650-616-7058.

Thank the **San Bruno Garden Club** for providing the beautiful floral arrangement.

1. CALL TO ORDER:

2. ROLL CALL/PLEDGE OF ALLEGIANCE:

3. ANNOUNCEMENTS:

- a. Operation Clean Sweep will be held Saturday, May 2, 8:00 a.m. to 1:00 p.m. at San Bruno City Park, register at www.sanbruno.ca.gov.
- b. The American Cancer Society's Relay for Life will be held on Saturday, April 25, 2015 at Capuchino High School in San Bruno beginning at 9:30 a.m.
- c. The City Council reminds all residents of the need to Reduce Water Consumption in Order to Protect Water Resources.

4. PRESENTATIONS:

- a. Present Proclamation Recognizing George Mutto on his Retirement after 68 years of business at the House of George in San Bruno.
- b. Present Proclamation Declaring April 19 – 25 as West Nile Virus and Mosquito and Vector Control Awareness Week.

5. REVIEW OF AGENDA:

6. APPROVAL OF MINUTES: Special Council Meeting of March 24, 2015 and Regular Council Meeting of March 24, 2015.

7. CONSENT CALENDAR: All items are considered routine or implement an earlier Council action and may be enacted by one motion; there will be no separate discussion unless requested by a Councilmember or staff.

- a. **Approve:** Accounts Payable of March 23 and 30, 2015.

- b. **Approve:** Successor Agency Accounts Payable of October 13, 2014, January 20 and March 30, 2015.
- c. **Approve:** Payroll of March 27, 2015
- d. **Accept:** Reconciliation of General Ledger to Bank Reports and the Investment Reports Dated February 28, 2015.
- e. **Adopt:** Resolution Authorizing the Purchase of a Ford F-250 Truck from Towne Ford of Redwood City, California for the Total Amount of \$35,662 and Approving the Additional Appropriation of \$2,413 from the Equipment Reserve Fund for Emergency Response Equipment.
- f. **Adopt:** Resolution Summarily Vacating an Existing Easement Located at the Southeasterly Corner of Taylor and Mastick Avenues and Accepting an Easement Offered for Dedication by San Bruno Plaza Investors, LLC.

8. PUBLIC HEARING:

Hold Public Hearing, Adopt Resolution Approving the 2015-2023 Housing Element of the General Plan and the Associated Initial Study and Negative Declaration; and Accepting the 2014 Housing Element Annual Progress Report.

- 9. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:** Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the City Clerk to request that the Council consider your comments earlier. It is the Council's policy to refer matters raised in this forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Council from discussing or acting upon any matter not agendized pursuant to State Law.

10. CONDUCT OF BUSINESS:

- a. Adopt Resolution Amending Stage II of the City's Water Shortage Contingency Plan.
- b. Adopt Resolution Authorizing the City Manager to Execute a Contract with Golden State Flow Measurement, Inc. to Upgrade the City's Residential Water Meter System to an Advanced Water Meter System in the Amount of \$4,143,826 with a Construction Contingency of \$621,500.
- c. Adopt Resolution Repealing Resolution 1986-64 and Directing Implementation of a Modified Policy and Amended Ordinance for Replacement, Repair and Maintenance of Private Sewer Laterals and Adopt Resolution Authorizing the City Manager to Execute an Agreement with Utility Service Partners to Offer Residential Sewer Lateral Warranty Service.
- d. Schedule Study Session Meetings to Review the Proposed FY 2015-16 Annual Operating and Capital Improvements Program Budgets.
- e. Adopt Resolution Authorizing the Closure of San Mateo Avenue between Jenevein and Sylvan Avenues on Saturday, May 2, 2015 between the Hours of 8:00 AM and 12:00 Noon and City Contribution of up to 150 Summer Swim Passes for Operation Clean Sweep.

11. REPORT OF COMMISSIONS, BOARDS, & COMMITTEES:

Receive Annual Report from the Bicycle & Pedestrian Advisory Committee.

12. COMMENTS FROM COUNCIL MEMBERS:

13. CLOSED SESSION:

14. ADJOURNMENT:

The next regular City Council Meeting will be held on April 28, 2015 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.



"The City With a Heart"

Jim Ruane, Mayor
Michael Salazar, Vice Mayor
Ken Ibarra, Councilmember
Rico E. Medina, Councilmember
Irene O'Connell, Councilmember

MINUTES - SPECIAL MEETING CLOSED SESSION

SAN BRUNO CITY COUNCIL

March 24, 2015

6:00 p.m.

1. CALL TO ORDER: THIS IS TO CERTIFY THAT the San Bruno City Council met on March 24, 2015 at San Bruno's Senior Center, 1555 Crystal Springs Road, San Bruno, CA. The meeting was called to order at 6:00 p.m.

2. ROLL CALL:

Presiding was Mayor Ruane, Vice Mayor Salazar, Councilmembers Ibarra, Medina and O'Connell.

3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA: None.

4. CLOSED SESSION:

Mayor Ruane said they would be going into closed session with no reportable action. Conference with Legal Counsel for Existing Litigation Pursuant to Government Code Section 54956.9(d)(1) Regarding Pending Workers' Compensation Appeal (5 cases): ADJ4258064, ADJ4685668, ADJ7296006, ADJ8810866, ADJ7715708, ADJ9294367, ADJ9200390, ADJ9200389, ADJ9612473, ADJ7190876, ADJ9300749, and ADJ907242.

5. ADJOURNMENT:

Mayor Ruane closed the meeting at 6:55 p.m. The next regular City Council Meeting will be held on March 24, 2015 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.

Respectfully submitted for approval
at the City Council Meeting of
April 14, 2015

Carol Bonner, City Clerk

Jim Ruane, Mayor



"The City With a Heart"

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MINUTES

SAN BRUNO CITY COUNCIL

March 24, 2015

7:00 p.m.

1. CALL TO ORDER: THIS IS TO CERTIFY THAT the San Bruno City Council met on March 24, 2015 at San Bruno's Senior Center, 1555 Crystal Springs Road, San Bruno, CA. The meeting was called to order at 7:00 p.m. **Mayor Ruane** thanked the San Bruno Garden Club for the flowers.

2. ROLL CALL:

Presiding was Mayor Ruane, Vice Mayor Salazar, Councilmembers Ibarra, Medina and O'Connell. **Police Chief Barberini** led the Pledge of Allegiance. Recording by City Clerk Bonner.

3. ANNOUNCEMENTS:

a. **Mayor Ruane** said The Annual Pancake Breakfast and Easter Egg Hunt will be held on March 28, 9:00 to 11:00 a.m. at San Bruno City Park. The Easter Egg Hunt begins promptly at 11:00 a.m. Councilmember Ibarra recommended people come out early for the breakfast. He said Lions Club International is sponsoring eye glass collection day and there will be boxes for used eye glasses at the Park.

b. **Mayor Ruane** said we welcome the Sister City Student Exchange Delegation from Narita, Japan that arrived this morning and will be here until Saturday. He noted the partnership the City has had with Parkside School.

4. PRESENTATIONS:

Mayor Ruane Presented Proclamations to Liza Cilia, Glenn Filoteo and Stephanie Mullen for their fast thinking and heroic action at the Veteran Memorial Gymnasium on Tuesday, February 17, 2015. Glenn Filoteo and Liza Cilia thanked the City. Dante Ravelo thanked the City, the folks who saved him and the Fire Department.

Battalion Chief Cresta announced there will be a CPR class on April 18 at the Recreation Center in San Bruno which is free. San Bruno citizens can sign up visiting the Fire Department CPR hotline on the San Bruno website or by calling (650) 616-7015.

Councilmember Medina said St. Robert's will be purchasing a defibrillator for Hennessy Hall. He said looking forward, all the City facilities should be equipped. He also said the City is looking to make all their facilities equipped.

5. REVIEW OF AGENDA: No changes.

6. APPROVAL OF MINUTES: Special Council Meeting of March 10, 2015 and Regular Council Meeting of March 10, 2015, approved as submitted.

7. CONSENT CALENDAR:

- a. **Approve:** Accounts Payable of March 9 and 16, 2015.
- b. **Approve:** Payroll of March 13, 2015
- c. **Adopt:** Resolution Approving Amendment #1 to Employment Agreement between the City of San Bruno and Marc Zafferano, City Attorney.

M/S Medina/Salazar to approve the Consent Calendar and passed with all ayes.

8. PUBLIC HEARING: None.

9. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:

10. CONDUCT OF BUSINESS:

- a. Adopt Resolution Increasing the Construction Budget for the Pressure Regulating Stations on San Francisco Public Utilities Commission Service Connections Project by \$55,000 and Appropriating \$55,000 from the Water Capital Fund for Installation of SCADA Units.

Deputy Public Services Director Tan gave an overview of the staff report and asked for questions.

Councilmember Ibarra introduced the resolution for adoption and passed with a unanimous vote.

- b. Adopt Resolution Authorizing the City Manager to Execute a Memorandum of Agreement with the San Francisco Public Utilities Commission for the Peninsula Pipeline Seismic Upgrade Project.

Deputy Public Services Director Tan gave an overview of the staff report and asked for questions.

Councilmember O'Connell asked if there is an estimate of how long it will last. **Tan** said it will start April 6 and possibly end April 8. **Councilmember O'Connell** asked how many people would be notified. **Tan** said they had a meeting to determine the exact residents to notify. **Councilmember O'Connell** asked when they will be notified. **Tan** said the earlier the better, but they are waiting for San Francisco to come back with a firm schedule and once they do the residents will be notified. The shut-down notice to all the residents will have our City phone number.

Councilmember Ibarra said it appears they will be blocking off the road. **Tan** concurred. **Councilmember Ibarra** asked if the streets will be restored. **Tan** concurred. **Councilmember Ibarra** asked if Council could get notification of certain projects that will be starting up.

Councilmember Ibarra noticed in the Pacific Heights area, the College Pump station is complete. **Interim Public Services Director Razavi** said Pump Station 4 is in the process of being completed and a dedication ceremony is being planned.

Councilmember O'Connell on the SE side where the SPUC has fenced off the landscaping at the corner, is that their land or Caltrain's land, who owns it? **Tan** said there is an easement and he would have to confirm how much of it is an easement.

Mayor Ruane said gravel was used and a lot of it is on the street, he said it should be cleaned up.

Councilmember O'Connell introduced the resolution for adoption and passed with a unanimous vote.

c. Adopt Resolution Approving the Installation of Red Curb Striping for the Pressure Regulating Station on Bayhill Drive.

Deputy Public Services Director Tan gave an overview of the staff report and asked for questions.

Councilmember Ibarra said that is very heavily parked area and is there a way the public will be notified. **Tan** said if emergency access is required, they would have the car towed. **Councilmember Ibarra** suggested a warning be stenciled on the cover saying "do not block."

Councilmember O'Connell introduced the resolution for adoption and passed with a unanimous vote.

11. REPORT OF COMMISSIONS, BOARDS, & COMMITTEES:

12. COMMENTS FROM COUNCIL MEMBERS:

Councilmember Ibarra said he always see cars go in after hours on the private road back toward Beckner Shelter. He would like to see the park closed at night.

13. CLOSED SESSION:

14. ADJOURNMENT:

Mayor Ruane closed the meeting 7:35 with a moment of silence in memory of former Parks and Recreation Commission Theresa Cook. The next regular City Council Meeting will be held on April 14, 2015 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.

Respectfully submitted for approval
at the City Council Meeting of
April 14, 2015

Carol Bonner, City Clerk

Jim Ruane, Mayor

03/23/15

CITY OF SAN BRUNO
WARRANT REGISTER
TOTAL FUND RECAP

FUND	FUND NAME	AMOUNT
001	GENERAL FUND	\$49,166.59
121	FEDERAL/STATE GRANTS	\$4,160.00
132	AGENCY ON AGING	\$717.94
190	EMERGENCY DISASTER FUND	\$6,970.00
611	WATER FUND	\$88,792.29
621	STORMWATER FUND	\$99.41
631	WASTEWATER FUND	\$4,449.62
641	CABLE TV FUND	\$32,599.66
701	CENTRAL GARAGE	\$65.55
702	FACILITY MAINT. FUND	\$1,068.08
707	TECHNOLOGY DEVELOPMENT	\$15,756.21
891	S.B. GARBAGE CO. TRUST	\$583,844.45
TOTAL FOR APPROVAL		\$787,689.80

HONORABLE MAYOR AND CITY COUNCIL:

THIS IS TO CERTIFY THAT THE CLAIMS LISTED ON PAGES NUMBERED FROM 1 THROUGH 2 INCLUSIVE, AND/OR CLAIMS NUMBERED FROM 154027 THROUGH 154112 INCLUSIVE, TOTALING IN THE AMOUNT OF \$787,689.80 HAVE BEEN CHECKED IN DETAIL AND APPROVED BY THE PROPER OFFICIALS, AND IN MY OPINION REPRESENT FAIR AND JUST CHARGES AGAINST THE CITY IN ACCORDANCE WITH THEIR RESPECTIVE AMOUNTS AS INDICATED THEREON.

RESPECTFULLY SUBMITTED,


FINANCE DIRECTOR 3/25/15
DATE

Document group: komalley Bank: apbank 05507660

Vendor Code & Name	Check #	Check Date	Amount
0104680 ACCESS 24 COMMUNICATIONS INC.	154027	3/23/2015	347.95
0018976 ALPHA ANALYTICAL LAB. INC.	154028	3/23/2015	50.00
0102355 AMAZON	154029	3/23/2015	963.18
0000082 AMERICAN MESSAGING	154030	3/23/2015	16.03
0099115 ANGELA ANDERSON	154031	3/23/2015	400.00
0017191 AT&T	154032	3/23/2015	506.59
0018363 AT&T LONG DISTANCE	154033	3/23/2015	16.26
0018465 AT&T MOBILITY	154034	3/23/2015	46.26
0018583 AT&T MOBILITY	154035	3/23/2015	62.54
0017211 AUTOMATIC DOOR SYSTEMS INC	154036	3/23/2015	301.35
0000345 BAKER & TAYLOR BOOKS	154037	3/23/2015	1,624.59
0018445 BAY AREA PARENT	154038	3/23/2015	145.00
0105737 BAY CITIES PYROTECTOR, INC.	154039	3/23/2015	405.00
0018093 BBC AMERICA INC.	154040	3/23/2015	742.88
0017679 CDW GOVERNMENT, INC	154042	3/23/2015	9,813.84
0017843 CENTRAL COUNTY FIRE DEPT.	154043	3/23/2015	63.37
0000729 CERTIFIED LABORATORIES	154044	3/23/2015	871.99
0016324 CINTAS CORPORATION	154045	3/23/2015	312.73
0016324 CINTAS CORPORATION	154046	3/23/2015	694.53
0000386 CITY OF SOUTH SAN FRANCISCO	154047	3/23/2015	11,060.00
0018978 CLEAN HARBORS ENV SERVICES INC	154048	3/23/2015	3,271.96
0018741 CMS COMMUNICATIONS INC.	154049	3/23/2015	815.91
0016604 CUMMINS PACIFIC, LLC	154050	3/23/2015	408.19
0000198 EBSCO SUBSCRIPTION SVCS.	154051	3/23/2015	12.00
0017300 ENVIRONMENTAL HEALTH FEE	154052	3/23/2015	916.00
0018697 EVIDENT	154053	3/23/2015	192.00
0013683 F. FERRANDO & CO.	154054	3/23/2015	833.00
0105023 FISHER & BAGLEY	154055	3/23/2015	1,925.00
0001782 FLOWERS ELECTRIC & SVC.CO.INC.	154056	3/23/2015	800.00
0018272 GALE/CENGAGE LEARNING	154057	3/23/2015	33.34
0105960 GARRATT CALLAHAN	154058	3/23/2015	2,800.18
0104135 GLOBAL TRACKING COMMUNICATIONS, INC.	154102	3/23/2015	239.92
0000162 GRAINGER	154059	3/23/2015	565.55
0095966 GREATAMERICA FINANCIAL SVCS.	154060	3/23/2015	929.77
0096316 GREEN CARPET LANDSCAPING & MAINTENANCE	154070	3/23/2015	1,100.00
0000385 HACH COMPANY	154061	3/23/2015	3,215.50
0017882 HOME BOX OFFICE	154062	3/23/2015	1,173.60
0001786 IN DEMAND-NYC	154063	3/23/2015	2,929.61
0015644 INDUSTRIAL WIPER & SUPPLY,INC.	154064	3/23/2015	184.60
0098964 JARVIS,FAY,DOPORTO&GIBSON, LLP	154065	3/23/2015	318.00
0103342 JMB CONSTRUCTION, INC.	154066	3/23/2015	5,045.00
0000075 K-119 TOOLS OF CALIFORNIA INC.	154067	3/23/2015	42.94
0100450 KENNETH KREISEL	154069	3/23/2015	78.70
0101866 KIDZ LOVE SOCCER	154068	3/23/2015	2,216.50
0105034 LFP BROADCASTING, LLC	154071	3/23/2015	134.80
0104424 LIDIA'S ITALIAN DELICACIES	154072	3/23/2015	560.00
0018177 LOWE'S	154073	3/23/2015	1,244.84
0000389 MATRISHA PERSON	154088	3/23/2015	448.50
0016041 METROMOBILE COMMUNICATIONS	154074	3/23/2015	80.85
0015875 MG MEDIA S.A.R.L	154075	3/23/2015	149.68
0092285 MICROMARKETING LLC	154076	3/23/2015	29.95
0016863 MIDWEST TAPE, LLC	154077	3/23/2015	94.98
0106174 NATIONAL BUSINESS FURNITURE, LLC	154041	3/23/2015	1,688.57

Document group: komalley Bank: apbank 05507660

Vendor Code & Name	Check #	Check Date	Amount
0000357 NATIONAL CABLE TV CO-OP, INC.	154078	3/23/2015	5,477.04
0105238 NORTHERN SERVICES INC.	154079	3/23/2015	325.00
0018157 OCLC INC	154080	3/23/2015	341.07
0092263 OFFICE DEPOT INC	154082	3/23/2015	655.37
0018284 OFFICEMAX INC.	154083	3/23/2015	661.52
0097567 ONE HOUR DRY CLEANING	154084	3/23/2015	134.70
0000012 PACIFIC GAS & ELECTRIC	154085	3/23/2015	32,841.10
0106156 PENGUIN RANDOM HOUSE LLC	154086	3/23/2015	65.40
0001154 PENINSULA LIBRARY SYSTEM	154087	3/23/2015	68.17
0015163 PENINSULA SPORTS OFFICIALS ASSOC.INC.	154098	3/23/2015	208.00
0103618 PETERSON POWER SYSTEMS, INC.	154089	3/23/2015	7,774.23
0106154 PIPELINE SAFETY COALITION	154090	3/23/2015	4,160.00
0018094 PLAYBOY ENTERPRISES, INC.	154091	3/23/2015	17.98
0018756 POLLARDWATER	154092	3/23/2015	5,888.87
0000071 R & B COMPANY	154093	3/23/2015	1,544.81
0000175 RECOLOGY SAN BRUNO	154095	3/23/2015	583,844.45
0094546 RECORDED BOOKS, INC.	154096	3/23/2015	39.23
0018761 RENEE RAMSEY	154094	3/23/2015	321.75
0105968 ROADRUNNER DRILLING & PUMPCO	154097	3/23/2015	6,963.50
0105796 SUNRISE FOOD DISTRIBUTOR INC.	154099	3/23/2015	157.94
0103559 THE MLB NETWORK, LLC	154100	3/23/2015	1,944.00
0018275 THE REGENTS OF THE UNIVERSITY OF CA	154081	3/23/2015	237.06
0000831 TONER CARTRIDGE&INKJET EXPRESS	154101	3/23/2015	648.50
0105824 TRIVAD, INC.	154103	3/23/2015	4,200.00
0017133 TURBO DATA SYSTEMS INC	154104	3/23/2015	2,137.76
0093626 TWIN OAKS RANCH MFG.	154105	3/23/2015	1,370.06
0092154 UNIVERSITY ENTERPRISES INC.	154106	3/23/2015	115.41
0095749 VERIZON WIRELESS	154107	3/23/2015	850.21
0104256 VIBO MUSIC CENTER	154108	3/23/2015	345.60
0098917 VOLIKOS ENTERPRISES	154109	3/23/2015	6,194.68
0105762 VUBIQUITY INC.	154110	3/23/2015	10,776.68
0104660 WEST YOST ASSOCIATES, INC.	154111	3/23/2015	36,060.50
0000612 WESTVALLEY CONSTRUCTION CO.INC	154112	3/23/2015	8,395.68
	GrandTotal:		787,689.80
	Total count:		86

03/30/15

CITY OF SAN BRUNO
WARRANT REGISTER
TOTAL FUND RECAP

FUND	FUND NAME	AMOUNT
001	GENERAL FUND	\$106,342.26
133	RESTRICTED DONATIONS	\$7,635.01
190	EMERGENCY DISASTER FUND	\$38,375.79
207	TECHNOLOGY CAPITAL	\$3,836.80
611	WATER FUND	\$31,920.12
621	STORMWATER FUND	\$94.09
631	WASTEWATER FUND	\$28,473.87
641	CABLE TV FUND	\$4,760.53
701	CENTRAL GARAGE	\$15,705.43
702	FACILITY MAINT. FUND	\$3,052.11
707	TECHNOLOGY DEVELOPMENT	\$3,138.58
711	SELF INSURANCE	\$2,982.60
891	S.B. GARBAGE CO. TRUST	\$40,000.00
TOTAL FOR APPROVAL		\$286,317.19

HONORABLE MAYOR AND CITY COUNCIL:

THIS IS TO CERTIFY THAT THE CLAIMS LISTED ON PAGES NUMBERED FROM 1 THROUGH 3 INCLUSIVE, AND/OR CLAIMS NUMBERED FROM 154113 THROUGH 154237 INCLUSIVE, TOTALING IN THE AMOUNT OF \$286,317.19 HAVE BEEN CHECKED IN DETAIL AND APPROVED BY THE PROPER OFFICIALS, AND IN MY OPINION REPRESENT FAIR AND JUST CHARGES AGAINST THE CITY IN ACCORDANCE WITH THEIR RESPECTIVE AMOUNTS AS INDICATED THEREON.

RESPECTFULLY SUBMITTED,


FINANCE DIRECTOR

4/1/15
DATE

Document group: komalley Bank: apbank 05507660

Vendor Code & Name	Check #	Check Date	Amount
0096852 ABAG PLAN CORPORATION	154113	3/30/2015	2,982.60
0000858 ADECCO EMPLOYMENT SERVICES	154114	3/30/2015	5,922.96
0001170 AIRGAS USA, LLC	154115	3/30/2015	242.05
0000163 AIRPORT AUTO PARTS INC.	154116	3/30/2015	230.95
0097137 ALERT DOOR SERVICE INC	154117	3/30/2015	200.00
0000187 ALPHA PRESS INC.	154118	3/30/2015	1,466.05
0000082 AMERICAN MESSAGING	154119	3/30/2015	44.64
0000706 AMERICAN PLANNING ASSOCIATION	154120	3/30/2015	630.00
0096700 ANDY'S WHEELS & TIRES	154121	3/30/2015	692.35
0097489 ANNA RANIERI	154203	3/30/2015	33.05
0106165 APPLIED CONCEPTS, INC.	154122	3/30/2015	4,171.10
0096113 AR AUTO GLASS	154123	3/30/2015	375.00
0001202 ARAMARK UNIFORM SERVICES	154124	3/30/2015	466.98
0001965 ARISTA BUSINESS	154125	3/30/2015	539.04
0017191 AT&T	154126	3/30/2015	1,423.64
0000345 BAKER & TAYLOR BOOKS	154127	3/30/2015	1,644.48
0001849 BAY AREA WATER SUPPLY & CONSERVATION AGEN	154224	3/30/2015	1,060.00
0105988 BRENDAN POWER	154193	3/30/2015	70.00
0018323 BSK ASSOCIATES	154129	3/30/2015	1,875.00
0094705 CACEO	154130	3/30/2015	350.00
0098862 CALBO	154131	3/30/2015	215.00
0105235 CDW GOVERNMENT	154132	3/30/2015	465.43
0017679 CDW GOVERNMENT, INC	154133	3/30/2015	3,022.83
0106169 CENTRAL RESTAURANT PRODUCTS	154134	3/30/2015	6,579.38
0017284 CHEMSEARCHFE	154136	3/30/2015	253.32
0016324 CINTAS CORPORATION	154137	3/30/2015	1,058.50
0017051 CITY OF MILLBRAE	154138	3/30/2015	752.20
0015857 COUNTY OF SAN MATEO	154141	3/30/2015	3,561.17
0014338 CREST/GOOD MANUFACTURING CO.	154142	3/30/2015	309.45
0105811 CSAC EXCESS INSURANCE AUTHORITY	154150	3/30/2015	12,528.86
0018331 CSG CONSULTANTS INC.	154143	3/30/2015	21,204.99
0099194 DANA VASCO	154234	3/30/2015	7.30
0100108 DANIEL SHUGAR	154221	3/30/2015	450.00
0100695 DANIELLE GARCIA	154156	3/30/2015	11.40
0106179 DECLAN SUITES SAN DIEGO	154144	3/30/2015	799.20
0104744 EARTH WALK	154145	3/30/2015	1,055.63
0105820 EAST BAY TIRE CO	154146	3/30/2015	175.70
0098103 EMIL YUSUPOV	154237	3/30/2015	1,000.00
0017152 ERLER & KALINOWSKI, INC.	154149	3/30/2015	404.04
0018117 FLYERS ENERGY, LLC	154153	3/30/2015	7,795.88
0102869 FRANCHISE TAX BOARD	154155	3/30/2015	50.00
0104771 GILLERAN ENERGY MANAGEMENT SERVICES	154147	3/30/2015	1,017.19
0098683 GLUCK BUILDING CO.	154158	3/30/2015	1,000.00
0018864 GMA NETWORK INC.	154159	3/30/2015	1,827.43
0000162 GRAINGER	154160	3/30/2015	1,509.92
0097678 GUERRINO PETTINARI	154191	3/30/2015	86.67
0105966 HMTV TV DOMINICANA LLC	154162	3/30/2015	118.62
0106152 HUBB SYSTEMS, LLC	154163	3/30/2015	3,836.80
0105735 HYDROSCIENCE ENGINEERS, INC.	154164	3/30/2015	7,073.71
0015644 INDUSTRIAL WIPER & SUPPLY, INC.	154165	3/30/2015	168.25
0015531 INTERSTATE BATTERY SYS. OF SF	154166	3/30/2015	1,066.35
0099927 JENNIFER TAN	154225	3/30/2015	1,700.00
0095605 JOSE PEREZ-BALLADARES	154190	3/30/2015	400.00

Document group: komalley Bank: apbank 05507660

Vendor Code & Name	Check #	Check Date	Amount
0106171 K PRIME, INC.	154168	3/30/2015	4,477.00
0018808 KAISER FOUNDATION HEALTH PLAN	154169	3/30/2015	362.00
0106175 LA LIBRERIA	154171	3/30/2015	306.02
0096347 LA LORICK ASSOCIATES	154172	3/30/2015	5,304.36
0099456 LYLE KNOX	154170	3/30/2015	21.62
0100878 LYRA JETER	154167	3/30/2015	124.89
0104570 MADELINE H. SHERLOCK	154219	3/30/2015	5,925.00
0102770 METLIFE	154176	3/30/2015	350.46
0016041 METROMOBILE COMMUNICATIONS	154177	3/30/2015	2,502.11
0106061 MICHAEL COOK	154140	3/30/2015	355.00
0097951 MIKE HEN	154161	3/30/2015	1,000.00
0096800 MOBILE CALIBRATION SVCS. LLC	154178	3/30/2015	223.00
0102832 MOORE IACOFANO GOLTSMAN, INC.	154179	3/30/2015	5,520.76
0000333 MOSS RUBBER & EQUIP. CORP.	154180	3/30/2015	309.56
0106172 MOSS-ADAMS LLP	154181	3/30/2015	2,600.00
0018319 NEAL MARTIN & ASSOCIATES	154182	3/30/2015	16,520.00
0099180 NICKALA GIRON	154157	3/30/2015	7.01
0092263 OFFICE DEPOT INC	154183	3/30/2015	809.57
0018284 OFFICEMAX INC.	154184	3/30/2015	97.55
0000210 OLE'S CARBURETOR &ELECTRIC INC	154185	3/30/2015	961.09
0097567 ONE HOUR DRY CLEANING	154186	3/30/2015	135.50
0103933 OWEN EQUIPMENT SALES	154187	3/30/2015	2,896.54
0000012 PACIFIC GAS & ELECTRIC	154188	3/30/2015	11,361.88
0105272 PANKEY'S RADIATOR SHOP, INC.	154189	3/30/2015	216.63
0095636 PAUL FRADELLA	154154	3/30/2015	11.40
0000294 PITNEY BOWES	154192	3/30/2015	279.66
0016770 PRAXAIR DISTRIBUTION INC -192	154194	3/30/2015	144.75
0102915 PRECISE PRINTING & MAILING	154195	3/30/2015	114.45
0016828 PRECISION AUTO SERVICE	154196	3/30/2015	79.95
0000285 PREFERRED ALLIANCE, INC.	154197	3/30/2015	327.52
0104869 PURSUIT NORTH	154198	3/30/2015	266.39
0013981 QUILL CORPORATION	154199	3/30/2015	151.18
0000071 R & B COMPANY	154200	3/30/2015	218.00
0014348 R& S ERECTION NORTH PENINSULA	154201	3/30/2015	202.00
0091044 R.A. METAL PRODUCTS, INC	154202	3/30/2015	980.00
0000175 RECOLOGY SAN BRUNO	154204	3/30/2015	40,000.00
0090749 RED WING SHOE STORE	154205	3/30/2015	199.99
0104548 RENNE SLOAN HOLTZMAN SAKAI LLP	154207	3/30/2015	688.00
0096458 RMC WATER AND ENVIRONMENT	154209	3/30/2015	13,551.41
0018839 RYAN JOHANSEN	154210	3/30/2015	800.00
0106070 SAFETY-KLEEN SYSTEMS, INC.	154211	3/30/2015	50.00
0000569 SAN BRUNO AUTO CENTER, INC.	154212	3/30/2015	265.00
0000081 SAN BRUNO CABLE TV	154213	3/30/2015	432.24
0106178 SAN DIEGO REGIONAL TRAINING CENTER	154206	3/30/2015	525.00
0018597 SAN MATEO DAILY JOURNAL	154214	3/30/2015	680.00
0018461 SERRAMONTE FORD, INC.	154216	3/30/2015	985.88
0103732 SFO MEDICAL CLINIC	154217	3/30/2015	1,162.00
0104726 SHARPS SOLUTIONS, LLC	154218	3/30/2015	144.00
0098796 SHEILA FELICIANA	154152	3/30/2015	11.40
0018962 SHOE DEPOT INC.	154220	3/30/2015	78.44
0100511 STACEY LUMBANG	154175	3/30/2015	8.99
0017036 STEVEN'S BAY AREA DIESEL SER., INC.	154128	3/30/2015	555.72
0000801 STEWART AUTOMOTIVE GROUP	154222	3/30/2015	616.64
0017016 SUPERCO SPECIALTY PRODUCTS	154223	3/30/2015	1,592.32

Document group: komalley Bank: apbank 05507660

Vendor Code & Name	Check #	Check Date	Amount
0015691 TEAMSTERS LOCAL 856	154226	3/30/2015	12,859.00
0002025 TELECOMMUNICATIONS ENGINEERING ASSOCIATE	154148	3/30/2015	85.00
0096616 TENNANT SALES AND SERVICE CO.	154227	3/30/2015	419.98
0100582 THERESE SCHNELL	154215	3/30/2015	12.39
0103780 TREADWELL & ROLLO, INC.	154228	3/30/2015	6,099.00
0000783 UNION BANK OF CALIFORNIA N.A.	154229	3/30/2015	875.00
0018618 UNITED SITE SERVICES INC.	154230	3/30/2015	261.60
0105133 UTILITY TELEPHONE, INC.	154231	3/30/2015	184.06
0017083 VALI COOPER & ASSOCIATES INC	154232	3/30/2015	7,181.00
0102988 VANTAGEPOINT TRANSFER AGENTS	154233	3/30/2015	12,368.55
0095749 VERIZON WIRELESS	154235	3/30/2015	2,100.85
0105599 VIJAY CHAND	154135	3/30/2015	125.00
0097611 WALTER LEE	154173	3/30/2015	1,000.00
0016899 WECO INDUSTRIES LLC	154236	3/30/2015	4,623.31
0105955 WEST COAST CODE CONSULTANTS, INC.	154139	3/30/2015	4,320.00
0100184 WILLIAM J. FEISTER	154151	3/30/2015	325.00
0100490 WILLIAM RITZIE	154208	3/30/2015	35.32
0100243 YUNYI LIANG	154174	3/30/2015	7.14
		GrandTotal:	286,317.19
		Total count:	125

10/13/14

CITY OF SAN BRUNO
WARRANT REGISTER
TOTAL FUND RECAP
SUCCESSOR AGENCY

FUND	FUND NAME	AMOUNT
153	RDA OBLIGATION RETIREMENT FUND	\$845.00
TOTAL FOR APPROVAL		\$845.00

HONORABLE MAYOR AND CITY COUNCIL:

THIS IS TO CERTIFY THAT THE CLAIM LISTED ON PAGE NUMBERED 1, AND/OR CLAIM NUMBERED 100079, TOTALING IN THE AMOUNT OF \$845.00 HAS BEEN CHECKED IN DETAIL AND APPROVED BY THE PROPER OFFICIALS, AND IN MY OPINION REPRESENT FAIR AND JUST CHARGES AGAINST THE CITY IN ACCORDANCE WITH ITS RESPECTIVE AMOUNT AS INDICATED THEREON.

RESPECTFULLY SUBMITTED,


FINANCE DIRECTOR 10-14-14
DATE

Document group: komalley Bank: sagnycy 06995403

<u>Vendor Code & Name</u>	<u>Check #</u>	<u>Check Date</u>	<u>Amount</u>
0104879 LAW OFFICES OF CRAIG LABADIE	100079	10/13/2014	845.00
		GrandTotal:	845.00
		Total count:	1

01/20/15

CITY OF SAN BRUNO
WARRANT REGISTER
TOTAL FUND RECAP
SUCCESSOR AGENCY

FUND	FUND NAME	AMOUNT
153	RDA OBLIGATION RETIREMENT FUND	\$2,428.00
TOTAL FOR APPROVAL		\$2,428.00

HONORABLE MAYOR AND CITY COUNCIL:

THIS IS TO CERTIFY THAT THE CLAIM LISTED ON PAGE NUMBERED 1, AND/OR CLAIM NUMBERED 100080, TOTALING IN THE AMOUNT OF \$2,428.00 HAS BEEN CHECKED IN DETAIL AND APPROVED BY THE PROPER OFFICIALS, AND IN MY OPINION REPRESENT FAIR AND JUST CHARGES AGAINST THE CITY IN ACCORDANCE WITH ITS RESPECTIVE AMOUNT AS INDICATED THEREON.

RESPECTFULLY SUBMITTED,


FINANCE DIRECTOR

1/21/15
DATE

Document group: komalley Bank: sagnycy 06995403

<u>Vendor Code & Name</u>	<u>Check #</u>	<u>Check Date</u>	<u>Amount</u>
0017876 UNION BANK OF CALIFORNIA	100080	1/20/2015	2,428.00
		GrandTotal:	2,428.00
		Total count:	1

03/30/15

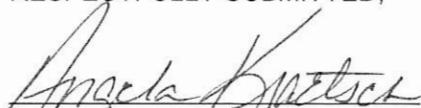
CITY OF SAN BRUNO
WARRANT REGISTER
TOTAL FUND RECAP
SUCCESSOR AGENCY

FUND	FUND NAME	AMOUNT
153	RDA OBLIGATION RETIREMENT FUND	\$473.00
TOTAL FOR APPROVAL		\$473.00

HONORABLE MAYOR AND CITY COUNCIL:

THIS IS TO CERTIFY THAT THE CLAIM LISTED ON PAGE NUMBERED 1, AND/OR CLAIM NUMBERED 100081, TOTALING IN THE AMOUNT OF \$473.00 HAS BEEN CHECKED IN DETAIL AND APPROVED BY THE PROPER OFFICIALS, AND IN MY OPINION REPRESENT FAIR AND JUST CHARGES AGAINST THE CITY IN ACCORDANCE WITH ITS RESPECTIVE AMOUNT AS INDICATED THEREON.

RESPECTFULLY SUBMITTED,


FINANCE DIRECTOR 3/11/15
DATE

Document group: komalley Bank: sagny 06995403

<u>Vendor Code & Name</u>	<u>Check #</u>	<u>Check Date</u>	<u>Amount</u>
0104879 LAW OFFICES OF CRAIG LABADIE	100081	3/30/2015	473.00
		GrandTotal:	473.00
		Total count:	1



**City Council Agenda Item
Staff Report**

CITY OF SAN BRUNO

DATE: April 14, 2015
TO: Honorable Mayor and Members of the City Council
FROM: Angela Kraetsch, Finance Director
SUBJECT: Payroll Approval

City Council approval of the City payroll distributed March 27, 2015 is recommended. The Labor Summary report reflecting the total payroll amount of \$1,347,090.09 for bi-weekly pay period ending March 22, 2015 is attached.

T.C.

LABOR SUMMARY FOR PAY PERIOD ENDING : March 22, 2015

pyLaborDist	03/27/15
Fund: 001 - GENERAL FUND	1,008,978.06
Fund: 122 - SOLID WASTE/RECYCL.	1,662.88
Fund: 190 - EMERGENCY DISASTER FUND	8,892.49
Fund: 201-PARKS AND FACILITIES CAPITAL	208.04
Fund: 203 - STREET IMPROVE. PROJECTS	4,405.58
Fund: 207 - TECHNOLOGY CAPITAL	130.13
Fund: 611 - WATER FUND	81,269.86
Fund: 621 - STORMWATER FUND	19,673.14
Fund: 631 - WASTEWATER FUND	69,992.01
Fund: 641 - CABLE TV FUND	90,017.51
Fund: 701 - CENTRAL GARAGE	10,478.40
Fund: 702 - FACILITY MAINT.FUND	29,669.78
Fund: 707 - TECHNOLOGY DEVELOPMENT	16,730.89
Fund: 711 - SELF INSURANCE	4,981.32
Total	1,347,090.09



CITY OF SAN BRUNO

John Marty
City Treasurer

CITY TREASURER

RECONCILIATION OF GENERAL LEDGER TO BANK

Month Ending February 2015

Bank Balance		General Ledger Balance	
Union Bank of Ca. Investments	\$ 21,334,964.53		
LAIF - Account Ending -764	14,300,610.08		
LAIF - Account Ending -001	3,042,624.54		
San Mateo County Pool	20,451,079.82		
FNB - Main Account	2,178,935.22		
FNB - Parking Fines Account	34,028.00		
FNB - Glenview Counseling Assistance Account	347.35		
FNB - Successor Agency Account	29,326.93		
Wells Fargo - Custodian of SB Community Foundation	68,385,098.86		
Bank Balance as of 2/28/15	\$ 129,757,015.33	General Ledger Balance	\$ 128,330,046.01
Outstanding Checks	(1,664,456.04)	Cable ACH In-Transit	923.28
FNB Deposit In-Transit	92,002.88	Unreconciled	1,753.79
FNB Deposit In-Transit	29,675.61		
FNB Deposit In-Transit	21,466.16		
FNB Deposit In-Transit	31,096.56		
FNB Deposit In-Transit	692.77		
Cable Credit Card In-Transit	4,151.34		
Finance Credit Card In-Transit	2,330.85		
Utility Credit Card In-Transit	58,747.62		
Adjusted Balance	\$ 128,332,723.08	Adjusted Balance	\$ 128,332,723.08



John Marty, City Treasurer

J.d.

4/8/2015 12:59:42PM

City of San Bruno

Through period: 8

Through February 2015

	Cash	Investments	Fund Total
001 GENERAL FUND	2,790,257.97	53,724.71	2,843,982.68
002 GENERAL FUND RESERVE	8,558,773.25	0.00	8,558,773.25
003 ONE-TIME REVENUE	884,985.98	0.00	884,985.98
004 NEW CAP IMPROV/ONE-TIME INITIATIVE RSRV	5,581,050.11	0.00	5,581,050.11
101 GAS TAX	432,797.63	0.00	432,797.63
102 MEASURE A TRANSPORTATION TAX	774,776.81	0.00	774,776.81
103 STREET SPECIAL REVENUE	310,349.09	0.00	310,349.09
104 TRAFFIC CONGESTION RELIEF	0.00	0.00	0.00
111 POLICE ASSET FORFEITURE	58,054.86	0.00	58,054.86
112 SAFETY AUGMENT. -PROP.172	50,996.80	0.00	50,996.80
113 POLICE SPECIAL REVENUE	12,593.30	0.00	12,593.30
114 TRAFFIC SAFETY GRANT	61,745.57	0.00	61,745.57
121 FEDERAL/STATE GRANTS	9,346.21	0.00	9,346.21
122 SOLID WASTE/RECYCL.	246,880.13	0.00	246,880.13
123 LIBRARY SPECIAL REVENUE	214,850.93	0.00	214,850.93
131 IN-LIEU FEES	4,137,233.18	0.00	4,137,233.18
132 AGENCY ON AGING	2,529.06	0.00	2,529.06
133 RESTRICTED DONATIONS	899,108.69	0.00	899,108.69
134 ED JOHNSON BEQUEST FUND	26,002.68	0.00	26,002.68
135 GLENVIEW FIRE DONATIONS	0.00	0.00	0.00
136 EMERGENCY DISASTER RESERVE	3,042,624.54	0.00	3,042,624.54
151 SUCCESSOR AGENCY TO THE SB RDA - OPS	0.00	0.00	0.00
152 CITY OF SB AS SUCCESSOR HOUSING AGENCY	90,400.00	0.00	90,400.00
153 RDA OBLIGATION RETIREMENT FUND	982,749.84	649,976.13	1,632,725.97
190 EMERGENCY DISASTER FUND	2,959,307.93 CR	0.00	2,959,307.93 CR
201 PARKS AND FACILITIES CAPITAL	1,387,897.95	0.00	1,387,897.95
203 STREET IMPROVE. PROJECTS	4,093,077.24	0.00	4,093,077.24
207 TECHNOLOGY CAPITAL	456,269.61	0.00	456,269.61
251 SUCCESSOR AGENCY TO THE SB RDA - CAPITAL	0.00	0.00	0.00
302 LEASE DEBT SERVICE	602,421.10	2.59	602,423.69
351 SUCCESSOR AGENCY TO THE SB RDA -2000 COP	0.00	0.00	0.00
611 WATER FUND	13,351,625.18	0.00	13,351,625.18
621 STORMWATER FUND	174,210.28	0.00	174,210.28
631 WASTEWATER FUND	10,256,350.69	2.81	10,256,353.50
641 CABLE TV FUND	5,420,527.74 CR	200.00	5,420,327.74 CR
701 CENTRAL GARAGE	633,700.25	0.00	633,700.25
702 FACILITY MAINT.FUND	897,555.39	0.00	897,555.39
703 GENERAL EQUIPMENT REVOLVING	4,193,552.21	0.00	4,193,552.21
707 TECHNOLOGY DEVELOPMENT	227,910.37	0.00	227,910.37
711 SELF INSURANCE	2,233,722.74	91,118.50	2,324,841.24
870 SAN BRUNO COMMUNITY FOUNDATION	68,385,098.86	0.00	68,385,098.86
880 PROJECT DEVELOP. TRUST	173,172.61	0.00	173,172.61
891 S.B. GARBAGE CO. TRUST	475,210.57	0.00	475,210.57
Grand Total:	128,330,046.01	795,024.74	129,125,070.75

Expenditure Status Report

City of San Bruno
 2/1/2015 through 2/28/2015

Account Number	Adjusted Appropriation	Expenditures	Year-to-date Expenditures	Year-to-date Encumbrances	Balance	Prct Used
Total GENERAL FUND	37,800,217.73	2,831,890.37	24,175,391.77	160,900.35	13,463,925.61	64.38
Total GENERAL FUND RESERVE	0.00	0.00	140,000.00	0.00	-140,000.00	0.00
Total ONE-TIME REVENUE	0.00	4,847.44	37,520.13	0.00	-37,520.13	0.00
Total NEW CAP IMPROV/ONE-TIME INITIATIVE RSRV	2,069,625.00	2,069,625.00	2,069,625.00	0.00	0.00	100.00
Total GAS TAX	1,325,000.00	637,500.00	1,075,000.00	0.00	250,000.00	81.13
Total MEASURE A TRANSPORTATION TAX	1,006,500.00	1,006,500.00	1,695,956.31	0.00	-689,456.31	168.50
Total POLICE ASSET FORFEITURE	0.00	0.00	31,293.00	0.00	-31,293.00	0.00
Total SAFETY AUGMENT. -PROP.172	86,000.00	86,000.00	86,000.00	0.00	0.00	100.00
Total POLICE SPECIAL REVENUE	100,000.00	65,000.00	65,000.00	0.00	35,000.00	65.00
Total TRAFFIC SAFETY GRANT	0.00	0.00	0.00	0.00	0.00	0.00
Total FEDERAL/STATE GRANTS	720.07	7,280.00	58,672.86	0.00	-57,952.79	8,148.22
Total SOLID WASTE/RECYCL.	60,806.00	3,921.37	29,705.70	0.00	31,100.30	48.85
Total LIBRARY SPECIAL REVENUE	39,000.00	3,250.00	26,000.00	0.00	13,000.00	66.67
Total IN-LIEU FEES	647,500.00	578,045.82	603,045.82	0.00	44,454.18	93.13
Total AGENCY ON AGING	184,405.00	9,634.96	98,969.72	0.00	85,435.28	53.67
Total RESTRICTED DONATIONS	246,819.00	155,505.00	401,441.60	29,267.00	-183,889.60	174.50
Total CITY OF SB AS SUCCESSOR HOUSING AGENCY	0.00	0.00	0.00	0.00	0.00	0.00
Total RDA OBLIGATION RETIREMENT FUND	373,617.50	0.00	376,890.50	0.00	-3,273.00	100.88
Total EMERGENCY DISASTER FUND	5,016,496.46	74,966.58	2,972,165.04	1,191,283.12	853,048.30	83.00
Total PARKS AND FACILITIES CAPITAL	1,395,767.00	410.53	126,950.21	113,766.39	1,155,050.40	17.25
Total STREET IMPROVE. PROJECTS	6,453,632.00	16,520.02	164,897.37	577,045.38	5,711,689.25	11.50
Total TECHNOLOGY CAPITAL	519,754.00	6,291.19	43,287.01	0.00	476,466.99	8.33
Total SUCCESSOR AGENCY TO THE SB RDA - CAPITAL	0.00	0.00	0.00	0.00	0.00	0.00
Total LEASE DEBT SERVICE	1,217,949.25	0.00	235,723.62	0.00	982,225.63	19.35
Total WATER FUND	29,613,834.11	1,283,245.26	8,373,315.15	7,069,686.86	14,170,832.10	52.15
Total STORMWATER FUND	799,972.00	76,344.67	486,177.83	11,734.00	302,060.17	62.24
Total WASTEWATER FUND	20,111,279.30	458,575.36	5,798,477.37	3,441,709.88	10,871,092.05	45.95
Total CABLE TV FUND	13,242,170.92	888,173.51	6,490,069.56	2,322,556.19	4,429,545.17	66.55

Expenditure Status Report

City of San Bruno
 2/1/2015 through 2/28/2015

Account Number	Adjusted Appropriation	Expenditures	Year-to-date Expenditures	Year-to-date Encumbrances	Balance	Prct Used
Total CENTRAL GARAGE	624,417.00	49,394.39	366,200.08	0.00	258,216.92	58.65
Total FACILITY MAINT.FUND	1,043,408.00	79,322.27	610,765.41	0.00	432,642.59	58.54
Total GENERAL EQUIPMENT REVOLVING	785,530.49	224,988.67	277,872.80	5,223.56	502,434.13	36.04
Total TECHNOLOGY DEVELOPMENT	648,941.00	54,536.18	463,928.81	12,924.61	172,087.58	73.48
Total SELF INSURANCE	1,826,881.00	60,726.73	1,323,784.74	0.00	503,096.26	72.46
Grand Total	127,240,242.83	10,732,495.32	58,704,127.41	14,936,097.34	53,600,018.08	57.87

Revenue Status Report

City of San Bruno
 2/1/2015 through 2/28/2015

Account Number	Adjusted Estimate	Revenues	Year-to-date Revenues	Balance	Prct Rcvd
Total GENERAL FUND	37,674,979.00	1,958,670.16	23,390,663.44	14,284,315.56	62.09
Total GENERAL FUND RESERVE	0.00	269.00	2,679.65	-2,679.65	0.00
Total ONE-TIME REVENUE	515,000.00	0.00	918,920.19	-403,920.19	178.43
Total NEW CAP IMPROV/ONE-TIME INITIATIVE RSRV	0.00	0.00	0.00	0.00	0.00
Total GAS TAX	1,116,405.00	2,419.00	738,644.79	377,760.21	66.16
Total MEASURE A TRANSPORTATION TAX	867,160.00	93,254.79	634,786.12	232,373.88	73.20
Total STREET SPECIAL REVENUE	759.00	714.00	747.00	12.00	98.42
Total POLICE ASSET FORFEITURE	5,129.00	124.00	36,272.10	-31,143.10	707.20
Total SAFETY AUGMENT. -PROP. 172	92,210.00	12,961.83	81,049.18	11,160.82	87.90
Total POLICE SPECIAL REVENUE	100,122.00	8,557.79	65,647.85	34,474.15	65.57
Total TRAFFIC SAFETY GRANT	150.00	142.00	149.00	1.00	99.33
Total FEDERAL/STATE GRANTS	0.00	22.00	59,230.00	-59,230.00	0.00
Total SOLID WASTE/RECYCL.	70,386.50	7,566.49	48,755.50	21,631.00	69.27

Revenue Status Report

City of San Bruno
 2/1/2015 through 2/28/2015

Account Number	Adjusted Estimate	Revenues	Year-to-date Revenues	Balance	Prct Rcvd
Total LIBRARY SPECIAL REVENUE	635.00	509.00	534.00	101.00	84.09
Total IN-LIEU FEES	10,200.00	9,500.00	11,951.00	-1,751.00	117.17
Total AGENCY ON AGING	184,452.00	8,212.35	110,459.76	73,992.24	59.89
Total RESTRICTED DONATIONS	115,699.00	18,399.18	190,564.14	-74,865.14	164.71
Total ED JOHNSON BEQUEST FUND	64.00	60.00	63.00	1.00	98.44
Total EMERGENCY DISASTER RESERVE	0.00	0.00	3,799.92	-3,799.92	0.00
Total SUCCESSOR AGENCY TO THE SB RDA - OPS	0.00	0.00	0.00	0.00	0.00
Total CITY OF SB AS SUCCESSOR HOUSING AGENCY	0.00	0.00	0.00	0.00	0.00
Total RDA OBLIGATION RETIREMENT FUND	0.00	8.05	530,825.57	-530,825.57	0.00
Total EMERGENCY DISASTER FUND	0.00	0.00	0.00	0.00	0.00
Total PARKS AND FACILITIES CAPITAL	914,500.00	914,500.00	989,407.97	-74,907.97	108.19
Total STREET IMPROVE. PROJECTS	2,719,875.00	2,719,875.00	3,426,082.50	-706,207.50	125.96

Revenue Status Report

City of San Bruno
 2/1/2015 through 2/28/2015

Account Number	Adjusted Estimate	Revenues	Year-to-date Revenues	Balance	Prct Rcvd
Total TECHNOLOGY CAPITAL	273,000.00	273,000.00	273,000.00	0.00	100.00
Total SUCCESSOR AGENCY TO THE SB RDA - CAPITAL	0.00	0.00	0.00	0.00	0.00
Total LEASE DEBT SERVICE	1,217,949.25	98,288.00	824,804.22	393,145.03	67.72
Total SUCCESSOR AGENCY TO THE SB RDA -2000 COP	0.00	0.00	0.00	0.00	0.00
Total WATER FUND	13,732,268.00	948,269.12	7,399,026.60	6,333,241.40	53.88
Total STORMWATER FUND	730,896.00	183,119.52	472,504.58	258,391.42	64.65
Total WASTEWATER FUND	14,916,194.01	1,113,793.13	8,341,347.69	6,574,846.32	55.92
Total CABLE TV FUND	10,447,278.08	761,404.60	6,132,582.67	4,314,695.41	58.70
Total CENTRAL GARAGE	624,417.00	52,035.00	416,280.00	208,137.00	66.67
Total FACILITY MAINT.FUND	1,023,061.00	85,255.00	682,040.00	341,021.00	66.67
Total GENERAL EQUIPMENT REVOLVING	430,587.00	35,882.00	298,046.00	132,541.00	69.22
Total TECHNOLOGY DEVELOPMENT	648,941.00	52,199.00	420,112.00	228,829.00	64.74
Total SELF INSURANCE	1,826,881.00	152,240.00	1,217,920.00	608,961.00	66.67

Revenue Status Report

City of San Bruno
2/1/2015 through 2/28/2015

<u>Account Number</u>	<u>Adjusted Estimate</u>	<u>Revenues</u>	<u>Year-to-date Revenues</u>	<u>Balance</u>	<u>Prct Rcvd</u>
Grand Total	90,259,197.84	9,511,250.01	57,718,896.44	32,540,301.40	63.95



INVESTMENT POOLS					YIELD
Local Agency Investment Fund	\$ 14,300,610.08				0.26
Glenview Fire LAIF	\$ 3,042,624.54				0.26
San Mateo County Pool	\$ 20,451,079.82				0.76
INVESTMENTS HELD AT UNION BANK		PAR VALUE	COST BASIS	MKT. VALUE	YIELD
Federal Farm Credit Bank 3/28/13 mat 3/28/16	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,000,040.00		0.45
Federal Home Loan Mtg Corp 0.57% 6/20/2016	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,180.00		0.57
Federal Natl Mtg Corp 0.50% mat 8/15/16	\$ 1,000,000.00	\$ 1,000,000.00	\$ 998,810.00		0.50
Federal National Mtg Assn 0.75% mat 12/19/16	\$ 1,000,000.00	\$ 1,000,000.00	\$ 999,400.00		0.75
Federal Home Loan Bank 1% mat 4/24/2017	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,001,290.00		1.0
Federal Home Loan Motg Corp 1.00% mat 6/26/2017	\$ 1,000,000.00	\$ 999,000.00	\$ 997,290.00		1.00
Federal National Mortgage 1.125% mat 9/18/17	\$ 1,000,000.00	\$ 1,000,000.00	\$ 999,900.00		1.12
Federal National Mortgage Assoc 1.00% mat 12/26/2017	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,012,380.00		1.20

Federal Natl Mtg Assoc 0.70% 12/26/17	\$ 2,000,000.00	\$ 2,000,000.00	\$1,995,580.00	0.80
Federal Home Loan Bank 1.00% mat 12/27/17	\$ 1,000,000.00	\$ 1,000,000.00	\$ 998,680.00	1.01
Federal Farm Credit Bank 1.47% mat 7/9/18	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,001,680.00	1.46
Federal Home Loan Mtg Step-up mat 12/27/18	\$ 1,000,000.00	\$ 1,000,000.00	\$ 1,000,960.00	1.00
Federal Home Loan Bank Step-up mat 5/28/19	\$ 2,000,000.00	\$ 2,000,000.00	\$ 2,004,400.00	1.00
Federal Home Loan Bank 1.25% mat 12/30/19	\$ 1,000,000.00	\$ 1,000,000.00	\$ 992,860.00	1.26
Cal State Fed Taxable 2.25% mat 5/1/2019	\$ 2,000,000.00	\$ 2,015,100.00	\$ 2,003,760.00	2.21
US Govt Money Market	\$ 1,320,864.53	\$ 1,320,864.53	\$ 1,320,862.53	0.0

**INVESTMENTS HELD AT WELLS
FARGO BANK**

City of San Bruno as Temporary Custodian	\$ 68,232,196.27			0.05
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TOTAL \$127,376,535.24



**City Council Agenda Item
Staff Report**

CITY OF SAN BRUNO

DATE: April 14, 2015
TO: Honorable Mayor and Members of the City Council
FROM: David Downing, Deputy Fire Chief
SUBJECT: Adopt Resolution Authorizing the Purchase of a Ford F-250 Truck from Towne Ford of Redwood City, California, for the Total Amount of \$35,662 and Approving the Additional Appropriation of \$2,413 from the Equipment Reserve Fund for Emergency Response Equipment

BACKGROUND:

The City Council approved the 2014-15 Capital Improvement Program (CIP) Equipment Budget which includes appropriations for purchasing a new utility truck for the fire department. This acquisition is necessary to maintain a reliable fleet, give the fire department flexibility in use in operational and administrative areas and will replace a vehicle that has reached the end of its serviceable life. The utility vehicle will be part of a joint purchase of three like vehicles with our neighboring Central County Fire Department.

Criteria used to evaluate a vehicle for replacement are: vehicle age, physical condition, maintenance history and level of maintenance costs, compliance with regulatory requirements, efficiency, and effectiveness.

DISCUSSION:

With a merged fire administration and shared services agreement with the City's neighboring jurisdictions, staff continues to seek every opportunity to be efficient in all divisions of operations. By participating in a joint purchase with neighboring jurisdictions, the City was able to order three vehicles and receive a competitive bid that reflects cost savings. Purchasing a utility vehicle will enable fire staff to take advantage of versatility in many different areas of operations. San Bruno's topography and proximity to the San Francisco water shed area and surrounding vegetated canyons create access issues for fire apparatus. The utility vehicle will help in gaining access in these types of emergencies as well as transporting equipment during and after emergencies. Staff will also utilize the vehicle for Public Education events and in the Fire Prevention bureau.

In compliance with the State Contract Code, the Central County Fire Department received three acknowledgements from advertisements on September 24, 2014. Only two contractors submitted actual bids. The bids are listed below:

No.	Contractor	<u>Bid Proposal Amount</u>
1	Towne Ford (Redwood City)	\$35,663
2	Veracom Ford (San Mateo)	\$36,100
5	James Ford (Half Moon Bay)	No bid received

T.e.

The lowest responsive and responsible bidder, capable of delivering all of the vehicles, was Towne Ford of Redwood City, California. Their total bid amount of \$35,663 is within the funds available in the 2014-15 CIP Equipment Reserve budget. If the City Council authorizes the purchase, delivery is guaranteed within 60 days.

FISCAL IMPACT:

The total cost of the vehicle is \$42,413, \$35,663 for the vehicle and \$6,750 for graphics, radios, lights and siren. The amount of \$40,000 was approved in the adopted FY 2014-15 Capital Improvement Program (CIP) Budget for the purchase of the Fire vehicle. Staff is requesting an additional appropriation from the Equipment Reserve Fund of \$2,413 for the higher than anticipated cost of the equipment. Sufficient funding is available in the Fire Department's equipment reserve under the category of special equipment.

ALTERNATIVES:

1. Do not purchase a new utility truck. Staff would continue performing their responsibilities, and schedule the necessary repairs and on-going maintenance for the current aging vehicle.

RECOMMENDATION:

Adopt resolution authorizing the purchase of a Ford F-250 Truck from Towne Ford of Redwood City, California, for the total amount of \$35,662 and approving the additional appropriation of \$2,413 from the Equipment Reserve Fund for emergency response equipment.

ATTACHMENTS:

1. Resolution
2. Approved 2014-15 Vehicle Replacement CIP Budget Description

RESOLUTION NO. 2015- ____

RESOLUTION AUTHORIZING THE PURCHASE OF A FORD F-250 TRUCK, FROM TOWNE FORD OF REDWOOD CITY, CALIFORNIA, IN THE TOTAL AMOUNT OF \$35,662 AND APPROVING AN ADDITIONAL AMOUNT OF \$2,413 FROM THE EQUIPMENT RESERVE FOR EMERGENCY RESPONSE EQUIPMENT

WHEREAS, the replacement of City owned vehicles is necessary due to constant usage causing the vehicles to reach the end of their useful life; and

WHEREAS, the City Council appropriated \$40,000 for the purchase of a replacement vehicle as part of the 2014-15 Capital Improvement Program Equipment Budget, and additional funds are available in the Equipment Reserve Fund; and

WHEREAS, staff has identified a need to replace a Crowne Victoria sedan: and

WHEREAS, staff identified the following as a suitable replacement vehicle: one Ford F-250 pickup truck for use as a utility vehicle; and

WHEREAS, Towne Ford of Redwood City, California provided the lowest responsible bid for the vehicle; and,

WHEREAS, the City's purchasing ordinance allows the use of other government bid prices,

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby authorizes the purchase of a Ford F-250 truck from Towne Ford of Redwood City, California, for the total amount of \$35,662 and approving the additional appropriation of \$2,413 from the Equipment Reserve Fund for emergency response equipment.

Dated: April 14, 2015

ATTEST:

Carol Bonner, City Clerk

-o0o-

I, Carol Bonner, City Clerk, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of San Bruno this 14 day of April 2015 by the following vote:

AYES: Councilmembers: _____

NOES: Councilmembers _____

ABSENT: Councilmembers: _____

2014-15 Equipment Purchase Funding Summary

		<u>New Addition</u>	<u>Replacement</u>	<u>Total</u>
Total Request by Fund:				
	General Fund		7,700	
	General Fund Equipment Reserve		582,500	
	Water Fund		33,000	
	Wastewater Fund	215,000		
	Cable Fund		213,000	
	Total	215,000	836,200	1,051,200
Expenditures by Department:				
Police	Additional Funding for 3 marked vehicles		7,700	
	Unmarked vehicle		22,000	
	Taser guns		90,000	
Fire	Pickup Truck		40,000	
	Alerting System		60,000	
	Extrication Tool		45,000	
PW-Admin	Plotter Printer		20,000	
Streets	Service Truck		33,000	
Water	Service Truck		33,000	
Wastewater	Video Inspection Truck	215,000		
Community Development	Code Enforcement Vehicle		25,000	
Recreation	Service Van		28,000	
	Copy Machine		12,000	
Parks	Heavy-duty Pickup Trucks (2)		66,000	
	Light-weight Pickup Truck		24,000	
	Turf Sweeper		39,000	
	Aerator		8,500	
Building and Facilities	Facilities Service Van		45,000	
Cable	Service Truck		33,000	
	Bucket Truck		100,000	
	Service Vans (2)		80,000	
Other	Pool Vehicle		25,000	
	Total	215,000	836,200	1,051,200

Water

Service Truck (611-6170-8013) \$33,000

The Water Division currently has a 2008 Ford F-350 heavy-duty pickup used to repair small leaks, haul materials, debris and equipment to and from job sites, and respond to customer service, utility billing and water usage requests. The vehicle has 110,000 miles and reached the end of its useful life. The Water Division intends to replace this vehicle with a Ford F-350 heavy-duty truck. While the final selection has not been determined, the vehicle is estimated to be \$33,000, including sales tax, preparation and delivery.

Pool Vehicle

Pool Vehicle (703-1560-8013) \$25,000

The City currently has a 1998 Chevrolet Lumina sedan which is used by City staff for project inspections, transportation between City facilities, interagency meetings, and conferences. The vehicle currently has 33,000 miles and while it has limited mileage, due its age and condition has reached the end of its useful life. For 2014-15, the Department intends to replace this vehicle with a Ford Focus sedan. While the final selection has not been determined, the vehicle is estimated to be \$25,000, including sales tax, preparation and delivery.

Fire

Pickup Truck (703-1560-8013) \$40,000

The Fire Department currently has a 2001 Ford Crown Victoria, which has reached the end of its useful life and requires excess maintenance time and expense. The Department is intended to replace this staff vehicle with a pickup truck to make the vehicle more usable. The costs include proper lighting response package and radios for emergency use. This vehicle will be assigned to fire prevention and public education.

Police

Unmarked Police Vehicle (703-1560-8013) \$22,000

The Police Department intends to replace a 2006 Ford Taurus unmarked police vehicle. This vehicle is used by command staff. It has over 105,000 miles and reached the end of its useful life. While the final selection has not been determined, the vehicle is estimated to be \$22,000, including sales tax, preparation and delivery.

Additional Funding for 3 Marked Police Vehicles (001-2010-6650) \$ 7,700

The Police Department requests for additional funding to replace three marked police vehicles. The Department, annually, replaces two or three of its fourteen marked vehicles based on the accumulated mileage of the vehicles – approximately 90,000 miles. For 2014-15, the Department has already budgeted and was approved to allocate \$112,300 for the purchases of three marked vehicles. Additional funding of \$7,700 is needed because the traditional Crown Victoria has been discontinued and the equivalent new models cost more and require additional cost for equipment.

Total Vehicle Replacement \$561,700



City Council Agenda Item Staff Report

CITY OF SAN BRUNO

DATE: April 14, 2015

TO: Honorable Mayor and Members of the City Council

FROM: Ray Razavi, Interim Public Services Director
Jimmy Tan, Deputy Director/City Engineer

SUBJECT: Adopt Resolution Summarily Vacating an Existing Easement located at the Southeasterly Corner of Taylor and Mastick Avenues, and Accepting an Easement Offered for Dedication by San Bruno Plaza Investors, LLC

BACKGROUND:

On October 28, 2014, the City Council authorized demolition of the existing building El Camino Theater building and three adjacent commercial buildings located at 406-418 San Mateo Avenue at the southern end of downtown San Bruno. At that meeting and on November 25, 2014, the City Council approved a project known as The Plaza, which would be a three-story, mixed use commercial and residential development with approximately 6,975 square feet of commercial space on the ground floor fronting San Mateo Avenue, 83 residential units, and a sub-grade parking garage containing 106 parking spaces.

The existing site consists of four lots that are completely developed with commercial structures and a parking lot. The largest lot is developed with a large concrete structure, the former El Camino Theater building, and a parking lot to the rear. The three adjoining lots to the north are developed with single story commercial structures that were formerly occupied as bars. The existing structures located at the subject property have been vacant for several years. Within the existing parcel at the southeasterly corner of Taylor and Mastick Avenues, there exists an easement for the purpose of maintenance and operation of the public street and sidewalk. The easement was recorded in February 27, 1979.

As part of the conditions of approval, the developer was required to coordinate with the City to abandon the existing easement to allow for the proposed development. The developer has requested the City to vacate the existing easement as shown on Attachment 3 (also described and to be attached as Exhibit 1 to the Resolution), and in turn will provide the City with another easement for the public street and sidewalk use as shown on Attachment 4 (also described and to be attached as Exhibit 2 to the Resolution).

DISCUSSION:

The California Streets and Highway Code establishes procedures for summary vacation of public service easements. Staff has reviewed the request to vacate the easement and has determined that the vacation meets the criteria for summary vacation as stated in the

7.E.

California Streets and Highway Code, Section 8333 (c). The section allows a local agency to summarily vacate a public service easement where the easement has been superseded by relocation and no other public facilities are located within the easement. The easement to be vacated is not needed for present or prospective public facilities and existing utilities presently located in the easement will be abandoned or relocated by the developer. Future utility service will be accommodated within the sidewalk and streets.

As part of the summary vacation shown on Attachment 3, the developer will dedicate to the City another public street and sidewalk easement as shown on Attachment 4 and more particularly described in the legal description and plat map attached to this staff report. Staff has reviewed the easement and determined that the dedicated area meets the needs for public access.

The summary vacation procedure in the California Streets and Highways Code permits the vacation of the easement without public notice or hearing. In addition, the proposed vacation is categorically exempt from review under the California Environmental Quality Act pursuant to Title 14 California Code of Regulations Section 15305 as a minor alteration in land use. The vacation is consistent with the project environmental determination that was approved by the City Council on October 28, 2014.

Streets and Highway Code section 8335 requires the City Council to adopt a resolution for the vacation. This vacation will be recorded and become effective only upon receipt of utility clearance information from the utility agencies, Pacific Gas & Electric and AT&T, stating that they have no objection to the vacation of the easement, or upon compliance with Streets and Highways Code Section 8333 (c). The Resolution also provides the City Manager with authority to approve minor alterations in the size and location of the easement to be vacated and the easement to be provided by the developer to the City prior to recordation to conform to site conditions.

FISCAL IMPACT:

The fiscal impact of this project for the City is limited to the minimal staff-time required for coordination with the developer to assist with the vacation request.

ALTERNATIVES:

1. Modify the resolution to summarily vacate the easement and accept the dedicated easement.

RECOMMENDATION:

Adopt resolution summarily vacating an existing easement located at the southeasterly corner of Taylor and Mastick Avenues and accepting an easement offered for dedication by San Bruno Plaza Investors, LLC.

DISTRIBUTION:

None.

ATTACHMENTS:

1. Resolution
2. Project Location Map
3. Exhibit 1 – Legal description and plat map of the vacated easement
4. Exhibit 2 – Legal description and plat map of the easement offered for dedication

DATE PREPARED:

April 9, 2015

REVIEWED BY:

_____ CM

RESOLUTION NO. 2015 - ____

**RESOLUTION SUMMARILY VACATING AN EXISTING EASEMENT LOCATED
AT THE SOUTHEASTERLY CORNER OF TAYLOR AND MASTICK AVENUES
AND ACCEPTING AN EASEMENT OFFERED FOR DEDICATION BY
SAN BRUNO PLAZA INVESTORS, LLC**

WHEREAS, on October 28, 2014, the City Council authorized demolition of the existing building El Camino Theater building and three adjacent commercial buildings located at 406-418 San Mateo Avenue at the southern end of downtown San Bruno; and

WHEREAS, on that date and on November 25, 2014, the City Council approved the project known as The Plaza, which would be a three-story, mixed use commercial and residential development with approximately 6,975 square feet of commercial space on the ground floor fronting San Mateo Avenue, 83 residential units, and a sub-grade parking garage containing 106 parking spaces; and

WHEREAS, within the existing parcel at the southeasterly corner of Taylor and Mastick Avenues exists an easement for the purpose of maintenance and operation of public street and sidewalk recorded on February 27, 1979; and

WHEREAS, as part of the conditions of approval, the developer was required to coordinate with the City to abandon the existing easement to allow for proposed development; and

WHEREAS, the developer has requested the City to vacate the existing easement as described and depicted on Exhibit 1 attached hereto and incorporated herein, and in turn will provide the City with a new easement for public street and sidewalk use as described and depicted on Exhibit 2 attached hereto and incorporated herein; and

WHEREAS, California Streets and Highway Code Division 9, Part 3, Chapter 4 establishes procedures for summary vacation of public service easements, and Section 8333(c) allows a local agency to summarily vacate a public service easement where the easement has been superseded by relocation and there are no other public facilities located within the easement; and

WHEREAS, the easement to be vacated is not needed for present or prospective public facilities, as the necessary portion of the easement and any existing utilities presently located in the easement are now abandoned or will be relocated by the developer; and

WHEREAS, the summary vacation procedure in the California Streets and Highways Code permits the vacation of the easement without additional public notice or hearing; and

WHEREAS, the proposed vacation is for the purpose of facilitating the project that was previously analyzed in the Environmental Impact Report that was certified by the City Council on October 28, 2014; the proposed vacation is also categorically exempt from review under the California Environmental Act pursuant to Title 14 California Code of Regulations Section 15305 as a minor alteration in land use; and

WHEREAS, this vacation will not become effective except upon confirmation made to the satisfaction of the City from Pacific Gas & Electric and AT&T that they have no objection to the vacation of the easement; and

WHEREAS, Streets and Highway Code section 8335 requires the City to vacate the easement by City Council Resolution; and

NOW, THEREFORE, BE IT RESOLVED that the San Bruno City Council hereby summarily vacates the existing easement located at the southeasterly corner of Taylor and Mastick Avenues as described in Exhibit 1, and accepts the easement offered for dedication as described in Exhibit 2.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Manager of the City of San Bruno is authorized to record this Resolution only upon confirmation that Pacific Gas and Electric Company and AT&T have no objection to the vacation of the easement, or upon compliance with Streets and Highways Code Section 8333 (c) and further that upon such recordation, the easement vacated shall no longer constitute a public service easement. Prior to recordation, the City Manager is authorized to approve minor alterations in the size and location of the easement to be vacated and the easement to be dedicated to conform to site conditions.

Dated: April 14, 2015

ATTEST:

Carol Bonner, City Clerk

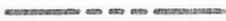
I, Carol Bonner, City Clerk, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of San Bruno this 14th day of April 2015 by the following vote:

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

EXHIBIT 1

LEGAL DESCRIPTION AND PLAT MAP OF THE VACATED EASEMENT

LEGEND

- P.O.B.** POINT OF BEGINNING
-  PROPERTY LINE
-  EASEMENT LINE
-  ABANDONMENT AREA
- EX** EXISTING
- SQ.FT.** SQUARE FEET
- ROW** RIGHT OF WAY

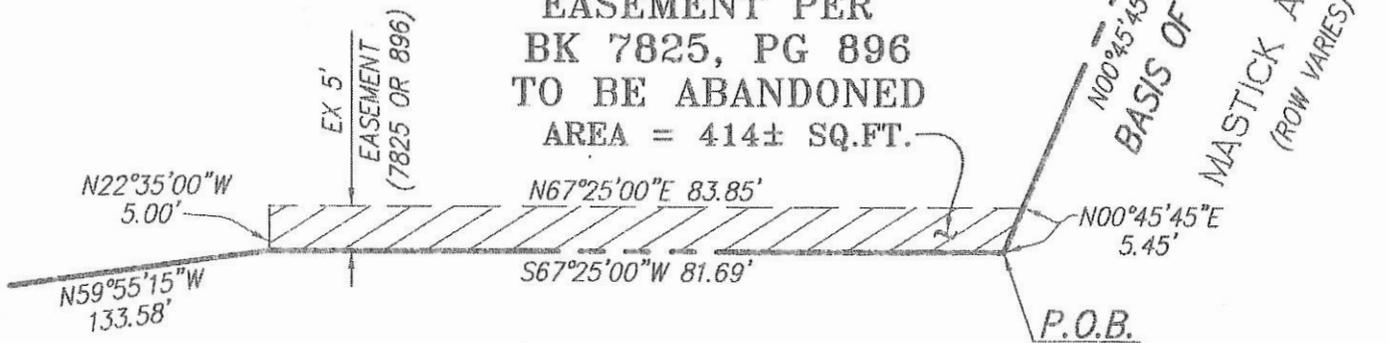
LANDS OF SAN BRUNO
PLAZA INVESTORS, LLC
DOC. NO. 2014-070163

PARCEL A
48 PM 68

REFERENCE:

(1) CORNER RECORD NO. 260 (DATED 4-20-1996)

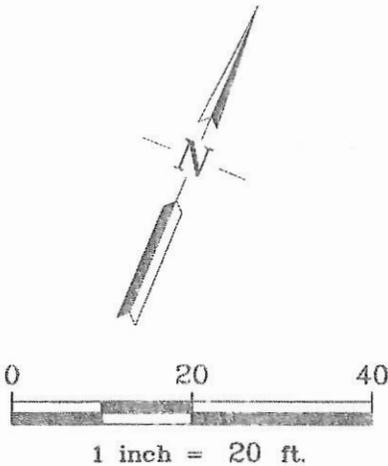
**EASEMENT PER
BK 7825, PG 896
TO BE ABANDONED
AREA = 414± SQ.FT.**



TAYLOR AVENUE
(ROW VARIES)

BASIS OF BEARINGS

THE EAST LINE OF PARCEL A AS SHOWN ON PARCEL MAP RECORDED IN BOOK 48 OF PARCEL MAPS AT PAGE 68, OFFICIAL RECORDS OF SAN MATEO COUNTY TAKEN AS N00°45'45\"E IS THE BASIS OF BEARINGS FOR THIS PLAT.



SHEET 2 OF 2

G:\JOB2013\131083\MAPPING\PLATS\131083-SHW ABANDONMENT.DWG 4/9/2015 9:57:50 AM JOHN KNEZOVICH

EXHIBIT B
PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR STREET AND SIDEWALK EASEMENT ABANDONMENT ON
THE LANDS OF SAN BRUNO PLAZA INVESTORS, LLC AT
460 SAN MATEO AVE., SAN BRUNO, CA. 94066

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4590 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:
1"=20'

DATE:
4-9-2015

JOB NO.:
131083

"EXHIBIT – "A"

Legal Description for Street and Sidewalk Easement Abandonment
Lands of San Bruno Plaza Investor's, LLC
460 San Mateo Ave, San Bruno CA 94066"

All of the real property situate in the City of San Bruno, County of San Mateo, State of California, and being all of the Street and Sidewalk easement to the City of San Bruno described in the Grant of Easement recorded on February 27, 1979 in Book 7825, Page 896 Official Records of San Mateo County, same being portion of Parcel A as created by that Parcel Map recorded on November 21, 1979 in Book 48 of Parcel Maps, at Page 68 Official Records of said county, and being more particularly described as follows:

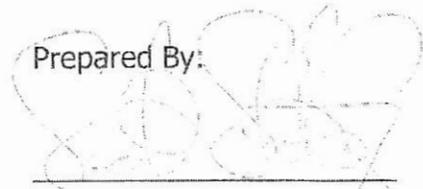
BEGINNING at the southeast corner of Parcel A; Thence along the south line of Parcel A, South 67 Degrees 25' 00" West 81.69 feet; THENCE, leaving said south line and across Parcel A for the following two courses: (1) North 22 Degrees 35' 00" West 5.00 feet, and (2) North 67 Degrees 25' 00" East 83.85 feet to a point on the west line of Parcel A; THENCE, along said west line, South 00 Degrees 45' 45" West 5.45 feet to the **POINT OF BEGINNING**.

Containing 414 Square Feet of land area, more or less.

All as shown on Exhibit B entitled "Plat Accompany Legal Description for Street and Sidewalk Easement Abandonment on the Lands of San Bruno Plaza Investors, LLC at 460 San Mateo Avenue, San Bruno, CA. 94066" – attached hereto and made apart hereof.

End of Description

Prepared By:



Scott A. Shortlidge, LS 6441

Date

EXHIBIT 2
LEGAL DESCRIPTION AND PLAT MAP OF THE EASEMENT OFFERED FOR
DEDICATION

LEGEND

- P.O.B.** POINT OF BEGINNING
- PROPERTY LINE
- EASEMENT LINE
- ▨ EASEMENT AREA
- SQ.FT. SQUARE FEET
- ROW RIGHT OF WAY
- FOUND MONUMENT AS NOTED PER (1)

REFERENCE:

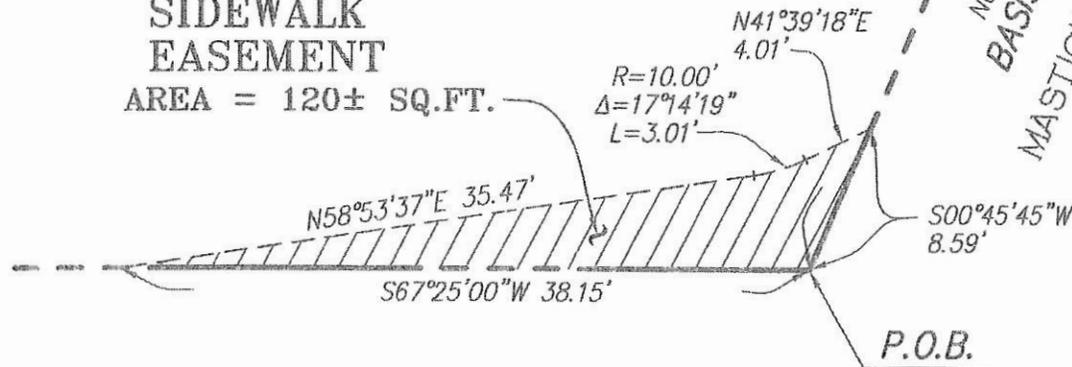
(1) CORNER RECORD NO. 260 (DATED 4-20-1996)

LANDS OF SAN BRUNO
PLAZA INVESTORS, LLC
DOC. NO. 2014-070163

PARCEL A
48 PM 68

**STREET AND
SIDEWALK
EASEMENT**

AREA = 120± SQ.FT.

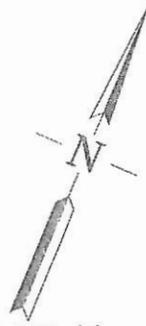
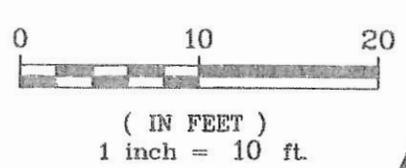


TAYLOR AVENUE
(ROW VARIES)

BASIS OF BEARINGS

THE EAST LINE OF PARCEL A AS SHOWN ON PARCEL MAP RECORDED IN BOOK 48 OF PARCEL MAPS AT PAGE 68, OFFICIAL RECORDS OF SAN MATEO COUNTY TAKEN AS N00°45'45\"/>

SHEET 2 OF 2



4-9-2015

G:\JOB2015\131083\MAPPING\PLATS\131083-SHK.DWG 4/9/2015 9:58:16 AM JOHN KNEZOVICH

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR STREET AND SIDEWALK EASEMENT OVER THE LANDS OF SAN BRUNO PLAZA INVESTORS, LLC 460 SAN MATEO AVE., SAN BRUNO, CA. 94066



RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:
1"=10'

DATE:
4-9-2015

JOB NO.:
131083

"EXHIBIT – "A"

Legal Description for Street and Sidewalk Easement
Lands of San Bruno Plaza Investor's, LLC
460 San Mateo Ave, San Bruno CA 94066"

All of the real property situate in the City of San Bruno, County of San Mateo, State of California, and being portion of Parcel A as created by that Parcel Map recorded on November 21, 1979 in Book 48 of Parcel Maps, at Page 68 Official Records of said county, and being more particularly described as follows:

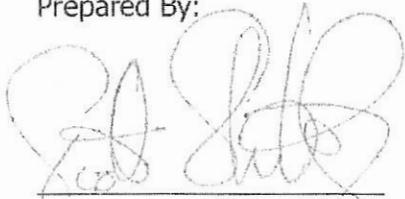
BEGINNING at the southeast corner of Parcel A; Thence along the south line of Parcel A, South 67 Degrees 25' 00" West 38.15 feet; THENCE, leaving said south line and across Parcel A for the following three courses: (1) North 58 Degrees 53' 37" East 35.47 feet for the beginning of a curve to the left, (2) in a northeasterly direction 3.01 feet along the arc of said curve to the left, having a radius of 10.00 feet and through a central angle of 17° 14' 19", and (3) North 41 Degrees 39' 18" East 4.01 feet to a point on the west line of Parcel A; THENCE, along said west line, South 00 Degrees 45' 45" West 8.59 feet to the **POINT OF BEGINNING**.

Containing 120 Square Feet of land area, more or less.

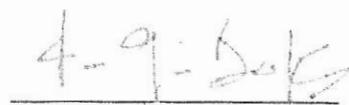
All as shown on Exhibit B entitled "Plat Accompany Legal Description for Street and Sidewalk Easement over the Lands of San Bruno Plaza Investors, LLC at 460 San Mateo Avenue, San Bruno, CA. 94066" – attached hereto and made apart hereof.

End of Description

Prepared By:



Scott A. Shortlidge, LS 6441



Date

ATTACHMENT 2

LOCATION MAP

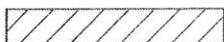
406-418 San Mateo Avenue
020-364-320, 020-364-120, 020-364-130, 020-364-140



ATTACHMENT 3

LEGAL DESCRIPTION AND PLAT MAP OF THE VACATED EASEMENT

LEGEND

- P.O.B.** POINT OF BEGINNING
-  PROPERTY LINE
-  EASEMENT LINE
-  ABANDONMENT AREA
- EX** EXISTING
- SQ.FT.** SQUARE FEET
- ROW** RIGHT OF WAY

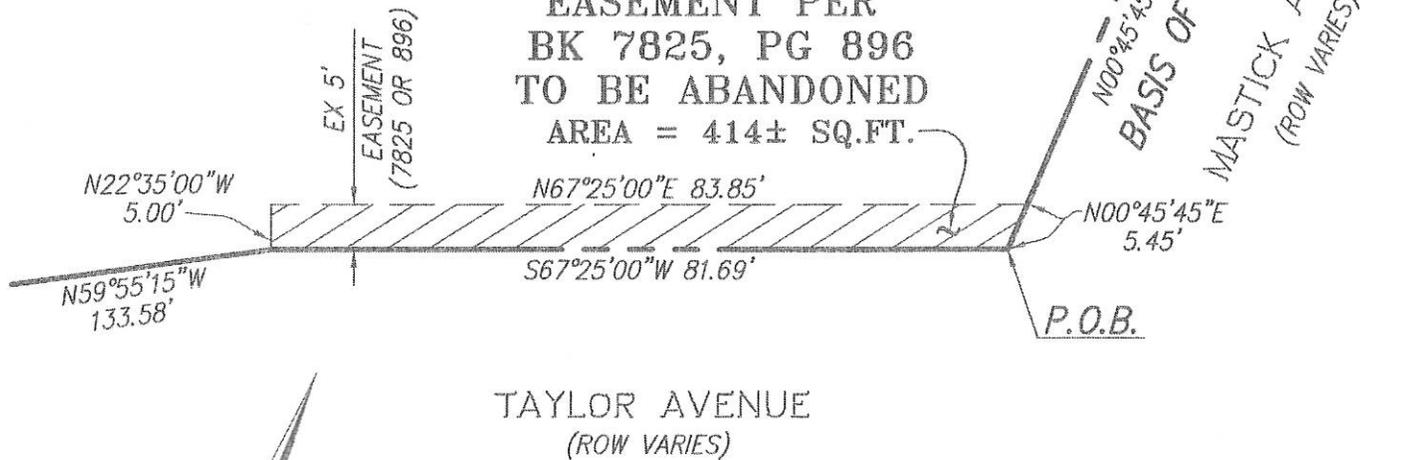
LANDS OF SAN BRUNO
PLAZA INVESTORS, LLC
DOC. NO. 2014-070163

PARCEL A
48 PM 68

REFERENCE:

(1) CORNER RECORD NO. 260 (DATED 4-20-1996)

**EASEMENT PER
BK 7825, PG 896
TO BE ABANDONED
AREA = 414± SQ.FT.**



BASIS OF BEARINGS

THE EAST LINE OF PARCEL A AS SHOWN ON PARCEL MAP RECORDED IN BOOK 48 OF PARCEL MAPS AT PAGE 68, OFFICIAL RECORDS OF SAN MATEO COUNTY TAKEN AS N00°45'45"E IS THE BASIS OF BEARINGS FOR THIS PLAT.



4-9-2015

SHEET 2 OF 2

G:\JOB2013\131083\MAPPING\PLATS\131083-SWK ABANDONMENT.DWG 4/9/2015 9:57:50 AM JOHN KNEZOVICH

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR STREET AND SIDEWALK EASEMENT ABANDONMENT ON THE LANDS OF SAN BRUNO PLAZA INVESTORS, LLC AT 460 SAN MATEO AVE., SAN BRUNO, CA. 94066



RUGGERI-JENSEN-AZAR
ENGINEERS ■ PLANNERS ■ SURVEYORS
4590 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

SCALE:
1"=20'

DATE:
4-9-2015

JOB NO.:
131083

"EXHIBIT – "A"

Legal Description for Street and Sidewalk Easement Abandonment
Lands of San Bruno Plaza Investor's, LLC
460 San Mateo Ave, San Bruno CA 94066"

All of the real property situate in the City of San Bruno, County of San Mateo, State of California, and being all of the Street and Sidewalk easement to the City of San Bruno described in the Grant of Easement recorded on February 27, 1979 in Book 7825, Page 896 Official Records of San Mateo County, same being portion of Parcel A as created by that Parcel Map recorded on November 21, 1979 in Book 48 of Parcel Maps, at Page 68 Official Records of said county, and being more particularly described as follows:

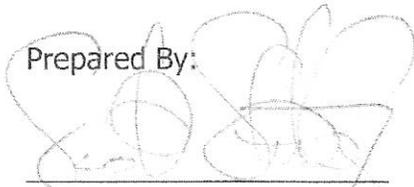
BEGINNING at the southeast corner of Parcel A; Thence along the south line of Parcel A, South 67 Degrees 25' 00" West 81.69 feet; THENCE, leaving said south line and across Parcel A for the following two courses: (1) North 22 Degrees 35' 00" West 5.00 feet, and (2) North 67 Degrees 25' 00" East 83.85 feet to a point on the west line of Parcel A; THENCE, along said west line, South 00 Degrees 45' 45" West 5.45 feet to the **POINT OF BEGINNING**.

Containing 414 Square Feet of land area, more or less.

All as shown on Exhibit B entitled "Plat Accompany Legal Description for Street and Sidewalk Easement Abandonment on the Lands of San Bruno Plaza Investors, LLC at 460 San Mateo Avenue, San Bruno, CA. 94066" – attached hereto and made apart hereof.

End of Description

Prepared By:



Scott A. Shortlidge, LS 6441



4-9-2015

Date

ATTACHMENT 4

**LEGAL DESCRIPTION AND PLAT MAP OF THE EASEMENT OFFERED FOR
DEDICATION**

LEGEND

- P.O.B.** POINT OF BEGINNING
- PROPERTY LINE
- - - - - EASEMENT LINE
-  EASEMENT AREA
- SQ.FT. SQUARE FEET
- ROW RIGHT OF WAY
- ⊙ FOUND MONUMENT AS NOTED PER (1)

REFERENCE:

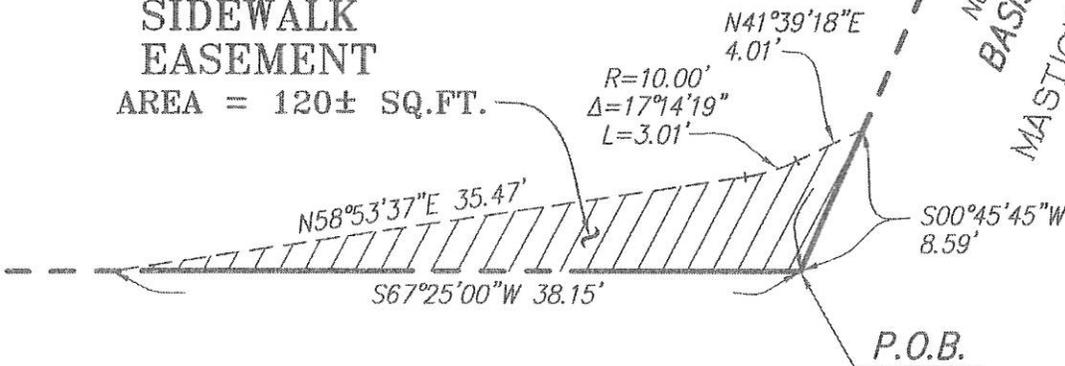
(1) CORNER RECORD NO. 260 (DATED 4-20-1996)

LANDS OF SAN BRUNO
PLAZA INVESTORS, LLC
DOC. NO. 2014-070163

PARCEL A
48 PM 68

**STREET AND
SIDEWALK
EASEMENT**

AREA = 120± SQ.FT.



TAYLOR AVENUE
(ROW VARIES)

BASIS OF BEARINGS

THE EAST LINE OF PARCEL A AS SHOWN ON PARCEL MAP RECORDED IN BOOK 48 OF PARCEL MAPS AT PAGE 68, OFFICIAL RECORDS OF SAN MATEO COUNTY TAKEN AS N00°45'45"E IS THE BASIS OF BEARINGS FOR THIS PLAT.



4-9-2015

SHEET 2 OF 2

G:\JOB2013\131083\MAPPING\PLAT5\131083-SHK.DWG 4/9/2015 9:58:16 AM JOHN KNEZOVICH

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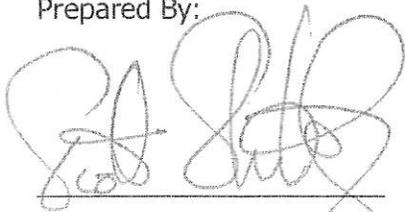
BEGINNING at the southeast corner of Parcel A; Thence along the south line of Parcel A, South 67 Degrees 25' 00" West 38.15 feet; THENCE, leaving said south line and across Parcel A for the following three courses: (1) North 58 Degrees 53' 37" East 35.47 feet for the beginning of a curve to the left, (2) in a northeasterly direction 3.01 feet along the arc of said curve to the left, having a radius of 10.00 feet and through a central angle of 17° 14' 19", and (3) North 41 Degrees 39' 18" East 4.01 feet to a point on the west line of Parcel A; THENCE, along said west line, South 00 Degrees 45' 45" West 8.59 feet to the **POINT OF BEGINNING**.

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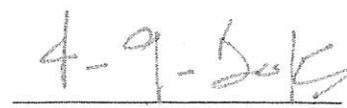
End of Description

Prepared By:



Scott A. Shortlidge, LS 6441





Date



City Council Agenda Item Staff Report

CITY OF SAN BRUNO

DATE: April 14, 2015

TO: Honorable Mayor and Members of the City Council

FROM: David Woltering, Community Development Director

SUBJECT: Hold Public Hearing, Adopt Resolution Approving the 2015-2023 Housing Element of the General Plan and the Associated Initial Study and Negative Declaration; and Accepting the 2014 Housing Element Annual Progress Report

BACKGROUND

The purpose of this item is for the City Council to consider approval of San Bruno's 2015-2023 Housing Element Update and associated Negative Declaration following a public hearing on the matter. In addition, the City Council will review for acceptance the 2014 Housing Element Annual Progress Report (APR). The City of San Bruno is updating its General Plan Housing Element for the 2015 to 2023 planning period (Attachment 4), as required by Article 10.6 of the California Government Code (Housing Element law). The Housing Element must be reviewed and certified by the California Housing and Community Development Department (HCD) for compliance with State law and must be adopted by May 31, 2015. In addition, State law requires that the City submit an APR related to implementation of its Housing Element on an annual basis.

The Housing Element is one of the seven mandated elements of the General Plan and provides policy-level direction for the implementation of various programs to accommodate ongoing housing needs and encourage the production of housing for all income levels. The Housing Element contains an analysis of the community's housing needs, resources, constraints, and opportunities. It states the City's goals for housing and outlines programs and implementation actions to be taken by the City to respond to the community's evolving housing needs. It also includes an inventory of opportunity sites for new housing with the capacity to meet the City's Regional Housing Needs Allocation (RHNA) obligation of 1,155 housing units between 2014 and 2022, the next (5th) Housing Element cycle.

On October 14, 2014, the City Council reviewed new and revised Housing Element Update programs and authorized staff to submit the document to HCD for review. The document was submitted to HCD on November 22, 2014. HCD provided comments regarding the Housing Element's compliance with State housing law, and staff revised the document to address HCD's comments, which were outlined in a memorandum to HCD on January 26, 2015 (Attachment 3). On January 30, 2015, HCD issued a letter stating that San Bruno's Draft Housing Element Update, with the proposed revisions, would comply with State law when adopted by the City Council and after the City adopts zoning for emergency shelter(s).

The action regarding emergency shelter(s) is the last uncompleted implementation action required for the prior 2009-2014 Housing Element. The Planning Commission considered this matter at its May 6, 2014 regular meeting, and determined, based on its review and public input, that the subject of emergency shelter(s), specifically regarding an appropriate location in which to allow emergency shelters(s), needed further study. This analysis was presented to the City Council at a Study Session on February 26, 2015. The City Council indicated a willingness to consider allowing an emergency shelter(s) as an allowed use in the City's Industrial District.

It is important to emphasize that the City Council must adopt the Housing Element by May 31, 2015 in order to qualify for the new 8-year housing element cycle; otherwise, it must be updated in four years (2019). Accordingly, HCD staff has recommended proceeding with the current Housing Element Update, while taking necessary actions on emergency shelters(s) as soon as possible on a separate track. Once the City forwards a copy of the adopted emergency shelter(s) ordinance to HCD, the qualification on the City's Housing Element certification would be removed. Staff has prepared a draft emergency shelter(s) ordinance, which is scheduled to be presented to the Planning Commission on April 21, 2015.

The Planning Commission reviewed the draft Housing Element Update and the associated Initial Study and Negative Declaration on March 17, 2015. The Planning Commission unanimously recommended that the City Council adopt the 2015-2023 Housing Element and associated Initial Study and Negative Declaration. (Resolution No. 2015-02, Attachment 5)

DISCUSSION

The draft Housing Element Update incorporates comments provided by HCD on January 13, 2015. HCD's recommended changes are shown in highlighted text in the Public Review Draft document. Staff prepared a Response to Comments memorandum to HCD, dated January 26, 2015, which explains the document revisions responding to each of HCD's nine comments (Attachment 3). Please note that the draft Housing Element Update includes the revisions as proposed in the memo to HCD.

Environmental Analysis

The Housing Element Update required the preparation of an Initial Study (IS) in accordance with the California Environmental Quality Act (CEQA). The Initial Study identified and discussed potential environmental impacts of the Housing Element Update and determined that the Housing Element would result in only less than significant environmental impacts. Therefore, a Negative Declaration (ND) of environmental impact was prepared. (Attachment 2).

All potential impacts of housing programs and housing sites identified in the Housing Element were previously analyzed in the Transit Corridors Plan Environmental Impact Report (EIR) (2013) and the General Plan EIR (2009), and the Housing Element update is consistent with the General Plan EIR and the Transit Corridors Pan EIR.

The IS/ND was submitted to the Office of Planning and Research (OPR) on December 22, 2014 (State Clearinghouse #2014122066) and distributed for public comment to relevant state, regional and local agencies, as well as members of the public who stated an interest in the Housing Element, in accordance with CEQA. The 30-day public review and comment period ended on January 23, 2015, and the City received no comments. A letter from OPR dated January 27, 2015 acknowledged that the City has complied with the State Clearinghouse review requirements pursuant to CEQA.

Public Outreach

The development of the Housing Element included opportunities for public participation and input, which is described in Chapter 1 of the Housing Element Update. State law requires local governments to make a diligent effort to include all economic segments of the community and/or their representatives in the development of the housing element. San Bruno participated in the 21 Elements Housing Element update process, a partnership of all 20 San Mateo County cities and the county, which facilitated a series of panel discussions to solicit input from stakeholders throughout San Mateo County on housing issues. Three meetings were held in December 2013 and February and April 2014, with participants including housing developers, housing advocates and funding providers, and special needs service providers.

The Planning Commission and City Council also held workshops and public meetings to discuss and take action on implementation actions of the previous Housing Element and review the Housing Element Update. In addition, the public participation process for the Transit Corridors Plan addressed housing issues in the transit oriented development and downtown districts. Input from these outreach activities is incorporated into the Housing Element.

Housing Element Annual Progress Report

State law requires that all planning agencies prepare an annual report on the status of the Housing Element and progress in its implementation, which must be submitted to HCD and OPR each year. The comprehensive update of the Housing Element and additional tables in Attachment 6 provides all of the information required for the annual progress report. The tables detail housing production towards meeting the City's RHNA allocation. Appendix A of the Housing Element contains a detailed description of program accomplishments during the last Housing Element cycle, as required for the report on the status of housing program implementation. An action to accept the Annual Progress Report is included in the attached resolution.

Next Steps

If the City Council adopts the attached resolution, staff will submit the approved Housing Element to HCD for certification together with the Annual Progress Report. Staff is preparing a zone code amendment to establish an emergency shelter zone to complete the final implementation action of the prior Housing Element, which would remove HCD's qualified compliance finding of the Housing Element Update. The proposed zone code amendment for the emergency shelter zone will be presented to the Planning Commission for a recommendation to the City Council in May.

FISCAL IMPACT

As a General Plan document, the Housing Element does not specifically commit the City to programs that have a financial impact on the City. The Housing Element commits the City to timelines, including annual review of some programs by certain dates, such as the update of the zoning code within one year of adoption of the Housing Element. These actions can be accomplished with currently allocated City resources.

ALTERNATIVES

1. Do not approve proposed Negative Declaration and Housing Element and accept the APR.
2. Propose additional changes to the Housing Element and/or Annual Progress Report

RECOMMENDATION

Hold Public Hearing, Adopt Resolution Approving the 2015-2023 Housing Element of the General Plan and the Associated Initial Study and Negative Declaration; and Accepting the 2014 Housing Element Annual Progress Report

ATTACHMENTS

1. City Council Resolution
2. Initial Study and Negative Declaration
3. Letters from HCD and City response to HCD comments
4. 2015-2023 Housing Element - *Distributed Separately to the City Council and Available Online and at the City Clerk's Office*
5. Planning Commission Resolution 2015-02
6. Annual Housing Element Progress Report for 2014

DATE PREPARED

April 8, 2015

REVIEWED BY

_____ CM

RESOLUTION NO. 2015 – ____

A RESOLUTION OF THE SAN BRUNO CITY COUNCIL APPROVING THE 2015-2023 HOUSING ELEMENT OF THE GENERAL PLAN AND THE ASSOCIATED INITIAL STUDY AND NEGATIVE DECLARATION (IS/ND) AND ACCEPTING THE 2014 ANNUAL PROGRESS REPORT

WHEREAS, the City of San Bruno is required to update its Housing Element of the General Plan to ensure adequate residential development sites with the capacity to accommodate the City's Regional Housing Needs Allocation (RHNA) of 1,155 housing units from 2014 through 2022, pursuant to California state housing element law (Government Code, Sections 65583 and 65584);

WHEREAS, the Housing Element Update for the 2015-2013 planning period identifies San Bruno's existing and projected housing needs for all economic segments of the community, including special needs groups such as persons with disabilities and extremely low income households, analyzes the opportunities and constraints to the production of housing, and outlines the programs and implementation actions to achieve its housing goals;

WHEREAS, on October 14, 2014, the City Council authorized City staff to submit the Administrative Draft Housing Element Update to the California Department of Housing and Community Development (HCD) for review, and on November 21, 2014, the Administrative Draft Housing Element was transmitted to HCD;

WHEREAS, HCD recommended additional text and program modifications to address HCD concerns, and City staff edited the Draft Housing Element Update in response to HCD comments and submitted the revisions to HCD in a memorandum dated January 26, 2015;

WHEREAS, on January 30, 2015, HCD issued a letter finding that the Draft 2015-2023 Housing Element, with the proposed revisions, would comply with State law when adopted by the Council, and after the City adopts zoning for emergency shelters, the last uncompleted implementation action required by the prior 2009-2014 Housing Element;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the City of San Bruno, acting as the Lead Agency, conducted an Initial Study and Negative Declaration for the Housing Element Update (SCH# 2014122066);

WHEREAS, at a duly noticed public meeting on March 17, 2015, the Planning Commission reviewed the Initial Study/Negative Declaration and Housing Element, and, by its Resolution No. 2015-02, determined that the 2015-2023 Housing Element, dated March 2015, will not have a significant effect on the environment and is consistent with the City of San Bruno's 2025 General Plan, and recommended that the City Council adopt the Negative Declaration and Housing Element Update; and

WHEREAS, at a duly noticed public hearing on April 14, 2015, the City Council considered the Housing Element, the Initial Study and the Negative Declaration; and

WHEREAS, the 2015-2023 Housing Element together with additional housing production tables serves as the City of San Bruno's Annual Housing Element Progress Report for 2014, due on April 1 of each year, pursuant to Government Code Section 65400.

NOW, THEREFORE, BE IT RESOLVED that based on the Planning Commission's recommendations, facts in the staff reports, written and oral testimony, and exhibits presented, the San Bruno City Council hereby:

1. Finds that there is no substantial evidence that the Housing Element Update will have a significant effect on the environment, and adopts the Initial Study and Negative Declaration attached hereto.
2. Adopts the 2015-2023 City of San Bruno Housing Element dated March 10, 2015, and incorporate it into the San Bruno General Plan.
3. Has reviewed and accepts the Housing Element 2014 Annual Progress Report.
4. Directs staff to submit the adopted Housing Element and Annual Progress Report to the California State Department of Housing and Community Development for certification.

---o0o---

I hereby certify that the foregoing Resolution No. 2015-__ was duly introduced and adopted by the San Bruno City Council at a regular meeting held on April 14, 2015, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Carol Bonner, City Clerk



Mark Church
Chief Elections Officer & Assessor-County Clerk-Recorder

555 County Center
Redwood City, CA 94063-1665
phone 650.363.4500 fax 650.599.7458
email clerk@smclare.org
web www.smclare.org

Date: 01/30/2015

To: City of San Bruno
567 El Camino Real
San Bruno, CA 94066

**Posting Confirmation of Notice
for Environmental Impact Reports**

Subject: Return of Notice of Environmental Impact Report Posted for 30 days
(Public Resources Code Section 21092.3)

The attached notice was received by the County Clerk on 12/26/2014
and posted for thirty (30) days.

By: 
Anshu Nand Deputy Clerk on behalf of Mark Church



SAN BRUNO HOUSING ELEMENT
2015-2023

INITIAL STUDY
AND
NEGATIVE DECLARATION

DECEMBER 22, 2014

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
FOR THE SAN BRUNO HOUSING ELEMENT 2015-2023**

December 22, 2014

To: Responsible Agencies, Interested Parties and Organizations

Subject: Notice of Intent to Adopt a Negative Declaration for the San Bruno Housing Element 2015-2023

The City of San Bruno is preparing a Housing Element for the 2015-2023 planning timeframe, and has determined that the project will not result in significant environmental impacts. The City of San Bruno will consider adoption of a Negative Declaration for this project. Action is anticipated to occur on this proposed Negative Declaration in February 2015. The San Bruno Planning Commission will first hold a public hearing to consider the Housing Element and Negative Declaration make a recommendation to the City Council, which will then consider final approval at a later public hearing. It should be noted that the approval of a Negative Declaration does not constitute approval of the project (the San Bruno Housing Element itself) under consideration. The decision to approve or deny the project will be made separately.

The San Bruno Housing Element, a component of San Bruno's General Plan, presents a comprehensive set of housing policies and actions to address identified housing needs for the years 2015–2023. It builds on an assessment of San Bruno's housing needs (including the City's regional housing needs allocation) and an evaluation of existing housing programs, available land, and constraints on housing production. Initiatives proposed to facilitate ongoing provision of affordable and market-rate housing in the city include conservation of residential neighborhoods, reuse of former school sites, and redevelopment of transit corridors into mixed-use areas with residential components. All of these major initiatives are consistent with the recently-adopted San Bruno 2025 General Plan and Transit Corridors Specific Plan (2013).

CEQA Guidelines Section 15082(b) directs each Responsible Agency to respond to a Notice within thirty days (30) after receipt. The review period will extend from December 24, 2014 through January 23, 2015. The proposed Negative Declaration and Draft Housing Element are available for review at the City Clerk's counter at the address below and on the City's website. Please send your written response, with the name of your agency contact person, to the following address:

Mark Sullivan, Long-Range Planning Manager
Community Development Department
City of San Bruno
567 El Camino Real
San Bruno, CA 94066

Your views and comments on how the project may affect the environment are welcomed. Please contact Mark Sullivan at (650) 616-7053 if you have any questions regarding this Notice.

Project Title: San Bruno Housing Element 2015-2023



Mark Sullivan, Long-Range Planning Manager
City of San Bruno

12/22/14

Date

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SAN BRUNO HOUSING ELEMENT
(2015-2023)

INITIAL STUDY

December 18, 2014

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I. INTRODUCTION

The proposed Housing Element Update (2015–2023) is a project under the California Environmental Quality Act (CEQA). This Initial Study checklist was prepared to assess the environmental effects of the proposed Housing Element Update (2015–2023). The Initial Study consists of a depiction of the existing environmental setting, as well as the project description, followed by a description of various environmental effects that may result from the proposed Project. This Initial Study was prepared by the City of San Bruno, Community Development Department. The Initial Study was prepared pursuant to the CEQA (Public Resources Code Sections 21000 et seq.), CEQA Guidelines (Title 14, Section 15000 et seq. of the California Code of Regulations). The proposed project is an update of the City's 2007-2014 Housing Element and covers the planning period from 2015 to 2023.

A detailed project description and environmental setting discussion are provided below.

A. Housing Element Requirements

All California cities and counties are required to have a Housing Element included in their General Plan to establish housing objectives, policies and programs in response to community housing conditions and needs. The 2015-2023 Housing Element is a comprehensive statement by the City of San Bruno of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs. The proposed Housing Element is a policy level document. It provides policy direction for the implementation of various programs to accommodate the housing needs of projected population growth, and to encourage the production of housing units in a range of prices affordable to all income groups.

The Housing Element is one of seven State-mandated elements of the San Bruno General Plan. Housing Element law requires local jurisdictions to plan for and allow the construction of a share of the region's projected housing needs. This share is called the Regional Housing Needs Allocation (RHNA). State law mandates that each jurisdiction provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community to meet or exceed the City's RHNA. The Association of Bay Area Governments (ABAG), as the regional planning agency, calculates the RHNA for San Mateo County. In 2012, jurisdictions in San Mateo County formed a sub-region to distribute the County's housing allocation for RHNA 5 to the various cities in San Mateo County, including San Bruno.

The City's 2007-2014 Housing Element was adopted on March 23, 2010. The State Department of Housing and Community Development (HCD) certified the Housing Element on June 15, 2010. The 2007-2014 Housing Element demonstrated that the City had adequate capacity to meet the RHNA requirements for the 2007-2014 planning period. The City of San Bruno's RHNA allocation for the 2015–2023 planning period, as determined through the San Mateo County sub-RHNA process, is for a total of 973 dwelling units.

The Housing Element for the 2015–2023 planning period is required to be adopted by early 2015. Local governments that adopt their Housing Element on time will not have to adopt another housing element for eight years, instead of every four years.

B. 21 Elements Collaboration

21 Elements is a countywide collaborative effort involving all 21 jurisdictions in San Mateo County that makes it easier and less costly for the jurisdictions to develop high quality, certified housing elements, and to improve housing policy implementation. The products from the 21 Elements process include a variety of tools that can be used by jurisdictions in their Housing Element update process. Key goals of 21 Elements include: (1) providing useful, high quality and timely material for jurisdictions; (2) working closely with HCD to identify and eliminate potential complications long before they occur (3) saving jurisdictions time and money; (4) provide opportunities for sharing of data and best practices; and, (5) coordinating the implementation of key housing policy projects for interested jurisdictions.

As background for this collaborative effort, the 21 jurisdictions of San Mateo County came together in 2006 as they prepared for the Regional Housing Needs Allocation (RHNA) process for the RHNA 4 Housing Element update. The discussions evolved from redistributing the County's RHNA to a more complex way of partnering. In 2008, 21 Elements was formed to provide ways for the 21 jurisdictions to cooperate as they wrote their housing elements. Products from the effort have included: In-Depth Best Practice Materials on Special Topics; Legal Requirements and Housing Element Compliance; Materials for Conducting Public Outreach – Newsletters and Handouts; Database of Current Housing Elements Policies and Programs – A searchable database with policies and programs from other jurisdictions; Data on Housing Needs – Data from many sources were compiled for each jurisdiction; Information on Conducting an Available Sites Inventory; Guide to Constraints Analysis and Jurisdiction Specific Constraints Data; Policy statements and resources solicited from regional stakeholder organizations and posted on website.

21 Elements also actively engages stakeholder groups, partnering with nonprofit groups, government agencies and others. The groups have attended meetings, made presentations and suggested policies to adopt. After successfully completing work on material for jurisdiction housing elements, 21 Elements also has assisted with housing program implementation. During the current housing element for RHNA 5 (2015-2023), all jurisdictions have received baseline materials and 17 out of the 21 participating jurisdictions, including San Bruno, opted to receive greatly expanded materials, including a full housing needs sections pre-certified by HCD, complete review and revise sections and tailored community outreach material.

C. San Bruno Municipal Code

The City of San Bruno Zoning Ordinance is the mechanism used to implement the goals, objectives, and policies of the General Plan and to regulate all land use within the city. The Zoning Ordinance is found in the San Bruno Municipal Code Title 12 Land Use. The Zoning Ordinance establishes various districts within the boundaries of the city, enacts restrictions for erecting, constructing, altering or maintaining certain buildings, and identifies particular trades or occupations that can make use of certain land use designations. The Zoning Ordinance includes development regulations that set forth: height and bulk limits for buildings; open space standards that shall be required around buildings; and other appropriate regulations to be enforced in each district.

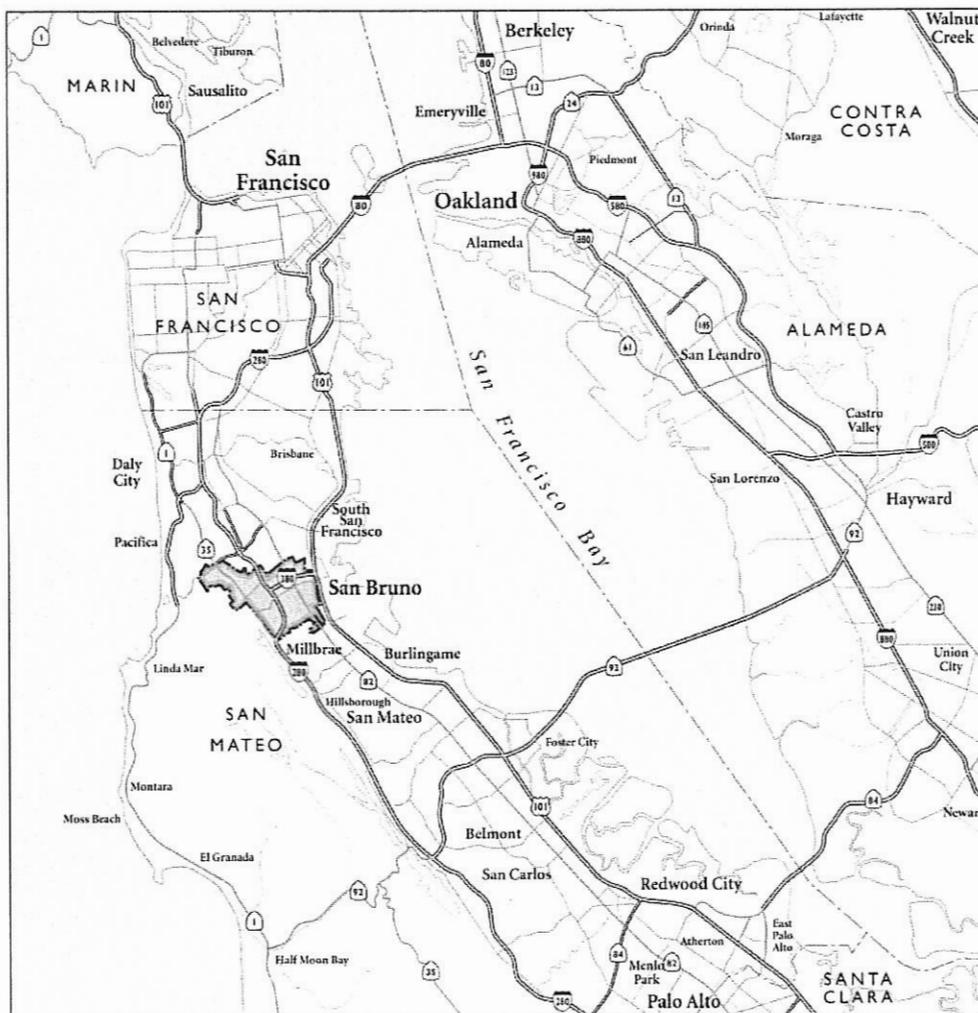
II. BACKGROUND AND PROJECT DESCRIPTION

A discussion of the environmental setting and a detailed project description are provided below.

A. Location

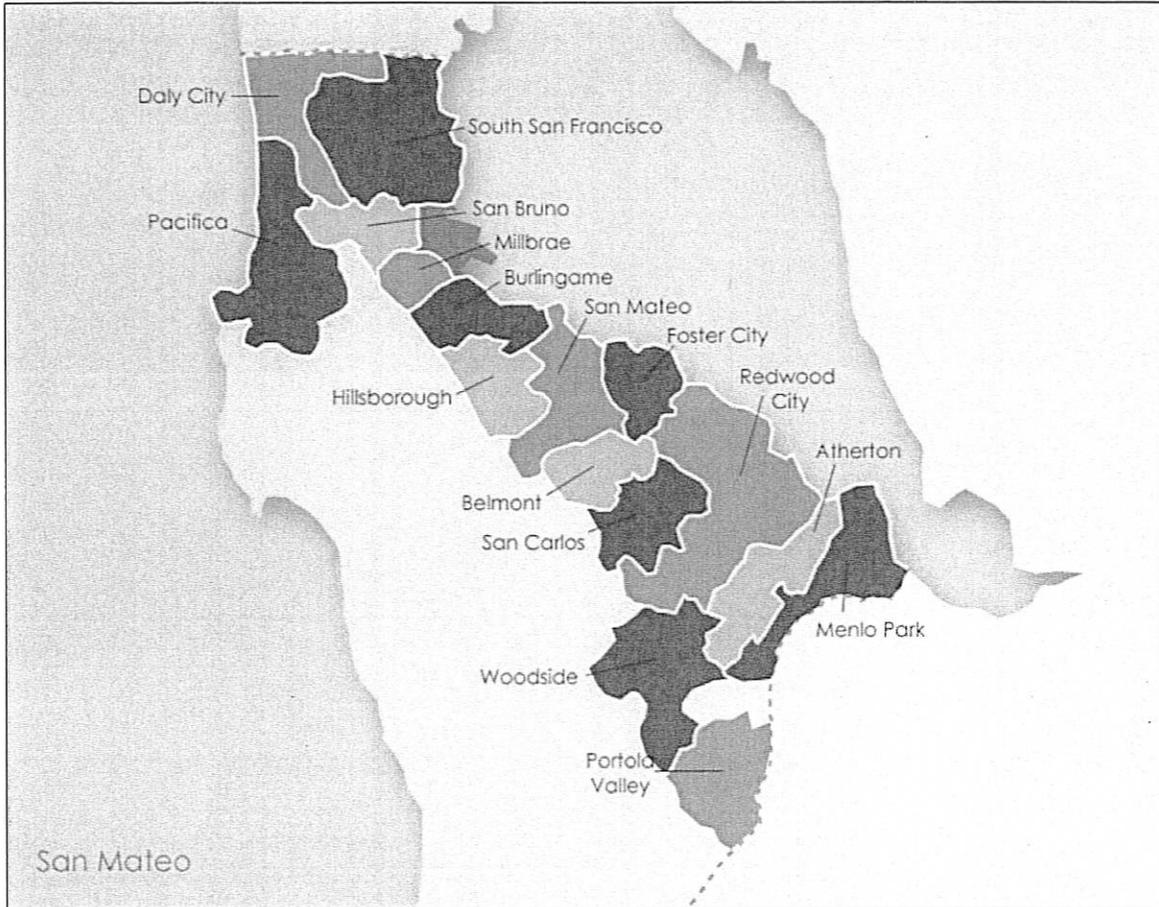
San Bruno is located in the San Francisco Bay Area, in San Mateo County. Figure 1 shows San Bruno's regional location. San Bruno is situated on the San Francisco Bay Peninsula, approximately 12 miles from San Francisco and 50 miles from San Jose. The city is bordered by the cities of South San Francisco, Pacifica, and Millbrae to the north, west and south, and by the San Francisco International Airport (SFO) to east, and covers approximately 5.6 square miles. San Bruno includes no San Francisco Bay and wetlands.

Figure 1a: Regional Location of San Bruno



DYETT & BHATIA
Urban and Regional Planners



Figure 1b: Map of San Mateo County

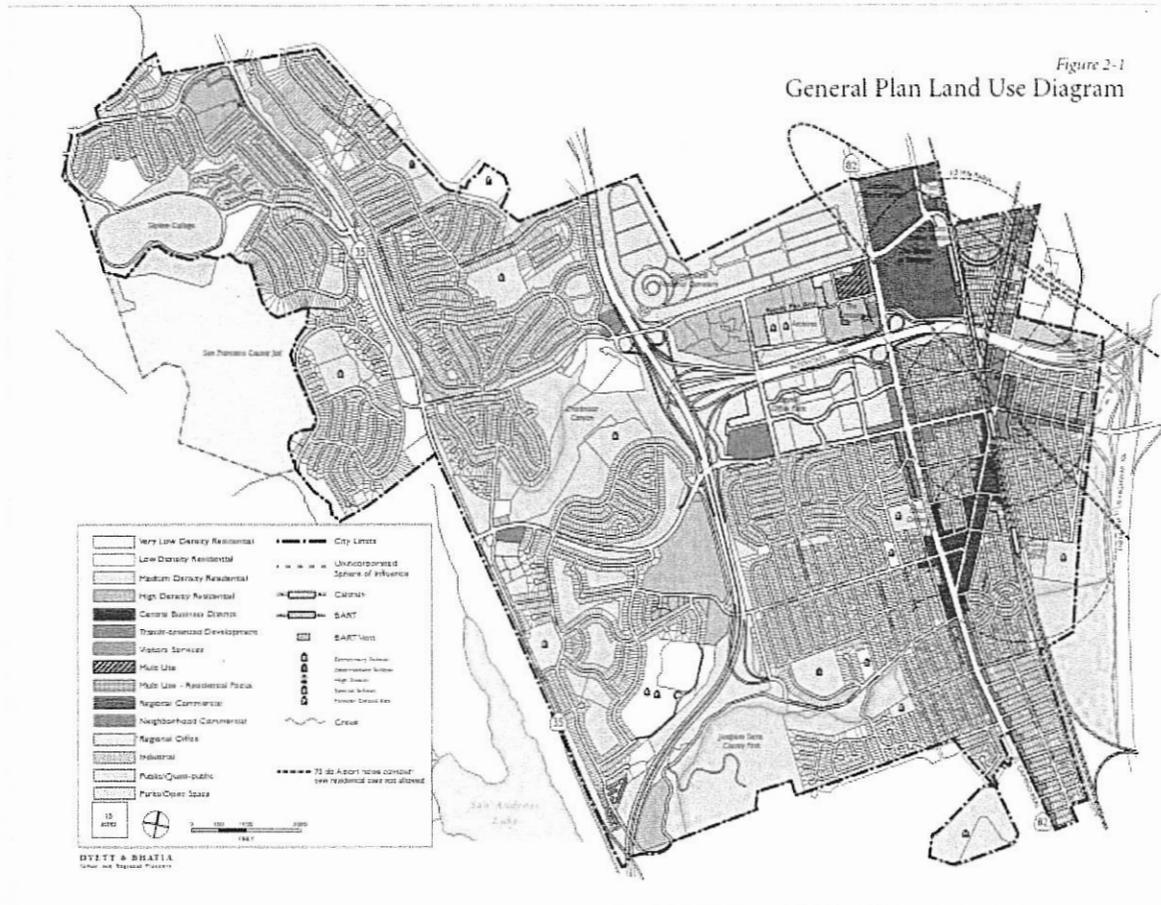
The San Bruno Sphere of Influence (SOI) and Planning Area includes incorporated City lands and those areas that may be considered for future annexation by the City. The San Bruno SOI is regulated by the San Mateo Local Agency Formation Commission (LAFCo), which determines the unincorporated communities that would most likely be best served by City services and hence represent areas with the greater potential for annexation by the City. Once property is annexed into the City, future development is subject to the standards prescribed by the San Bruno General Plan, Municipal Code and other City regulations.

The SOI designation for the City includes the unincorporated the San Francisco County Jail area along the western boundary of the City and approximately 80 acres of open space belonging to SFO. The potential future development under the proposed Project does not include any area outside the City Limits, however, for the purposes of this environmental review, the City's SOI defines the Study Area boundaries.

Interstate 280 and Highway 101 provide north-south access to San Francisco to the north and San Jose to the south. Interstate 380 provides east-west access between Highway 101 and Interstation 280. State Route 84 and State Route 92 provide access to the East Bay across the Dumbarton and San Mateo Bridges. A new San Bruno Caltrain station is located on San Bruno Avenue with service to San Francisco and San Jose. The station was relocated from an at-grade

location on Sylvan Avenue to the newly constructed grade separated tracks at San Bruno Avenue and Huntington Avenue in 2014. The city is shown in its local context in Figure 2.

Figure 2: Map of San Bruno with General Plan Land Uses



B. Project Description

The proposed Project is an update to the San Bruno Housing Element, adopted on April 23, 2010. Under the proposed Project, the City needs to demonstrate that it can accommodate 1,155 housing units during the 2015–2023 Housing Element planning period. In compliance with Government Code Section 65580 *et seq.*, the proposed Housing Element update, which supports the goals and policies of the City’s current Housing Element, provides policies and implementing programs under which new housing development would be allowed. The proposed Housing Element includes updated policies and programs that are intended to guide the City’s housing efforts through the 2015–2023 planning period.

The City of San Bruno’s RHNA for the 2015–2023 planning period is 1,155 dwelling units. As shown in Table 1 below, the City can accommodate 810 units of this housing allocation through a combination of built or approved housing and existing zoning for higher density housing and other housing types. The City will need to rezone to accommodate the remaining 345 units of its RHNA. The updated Housing Element includes a program (Program 2-A) to rezone sites to accommodate the City’s RHNA. Potential future housing locations are shown on Figure 3.

Table 1: San Bruno Regional Housing Needs Allocation (RHNA) and Programs in the 2015-2023 Housing Element

Category	Units Built/Approved (in the Pipeline) and Units Provided Through Housing Element Programs or Existing Residential Zoning					
	Very Low Income	Low Income	Lower Income SUBTOTAL*	Moderate Income	Above Moderate Income	Total
2014-2022 RHNA	358	161	519	205	431	1,155
Units in the Pipeline After January 1, 2014						
Scattered Site Single Family Units	0	0	0	3	0	3
New Second Units	4	0	4	0	0	4
Plaza Apartments, 406 San Mateo Ave	0	0	0	42	41	83
Glenview Terrace	0	0	0	0	30	30
N/A	0	0	0	0	0	0
Subtotal	4	0	4	45	71	120
Residual 2014-2022 RHNA (subtracting units in the pipeline)	354	161	515	160	360	1,035
New Units Potential Under 2015-2023 Housing Element Programs						
Zoned Residential	44	49	93	68	461	622
Rezoning Required (Program 2-A)	288	131	419	168	371	958
Second Units (Program 1-C)	22	12	34	0	0	34
Rehabilitation	12	6	18	0	0	18
Subtotal	366	198	564	236	832	1,632
Remaining Adjusted RHNA	-12	-37	-49	-76	-472	-597

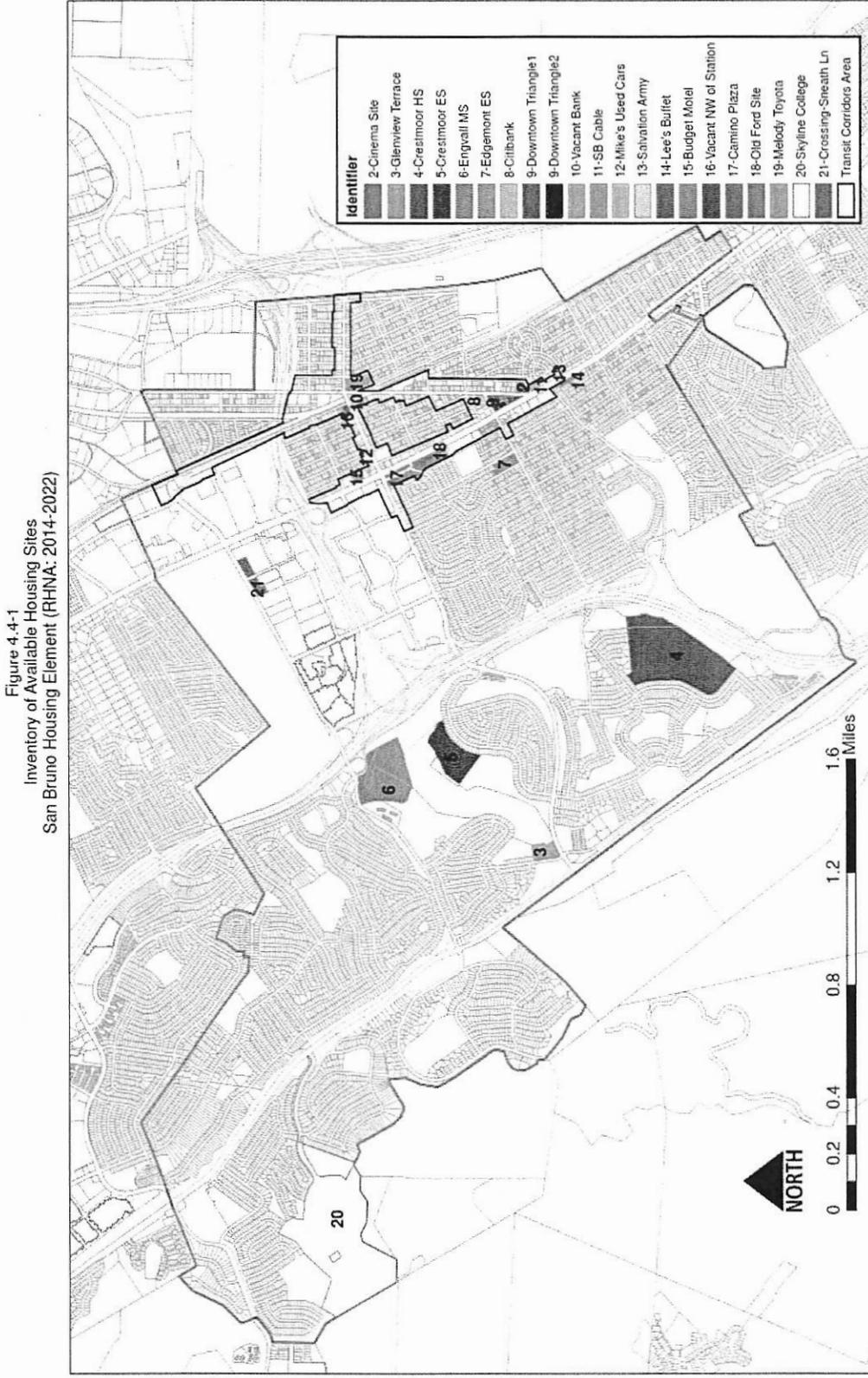
*The "Lower Income SUBTOTAL" adds together the very low and low income units required under RHNA

**Units in the Pipeline include units built, approved or applications submitted (with estimated project affordability) after January 1, 2014

***Moderate income units can be considered affordable for Above Moderate Income households

Source: City of San Bruno Draft Housing Element dated October 14, 2014 page 4-21

Figure 3: Housing Locations in San Bruno



C. Potential Physical Changes

Altogether, the proposed Project does not include actions that could directly or indirectly result in substantial physical changes to the environment. The proposed Project would enable the City of San Bruno to meet its RHNA housing needs for 2015-2023.

The potential future housing permitted under the proposed Project would not increase development potential in San Bruno beyond what was considered in the General Plan as amended in February 2013 with the adoption of the Transit Corridors Specific Plan, but rather would allow for new housing and secondary dwelling units where residential housing is currently permitted and will be permitted within the Transit Corridors Plan area with the completion of the zoning code update, which is currently in progress. No General Plan land use that would re-designate areas from one use to another (e.g., commercial to residential) would be required to accommodate these uses, however zoning changes will be required to bring the zoning code into conformance with General Plan land uses.

The General Plan (including the Housing Element) is a regulatory document that establishes goals and polices to guide development, as well as outline various districts within the boundaries of the city and establishing restrictions for erecting, constructing, altering or maintaining certain buildings, identifying certain trades or occupations, and establishes certain uses of lands. No specific development projects have been identified or are proposed as part of the Project. Therefore, the proposed Project does not directly result in development in and of itself.

When specific implementing projects are identified, the development applications for such individual projects, as required, would be submitted separately to the City for review. All such development is required to: (1) be analyzed for conformance with the General Plan, applicable Specific Plans, Zoning Ordinance and other applicable federal, State and local requirements; (2) comply with the applicable requirements of CEQA; and, (3) obtain all necessary clearances and permits. Throughout this Initial Study applicable General Plan goals, policies and programs are identified to bolster consistency with mandatory regulation and illustrate where the City has already taken action to address a potential impact and support any gray areas where project details are unknown.

D. Checklist of Sources

The following sources are referenced in the Initial Study Checklist, and are hereby incorporated by reference into this document:

Sources

1. City of San Bruno General Plan
2. City of San Bruno General Plan EIR
3. City of San Bruno Transit Corridors Plan Specific Plan
4. City of San Bruno Transit Corridors Plan Specific Plan EIR
5. City of San Bruno Municipal Code
6. Draft City of San Bruno 2015-2023 Housing Element
7. City of San Bruno 2007-2014 Housing Element
8. State Planning and Zoning Law

9. Subdivision Map Act
10. National Pollution Discharge Elimination System (NPDES) Permit
11. Composite Flood Hazard Areas - HUD National Flood Insurance Program
12. Project Plans and Reports
13. Field Inspection
14. Experience with other projects of this size and nature
15. Aerial Photography
16. USGS Data Contribution
17. California Natural Diversity Database
18. Federal Environmental Standards
 - (a) Water Quality Standards - 40 CFR 120
 - (b) Low-Noise Emission Standards - 40 CFR 203
 - (c) General Effluent Guidelines & Standards - 40 CFR 401
 - (d) National Primary & Secondary Ambient Air Quality Standards - 40 CFR 50
19. State/Federal Environmental Standards
 - (a) Ambient Air Quality Standards
 - (b) Noise Levels for Construction Equipment
20. Bay Area Air Pollution Control District
21. California Natural Areas Coordinating Council Maps
22. U.S. Census
23. Historical Resource Inventory
24. ABAG Projections 2013
25. BAAQMD CEQA Guidelines Assessing the Air Quality Impacts of Projects and Plans
26. Department of Fish & Game
27. US Army Corps of Engineers
28. California Department of Transportation website, Officially Designated State Scenic Highways
29. Caltrans, California Scenic Highway Mapping Program, Route 280 Photo Album, http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm,
30. California Department of Conservation, 2010, San Mateo County Important Farmland 2010
31. California Department of Conservation, 2010, California Land Conservation (Williamson) Act 2010 Status Report
32. California Seismic Safety Commission (CSSC), California Geological Survey (CGS), California Emergency Management Agency (CalEMA), and United States Geological Survey (USGS), *Earthquake Shaking Potential for the San Francisco Bay Region*, 2003,
33. Santa Clara County Airport Land Use Commission
34. San Carlos Airport
35. San Francisco International Airport
36. Palo Alto Airport
37. San Mateo County Airport Land Use Commission
38. CalEMA, 2009. *Tsunami Inundation Map for Emergency Planning, State of California – County of San Mateo*

39. Association of Bay Area Governments (ABAG). *Landslide Maps and Information: Earthquake Induced Landslides and Rainfall Induced Landslides*
40. San Francisco Bay Conservation and Development Commission, 2005, "Salt Ponds" Staff Report

Links

41. <http://www.abag.ca.gov/>
42. <http://www.baaqmd.gov/>
43. <http://www.bart.gov/>
44. <http://www.catc.ca.gov/>
45. <http://www.dot.ca.gov/>
46. <http://www.mtc.ca.gov/>
47. <http://www.caltrain.com/>
48. <http://www.commute.org/>
49. <http://www.samtrans.com/>
50. <http://www.bcdc.ca.gov/>
51. <http://www.swrcb.ca.gov/rwqcb2/>
52. <http://www.smcenergywatch.org/>
53. <http://planning.smcgov.org/>
54. <http://www.recycleworks.org/>
55. <http://www.smcta.com/>
56. <http://www.flowstobay.org/>
57. <http://www.statelocalgov.net/state-ca.cfm>
58. <http://www.sustainablesanmateo.org/>
59. <http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>,
60. http://www.bcdc.ca.gov/pdf/planning/reports/salt_ponds.pdf,
61. <http://quake.abag.ca.gov/landslides/>
62. <http://www.sccgov.org/sites/planning/Plans%20-%20Programs/Airport%20Land-Use%20Commission/Documents/PAO-adopted-11-19-08-CLUP.pdf>,
63. <http://quake.abag.ca.gov/earthquakes/sanmateo/>,

III. ENVIRONMENTAL CHECKLIST FORM

A. CONTACT INFORMATION AND PROJECT CONTEXT

Project Title:	San Bruno Housing Element 2015-2023
Lead agency name and address:	Community Development Department City of San Bruno 567 El Camino Real San Bruno, CA 94066
Contact person and phone number:	Mark Sullivan Long-Range Planning Manager 650-616-7053 msullivan@sanbruno.ca.gov
Project Location:	City of San Bruno, California
Project sponsor's name and address (Same as Lead Agency)	Community Development Department City of San Bruno 567 El Camino Real San Bruno, CA 94066
General Plan Designation:	Citywide (various designations)
Zoning:	Citywide (various districts)
Description of project:	See page 7 of this Initial Study
Surrounding land uses and setting:	See page 5 of this Initial Study
Other public agencies whose approval is required	The Project and environmental review will be adopted and approved by the City of San Bruno, without oversight or permitting by other agencies. Following City approval, the State Department of Housing and Community Development (HCD) will be asked to certify the City's Housing Element
Surrounding Land Uses and Setting	See page 5 of this Initial Study

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a Potentially Significant Impact, as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

C. DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Mark Sullivan
Signature

12/18/14
Date

Mark Sullivan
Printed Name

Long-Range Planning Manager
Title

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

1. AESTHETICS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Would the project have a substantial adverse effect on a scenic vista?**
 (Sources: 1, 5, 6, 7, 28 and 29)

A substantial adverse effect to visual resources could result in situations where a project introduces physical features that are not characteristic of current development, obstructs an identified public scenic vista or has a substantial change to the natural landscape. All new development under the 2015-2023 Housing Element would be consistent with the City’s General Plan, current Zoning and applicable Specific Plans. The 2015-2023 Housing Element will not affect scenic vistas or damage scenic resources because any new development would be subject to the City’s design review requirements intended to protect the visual character and quality of areas.

Potential future development permitted under the proposed Project would have the potential to affect scenic vistas and/or scenic corridors if new or intensified development blocked views of areas that provide or contribute to such vistas. Potential effects could include blocking views of a scenic vista/corridor from specific publically accessible vantage points or the alteration of the overall scenic vista/corridor itself. Such alterations could be positive or negative, depending on the characteristics of individual future developments and the subjective perception of observers.

The majority of the City’s current development standards are consistent with the 2015-2023 Housing Element in the regulation of building height, setbacks, massing and overall design in San Bruno. However, the City is in the process of amending San Bruno zoning code to be consistent with the Transit Corridors Specific Plan, adopted in 2013, and Measure N, approved by voters on November 4, 2014. These general guidelines are provided to give property owners and designers basic development and design criteria to reinforce the desired building and character. Policies in the General Plan also cover conservation lands, circulation, downtown development, hillside development, etc., that are intended to protect open hillsides, open space and environmentally sensitive land areas. No rezoning to permit new or increased construction in areas near scenic vistas or State scenic highways is proposed in the Housing Element.

Scenic corridors are considered an enclosed area of landscape, viewed as a single entity that includes the total field of vision visible from a specific point, or series of points along a linear transportation route. Public view corridors are areas in which short-range, medium-range, and long-range views are available from publicly accessible viewpoints, such as from city streets. However, scenic vistas are generally interpreted as long-range views of a specific scenic

feature (e.g., open space lands, mountain ridges, bay, or ocean views).

San Bruno's main thoroughfares include El Camino Real, which is developed with auto-related uses, restaurants, mostly one-story commercial establishments, and Civic Center buildings, and bisects San Bruno. Other major thoroughfares include San Bruno Avenue, Huntington Avenue and San Mateo Avenue, which include landscaped office parks with mid-rise buildings interspersed with landscaped parking areas, residential and light industrial uses, as well as the downtown area. The City has several locally designated scenic corridors, including Skyline Boulevard, Crystal Springs Road, Sharp Park Road, and Sneath Lane, as well as Interstate 280 (I-280), which is considered a scenic highway per the California Scenic Highways Program.

The tall, shady trees along San Bruno roadways are generally considered the "scenic" characteristic identified for designation on the following scenic corridors:

- *Skyline Boulevard.* The entire length of Skyline Boulevard (Highway 35) is designated by Caltrans as a State Scenic Highway. Skyline Boulevard, which lies along the eastern ridge of the coastal range, features mature Eucalyptus trees and views of the San Francisco Bay.
- *Interstate 280.* I-280 is designated by Caltrans as a State Scenic Highway. Most of the San Bruno segment is lined with tall, shady trees, with partial views of San Francisco to the north and the Bay to the east.
- *Crystal Springs Road.* Crystal Springs Road is designated by the San Mateo County General Plan as a County Scenic Road. West of San Bruno City Park, this residential street narrows and tall eucalyptus trees on either side of the roadway give the sense of a wooded grove.
- *Sharp Park Road.* Sharp Park Road is designated by the San Mateo County General Plan as a County Scenic Road. West of San Bruno, Sharp Park Road features striking views of the Pacific coastline.
- *Sneath Lane.* Sneath Lane, west of El Camino Real, is designated by the City of San Bruno as a scenic corridor. West of I-280, Sneath Lane features partial views of San Francisco Bay, while east of I-280, it features views of Sweeney Ridge. Tall, shady trees line the roadway, and most development is set back from the street and accessed from side roads.

Compliance with the general development standards as well as the General Plan goals and policies identified in the San Bruno General Plan, described at the would address the preservation of scenic vistas and corridors in the city.

The following General Plan goals and policies would minimize adverse effects on scenic vistas and scenic corridors.

Applicable General Plan Goals and Policies:

- T-C Preserve and enhance the unique natural features that constitute San Bruno's scenic roadways, as well as the visual quality of major gateways to the City.
- T-25 Coordinate with Caltrans, San Mateo County, and adjacent cities in order to maintain a consistent approach in applying scenic conservation standards in roadway design, improvements, and maintenance.
- T-26 Continue to limit widening, modification, or realignment of the City's scenic corridors, consistent with Ordinance 1284. Preserve large trees and other natural features, limit signage, maintain wide setbacks, and reduce traffic speeds along these roadways.

- T-27 Continue to support beautification efforts along Interstate 280, an officially designated State Scenic Highway.
- T-28 Recognize and protect the following as local scenic corridors:
- Skyline Boulevard, State Scenic Highway
 - Crystal Springs Road, County Scenic Road
 - Sharp Park Road, County Scenic Road
 - Sneath Lane
- T-29 Review and update the City's Scenic Corridor Protection Program for I-280, Skyline Boulevard, and future State-designated scenic highways.
- T-30 Improve the appearance of the following streets:
- El Camino Real: Continue landscaping the median strips and review projects for good design. Coordinate landscaping design with neighboring jurisdictions.
 - San Mateo Avenue: Continue implementation of the Street Beautification Plan in conjunction with merchants and property owners.
 - San Bruno Avenue (west of El Camino Real): Retain trees on Bayhill property along San Bruno Avenue, consistent with the City's Tree Preservation policy.
 - Huntington Avenue/railroad tracks: Continue landscaping along both sides of the railroad tracks.
 - Improve the appearance of the following major gateways to the city with landscaping and improved architectural design:
 - San Bruno Avenue, western city limits
 - El Camino Real, northern and southern city limits
 - Skyline Boulevard, northern and southern city limits
 - Sharp Park Road, western city limits
- T-31 Encourage local citizens and organizations to help design and maintain street and gateway improvements.
- T-32 Encourage design of public and private development to frame vistas of the Downtown, public buildings, parks, and natural features.
- T-33 Promote and facilitate planting of shade trees along all streets within San Bruno, through public education, developer incentives, and general beautification funds. Tree specifics should be selected to create a unified image and an effective canopy.

As discussed above, potential future development permitted under the proposed Project would be subject to the general development standards within the City's Municipal Code, Title 12 Land Use. Accordingly, the proposed Project would not be expected to significantly alter scenic view sheds in the zoning districts affected by the proposed Project and overall impacts to scenic corridors and vistas within the city would be *less than significant*. Implementation of the listed General Plan goals and policies would further ensure that impacts on scenic vistas would be *less than significant*.

- b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a State scenic highway?

(Sources: 1, 5, 6, 7, 28 and 29)

The California Scenic Highway Program, maintained by the California Department of Transportation (Caltrans), protects scenic State highway corridors from changes that would diminish the aesthetic value of lands adjacent to the highways. Caltrans designated the segment of I-280 that runs from the Santa Clara County line to the San Bruno city limit as a scenic highway. This State-designated scenic highway runs approximately 2 miles along the edge of the City. Caltrans describes the scenic value of I-280 as follows: "The motorist is offered middle ground forest and mountain vistas, background water and mountain panoramas, and enclosed lake and mountain ridge views as the route traverses the environmentally fragile valley created by the San Andreas Earthquake Fault."

Additionally, Ordinance 1284, adopted in June 1977, restricts development that encroaches upon, modifies, widens or realigns local scenic corridors of Sneath Lane and Crystal Springs Road.

The most likely potential future development that could occur within the I-280 view shed and along local scenic corridors would be that associated with a secondary housing unit in an existing residential district and would not impact views along the scenic highway corridor. Redevelopment of existing office uses along Sneath Lane could also occur, which would require design review subject to Ordinance 1284. Accordingly, impacts related to scenic highways would be *less than significant*.

- c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

(Sources: 1, 5, 6, 7, 28 and 29)

As discussed in Section 1(a) above, potential development permitted as a result of the proposed Project would be restricted to the existing built environment. Potential development under the proposed Project would be required to comply with enumerated development standards set forth in the City's Municipal Code, Article III. Zoning of Title 12 Land Use, to ensure compatibility with adjoining land uses. Additionally, implementation of the General Plan goals and policies, as listed in a) above and in this section, below, would protect the existing visual character or quality of the city and its surroundings. Accordingly, future development permitted under the proposed Project would result in a *less than significant impact* to the visual character.

The following General Plan goals and policies would minimize adverse effects on visual character and aesthetics.

Applicable General Plan Goals and Policies:

- ERC-2 Preserve as open space those portions of property which have significant value to the public as scenic resources, aesthetic, or recreation purposes.
- ERC-3 Protect natural vegetation in park, open space, and scenic areas as wildlife habitat, to prevent erosion, and to serve as noise and scenic buffers.
- OSR-33 Balance Fire preventions goals with the preservation of the mature tree stands along the City's scenic corridors, including Sneath Lane, Skyline Boulevard, I-280, and Crystal Springs Road, consistent with the Tree Preservation Ordinance and Ordinance 1284. Landscaping of public rights-of-way along these corridors should complement the natural state.

- LUD-E Ensure that new development, especially in residential neighborhoods, is sensitive to existing uses, and is of the highest quality design and construction.
- LUD-I Engage in a new streetscaping and banner program at the City's major gateways to help foster San Bruno's sense of place.
- LUD-67 Conduct a design review of all development in "Areas visible from all sites" in Figure 2-3 to ensure it is not visually over-dominant.
- LUD-68 Provide incentives for developers to create view corridors from El Camino Real and Sneath Lane toward new internal open spaces at The Shops at Tanforan and Towne Center.
- LUD-70 Require buildings in Downtown and in Transit-Oriented Development district to screen mechanical equipments on the roof with non-glaring materials.
- LUD-71 Require buildings with a continuous façade of 100 feet or longer to use non-reflective materials to minimize adverse impact of glare.

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- Program 2-A: Update the Zoning Ordinance to make available adequate sites to accommodate San Bruno's share of regional housing need. Revise the Zoning Ordinance to reflect the San Bruno 2025 General Plan and Transit Corridors Plan (2013), including land use designations allowing mixed-use development
- Program 1-J: Ensure renovations are compatible with neighborhood character. Maintain design standards to ensure that residential additions and renovations are compatible with overall neighborhood character.
- Program 2-F: Ensure compatibility of new housing with neighborhood character. Use Residential Design Guidelines and Transit Corridors Plan Design Guidelines to ensure that new housing development proposals are compatible with existing neighborhood character.

- d) **Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?**

(Sources: 1, 5, 6, 7, 28 and 29)

Substantial light and glare comes mainly from commercial areas, safety lighting, traffic on major arterials and the freeway, and street lights. Future potential development permitted under the proposed Project does not include any land use changes that would re-designate any existing land uses (e.g., residential to commercial, etc.). Light pollution, in most of the city is minimal, and is restricted primarily to street lighting along major arterials streets and Highway 101, and to nighttime illumination of commercial buildings, shopping centers and industrial buildings. Light spillage from residential areas, particularly older neighborhoods, is mostly well-screened by trees. Potential secondary dwelling units permitted under the proposed Project would occur in already largely built-out residential areas where street and site lighting currently exist and are accounted for in the San Bruno General Plan and the Housing Element.

The goals and policies in the General Plan listed above in Sections 1(a) and 1(c) would ensure that light and glare associated with potential future development under the proposed Project are minimized. Similar to the discussions in Sections 1(a) and 1(c) above, potential future development permitted under the proposed Project would be required to comply with enumerated general development standards set forth in the City's Municipal Code, Article III. Zoning of Title 12 Land Use, and applicable City design guidelines to ensure compatibility with adjoining land uses. These factors contribute to a *less than significant* impact with respect to light and glare.

2. AGRICULTURE AND FORESTRY RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or of conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**
 (Sources: 1, 30 and 31)

The City has an established Planning Area/Sphere of Influence boundary, which is the limit of urban development. The proposed 2015-2023 Housing Element does not change any boundaries or the potential for agricultural activities. There are no proposals contained in the 2015-2023 Housing Element to convert Prime Farmland or any farmland of unique or statewide importance. In addition, there is no rezoning or development proposed on forest land or land or timber property zoned Timberland Production. There are also no proposals that would conflict with existing agricultural zoning or a Williamson Act contract, or result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, or conversion or loss of forest land.

Maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency categorize land within the city as primarily Urban and Built-Up Land. There are no agricultural lands identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the City of San Bruno. Based on the above, the proposed project would result in *no impact* on agricultural or forest resources.

- b) **Would the project conflict with an existing zoning for agricultural use, or a Williamson Act contract?**
 (Sources: 1, 5, 30 and 31)

The California Land Conservation (Williamson) Act 2010 Status Report identifies land in Santa Mateo County that is currently under Williamson Act contract. However, as discussed in

response to Section 2(a), there is no agricultural land within San Bruno, and, therefore, implementation of the proposed Project would not conflict with existing zoning for agricultural use or a Williamson Act contract. Consequently, there would be *no impact*.

- c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

(Sources: 1, 5, 14, 30 and 31)

According to 2003 mapping data from the California Department of Forestry and Fire Protection, the City does not contain any woodland or forest land cover. Thus, the City does not contain land zoned for Timberland Production and *no impact* would occur.

- d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

(Sources: 1, 5, 6, 7, 28 and 29)

For the reasons provided in response to Sections 2(a) through 2(c), there would be *no impact* in relation to the conversion of farmland to non-agricultural use or forest land to non-forest use.

- e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or of conversion of forest land to non-forest use?

(Sources: 1, 5, 14, 15, 30 and 31)

See Sections 2(a) through 2(d) above.

3. Air Quality Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in non-attainment under applicable federal or State ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

(Sources: 1, 14, 18, 19, 20 and 25)

The project site (City of San Bruno) is within the San Francisco Bay Area Air Basin (SFBAAB). The Bay Area Air Quality Management District (BAAQMD) is the regional air quality agency for

the San Francisco Bay Area Air Basin, which comprises all of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara Counties, and the southern portion of Sonoma County and the southwestern portion of Solano County. Accordingly, the City is subject to the rules and regulations imposed by the BAAQMD, as well as the California ambient air quality standards adopted by the California Air Resources Board (CARB) and national ambient air quality standards adopted by the United States Environmental Protection Agency (U.S. EPA).

Potential development permitted under the proposed Project could potentially have significant impacts on air quality through additional automobile trips associated with additional housing units. However, the BAAQMD does not require project specific analysis for projects proposing less than 520 apartments/condominiums or resulting in less than 2,000 vehicle trips per day. If a project does not exceed either of these thresholds, it is typically assumed to have a less than significant impact on air quality. Since no projects have been identified or are proposed as part of the proposed Project, it would not result in any potential future development that would meet or exceed the current BAAQMD standards for air quality impacts.

The 2015-2023 Housing Element will not generate significantly more vehicle trips than the 2007-2014 Housing Element or any more vehicle trips than permitted under the City's current General Plan and Zoning Ordinance. Further, there are a number of City policies intended to address air pollutants and/or odors in the City. The number of dwelling units that would be developed through the 2015-2023 Housing Element would not result in significant cumulative impacts to air quality as growth and land use intensity are consistent with the City's current General Plan and current Zoning, as well as ABAG's Projections 2013. Since the 2015-2023 Housing Element is consistent with ABAG projections and the City's current General Plan and Zoning, development under the Project will not conflict with or obstruct implementation of the applicable air quality plans. Because they generate few vehicle trips traffic and few air pollutants, secondary dwelling units will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, nor would they result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standards.

The 2015-2023 Housing Element contains policies to encourage housing near transit. These policies are in line with current City policies as they relate to the downtown area and the identification of potential sites for housing near transit and shopping. High density and mixed use sites are located along major corridors where transit is available.

Residential development in proximity to Highway 101, I-280, and State Routes 84 and 82, and Caltrain tracks could expose sensitive receptors to human health risks associated with toxic air contaminants (TACs). Concentrations of TACs such as diesel particulate matter are much higher near railroads traveled by locomotives and heavily traveled highways and intersections, and prolonged exposure can cause health risks such as cancer, birth defects, and neurological damage. Potential future development permitted under the proposed Project would not increase development potential and would allow for secondary dwelling units in Residential zoning districts where residential uses currently exist and are accounted for in the 2007-2014 Housing Element. Residential zoning districts are located throughout the City and in some cases are near major thoroughfares. While no projects have been identified or are proposed as part of the proposed Project, potential future development permitted under the proposed Project, subject to discretionary review, would be subject to separate environmental review as required under CEQA.

Given the proposed Project would not exceed BAAQMD standards of significance for air quality impacts and compliance with applicable and mandatory regulation (i.e., CEQA), potential future development permitted under the proposed Project would have *no impact* with respect to air quality.

- b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
(Sources: 1, 14, 18, 19, 20 and 25)

See Section 3(a) above.

- c) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in non-attainment under applicable federal or State ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors) ?
(Sources: 1, 14, 18, 19, 20 and 25)

The Bay Area 2010 Clean Air Plan is the current control strategy to reduce ozone, particulate matter (PM), air toxins, and greenhouse gases (GHGs) for the City of San Bruno. The 2010 Clean Air Plan was based on ABAG population and employment projections for the San Francisco Bay area, including growth that would be accommodated under the City's General Plan. The BAAQMD monitors air quality at several locations in the San Francisco Bay Air Basin. Historically, problematic criteria pollutants in urbanized areas include ozone, particulate matter and carbon monoxide. Combustion of fuels and motor vehicle emissions are a major source of each of these three criteria pollutants. San Bruno is within the San Francisco Bay Area Air Ozone non-attainment area as delineated by the U.S. EPA.

As discussed in Section 3(a) above, potential future development permitted under the proposed Project would not increase development potential (no new automobile trips or additional housing units), but rather, would allow for secondary dwelling units in Residential zoning districts where residential uses currently exist and are accounted for in the 2007-2014 Housing Element. Therefore, no increase of criteria air pollutants would occur as a result of potential future development permitted under the proposed Project and impacts would be *less than significant*.

- d) Would the project expose sensitive receptors to substantial pollutant concentrations?
(Sources: 1 and 14)

See Section 3(a) above.

- e) Would the project create objectionable odors affecting a substantial number of people?
(Sources: 1 and 14)

Odors are also an important element of local air quality conditions. Specific activities allowed within each land use category can raise concerns related to odors on the part of nearby neighbors. Major sources of odors include restaurants and wastewater treatment plants. While sources that generate objectionable odors must comply with air quality regulations, the public's sensitivity to locally produced odors often exceeds regulatory thresholds.

The type of housing development that would be permitted under the proposed Project is not considered a major source of odor and would not create objectionable odors to surrounding sensitive land uses. Accordingly, there would be *no impact*.

4. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on a plant or animal population, or essential habitat, defined as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on a plant or animal population, or essential habitat, defined as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

(Sources: 1, 14, 16, 17, 21 and 26)

Special status plants include those listed as “Endangered,” “Threatened,” or “Candidate for Listing” by the California Department of Fish and Wildlife (CDFW) or the U.S. Fish and Wildlife Service (USFWS), that are included in the California Rare Plant Rank, or that are considered special-status in local or regional plans, policies or regulations. Special status animals include those listed as “Endangered,” “Threatened,” or “Candidate for Listing” by the CDFW or the USFWS, that are designated as “Watch List,” “Species of Special Concern,” or “Fully Protected” by the CDFW, or that are considered “Birds of Conservation Concern” by the USFWS. There are occurrences of plant and animal species with special-status within the city limits.

Depending on the location, any future urban development in the City has the potential to affect important biological resources by disturbing or eliminating areas of remaining natural communities. This could include: (a) a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; (b) a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service;

(c) a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act; or, (d) interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

The proposed 2015-2023 Housing Element would not modify the location or amount of residential designated lands allowed under the City's current General Plan and Zoning. All new development under the 2015-2023 Housing Element would be consistent with the City's General Plan and current Zoning Ordinance, and would be consistent with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and it will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Based on the above, the proposed project would result in no impact or less than significant impact to biological resources.

The General Plan goals and policies, described at the end of this section, would protect special-status species associated with potential future development.

Implementation of these General Plan policies as well as compliance with federal and State laws, including but not limited to, the Migratory Bird Treaty Act, Clean Water Act, Federal and California Endangered Species Acts, and California Native Plant Protection Act would ensure impacts to special-status species associated with potential future development that could occur through implementation of the proposed Project would be *less than significant*.

- b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
(Sources: 1, 5, 14, 16, 17, 21 and 26)

The recognized sensitive natural communities of San Bruno are its wetlands and oak woodlands. In addition, creeks traverse the Study Area. While some existing residential zoning districts are located adjacent to San Bruno Creek in Crestmoor Canyon, which is a valuable urban riparian habitat, construction of second dwelling units in existing residential districts would not result in the conversion of creek channel habitat or removal of vegetation from within the banks of the creek. Construction of second units could result in removal of vegetation such as trees and shrubs not within the creek itself, but riparian habitat adjacent to the creek. In instances of large lots and/or tall trees, vegetation on the residential lots immediately adjacent to the creek can provide additional nesting and foraging opportunities for riparian-associated species, particularly birds and bats. Generally, impacts would be limited to removal of vegetation (to trees or bushes) on already developed lots.

Removal of trees over ten inches in diameter (six inches in diameter for native Bay, Buckeye, Oak, Redwood, or Pine tree) would trigger the Heritage Tree Ordinance, which requires a minimum of either two twenty-four-inch box size trees, or one thirty-six-inch box size tree, for each heritage tree removed.

Potential future development as a result of implementing the proposed Project area would occur on lands that are currently developed and would not increase run-off potential that could directly impact wetlands. Furthermore, wetlands and other waters are protected under the federal Clean Water Act and the State's Porter-Cologne Water Quality Control Act are under the jurisdiction of the U.S. Army Corps of Engineers and the San Francisco Bay Regional Water Quality Control

Board. Federal and State regulations require avoidance of impacts to the extent feasible, and compensation for unavoidable losses of jurisdictional wetlands and waters. The General Plan goals and policies, described below, would reduce impacts to sensitive habitats (i.e., oak woodlands and riparian habitats). These goals, policies, and actions provide a comprehensive approach for addressing and mitigating the direct and indirect impacts of anticipated development on or near riparian habitat or other sensitive natural communities. Therefore, implementation of the proposed Project, in combination with the Municipal Code Title 12 Land Use and Chapter 8.25 Heritage Trees, and regulations prohibiting the use of invasive and/or noxious plant species in landscaping, and federal and State laws, would reduce potential impacts to sensitive habitats to a *less than significant* level.

The following General Plan goals and policies would minimize adverse effects on biological resources.

Applicable General Plan Goals and Policies:

- OSR-32 During plan review, assure that development on City lands is compatible with preservation of Crestmoor Canyon, Junipero Serra Park, San Francisco Peninsula Watershed lands, Golden Gate National Recreation Area, and San Francisco International Airport wetlands in a natural state.
- ERC-A Preserve open space essential for the conservation of San Bruno's natural resources – including vegetation, wildlife, soils, water, and air.
- ERC-B Protect the natural environment, including wildlife, from destruction during new construction or redevelopment within San Bruno.
- ERC-C Recognize areas of overlapping jurisdiction with respect to open space and environmental resources, and coordinate the City's actions with efforts of surrounding cities, agencies, and San Mateo County.
- ERC-1 Preserve as open space those lands which are identified, through environmental review, as sensitive habitat areas. Require setbacks to development as buffer areas, as appropriate.
- ERC-5 Preserve critical habitat areas and sensitive species within riparian corridors, hillsides, canyon areas, tree canopies, and wetlands that are within the City's control (Figure 6-1). Protect declining or vulnerable habitat areas from disturbance during design and construction of new development.
- ERC-6 Preserve wetland habitat in the San Francisco Bay Margins along the eastern edge of City land as permanent open space (Figure 6-1). Where jurisdiction allows, establish buffer zones at the edge of wetland habitats and identify buffer zones as areas to restrict development. Environmental concerns should be addressed during stormwater maintenance activities.
- ERC-7 Ensure that construction adjacent to open canyon areas is sensitive to the natural environment. Preserve the natural topography and vegetation.
- ERC-8 If development occurs adjacent to a wetlands area, ensure that a qualified biologist has conducted a wetlands delineation in accordance with federal and state guidelines.
- ERC-9 Preserve mature trees and vegetation, including wildflowers, within open canyon areas and along the City's scenic roadways.
- ERC-10 Require incorporation of native plants into landscape plans for new development as feasible – especially in areas adjacent to natural areas, such as canyons or scenic roadways (Figure 6-1). Require preservation of mature trees, as feasible, during design and construction.
- ERC-11 Prohibit the use of any new non-native invasive plant species in any landscaped or natural area. Develop a program for abatement of non-native invasive species in open space or habitat areas.
- ERC-12 Balance the need for fire safety and invasive plant species management with new considerations along the city's scenic corridors. Encourage buildings to be locked outside of the

- tree's drip-line or 12 feet from the tree trunk, whichever is greater, and/or incorporating special techniques to minimize root damage, etc.
- ERC-13 Through environmental review, assure that all projects affecting resources of regional concern (e.g., the San Francisco garter snake habitat, water and air quality, the San Francisco Fish and Game Reserve) satisfy regional, State and federal laws.
- ERC-14 Preserve wetlands habitat and associated species in compliance with the federal "no net loss" policy using mitigation measures such as:
- Avoidance of sensitive habitat areas;
 - Clustering of development away from wetlands;
 - Transfer of development rights for preservation of existing sensitive lands; and/or
 - Compensatory in-kind mitigation, such as restoration or creation.
- ERC-15 Consult with the California Department of Fish and Game to determine significant habitat areas. Identify priorities for acquisition or maintenance of open space areas based on biological or environmental concerns.
- ERC-16 Conduct presence/absence biological surveys for sensitive plant and animal species in natural areas prior to any construction activities proposed adjacent to or within identified natural areas (Figure 6-1). If no special status species are detected during these surveys, then construction-related activities may proceed. If listed special status species are found within the construction zone, then avoid these species and their habitat or consult with U.S. Fish and Wildlife Service and/or California Department of Fish and Game.
- ERC-17 If construction activities, including tree removal activities, are required adjacent to or within natural areas (Figure 6-1), then avoid activities during March through June unless a bird survey is conducted to determine that the tree is unused during the breeding season by avian species that are protected under California Fish and Game Codes 3503, 3503.5, and 3511.
- ERC-18 Coordinate efforts with the San Mateo County Flood Control District, Caltrans, Golden Gate National Recreation Area, San Francisco Airport, Peninsula Watershed lands, and Junipero Serra County Park to develop or preserve and manage interconnecting wildlife movement corridors.
- OSR-34 Protect mature trees, as feasible, during new construction and redevelopment. Require identification of all trees over six inches in diameter and approval of landscaping plans during design review.

- c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filling, hydrological interruption or other means? (Sources: 1, 14, 16, 17, 21 and 26)

See Section 4(b) above.

- d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Sources: 1, 5, 14, 16, 17, 21 and 26)

San Bruno Creek provides a valuable wildlife movement corridor and nursery site within the urbanized setting of the Study Area. As discussed in Sections 4(b) and 4(c), the residential zoning districts affected by secondary dwelling units could be developed on existing residential lots along the creek. Construction of secondary dwelling units on lots adjacent to the creek would not necessitate alteration of the creek or removal of vegetation within the creek channel. Hence, travel of species within the creek channel would not be obstructed under the proposed Project. However, construction of secondary dwelling units on lots adjacent to the creek may

necessitate removal of vegetation along creek banks, or result in obstructions along the creek banks. There are numerous policies in the San Bruno General Plan that serve to protect and enhance sensitive biological resources and the important wildlife habitat the San Bruno Creek provides. Therefore, compliance with the goals and policies listed under Sections 4(b) and 4(c) above, in combination with Municipal Code, Title 12 Land Use and Chapter 8.25 Heritage Trees, and federal and State laws, would ensure that impacts to the wildlife movement corridor and nursery site that the San Bruno Creek supports would be *less than significant*.

- e) **Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

(Sources: 1, 5, 14, 16, 17, 21 and 26)

Chapter 8.25 Heritage Trees, of the City's Municipal Code, known as the "Heritage Tree Ordinance," protects stands of oak, bay and other trees in the City. The preservation of these trees is necessary for the health and welfare of the citizens of the city in order to preserve the scenic beauty and historical value of trees, prevent erosion of topsoil and sedimentation in waterways, protect against flood hazards and landslides, counteract the pollutants in the air, maintain the climatic balance and decrease wind velocities. It is the intent of Chapter 8.25 to establish regulations for the removal of heritage trees within the city in order to retain as many trees as possible consistent with the purpose of the chapter and the reasonable economic enjoyment of private property. If potential future development under the proposed Project were to impact a heritage tree, it would be required to comply with the City's Heritage Tree Ordinance before any tree could be removed. Tree removal permits must be secured before any qualifying tree removal action occurs. Potential future development permitted under the proposed Project would have to comply with this City ordinance. With adherence to the General Plan policies described in Section 4(a) and the City's Heritage Tree Ordinance, no conflicts are anticipated and impacts would be considered *less than significant*.

- f) **Would the project conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan?**

(Sources: 1, 5, 14, 16, 17, 21 and 26)

There are no adopted Habitat Conservation Plans (HCPs) or Natural Community Conservation Plans (NCCPs) covering the city. Consequently, there would be *no impact*.

5. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?
 (Sources: 1, 5, 6, 7, 14, 21 and 23)

The types of cultural resources that meet the definition of historical resources under CEQA generally consist of districts, sites, buildings, structures and objects that are significant for having traditional, cultural, and/or historical associations. Commonly, the two main resource types that are subject to impact, and that may be impacted by potential future development allowed under the proposed Project, are historical archaeological deposits and historical architectural resources, as discussed below. Human remains are addressed in Section 5(d) below.

Cultural resources are protected by federal and State regulations and standards, including, but not limited to, the National Historic Preservation Act, the California Public Resources Code, and CEQA. If the potential future development under the proposed Project or adjacent properties are found to be eligible for listing on the California Register, the development would be required to conform to the current Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating and Restoring Historic Buildings, which require the preservation of character defining features which convey a building's historical significance, and offers guidance about appropriate and compatible alterations to such structures.

Historical and pre-contact archaeological deposits that meet the definition of historical resources under CEQA could be damaged or destroyed by ground-disturbing activities associated with potential future development allowed under the proposed Project. Should this occur, the ability of the deposits to convey their significance, either as containing information important in prehistory or history, or as possessing traditional or cultural significance to Native American or other descendant communities, would be materially impaired.

It is highly improbable that archaeological deposits and/or architectural resources associated with the historic period of San Bruno would be impacted by potential future development as this development would be concentrated in and around a highly urban area, where development will have a lesser impact on historical archeological and/or architectural resources.

Implementation of the following General Plan goals and polices would provide for the identification of archaeological deposits prior to actions to address: (1) actions that may disturb such deposits; (2) the preservation and protection of such deposits; (3) the evaluation of unanticipated finds made during construction; and, (4) the protection and respectful treatment of human remains associated with archaeological deposits. Furthermore, the goals and policies would protect historical resources in the Study Area by providing for the early detection of potential conflicts between development and resource protection, and by preventing or minimizing the material impairment of the ability of archaeological deposits to convey their significance through excavation or preservation.

The following General Plan goals and policies would minimize adverse effects on cultural resources:

Applicable General Plan Goals and Policies:

- ERC-F Preserve and enhance historic and cultural resources within the City, particularly within the historic Downtown area.
- ERC-35 Develop criteria for designation of local historic or cultural resources. Designation may not be based solely on the age of a resource, but rather special qualities, detailing, people, or events associated with it. Resources may also include special signage and/or landmarks known to city residents.
- ERC-36 Preserve historic structures and resources during reuse and intensification within the city's older neighborhoods.
- ERC-37 Designate the vicinity of Taylor Avenue, San Mateo Avenue, and El Camino Real as the beginning of the State Highway System as a historic landmark with a marker (Figure 6-2).
- ERC-38 Work cooperatively with the owners of The Shops at Tanforan to preserve the historic marker on site (Figure 6-2).
- ERC-39 Continue to protect archaeological sites and resources from damage. Require that areas found to contain significant indigenous artifacts be examined by a qualified archaeologist for recommendations concerning protection and preservation.
- ERC-40 Ensure that new development adjacent to historic structures is compatible with the character of the structure and the surrounding neighborhood.
- ERC-41 Educate citizens about San Bruno's past by creating a brochure describing the City's history and resources for distribution to community groups and public schools.
- ERC-42 If demolition of a historical building is necessary for safety reasons, attempt to preserve the building façade for adaptive reuse during reconstruction. Offer funding through the Redevelopment Agency for façade preservation projects.
- ERC-43 Conduct a thorough study of the historic and cultural resources within San Bruno, in coordination with the City's centennial anniversary in 2014.
- ERC-44 Rehabilitation, renovation, or reuse of historic resources will be implemented in coordination with the standards of the Secretary of the Interior and the Office of Historic Preservation.
- ERC-45 If, prior to grading or construction activity, an area is determined to be sensitive for paleontological resources, retain a qualified paleontologist to recommend appropriate actions. Appropriate action may include avoidance, preservation in place, excavation, documentation, and/or data recovery, and shall always include preparation of a written report documenting the find and describing steps take to evaluate and protect significant resources.
- PFS-47 Develop criteria to determine whether damaged buildings can be preserved and/or restored following a natural disaster, rather than demolished.
- ED-21 Emphasize Downtown as San Bruno's historic center, providing an identity and a sense of place for the entire city, by establishing a focused revitalization strategy. Initiatives of the Downtown Revitalization Strategy should include:

- Monitoring of land use and development trends in Downtown to ensure a sufficient supply of land, development intensities, and parking facilities;
 - Attraction of retail, hotel, and service sector business to key locations in Downtown;
 - Establishment of a proactive land assembly strategy in Downtown for the purposes of redevelopment and revitalization;
 - Facilitation of additional cultural attractions and events that bring both residents and visitors to the Downtown; and
 - Preservation and enhancement of historic structures contributing to the unique character of the Downtown.
- LUD-3 During Plan review, protect the residential character of established neighborhoods by ensuring that new development conforms to surrounding design and scale

Draft 2015-2023 Housing Element Goals and Policies

Program 1-G. Support Historic Preservation. Support preservation and reuse of properties with historical character.

Program 2-F: Ensure compatibility of new housing with neighborhood character. Use Residential Design Guidelines and Transit Corridors Plan Design Guidelines to ensure that new housing development proposals are compatible with existing neighborhood character.

Implementation of the goals and policies identified above, as well as compliance with federal and State laws, would reduce potential impacts to historical resources to a *less than significant* level.

- b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
(Sources: 1, 5, 6, 7, 14, 21 and 23)

Archaeological deposits that meet the definition of unique archaeological resources under CEQA could be damaged or destroyed by ground disturbing activities associated with future potential development under the proposed Project. If the cultural resource in question is an archaeological site, CEQA Guidelines Section 15064.5(c)(1) requires that the lead agency first determine if the site is a historical resource as defined in CEQA Guidelines Section 15064.5(a). If the site qualifies as a historical resource, potential adverse impacts must be considered through the process that governs the treatment of historical resources. If the archaeological site does not qualify as a historical resource but does qualify as a unique archaeological site, then it is treated in accordance with Public Resources Code (PRC) Section 21083.2 (CEQA Guidelines Section 15064.5(c)(3)). In practice, most archaeological sites that meet the definition of a unique archaeological resource will also meet the definition of a historical resource.

Should this occur, the ability of the deposits to convey their significance, either as containing information important in prehistory or history, or as possessing traditional or cultural significance to Native American or other descendant communities, would be materially impaired. In addition to the likely presence of unrecorded Native American archaeological sites, it is highly improbable that significant archaeological deposits exist in the Study Area.

However, as described above in Section 5(a), the General Plan includes goals and policies that would address potential impacts to archaeological deposits. Any potential future development would provide for the identification of archaeological deposits and would be required to address: (1) actions that may disturb such deposits; (2) the preservation and protection of such deposits; (3) the evaluation of unanticipated finds made during construction; and, (4) the protection and

respectful treatment of human remains associated with archaeological deposits.

Compliance with General Plan policies would provide for the protection of archaeological deposits in the Study Area by providing for the early detection of potential conflicts between development and resource protection, and by preventing or minimizing the material impairment of the ability of archaeological deposits to convey their significance through excavation or preservation. Implementation of the goals and policies identified above, as well as compliance with federal and State laws, would reduce potential impacts to archaeological deposits to a *less than significant* level.

- c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

(Sources: 1, 5, 6, 7, 14, 21 and 23)

No known fossils or unique paleontological resources or unique geologic features are present in the Study Area. However, geological formations underlying San Bruno have the potential for containing paleontological resources (i.e., fossils). There could also be fossils of potential scientific significance in other geological formations that are not recorded in the database. It is possible that ground-disturbing construction associated with potential future development under the proposed Project could reach significant depths below the ground surface. Should this occur, damage to, or destruction of, paleontological resources could result, which would prevent the realization of their scientific data potential through documentation and analysis.

The General Plan Environmental Resources and Conservation Element includes policies that will provide for the mitigation of impacts to paleontological resources. These cover protection of prehistoric or historic cultural resources either on-site or through appropriate documentation as a condition of removal and require that if cultural resources, including archaeological or paleontological resources, are uncovered during grading or other on-site excavation activities, that construction will stop until appropriate mitigation is implemented.

The policies described above provide for the protection of paleontological resources in the Study Area by providing for work to stop to prevent additional disturbance of finds discovered during construction, and by providing for the recovery of scientifically consequential information that would offset the loss of the resource. Implementation of the policies identified above, as well as compliance with federal and State laws, would reduce potential impacts to paleontological resources to a *less than significant* level.

- d) Would the project disturb any human remains, including those interred outside of formal cemeteries?

(Sources: 1, 5, 6, 7, 14, 21 and 23)

Human remains associated with pre-contact archaeological deposits could exist in the Study Area, and could be encountered during at the time potential future development occurs. The associated ground-disturbing activities, such as site grading and trenching for utilities, have the potential to disturb human remains interred outside of formal cemeteries. Descendant communities may ascribe religious or cultural significance to such remains and may view their disturbance as an unmitigable impact. Disturbance of unknown human remains would be a significant impact.

However, any human remains encountered during ground-disturbing activities are required to be treated in accordance with California Health and Safety Code Section 7050.5, Public Resources

Code Section 5097.98 and the California Code of Regulations Section 15064.5(e) (CEQA), which state the mandated procedures of conduct following the discovery of human remains. According to the provisions in CEQA, if human remains are encountered at a site, all work in the immediate vicinity of the discovery must cease and necessary steps to ensure the integrity of the immediate area shall be taken.

In the event of discovery of human remains, the San Mateo County Coroner must be notified immediately. The Coroner then determines whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner must notify the Native American Heritage Commission (NAHC) within 24 hours, who will, in turn, notify the person the NAHC identifies as the Most Likely Descendant (MLD) of any human remains. "Native American Most Likely Descendant" is a term used in an official capacity in *CEQA Guidelines* Section 15064.5(e), and other places, to refer to Native American individuals assigned the responsibility/opportunity by NAHC to review and make recommendations for the treatment of Native American human remains discovered during project implementation. Section 5097.98 of the Public Resources Code and Section 7050.5 of the Health and Safety Code also reference Most Likely Descendants.

Further actions would be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner can, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendant may request mediation by the NAHC. Through mandatory regulatory procedures, as described above, impacts to human remains would be *less than significant*.

6. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides, mudslides or other similar hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: i) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42; ii) strong seismic ground shaking; iii) seismic-related ground failure, including liquefaction; iv) landslides, mudslides, or other similar hazards?**

(Sources: 1, 5, 6, 7, 14, 16, 32, 38 and 39)

The City of San Bruno could experience the effects of a major earthquake from one of the active or potentially active faults on the San Francisco Peninsula or in the greater Bay Area. The four major hazards associated with earthquakes are fault surface rupture (ground displacement), ground shaking, ground failure, and settlement. The main trace of the San Andreas Fault runs along the western side of the City of San Bruno, just northeast of Skyline Boulevard. Active “splinter” traces have been accurately located within the southwestern portion of the City. The designated Alquist-Priolo “Earthquake Fault Zone” for fault rupture hazard extends approximately 800 feet on either side of the San Andreas Fault, and lies within the City of San Bruno. In the event of a large, magnitude 6.7 or greater seismic event, much of the Study Area is projected to experience “strong” to “very strong” ground shaking, with the most intense shaking forecast in the low-lying areas of the eastern side of the City part. Those areas underlain by Bay Mud are judged to have a very high potential for seismically-induced liquefaction. However, all future residential development would be subject to existing federal, State, and local regulations and the following General Plan goals and policies:

The General Plan includes the following goals and policies that are intended to minimize potential seismic hazards.

Applicable General Plan Policies:

- HS-A Reduce the risk of loss of life, injuries, loss of property, or resources due to natural hazards. Recognize the interrelationship between potential land use plans and land capacity constraints.
- HS-B Reduce the potential for damage from geologic hazards through appropriate site design and erosion control.
- HS-C Reduce the potential for damage from seismic hazards through geotechnical analysis, hazard abatement, emergency preparedness, and recovery planning.
- HS-D Protect sites subject to flooding hazards by implementing storm drainage improvements, and by requiring building design and engineering that meets or exceeds known flood risk requirements.
- HS-1 Regulate development, including remodeling or structural rehabilitation, to assure adequate mitigation of safety hazards on sites having a history or threat of slope instability, erosion, subsidence, seismic dangers (including those resulting from liquefactions, ground failure, ground rupture), flooding, and/or fire hazards (Figure 7-2).
- HS-2 Review and revise the City's Building Code, Zoning Ordinance, and Subdivision requirements to safeguard against seismic, geologic, and safety hazards. Mitigation should include:
- Minimal grading and removal of natural vegetation to prevent erosion and slope instability. Cleared slopes should be replanted with vegetation.
 - Proper drainage control to prevent erosion of the site and affected properties.
 - Careful siting and structural engineering in unstable areas.
 - Consideration of flooding and fire hazards in siting and designing new development.
- HS-3 Require geotechnical investigation of all sites, except single family dwellings, proposed for development in areas where geologic conditions or soil types are subject to landslide risk, slippage, erosion, liquefaction, or expansive soils (Figure 7-2). Require submission of geotechnical investigation and demonstration that the project conforms to all recommended mitigation measures prior to city approval.
- HS-4 Prevent soil erosion by retaining and replanting vegetation, and by siting development to minimize grading and land form alteration.
- HS-5 Require preparation of a drainage and erosion control plan for land alteration and vegetation removal on sites greater than one acre in size.
- HS-6 Restrict development of critical facilities—such as hospitals, fire stations, emergency management headquarters, and utility lifelines—in areas determined as high-risk geologic hazard zones (Figure 7-2).
- HS-7 Development in areas subject to seismic hazards, including ground shaking, liquefaction, and seismically-induced landslides (Figure 7-2) to comply with guidelines set forth in the most recent version of the California Division of Mines and Geology Special Publication 117.
- HS-8 Identify existing structural hazards related to un-reinforced masonry, poor or outdated construction techniques, and lack of seismic retrofit. Coordinate with the Redevelopment Agency to provide assistance to property owners to abate or remove structural hazards that create an unacceptable level of risk.
- HS-9 In accordance with the Alquist-Priolo Special Studies Zones Act, do not permit structures across an active fault (Figure 7-2) or within 50 feet of an active fault, except single-family wood frame dwellings where no other location on a lot is feasible. Require any new development to contract with geo-technical engineers to reduce potential damage from seismic activity.
- HS-10 Recommend a geologic report by a qualified geologist for construction or remodeling of all structures, including all single-family dwellings, proposed within 100 feet of a historically active or known active fault (Figure 7-2). Geologic reports should recommend minimum setbacks,

- siting and structural safety standards, to reduce potential seismic hazards. Geologic reports must be filed with the State Geologist by the City within 30 days of receipt.
- HS-11 Coordinate with surrounding cities, agencies, and San Mateo County in planning for recovery after a major seismic event. Determine appropriate emergency management and rebuilding strategies.
- HS-12 Develop and provide incentives for property owners to conduct preventive maintenance of structures and to perform foundation and other seismic retrofit improvements.
- PFS-42 Conduct emergency drills in public buildings, large office developments, and in coordination with local schools. Hold post-drill training seminars to identify needed improvements to emergency preparedness.
- PFS-43 Work with critical use facilities (i.e., hospitals, schools, public assembly facilities, transportation services) to assure that they can provide alternate sources of electricity, water, and sewage disposal in the event that regular utilities are interrupted in a disaster.

Compliance with existing federal, State and local regulations, and the goals and policies listed above would ensure that the impacts associated with seismic hazards are minimized to the maximum extent practicable. Consequently, associated seismic hazards impacts would be *less than significant*.

- b) **Would the project result in substantial soil erosion or the loss of topsoil?**
(Sources: 1, 5, 6, 7, 14, 16, 32, 38 and 39)

Substantial soil erosion or loss of topsoil during construction could undermine structures and minor slopes, and this could be a concern of nearly all development under the proposed Project. However, compliance with existing regulatory requirements, such as implementation of erosion control measures as specified in the City of San Bruno's grading and drainage control requirements, would reduce impacts from erosion and the loss of topsoil. Examples of these control measures include hydro-seeding or short-term biodegradable erosion control blankets; vegetated swales, silt fences or other inlet protection at storm drain inlets; post-construction inspection of drainage structures for accumulated sediment; and post-construction clearing of debris and sediment from these structures. Furthermore, the future development permitted by the proposed Project would be concentrated on highly urban sites, where development would result in limited soil erosion or loss of topsoil. Therefore, adherence to existing regulatory requirements would ensure that impacts associated with substantial erosion and loss of topsoil during the future development of the housing sites would be *less than significant*.

- c) **Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**
(Sources: 1, 5, 6, 7, 14, 16, 32, 38 and 39)

Unstable geologic units are known to be present within the Study Area. The impacts of such unstable materials include, but may not be limited to, subsidence in the diked baylands, where the underlying fill has been described as highly compressible. Such subsidence has been exacerbated by historical groundwater overdraft. Areas underlain by thick colluvium or poorly engineered fill as well as low-lying areas along the Bay margins may also be prone to subsidence. Potential housing locations that lie atop mapped artificial fill could be at greater risk for subsidence. Compliance with City application processes and General Plan policies, which requires site-specific geologic and geotechnical studies for land development or construction in areas of potential land instability as shown on the State and/or local geologic hazard maps, or identified through other means, would reduce the potential impacts to future development from

an unstable geologic unit or soil to a *less than significant* level.

- d) **Would the project be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code, creating substantial risks to life or property?**
(Sources: 1, 5, 6, 7, 14, 16, 32, 38 and 39)

The pattern of expansive soils within the Study Area is such that moderately expansive soils (denoted by soils with high linear extensibility and plasticity index) are most prevalent in the in the Colma Formation, underlying the east side of San Bruno, in the neighborhoods that lie closest to San Francisco Bay. However, development of housing would be subject to the California Building Code (CBC) regulations and provisions, as adopted in the City’s Municipal Code (Section 11.04.010 Adoption of the 2013 California Building Code) and enforced by the City during plan review prior to building permit issuance. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition, and also regulates grading activities, including drainage and erosion control. Furthermore, requirements for geologic/geotechnical reports at development locations identified as potential problem areas supported by various goals, programs and policies in the General Plan as listed under Section 6(a) above. Thus, compliance with existing regulations and policies would ensure impacts to the future development permitted under the proposed Project would be reduced to a *less than significant* level.

- e) **Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**
(Sources: 1, 5, 6, 7, 14, 16, 32, 38 and 39)

Potential future development under the proposed Project would occur in the existing built areas of the City. Connection to the sewer system is available in these areas and, therefore, *no impact* regarding the capacity of the soil in the area to accommodate septic tanks or alternate wastewater disposal systems would occur.

7. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**
(Sources: 1, 5, 6, 7 and 14)

In 2006, California adopted Assembly Bill 32 (AB 32), the Global Warming Solutions Act of 2006. AB 32 established a statewide GHG emissions reduction goal to reduce statewide GHG emissions levels to 1990 levels by 2020. Assembly Bill 32 established a legislative short-term (2020) mandate for State agencies in order to set the State on a path toward achieving the long-term GHG reduction goal of Executive Order S-03-05 to stabilize carbon dioxide (CO2) emissions by 2050. The City of San Bruno adopted a Climate Action Plan to ensure consistency

with statewide efforts to reduce GHG emissions under AB 32.

The General Plan Housing Element and the Zoning Ordinance are regulatory documents that establish goals and polices that guide development, as well as outline various districts within the boundaries of the city and restrictions for erecting, constructing, altering or maintaining certain buildings, identifying certain trades or occupations, and determining uses of land. The proposed Project does not directly result in development in and of itself. Before any development can occur in the city, all such development is required to be analyzed for conformance with the San Bruno General Plan, Zoning Ordinance, other applicable local and State requirements, and must comply with the requirements of CEQA and obtain all necessary clearances and permits.

Future development in San Bruno could contribute to global climate change through direct and indirect emissions of GHG from transportation sources, energy (natural gas and purchased energy), water/wastewater use, waste generation, and other off-road equipment (e.g., landscape equipment, construction activities). Potential future development under the proposed Project would not increase development potential in San Bruno beyond what was considered in the General Plan and the current Housing Element (2007-2014). Consequently, implementation of the proposed Project would result in a *less than significant* impact related to contributing to GHG emissions that could have a significant effect on the environment and conflicting with an applicable plan adopted for the purpose of reducing GHG emissions.

- b) Would the project conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs?
(Sources: 1, 5, 6, 7 and 14)

See Section 7(a) above.

8. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are inter-mixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?
 (Sources: 1, 5, 6, 7 and 14)

State-level agencies, in conjunction with the U.S. EPA and Occupational Safety and Health Administration (OSHA) regulate removal, abatement, and transport procedures for asbestos-containing materials. Asbestos-containing materials (ACMs) are materials that contain asbestos, a naturally occurring fibrous mineral that has been mined for its useful thermal properties and tensile strength. Releases of asbestos from industrial operations, demolition or construction activities are prohibited by these regulations and medical evaluation and monitoring is required for employees performing activities that could expose them to asbestos. Additionally, the regulations include warnings that must be heeded and practices that must be followed to reduce the risk for asbestos emissions and exposure. Finally, federal, State and local agencies must be notified prior to the onset of demolition or construction activities with the potential to release asbestos.

Lead-based paint (LBP), which can result in lead poisoning when consumed or inhaled, was widely used in the past to coat and decorate buildings. Although, LBP has been banned by the Federal Consumer Product Safety Commission since 1978. Therefore, only buildings built before 1978 are presumed to contain LBP, as well as buildings built shortly thereafter, as the phase-out of LBP was gradual. Lead poisoning can cause anemia and damage to the brain and

nervous system, particularly in children. Like ACMs, LBP generally does not pose a health risk to building occupants when left undisturbed. However, deterioration, damage, or disturbance will result in hazardous exposure.

The U.S. EPA prohibited the use of polychlorinated biphenyls (PCBs) in the majority new electrical equipment starting in 1979, and initiated a phase-out for most existing PCB-containing equipment. The inclusion of PCBs in electrical equipment and the handling of those PCBs are regulated by the provisions of the Toxic Substances Control Act, 15 U.S.C. Section 2601 et seq. (TSCA). Relevant regulations include labeling and periodic inspection requirements for certain types of PCB-containing equipment and outline highly specific safety procedures for their disposal. The State of California likewise regulates PCB-laden electrical equipment and materials contaminated above a certain threshold as hazardous waste. These regulations require that such materials be treated, transported and disposed in a safe manner. At lower concentrations for non-liquids, regional water quality control boards may exercise discretion over the classification of such wastes.

The California Division of Occupational Safety and Health's (Cal OSHA) Lead in Construction Standard is contained in Title 8, Section 1532.1 of the California Code of Regulations. The regulations address all of the following areas: permissible exposure limits (PELs); exposure assessment; compliance methods; respiratory protection; protective clothing and equipment; housekeeping; medical surveillance; medical removal protection (MRP); employee information, training, and certification; signage; record keeping; monitoring; and agency notification.

Potentially hazardous building materials (i.e., ACM, lead-based paint, PCBs, mercury) may be encountered during the demolition of existing structures, if required under the proposed Project. The removal of these materials (if present) by contractors licensed to remove and handle these materials in accordance with existing federal, State, and local regulations would insure that risks associated with the transport, storage, use and disposal of such materials would be *less than significant*.

Common cleaning substances, building maintenance products, paints and solvents, and similar items would likely be stored, and used, at future housing developments that could occur under the proposed Project. These potentially hazardous materials would not be of a type or occur in sufficient quantities to pose a significant hazard to public health and safety or the environment. Consequently, associated impacts from implementation of the proposed Project would be *less than significant*.

- b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

(Sources: 1, 5, 6, 7 and 14)

As described in Section 7(a) above, the storage and use of common cleaning substances, building maintenance products and paints and solvents in the potential development planned for under the proposed Project could likely occur. However, these potentially hazardous substances would not be of a type or occur in sufficient quantities on-site to pose a significant hazard to public health and safety or the environment. Consequently, overall, associated hazardous materials impacts would be *less than significant*.

Furthermore, compliance with the following General Plan goal and policies would ensure impacts would be minimized.

Applicable General Plan Goals and Policies:

- HS-E Ensure health, safety and welfare of San Bruno residents by requiring appropriate use, disposal, and transport of hazardous materials.
- HS-23 Ensure appropriate clean-up of all former commercial and industrial sites according to relevant regulatory standards prior to reuse.
- HS-24 Control the transport of hazardous substances to minimize potential hazards to the local population. Identify appropriate regional and local routes for transportation of hazardous materials, and require that fire and emergency personnel can easily access these routes for response to spill incidents.
- HS-25 Review and revise City regulations regarding manufacturing, storage, and usage of hazardous materials as necessary to minimize potential hazards.
- HS-26 Restrict siting of businesses that use, store, process, or dispose of large quantities of hazardous materials in areas subject to seismic fault rupture or strong ground shaking.
- HS-27 Initiate a public awareness campaign—through flyers, website, and mailings—about household hazardous waste management, control, and recycling through San Mateo County programs and San Bruno Garbage.
- HS-28 Require that lead-based paint and asbestos surveys be conducted by qualified personnel prior to structural demolition or renovation, in buildings constructed prior to 1980.
- HS-29 Require abatement of lead-based paint and asbestos prior to structural renovation and demolition, and compliance with all State, Federal, OSHA, Bay Area Air Quality Management District, and San Mateo County Health, Environmental Health Division rules and regulations.
- ERC-19 Regulate new development—specifically industrial uses—as well as construction and demolition practices to minimize pollutant and sediment concentrations in receiving waters and ensure waterbodies within San Bruno and surface water discharged into San Francisco Bay meets or exceeds relevant regulatory water quality standards.
- ERC-20 Require implementation of Best Management Practices to reduce accumulation of non-point source pollutants in the drainage system originating from streets, parking lots, residential areas, businesses, and industrial operations.
- ERC-21 Continue programs to inform residents of the environmental effects of dumping household waste, such as motor oil, into storm drains that eventually discharge into San Francisco Bay.
- ERC-22 Regularly measure and monitor water quality in San Bruno's surface water to ensure maintenance of high quality water for consumption by humans and other species throughout the region.
- ERC-23 Regulate new development to minimize stormwater runoff rates and volumes generated by impervious surfaces, and maximize recharge of local groundwater aquifers when feasible. Utilize the recommendations provided in the Bay Area Stormwater Management Agency's Start at the Source Design Guidance Manual for Stormwater Quality Protection.
- ERC-24 Require that new development incorporate features into site drainage plans that reduce impermeable surface area and surface runoff volumes. Such features may include:
- Additional landscaped areas including canopy trees and shrubs;
 - Reducing building footprint;
 - Removing curbs and gutters from streets and parking areas where appropriate to allow stormwater sheet flow into vegetated areas;
 - Permeable paving and parking area design;
 - Stormwater detention basins to facilitate infiltration; and
 - Building integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses.

Draft 2015-2023 Housing Element Goals and Policies

Program 1-I: Continue lead-based paint abatement. Provide information on local lead-based paint abatement programs to ensure safe and healthy living environments for all residents.

- c) Would the project emit hazardous emissions or handle hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?
(Sources: 1, 5, 6, 7, 28 and 29)

While the majority of schools in San Bruno are within ¼-mile of a zone affected by the proposed Project, the implementation of the proposed Project and allowances for new secondary dwelling units will occur in residential zoning districts where residential uses currently exist and are accounted for in the 2007-2014 Housing Element. As such, there would be no increase in the risk of hazardous emissions as discussed in Sections 7(a) and 7(b) above. As a result impacts to schools would be *less than significant*.

- d) Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?
(Sources: 1, 5, 6, 7 and 14)

Records searches of the Envirostor database identify that there are locations within the City that are listed under the Spills, Leaks, Investigation, and Cleanups (SLIC) program and as locations of former Leaking Underground Fuel Tanks (LUFTs). However, because any secondary dwelling unit that could be permitted under the proposed Project would occur on a site where existing residential uses currently exist, potential future residential or emergency shelter land uses would not be located on a site with hazardous materials and no impact would occur. Continued compliance with applicable federal, State and local regulations, (see Section 7(a)) and implementation of the following General Plan goals and policies would ensure that associated impacts are reduced to the maximum extent practicable. Therefore, any potential future development that could occur under the proposed Project would not create a significant hazard to the public or the environment by virtue of being identified as a hazardous materials site and impacts related to existing hazardous material sites would be *less than significant*.

Applicable General Plan Goals and Policies:

HS-30 Regulate development on sites with known or suspected contamination of soil and/or groundwater to ensure that construction workers, the public, future occupants, and the environment are adequately protected from hazards associated with contamination, in accordance with Federal, State, and local rules, regulations, policies, and guidelines.

- e) For a project within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
(Sources: 1, 5, 6, 7, 33, 34, 35, 36 and 37)

The City of San Bruno is one mile from San Francisco International Airport (SFO) to the east, five miles from San Carlos Airports to the south, 15 miles from Palo Alto Airport to the south and 12 miles from Moffett Federal Airfield to the south. The City is located within the San Mateo County Comprehensive Airport Land Use Compatibility Plan (ALUCP) boundary, and falls within the SFO Imaginary Surfaces Height Restrictions Map. Given the proximity to SFO, the Study Area could be subject to airport safety hazards. Development under the

General Plan that exceeds FAR Part 77 standards or do not meet safety compatibility guidelines may potentially expose people living or working in these structures to airport-related hazards. The General Plan includes the following policies that are intended to minimize potential air safety hazards. Compliance with these policies would ensure compliance with FAR Part 77 Obstruction Criteria or the San Mateo County CALUP associated with the SFO, thereby reducing potential impacts associated with airport safety to a less than significant level:

- HS-37 Require that all sponsors of new housing (residential and senior housing units) record a notice of Fair Disclosure, regarding the proximity of the proposed development to San Francisco International Airport and of the potential impacts of aircraft operation, including noise impacts, per Ordinance 1646 and AB 2776.
- HS-39 Pursue mitigation of noise impacts from the San Francisco International Airport to the fullest extent possible. Support and advocate for operational practices, changes to aircraft, new technologies, and physical improvements that would reduce the area in San Bruno impacted by aircraft noise.
- HS-40 Prohibit new residential development in 70+CNEL areas, as dictated by Airport Land Use Commission infill criteria.
- HS-48 Work together with other affected cities, the Airport Land Use Commission, and San Mateo County to achieve further reduction of SFO airport-generated noise and safety concerns
- HS-49 Require all new development to comply with FAR Part 77 and San Mateo County CALUP height restriction and safety compatibility standards, in accordance with Airport Land Use Commission guidelines.
- HS-50 Actively and aggressively participate in forums and discussions regarding operations and expansion plans for San Francisco International Airport. Seek local representation on task forces, commissions, and advisory boards established to guide airport policies and programs.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
(Sources: 1, 5, 6, 7, 33, 34, 35, 36 and 37)

Mills-Peninsula Hospital operates one heliport, which is located approximately three miles to the south border with San Bruno. Due to limited and sporadic heliport use for medical emergencies, and distance to Mills-Peninsula Hospital there would be *no impact* related to safety hazards for people residing or working in zoning districts affected by the proposed Project. Thus, there would be *no impact* related to private airstrip hazards.

- g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
(Sources: 1, 5, 6, 7 and 14)

The proposed Project does not include potential land use changes that would impair or physically interfere with the ability to implement the City's Emergency Operation Plan (adopted in 2008) or the City's Disaster Preparedness Plan. Implementation of the following General Plan goals and policies would ensure that new development in the Study Area would not conflict with emergency operations in the Study Area.

- PFS-3 Require, as part of plan review, identification of needed public service improvement and maintenance costs for those projects that may have a significant impact on existing services.
- PFS-5 Develop a Civic Center Complex Master Plan, in order to coordinate rehabilitation and expansion of the various City departments and service providers.
- PFS-26 Ensure adequate staffing and facilities for the City's Police and Fire Departments to achieve desired levels of service, particularly surrounding transit areas and along urban-interface

hazard areas.

- PFS-27 Consider rebuilding or rehabilitating Fire Station No. 51 to accommodate current and future Fire Department needs, Americans with Disabilities Act standards, and seismic requirements. The new Fire Station could include a community meeting room.
- PFS-28 Consider relocating Fire Station No. 52 to a safe site outside of the San Andreas Earthquake Fault Zone. Maintain existing or better levels of service to neighborhoods in the northern and western neighborhoods.
- PFS-29 Establish a separate radio channel for use by city crews and firefighters during emergencies. Obtain funding for information technology systems, such as wireless communication systems, to further decrease fire and police response times.
- PFS-30 Require installation and maintenance of fire protection measures in high-risk and urban-interface areas:
- Proper siting and access;
 - Brush clearance (non-fire resistant landscaping 50 feet from structures);
 - Use of fire resistive materials (pressure-impregnated, fire resistive shingles or shakes);
 - Landscaping with fire resistive species; and
 - Installation of early warning systems (alarms and sprinklers).
- PFS-31 Ensure adequate fire water pressure as a condition of approval for all new development projects.
- PFS-32 Require installation of residential sprinklers in areas with steep slopes and/or diminished access.
- PFS-33 Consider the feasibility of establishing a Fire Risk Assessment Zone within and surrounding high-risk and urban-interface areas.
- PFS-34 Identify and remove mature and/or diseased Eucalyptus trees in rights-of-way and other open areas, if they pose a fire hazard or other threat to health and safety.
- PFS-35 Require installation of automatic sprinkler systems in all hotel, motel, and other overnight lodging facilities, in mixed commercial/residential uses, and in apartment buildings of three or more units.
- PFS-37 Continue to clear fire hazardous materials from Crestmoor Canyon that pose a threat to nearby residents. Care should be taken to prevent unnecessary harm to healthy vegetation. Ensure continued use by the Fire Department should the existing fire road be transitioned to a multi use trail.
- PFS-38 Ensure proper maintenance of the open space areas in western residential neighborhoods. Vegetation maintenance is necessary to prevent potential fire hazards.
- PFS-39 Minimize risks to single-access residential neighborhoods by providing alternative access for fire and other emergency personnel.

Therefore, implementation of the listed policies and programs, and compliance with the provisions of the California Fire Code (CFC) and the CBC would ensure that potential future development under the proposed Project would result in a *less than significant* impact with respect to interference with an adopted emergency response plan or emergency evacuation plan.

- h) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

(Sources: 1, 5, 6, 7, 14 and 15)

The Study Area is located in a highly urbanized area and is not surrounded by woodlands or vegetation that would provide fuel load for wildfires. As determined by CALFIRE's Wildlife Urban

Interface Fire Threat data, the Study Area is not designated as having high, very high or extreme fire threat. The majority of housing sites are located developed areas and contain a limited amount vegetation.

All development in the Study Area would be constructed pursuant to the CBC, CFC and the California Fire Code. In addition, the San Bruno Fire Department conducts a weed-abatement program throughout its jurisdiction to minimize fire risk on empty or unmaintained parcels.

Residential construction in the City may result in an increased hazard from wildland fires if construction occurs in Urban Interface Areas along Skyline Boulevard and in the areas of Crestmoor Canyon, Junipero Serra County Park, and the Peninsula Watershed, characterized by slopes covered with tall grasses, chaparral, or eucalyptus stands. However, because proposed development by the General Plan along Skyline Boulevard is minimal, and intensification is not planned for Crestmoor Canyon, Junipero Serra Park, and the Peninsula Watershed, the impact of new development on wildland fires is less than significant. Policies proposed in the General Plan would serve to further reduce potential effects from wildfire hazards.

The General Plan goals and policies above in Section 8(g), as wells as those listed below, would reduce the risk of loss, injury or death resulting from wildland fires and impacts would be *less than significant*.

Applicable General Plan Policies:

- HS-1 Regulate development, including remodeling or structural rehabilitation, to assure adequate mitigation of safety hazards on sites having a history or threat of slope instability, erosion, subsidence, seismic dangers (including those resulting from liquefactions, ground failure, ground rupture), flooding, and/or fire hazards (Figure 7-2).
- HS-2 Review and revise the City's Building Code, Zoning Ordinance, and Subdivision requirements to safeguard against seismic, geologic, and safety hazards. Mitigation should include:
- Minimal grading and removal of natural vegetation to prevent erosion and slope instability. Cleared slopes should be replanted with vegetation.
 - Proper drainage control to prevent erosion of the site and affected properties.
 - Careful siting and structural engineering in unstable areas.
 - Consideration of flooding and fire hazards in siting and designing new development.
- PFS-45 Continue to participate in a cooperative San Mateo County program to pool natural hazard data which are developed either through special studies or via the plan review process.

9. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a significant lowering of the local groundwater table level?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Expose people or structures to a significant risk of inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Would the project violate any water quality standards or waste discharge requirements?**
 (Sources: 1, 5, 6, 7, 10, 18 and 14)

As previously stated in the Project Description, no specific projects have been identified or are proposed as part of the Project. However, potential future development, redevelopment or modifications associated with development permitted by the proposed Project could affect drainage patterns and increase the overall amount of impervious surfaces, thus creating changes to stormwater flows and water quality. Increasing the total area of impervious surfaces can result in a greater potential to introduce pollutants to receiving waters. Urban runoff can carry a variety of pollutants, such as oil and grease, metals, sediments and pesticide residues from roadways, parking lots, rooftops and landscaped areas and deposit them into an adjacent waterway via the storm drain system. New construction could also result in the degradation of water quality with the clearing and grading of sites, releasing sediment, oil and greases and other chemicals to nearby water bodies.

Future development permitted by the proposed Project would be located in the urbanized areas of San Bruno, all of which have already been developed and currently have a high percentage of impervious surfaces.

Water quality in stormwater runoff is regulated locally by the San Mateo Countywide Water Pollution Prevention Program (SMCWPPP), which include the C.3 provisions set by the San Francisco Bay Regional Water Quality Control Board (RWQCB). Adherence to these regulations requires new development or redevelopment projects to incorporate treatment measures, an agreement to maintain them, and other appropriate source control and site design features that reduce pollutants in runoff to the maximum extent practicable. Many of the requirements consider Low Impact Development (LID) practices, such as the use of on-site infiltration through landscaping and vegetated swales that reduce pollutant loading. Incorporation of these measures can even improve on existing conditions.

In addition, the potential housing will be required to comply with the National Pollutant Discharge Elimination System (NPDES) Permit and implementation of the construction Storm Water Pollution Prevention Plan (SWPPP) that require the incorporation of Best Management Practices (BMPs) to control sedimentation, erosion and hazardous materials contamination of runoff during construction. Additionally, the City of San Bruno requires development or redevelopment projects that require a parcel map to submit a drainage study prepared by a civil engineer registered in California (San Bruno Municipal Code Chapter 12.32.070 Drainage Study).

The following policies identified in the Land Use and Circulation Element would further ensure potential impacts to water quality would not occur with the implementation of the proposed Project.

Applicable General Plan Policies:

- ERC-19 Regulate new development—specifically industrial uses—as well as construction and demolition practices to minimize pollutant and sediment concentrations in receiving waters and ensure water bodies within San Bruno and surface water discharged into San Francisco Bay meets or exceeds relevant regulatory water quality standards.
- ERC-20 Require implementation of Best Management Practices to reduce accumulation of non-point source pollutants in the drainage system originating from streets, parking lots, residential areas, businesses, and industrial operations.
- ERC-21 Continue programs to inform residents of the environmental effects of dumping household waste, such as motor oil, into storm drains that eventually discharge into San Francisco Bay.
- ERC-22 Regularly measure and monitor water quality in San Bruno's surface water to ensure maintenance of high water quality for consumption by humans and other species throughout the region.
- HS-1 Regulate development, including remodeling or structural rehabilitation, to assure adequate mitigation of safety hazards on sites having a history or threat of slope instability, erosion, subsidence, seismic dangers (including those resulting from liquefactions, ground failure, ground rupture), flooding, and/or fire hazards (Figure 7-2).
- HS-2 Review and revise the City's Building Code, Zoning Ordinance, and Subdivision requirements to safeguard against seismic, geologic, and safety hazards. Mitigation should include:
- Minimal grading and removal of natural vegetation to prevent erosion and slope instability. Cleared slopes should be replanted with vegetation.
 - Proper drainage control to prevent erosion of the site and affected properties.
 - Careful siting and structural engineering in unstable areas.
 - Consideration of flooding and fire hazards in siting and designing new development.
- HS-4 Prevent soil erosion by retaining and replanting vegetation, and by siting development to

- minimize grading and land form alteration.
- HS-5 Require preparation of a drainage and erosion control plan for land alteration and vegetation removal in hillside areas and vegetation removal on sites greater than one acre in size.
- HS-22 Require that construction-related grading and other activities comply with the Association of Bay Area Governments' (ABAG) Manual of Standards for Erosion and Sediment Control Measures and with the California Storm water Quality Association (CASQA), Storm water Best Management Practice Handbook for Construction.
- HS-23 Ensure appropriate clean-up of all former commercial and industrial sites according to relevant regulatory standards prior to reuse.
- HS-24 Review and revise City regulations regarding manufacturing, storage, and usage of hazardous materials as necessary to minimize potential hazards.
- HS-27 Initiate a public awareness campaign—through flyers, website, and mailings—about household hazardous waste management, control, and recycling through San Mateo County programs and San Bruno Garbage.

While the proposed Project would permit new housing and secondary dwelling units to occur in San Bruno, it does not contain any policies that would directly or indirectly result in violations of water quality standards. Therefore, implementation of the proposed Project would have a *less than significant* impact on water quality.

- b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a significant lowering of the local groundwater table level?

(Sources: 1, 5, 6, 7, 10 and 14)

Potential future development under the proposed Project would have a significant environmental impact if it would result in a net deficit in aquifer volume or a lowering of the local groundwater table level. Other physical changes that could occur as a result of implementing the proposed Project would occur within the existing built environment in areas where existing development occurs and would not interfere with groundwater recharge. The proposed Project would not result in any additional development potential in the city beyond what was considered in the current Housing Element (2007-2014) and the adopted Transit Corridors Specific Plan (2013) and no additional water demand would occur. Consequently, impacts would be *less than significant*.

- c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

(Sources: 1, 5, 6, 7 and 14)

The proposed Project would result in a significant environmental impact if it would require modifications to drainage patterns that could lead to substantial erosion of soils, siltation, or flooding. Such drainage pattern changes could be caused by grade changes, the exposure of soils for periods of time during which erosion could occur, or alterations to creekbeds. Potential future development as a result of the proposed Project would occur within already developed areas and would not involve the direct modification of any watercourse. If unforeseen excessive grading or excavation were required then, pursuant to the State Water Quality Control Board (SWQCB) Construction General Permit, a SWPPP would be required to be prepared and implemented for the qualifying projects under the proposed Project, which would ensure that erosion, siltation and flooding is prevented to the maximum extent practicable during construction. Overall, construction associated with potential future development permitted under

the proposed Project would not result in substantial erosion, siltation or flooding either on-or off-site, and associated impacts would be *less than significant*.

- d) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial flooding on-or off-site?

(Sources: 1, 5, 6, 7 and 14)

See Section 10(c) above.

- e) Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?

(Sources: 1, 5, 6, 7, 10 and 14)

Physical changes that could occur as a result of implementing the proposed Project could increase impervious surfaces that could create or contribute to runoff water that would exceed the City's stormwater drainage systems. However, since the type of anticipated development associated with the proposed Project would be restricted to the existing built environment, the impacts related to stormwater drainage runoff would be *less than significant*.

- f) Would the project provide otherwise substantially degrade water quality?

(Sources: 1, 5, 6, 7, 10 and 14)

A principal source of water pollutants is stormwater runoff containing petrochemicals and heavy metals from parking lots and roadways. Given that the proposed Project would not create such surfaces or increase vehicular use of existing parking lots and roadways, implementation of the proposed Project would not contribute to these types of water pollutants. As discussed under Section 9(c) and 9(d), where excessive construction related grading or excavation is required, pursuant to the SWQCB Construction General Permit, a SWPPP would be required to be prepared and implemented for the qualifying projects under the proposed Project. This would reduce polluted runoff to the maximum extent practicable during construction phases. Furthermore, implementation of the proposed Project would be subject to the oversight and review processes and standards outlined in Section 9(a). As such, compliance with these existing regulations would result in *less than significant* water quality impacts.

- g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

(Sources: 1, 5, 6, 7, 11 and 14)

The City of San Bruno has several areas, which occasionally flood due to the combined high tides and heavy rain, mostly in the southeastern portion of the City in Belle Air Park neighborhood. The Federal Emergency Management Agency (FEMA) has designated San Bruno as Flood Zone D. The Zone D designation is used for areas where there are possible but undetermined flood hazards, as no analysis of flood hazards has been conducted. The areas/properties affected by implementing the proposed Project could be within the identified FEMA-designated 100-year Special Flood Hazard Areas (SFHAs). The type of anticipated development associated with residential uses and secondary dwelling units would be restricted to the existing built environment in areas where development currently exists.

The City of San Bruno and San Mateo County have adopted local standards for construction in

floodplain areas. Construction within SFHAs is governed by the City's Municipal Code (Chapters 12.16 Grading Regulations and 10.12 Water Quality Control), which sets forth standards for development that would minimize flood hazard risks, including anchoring and flood-proofing, limitations on use for structures below the base flood elevation, use of materials and utility equipment resistant to flood damage, the requirement that electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities be designed and/or located to prevent water from entering or accumulating within the components during flood conditions, and the requirement that all new and replacement water supply and sanitary sewage systems be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from systems into floodwaters. Compliance with the San Bruno Municipal Code requirements would reduce potential flood hazards to a *less than significant* level.

Further, the following General Plan policies protect housing within the 100-year Flood Zone and restrict the placement of structures which would impede or redirect flood flows:

Applicable General Plan Policies:

- HS-13 With cooperation from the San Mateo County Flood Control District, continue maintenance, early warning, and clean-up activities for storm drains throughout San Bruno. Upgrade or replace storm drains where needed to reduce potential flooding, particularly in the neighborhoods east of El Camino Real.
- HS-14 Coordinate with the Federal Emergency Management Agency (FEMA) to ensure appropriate designation and mapping of floodplains.
- HS-15 Actively engage the San Mateo County Flood Control District to address long-term solutions to potential flood hazards. Solutions advocated will include but are not limited to: greater pumping capacity, deeper flow channels, or detention ponds.
- HS-16 Design and engineer new or redevelopment projects in potential flood hazard areas (e.g., Belle Air Park) to withstand known flood risk...
- HS-17 Require upgrade of the City's storm drain infrastructure proportionate with new development's fair share of demand. Require that storm water management capacity and infrastructure be in place prior to occupancy of new development.
- HS-18 Require developers to implement erosion and sedimentation control measures to maintain an operational drainage system, preserve drainage capacity, and protect water quality.
- HS-19 Maintain on-going communication and coordination with surrounding cities, San Mateo County, and agencies—primarily the San Mateo County Flood Control District, but also the San Francisco International Airport and California Department of Fish and Game—to ensure proper maintenance of storm drain channels and pipes that carry surface water runoff away from San Bruno.
- HS-20 Retain existing open space areas that serve as detention ponds in order to retain storm water, recharge aquifers, and prevent flooding.
- ERC-23 Regulate new development to minimize stormwater runoff rates and volumes generated by impervious surfaces, and maximize recharge of local groundwater aquifers when feasible. Utilize the recommendations provided in the Bay Area Stormwater Management Agency's Start at the Source Design Guidance Manual for Stormwater Quality Protection.
- ERC-24 Require that new development incorporate features into site drainage plans that reduce impermeable surface area and surface runoff volumes. Such features may include:
- Additional landscaped areas including canopy trees and shrubs;
 - Reducing building footprint;
 - Removing curbs and gutters from streets and parking areas where appropriate to allow stormwater sheet flow into vegetated areas;
 - Permeable paving and parking area design;

- Stormwater detention basins to facilitate infiltration; and
- Building integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses.

Potential future development under the proposed Project would be required to comply with these existing regulations. Consequently, implementation of the proposed Project would result in *less than significant* impacts.

- h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

(Sources: 1, 5, 6, 7, 11 and 14)

See Section 9(g) above.

- i) Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

(Sources: 1, 5, 6, 7, 11, 14, 38 and 39)

According to maps provided by the San Mateo County Department of Planning and Building, no portion of San Bruno lies within a Dam Inundation Done. Therefore the anticipated development associated with the proposed Project would not be effected by dam or levee failure. Thus, *no impact* would occur.

- j) Would the project potentially be inundated by seiche, tsunami, or mudflow?

(Sources: 1, 5, 6, 7, 11, 14, 38 and 39)

According to the CalEMA, a tsunami inundation map for emergency planning, no portion of San Bruno is within the tsunami inundation zone. No areas/properties affected by the proposed Project are within the tsunami inundation zone. Because there are no large bodies of water, such as reservoirs or lakes, within San Bruno, and no portion of the City is within the tsunami inundation zone, there is no risk of tsunamis or seiches impacting the potential future development under the proposed Project. In addition, the city is outside of the impacted zones for earthquake-induced landslides or rainfall-induced landslides. Therefore, there is no expectation of mudflows or debris slides to occur within San Bruno or at potential housing sites. The General Plan policies outlined earlier in Section 6(a), Geology and Soils, of this Initial Study would further reduce potential impacts due to tsunamis to a *less than significant* level.

10. LAND USE Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the project physically divide an established community?**
 (Sources: 1, 5, 6, 7 and 14)

Implementation of the proposed Project would not involve any structures, land use designations or other features (i.e., freeways, railroad tracks) that would physically divide an established community. The type of anticipated development associated with the proposed Project would be restricted to the existing built environment in areas and would not physically divide an established community. Thus, *no impact* would occur.

b) **Would the project conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**
 (Sources: 1, 5, 6, 7 and 14)

The General Plan and Zoning Ordinance are the primary planning documents for the City of San Bruno. The proposed Project would enable the City of San Bruno to meet its housing needs required by State law and facilitate future development to meet the needs of at-risk populations by providing housing types designed for these groups consistent with the City's 2007-2014 General Plan Housing Element and adopted Transit Corridors Specific Plan (2013). Future potential development permitted under the proposed Project does not include any land use changes that would re-designate land uses. The City is in the process of updating its zoning code to be consistent with the amended General Plan, the Transit Corridors Specific Plan and Measure N, adopted by San Bruno approved on November 4, 2014. As previously described in the Project Description earlier in this document, the purpose of the proposed Project is to permit future development that would allow for residential development and secondary dwelling units consistent with the City's 2007-2014 General Plan Housing Element. Therefore, impacts regarding conflicts with applicable plans, policies or regulations would be *less than significant*.

c) **Conflict with any applicable habitat conservation plan or natural community conservation plan?**
 (Sources: 1, 14, 16, 17, 21 and 26)

As discussed above in Section 4(f) above, there are no habitat conservation plans or natural community conservation plans within the city limits. Therefore, implementation of the proposed Project will not conflict with any such plans. Consequently, there would be *no impact*.

11. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region or the state?
 (Sources: 1, 5, 6, 7, 14 and 16)

While the proposed Project would permit development in the Study Area, it would not result in the loss of known mineral resources or substantially limit the availability of mineral resources over the long term. Industrial-scale solar salt production from seawater has occurred in San Mateo County since the 1800s. The salt ponds nearest to the Study Area are the Ravenswood and Redwood City Plant sites. The Ravenswood site has undergone restoration to wildlife habitat as part of the South Bay Salt Pond Restoration project and is no longer in industrial operation. The Redwood City Plant site is owned by Cargill Salt and remains in production. Implementation of the proposed Project would not affect ongoing production at the Redwood City Plant salt ponds. Therefore, there would be *no impact* to known mineral resources.

- b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?
 (Sources: 1, 5, 6, 7, 14 and 16)

See Section 9(a) above.

12. Noise Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generate excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies?**
 (Sources: 1, 5, 6, 7, 14, 18 and 19)

The type of anticipated development associated with residential development and secondary dwelling units would be restricted to the existing built environment in areas where residential and non-residential uses are currently permitted. The current Housing Element (2007-2014), the San Bruno General Plan and the Transit Corridors Specific Plan (2013) anticipated the amount of development under the proposed Project. The provisions of the proposed Project would not conflict with any aspects of the General Plan, including land use designations, noise limits or other restrictions that address noise impacts. Though future potential development permitted under the proposed Project may potentially be noise-generating during their construction phase, all potential future development under the proposed Project would be subject to the oversight and review processes and standards that are required by the San Bruno General Plan, established within the City Municipal Code Chapter 6.16 Noise Regulations and Chapter 6.18 Mandatory Real Estate Transfer Disclosure Regarding Airport Noise, and/or otherwise required to be addressed by the State and federal regulations.

The San Bruno Municipal Code Chapter 6.16 Noise Regulations, regulates excessive sound and vibration in residential areas of the City. Additionally, the General Plan Health and Safety Element includes the following goals, policies and programs to guide public and private planning to attain and maintain acceptable noise levels.

Applicable General Plan Policies:

- HS-32 Encourage developers to mitigate ambient noise levels adjacent to major noise sources by incorporating acoustical site planning into their projects. Utilize the City’s Building Code to implement mitigation measures, such as:
- Incorporating buffers and/or landscaped berms along high-noise roadways or railways;

- Incorporating traffic calming measures and alternative intersection design within and/or adjacent to the project;
 - Using reduced-noise pavement (rubberized asphalt); and
 - Incorporating state-of-the-art structural sound attenuation measures.
- HS-33 Prevent the placement of new noise sensitive uses unless adequate mitigation is provided. Establish insulation requirements as mitigation measures for all development, per the standards in Table 7-1.
- HS-34 Discourage noise-sensitive uses such as hospitals, schools, and rest homes from locating in areas with high noise levels. Conversely, discourage new uses likely to produce high levels of noise from locating in areas where noise sensitive uses would be impacted.
- HS-35 Require developers to comply with relevant noise insulation standards contained in Title 24 of the California Code of Regulations (Part 2, Appendix Chapter 12A).
- HS-36 Encourage developers of new residential projects to provide noise buffers other than sound walls, such as vegetation, storage areas, or parking, and site planning and locating bedrooms away from noise sources.
- HS-44 Adopt traffic mitigations—including reduced speed limits, improved paving texture, and traffic signal controls—to reduce noise in areas where residential development may front on high-traffic arterials, such as El Camino Real.
- HS-45 Where feasible and appropriate, develop and implement noise reduction measures when undertaking improvements, extensions, or design changes to San Bruno streets.
- HS-47 Enforce Vehicle Code noise emission standards, as well as provisions which prohibit alteration of vehicular exhaust systems in ways that increases noise levels.

Compliance with existing regulations would ensure that the proposed Project would neither cause new noise impacts nor exacerbate existing impacts. Accordingly, noise impacts associated with implementing the proposed Project would be *less than significant*.

- b) Would the project result in exposure of persons to or generate excessive groundborne vibration or groundborne noise levels?
(Sources: 1, 5, 6, 7, 14, 18 and 19)

Potential future development associated with the proposed Project would not include any new roads or transportation infrastructure and therefore would not itself result directly in any new transportation-related sources of vibration. The construction of new housing and secondary dwelling would not include vibration-generating equipment and would not result in long-term operational vibration impacts. *No impact* related to long-term vibration would occur. Any impacts associated with construction would be temporary and short-term. General Plan policies to reduce potential vibration impacts are listed below.

Applicable General Plan Policies:

- HS-38 Require developers to mitigate noise exposure to sensitive receptors from construction activities. Mitigation may include a combination of techniques that reduce noise generated at the source, increase the noise insulation at the receptor, or increase the noise attenuation rate as noise travels from the source to the receptor.

Methods to reduce vibration during construction would include the use of smaller equipment, use of static rollers instead of vibratory rollers and drilling piles as opposed to pile driving. Compliance with General Plan policies together with no long-term vibration impacts would ensure impacts would be *less than significant*.

- c) Would the project result in a substantial permanent increase in ambient noise levels in

the project vicinity above levels existing without the project?
(Sources: 1, 5, 6, 7, 14, 18 and 19)

Potential impacts from future residential development would stem mainly from the addition of vehicles along roadways in the city. However, no additional vehicles are anticipated under the proposed Project beyond what was previously analyzed under the current Housing Element (2007-2014), San Bruno General Plan and Transit Corridors Specific Plan. The type of development envisioned under the proposed Project would be compatible with nearby residential land uses that are either already developed and/or are in close proximity to existing residential and residential-serving development. As discussed above in Section 12(a), because residential uses are not typically associated with high levels of stationary noise generation and would largely be developed and located near other residential uses, it is unlikely that any residential development under the proposed Project would directly contribute to an increase in ambient noise levels in their surrounding areas. Therefore, the impact would be *less than significant*.

In addition, implementation of General Plan policies, including those listed under Section 12(a) and 12(b), would ensure the impacts identified above would be *less than significant*.

Applicable General Plan Policies:

- HS-46 Encourage transit vehicles to develop and apply noise reduction technologies to reduce the noise and vibration impacts of Caltrain, BART and bus traffic.
- LUD-31 Develop a green buffer along Huntington Avenue, as illustrated in Figure 2-7 to buffer residents from BART and Caltrain activities.

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- List and summarize

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
(Sources: 1, 5, 6, 7, 14, 18 and 19)

Based on applicable criteria stipulated by the San Bruno noise ordinance, a significant impact would occur if construction of potential development under the proposed Project will:

- Occur outside the hours of 7:00 a.m. and 10:00 p.m. Monday through Friday; and
- Utilize equipment that results in noise levels exceeding 85 dBA at a distance of 100 feet.

Development of the future potential development associated with the proposed Project could cause temporary noise impacts during construction at adjacent land uses. The future residential development and secondary dwelling units could be located in proximity of noise-sensitive residential areas. Specific site plans and construction details have not been developed. Construction would be localized and would occur intermittently for varying periods of time. Because specific project-level information is not available at this time, it is not possible to quantify the construction noise impacts at specific sensitive receptors.

Construction is performed in distinct steps, each of which has its own mix of equipment and, consequently, its own noise characteristics. However, despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise level ranges to be categorized by work phase. The highest noise impacts from construction activity would occur from operation of heavy earthmoving equipment and truck hauling that would occur with construction. Except for emergency work of

public service utilities or by variance, the City restricts the hours of construction activities to the least noise-sensitive portions of the day (i.e., between 7:00 a.m. and 10:00 p.m. on Monday through Friday).

Prior to construction of each development consistent with the proposed Project, for projects that are not subject to separate environmental review, construction noise impacts would be addressed through compliance with the City's General Plan and Zoning Ordinance through the City's building permitting process. Several methods can be implemented to reduce noise during construction, such as equipment selection, selecting staging areas as far as possible from nearby noise sensitive uses and temporary construction walls.

Implementation of the General Plan goals, policies, and programs listed in Section 12(a) through 12(c) would ensure these impacts identified above are *less than significant*.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

(Sources: 1, 5, 6, 7, 33, 34, 35, 36 and 37)

Local airports include San Francisco International (SFO), located one mile from the Study Area, San Carlos Airport, located 14 miles from the Study Area, Palo Alto Airport, located 28 miles from the Study Area, and Moffett Federal Airfield, located 39 miles from the Study Area. San Bruno falls within the SFO airport land use plan. All other airports are located 4 miles or more away from the Study Area. Because residences and other noise-sensitive land uses could be located in areas that exceed the "compatible" criteria, this would be considered a significant impact. However, the following General Plan policies included in the Health & Safety Element, would reduce this impact to a Less than Significant level. Therefore, although implementation of the proposed Project could result in exposure to excessive aircraft noise levels, the impact would be *less than significant*.

- HS-37 Require that all sponsors of new housing (residential and senior housing units) record a notice of Fair Disclosure, regarding the proximity of the proposed development to San Francisco International Airport and of the potential impacts of aircraft operation, including noise impacts, per Ordinance 1646 and AB 2776.
- HS-39 Pursue mitigation of noise impacts from the San Francisco International Airport to the fullest extent possible. Support and advocate for operational practices, changes to aircraft, new technologies, and physical improvements that would reduce the area in San Bruno impacted by aircraft noise.
- HS-40 Prohibit new residential development in 70+CNEL areas, as dictated by Airport Land Use Commission criteria.
- HS-41 Encourage SFO Airport authorities to undertake noise abatement and mitigation programs that are based not only on the airport's noise contour maps, but that consider other factors such as the frequency of over-flights, altitude of aircraft, and hours of operation.
- HS-42 Require new residential development within the 65 dBA CNEL SFO noise contour to provide an aviation easement to the airport prior to issuing occupancy permits.
- HS-49 Actively and aggressively participate in forums and discussions regarding operations and expansion plans for San Francisco International Airport. Seek local representation on task forces, commissions, and advisory boards established to guide airport policies and programs.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

(Sources: 1, 5, 6, 7, 33, 34, 35, 36 and 37)

There are no private airstrips located within San Bruno. The Mills-Peninsula Medical Center Hospital does operate one heliport, which is located in the City of Burlingame, three miles south of San Bruno. Due to limited and sporadic heliport use for medical emergencies, and distance to San Bruno, there would be *no impact* related to excessive noise levels related to private airstrips.

13. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**
 (Sources: 1, 5, 6, 7 and 24)

The proposed Project would be considered to result in a substantial and unplanned level of growth if estimated build-out exceeded local and regional growth projections (e.g., by proposing new homes or businesses). Implementation of the proposed Project is consistent with projections under the San Bruno General Plan, Transit Corridors Specific Plan and ABAG/s Projections 2013 and would not extend roads or other infrastructure, and thus would not indirectly induce substantial population growth. Thus, a *less than significant* impact would occur in relation to population growth.

- b) **Would the project displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?**
 (Sources: 1, 5, 6, 7 and 24)

Because the proposed Project only involves changes to the permitting of uses and in no way increases the restrictiveness of the Zoning Ordinance, nothing in the Zoning Ordinance would serve to displace housing or people. The proposed Project prescribes standards, but does not mandate the exact use of the land. Therefore, market conditions and a variety of other factors will be the primary determinates of the increase or decrease in the number of housing units and residents in San Bruno. Consequently, impacts with respect to displacing housing units or residents would be *less than significant*.

- c) **Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**
 (Sources: 1, 5, 6, 7 and 24)

See Section 13(a) above.

14. Public Services Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 (Sources: 1, 5, 6, 7 and 14)

The primary purpose of a public services impact analysis is to examine the impacts associated with physical improvements to public service facilities required to maintain acceptable service ratios, response times or other performance objectives. Public service facilities need improvements (i.e., construction of new, renovation or expansion of existing) as demand for services increases. Increased demand is typically driven by increases in population. The proposed Project would have a significant environmental impact if it would exceed the ability of public service providers to adequately serve the residents of the city, thereby requiring construction of new facilities or modification of existing facilities. As discussed in Section 12, Population and Housing, above, the proposed Project would not directly or indirectly result in population growth. The proposed Project does not include the construction of any new public service facilities or expansion of existing facilities.

The proposed Project would not increase development potential beyond what was considered in the current Housing Element (2007-2014). Further, the provisions of the proposed Project would consistent with the General Plan and Transit Corridors Specific Plan, including land use designations and allowed building intensities that could impact demand for City services. Implementation of the proposed Project would therefore neither cause new impacts in regard to provision of City services nor exacerbate any existing impacts. Thus, *no impact* would occur.

15. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?**
 (Sources: 1, 5, 6, 7 and 14)

Because implementation of the proposed Project would not directly or indirectly result in population growth as discussed in Section 12, Population and Housing, above, it also would not increase the use of existing parks or recreational facilities. Additionally, implementation of the proposed Project does not include nor require the construction or expansion of recreational facilities. For these reasons, implementation of the proposed Project would have *no impact* on recreation.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?**
 (Sources: 1, 5, 6, 7 and 14)

See Section 15(a) above.

16. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

(Sources: 1, 5, 6, 7 and 14)

The proposed Project would have no effect on the circulation system of San Bruno as it would not increase development potential and would not directly or indirectly result in population growth. As such, implementation of the proposed Project would not conflict with any applicable plan, ordinance or policy that establishes measures of effectiveness for the performance of the circulation system. Consequently, impacts would be *less than significant*.

- b) Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

(Sources: 1, 5, 6, 7 and 14)

See Section 16(a) above.

- c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

(Sources: 1, 5, 6, 7 and 14)

The proposed Project does not include any strategy or measure that would directly or indirectly affect air traffic patterns. Therefore, *no impact* would result.

- d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
(Sources: 1, 5, 6, 7 and 14)

The proposed Project does not include any strategy that would promote the development of hazardous road design features or incompatible uses. Therefore, *no impact* would occur.

- e) Would the project result in inadequate emergency access?
(Sources: 1, 5, 6, 7 and 14)

No part of the proposed Project would result in the development of uses or facilities that would degrade emergency access. Therefore, there would be *no impact*.

- f) Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?
(Sources: 1, 5, 6, 7 and 14)

The proposed Project will have no impact on policies, plans or programs regarding public transit, bicycle or pedestrian facilities. While future development consistent with the proposed Project may include provisions that are dependent on the location of public transit stops, potential development consistent with the proposed Project will only be reactive to the location of bus stops and will have no effect on the placement of bus stops or any other aspect of the public transportation system. Therefore, *no impact* will occur.

17. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
(Sources: 1, 5, 6, 7 and 14)

The San Bruno Public Works Department Wastewater Division provides wastewater collection and conveyance services to San Bruno. Wastewater from the City of San Bruno is treated by the South San Francisco-San Bruno Water Quality Control Plan treatment plan that the City of San Bruno owns jointly with the City of South San Francisco. Sanitary wastewater treatment requirements are established in the NPDES Permit issued by the San Francisco Bay RWQCB, which currently allows for the expansion to 13 million gallons per day (MGD) of average dry weather flow. Based on demand projections, this joint effort by the Cities of San Bruno and South San Francisco this expansion will be constructed in stages to meet projected demands over the next 30 years, to 2041. The NPDES Permit also sets out a framework for compliance and enforcement. The proposed Project would not increase development potential beyond what was anticipated in the current Housing Element (2007-2014) and the Transit Corridors Specific Plan, which was considered in the Sewer System Management Plan, prepared in 2011 and updated in 2013. Therefore, construction and operation resulting from potential future development permitted under the proposed Project would have *no impact* with regard to the wastewater treatment requirements of the San Francisco Bay RWQCB and the capacity of the Public Services Department to serve the projected San Bruno General Plan and Transit Corridors Specific Plan demand in addition to its existing commitments.

- b) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
(Sources: 1, 5, 6, 7 and 14)

Given the proposed Project would not increase development potential beyond what was anticipated in the current Housing Element (2007-2014), San Bruno General Plan and Transit Corridors Specific Plan (2013), it would not result in new population that would require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Thus, *no impact* would occur.

- c) Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

(Sources: 1, 5, 6, 7 and 14)

Given the proposed Project would not increase development potential beyond what was anticipated in the current Housing Element (2007-2014), San Bruno General Plan and Transit Corridors Specific Plan (2013), it would not result in new population that would require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Thus, *no impact* would occur.

- d) Would the project have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

(Sources: 1, 5, 6, 7 and 14)

The proposed Project would not increase development potential beyond what was anticipated in the current Housing Element (2007-2014), San Bruno General Plan and Transit Corridors Specific Plan (2013). Given that no additional demand for water supply would occur, there would be *no impact* to water supply as a result of implementing the proposed Project.

- e) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

(Sources: 1, 5, 6, 7 and 14)

See Sections 17(a) and 17(b) above.

- f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

(Sources: 1, 5, 6, 7 and 14)

The proposed Project would not increase development potential beyond what was anticipated in the current Housing Element (2007-2014), San Bruno General Plan and Transit Corridors Specific Plan (2013). Given the fact that no additional solid waste generation is anticipated under the proposed Project, *no impact* to the Ox Mountain Landfill as a result of implementing the proposed Project would occur.

- g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?

(Sources: 1, 5, 6, 7 and 14)

The proposed Project will have no effect on the solid waste disposal and recycling system of Recology San Bruno, as it will not increase development potential and would not directly or

indirectly result in population growth. As such, implementation of the proposed Project would not conflict with any applicable plan, ordinance or policy that establishes measures of effectiveness for the performance of the solid waste disposal and recycling system.

In compliance with State Law Senate Bill 1016, the City would continue to aim for the California Integrated Waste Management Board (CIWMB) target of 7.5 pounds of waste per person per day through the source reduction, recycling and composting programs coordinated by RethinkWaste. San Bruno's disposal rate in 2013 was approximately 3.0 pounds of waste per person per day, which was well below the CIWMB target of 7.5 pounds of waste per person per day. The City should be able to continue to meet or perform better than the State mandated target through continued implementation of the various waste reduction policies and programs that are currently in place.

Additionally, San Bruno has adopted a Source Reduction and Recycling Element (SRRE), a Household Hazardous Waste Element (HHWE) and a Non-Disposal Facility Element (NDFE) in compliance with the California Integrated Waste Management Act. Implementation of strategies and programs from these plans allowed the City to meet the State mandated waste diversion goal of 50 percent in 2011. These programs are sufficient to ensure that any potential future development in San Bruno, consistent with the Project, would not compromise the ability to meet or perform better than the State-mandated target. Thus, there would be *no impact* to solid waste as a result of implementing the proposed Project.

18. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The Project would not contravene any aspects of the San Bruno General Plan or the Transit Corridors Specific Plan (2013) and is consistent with the development allowed under the current Housing Element (2007-2014), including land use designations and allowed building intensities

that would lead to increased population or development, impacts to wildlife, cumulative effects or other substantial adverse effects on human beings. All structures, programs and projects pursued under the proposed Project would adhere to the vision established within the San Bruno General Plan and the land use designations contained in the San Bruno Zoning Ordinance. Furthermore, the proposed Project is consistent with regional projections contained in ABAG's Projections 2013 document. Implementation of the proposed Project would, therefore, neither cause new impacts in regard to these issues nor would it exacerbate any existing impacts.

Through mandatory regulatory compliance and consistency with General Plan policies, implementation of the proposed Project would have a *less than significant* impact with regards to the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The Project will also not have impacts that are individually limited but cumulatively considerable. Nor does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

See Section 18(a) above.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

See Section 18(a) above.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



January 30, 2015

Mr. David Woltering, Director
Community Development Department
City of San Bruno
567 El Camino Real
San Bruno, CA 94066-4299

Dear Mr. Woltering:

RE: City of San Bruno's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the City of San Bruno's draft housing element update which was received for review on December 1, 2014, along with additional revisions received on January 28 and 29, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by various communications including a conversation on January 13, 2015 with you and Mark Sullivan, Long-Range Planning Manager. The City also utilized 21 Elements pre-approved housing needs assessment.

While the draft element meets the statutory requirements of State housing element law, the Department cannot yet find the element in full compliance. San Bruno must complete actions required in the prior 4th cycle to amend its zoning ordinance to permit year-round emergency shelter(s) without discretionary action pursuant to GC Section 65583(a)(4)(A), amended by Senate Bill 2 (Chapter 633, Statutes of 2007). As noted in the current element on page 5-21, Program 6-D, zoning has not been updated. The element will comply with housing element law once the City has completed this zoning amendment and submitted the adopted element to the Department pursuant to Government Code Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2015 for ABAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available, considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication that the City provided in preparation of the housing element and looks forward to receiving San Bruno's adopted element. If you have any questions or need additional technical assistance, please contact Greg Nickless, of our staff, at (916) 274-6244.

Sincerely,



Glen A. Campora
Assistant Deputy Director



INTEROFFICE MEMORANDUM

CITY OF SAN BRUNO
COMMUNITY DEVELOPMENT DEPARTMENT

DATE: January 26, 2015
TO: Paul McDougall and Greg Nickles
FROM: Mark Sullivan
SUBJECT: Housing Element – San Bruno responses to HCD comments of January 13, 2015

This memorandum addresses comments by HCD on the San Bruno's Draft Housing Element 2015-2023 provided to City Staff in an advisory phone call January 13, 2015. HCD comments are in five topic areas, shown in blue font, and City responses follow in black. Edits to the Housing Element are shown in redline and highlighted in green.

Transitional and Supportive Housing

1. HCD Comment: *Add program to evaluate and amend zoning ordinance as appropriate to comply with state law (GC Section 65583(a)(5)) and indicate timing.*

City Response: Revised Program 6-E to evaluate and amend the Zoning Ordinance to comply with state law, and to evaluate the program at least once a year. The amendment will make transitional and supportive housing a permitted residential use within all residential districts. This amendment is anticipated to be completed within one year after adoption of the Housing Element.

Program 6-E: Address identified need for extremely-low income and supportive housing.

Evaluate and amend the Zoning Ordinance as appropriate to comply with state law (GC Section 65583(a)(5)) and investigate opportunities to create supportive housing units in accordance with the City's share of countywide need identified in the San Mateo County HOPE Plan.

Actions:

- Evaluate and amend the Zoning Ordinance as appropriate to allow transitional and supportive housing uses within residential zones in accordance with state law (GC Section 65583(a)(5)).
- Partner with local or regional agencies and non-profits that specialize in supportive housing development and management to identify opportunities for the development of supportive housing in San Bruno. Supportive housing may be organized as:
 - Apartment or single-room occupancy (SRO) buildings, townhouses, or single-family homes that exclusively house formerly homeless individuals and/or families;
 - Apartment or SRO buildings, or townhouses that mix special-needs housing with general affordable housing;
 - Rent-subsidized apartments leased in the open market; or
 - Long-term set-asides of units within privately-owned buildings.
- Work with partners to identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households and to pursue access to specialized funding sources.
- Develop an action plan with partners, which will include assisting with site identification and acquisition, providing local financial resources, streamlining entitlements and providing incentives.

Responsibility: Community Development Dept
 Funding Source: BMR In-Lieu Fee Fund, Community Development Block Grant, staff time
 Timeframe: Amend the Zoning Code as appropriate within one-year after adoption of the Housing Element. Evaluate program at least once a year thereafter.

Fees (page 3-17)

2. HCD Comment: Add school and other fees outside of City Control.

City Response: Page 3-17. Updated fees table, added school fees. No other outside fees apply.

Table 3-1: Model Development Fees, Conforming Development Projects (2014)

	Single Family Detached For-Sale	Multifamily Rental Apartment
Project Assumptions		
Project Size (units)	1	100
Living Area per Unit (sq. ft.)	1,800	1,000
Parking Area per Unit (sq. ft.)	400	470
Construction Costs per Unit	\$365,900	\$197,900
	Per Unit Costs (\$)	Per Unit Costs (\$)
Building Fees		
Building Permit Fee	2,876	1,395
Plan Check Fee	2,157	1,326
Mechanical Fees	1,450	315
Electrical Fees	611	312
Plumbing Fees	1,245	701
Seismic Fee	55	49
Green Building Surcharge	15	8
Technology Fee	556	245
City Art Fund Fee	309	191
C&D Recycling Deposit	1,000	500
General Plan Maintenance	288	140
Document Imaging Fee	201	89
Waste Water Capacity Charges	5,825	874
Water Capacity Charges	2,504	480
Water Meter Installation Fee	259	207
Public Works Department Fees	630	152
Fire Department Fees	640	250
Total Building Fees	\$20,622	\$7,233
Planning Fees		
Planning Department Fees ^a	1,610	857
For-Sale Single Family Residential Tax ^b	1,080	0
Parks In-Lieu Fee ^c	see d. below	see d. below
Below Market Rate Housing In-Lieu Fee ^d	see a. below	n/a
Total Planning Fees	\$2,690	\$857
Other Fees		
School Assessment Fees ^e	5,922	3,290
Total Fees per Unit	\$29,359	\$11,430
Total Fees as Percent of Construction Costs Per Unit	8%	6%

a. The fees indicated are for standard design review. Applications for larger and more complex projects will generally include additional approvals such as environmental review, tract maps, and planned development permits. These applications have no set fee, and the applicant is responsible for actual cost of staff and consultant time.

b. Single-Family Residential Tax applies only to "for sale" units, not rental units.

c. Developers are required to provide adequate park and recreational facilities for a subdivision by the dedication of land in the subdivision or the payment of in-lieu fees. In most cases, proportional credit is given for on-site open space/recreational improvements. If an in lieu fee is required, the amount is based on the cost of land to provide the required recreational facilities.

d. The City's Below Market Rate Housing Ordinance requires new residential developments with 10 or more units to provide a minimum of 15 percent of the total units affordable to very-low, low- and moderate-income households. The City Council may approve payment of an in-lieu fee of \$38,700 per unit for single-family detached and \$39,450 per unit for multi-family development.

e. School District fees in San Bruno are \$3.29 per square foot for new residential development in 2014.

Source: City of San Bruno Community Development Department, 2014

Emergency Shelter. Capacity and Program

3. HCD Comment: *Identify zoning options and provide analysis of capacity (acreage, opportunity for reuse, proximity to services, etc. Identify options in program.*

City Response: Described potential alternative location of emergency shelter zone in the M-1 Zoning District in Chapter 2. Added information in Program 6-D about alternative location and commitment to complete process within one year.

Emergency Shelter Zone

As discussed in Chapter 2, San Bruno has an identified need for a zone that permits emergency shelters by right and can accommodate 32 beds. **Program 6-D** requires the City to amend the Zoning Ordinance to provide an appropriate zone or zones within which emergency shelters are permitted, in accordance with State law. In the previous Housing Element, the City had identified the Transit Oriented Development (TOD) area designated under the San Bruno 2025 General Plan as an appropriate zone for emergency shelters, because it is near public transportation and commercial services.

During public meetings to consider adoption of the emergency shelter ordinance, residents expressed opposition to locating emergency shelters in the TOD area because they could have a negative impact on the surrounding low-density residential neighborhoods. Concerns included concentration of homeless population in proximity to an existing 10-bed shelter already within the proposed TOD area, which could be detrimental to safety and quality of life, and potentially diminish property values. ¹ City staff is conducting further research and public outreach, and will present alternative location(s) for an emergency shelter zone to the Planning Commission and City Council.

An alternative location for the emergency shelter zone is the City's M-1, Light Industrial zoning district in the northeastern section of the City. The identified area is approximately 5.5 acres, encompassing 45 parcels (the majority 5,000 square feet or greater), which is sufficient and reasonably available (vacant or underutilized) to meet the City's identified need. The area is near public transportation, including San Bruno BART station and SamTrans bus routes (1/4 mile) and the Caltrain Station (1/2 mile) and commercial uses including the Tanforan and Towne Center shopping centers (1/3 of mile) and downtown (1/2 mile).

The City anticipates completing the process to designate an emergency shelter zone within one year after adoption of the Housing Element.

Program 6-D: Accommodate city's share of emergency (homeless) shelter need.

Complete the process to amend the Zoning Ordinance to permit emergency (homeless) shelter facilities by right (that is, as a permitted use, without requiring a conditional use permit) to meet the City's identified need for 32 beds, in accordance with State law.

Actions:

¹ Saint Bruno's Catholic Worker Hospitality House operates a 10-bed shelter on San Bruno Avenue.

- Study alternatives and conduct public meeting(s) to designate a preferred location for an emergency shelter zone. Alternatives include the TOD area identified in the previous Housing Element and the M-1, Light Industrial Zone.
- Both alternative locations have sufficient and reasonably available acreage (vacant or underutilized) to meet the City's identified need, including the potential for reuse or conversion of existing buildings. The TOD land use district includes 26 acres and 150 parcels and the M-1 zone includes 5.5 acres and 45 parcels.
- Prepare reasonable and objective development and performance standards permissible by law. Emergency shelters shall be subject to the same development standards as any other use within the identified zone, except that San Bruno may develop and apply written, objective standards in the Zoning Ordinance in accordance with SB2 that do not impede the City's ability to meet its identified need.
- Amend the Zoning Ordinance to establish new emergency shelter zoning district standards and map.
- Continue to support the 10-bed shelter run by St. Bruno's Church, and support future faith-based efforts to supply emergency and transitional housing to those in need.

Responsibility: Community Development Dept.

Funding Source: Staff time

Timeframe: Amend the Zoning Ordinance establishing the zone within one year after adoption of the Housing Element.

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Quantified Objectives (page 4-21)

4. HCD Comment: *Add conservation objectives. Programs 1-D, 1-E, 1-E, 1-G, 3-I, 4-4, etc. could be summarized with conservation objectives.*

City Response: Modified Table 4.5-1 to combine Preservation and Conservation Objectives, including legalized and new second units, rehabilitation, HIP Homesharing Program, and energy conservation improvements. See the attached table 4.5-1 on the next page. Modified Program 4-A, Promote energy conservation, to include provision regarding promotion of the HERO Program which provides financing for energy efficiency improvements, which was endorsed by the City Council in 2014.

Program 4-A: Promote energy conservation.

Continue to publicize and encourage energy conservation programs, including weatherization programs.

Actions:

- Maintain an updated list of residential energy conservation opportunities, programs, and funding resources. Include information about programs available through PG&E, the State, and the federal government.
- Provide available information about energy conservation programs and state and federal grants at City Hall, the Public Library, on the City website, and intermittently in utility billings.
- Study new opportunities for providing rebates or incentives for homeowners' investments in energy-saving techniques (upgrading thermostats, insulation, windows, etc.)
- Consider structuring incentives as tax credits or improvements funded through voluntary long-term assessment on property tax bills.
- Promote awareness of opportunities for financing energy conservation improvements, including but not limited to, the California HERO Program to provide for the financing of renewable energy distributed generation sources, energy and water efficiency improvements and electric vehicle charging infrastructure property owners.

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City of San Bruno Housing Element 2015-2023
Chapter 4: Land Inventory and Quantified Objectives

Table 4.5-1: Summary of Quantified Housing Objectives and Other Identified Opportunities, San Bruno 2014-2022

Income Category	Quantified Objectives					Preservation & Conservation Objectives ⁵	Total Q.O. plus P.&C. Objectives	Remaining RHNA
	2014-2022 RHNA ¹	Under Construction and Pipeline Approvals ²	Zoned For Residential ³	Requiring Rezoning ⁴	Subtotal Q.O. Meeting RHNA			
Extremely Low	179	0	22	144	166	33	199	0
Very Low	179	4	22	144	170	37	207	0
Low	161	0	49	131	180	53	233	0
Moderate	205	45	68	168	281	7	288	0
Above Moderate	431	71	461	371	903	0	903	0
Total by Type	1,155	120	622	958	1,700	130	1,830	0

A. See also tables 4.2-1, 4.4-1 and 4.4-2.

1. For purposes of this analysis, the very-low income RHNA allocation is divided in half with 50 percent attributed to extremely-low income households.
2. Housing developed, under construction, or in approval process between June 2013 and December 2014.
3. Former school sites are zoned low density residential and realistic capacity is assumed to be 6 units to the acre. The quantified objectives assume provision of 15 percent affordable housing, per Housing Element Action 6-A and existing City BMR Ordinance.
4. Realistic residential development capacity of identified opportunity sites designated TOD in the TCP area is assumed at 60-80 units per acre as demonstrated by a recently approved development in the downtown (Plaza apartments was approved at 83 units per acre). Realistic residential development capacity of identified opportunity sites designated MU-RF in the General Plan is 40 units to the acre. Many sites with General Plan TOD and MU-RF designation requiring rezoning will permit higher than the default density for San Bruno (30 du/acre). For those parcels (over 900 units capacity), projected units are considered affordable to satisfy the RHNA without relying on programs, and are included in the column labeled "Requiring Rezoning" under Quantified Objectives and are counted toward meeting the RHNA affordable housing need. These are the parcels from Table 4.4-2.
5. Preservation and Conservation objectives include actions that facilitate preservation of affordable housing units. There are no restricted affordable units at risk of losing affordability restrictions over the Housing Element cycle. Assumptions below:
 - a. Construction and/or legalization of second units at a rate of 4 per year, slightly above the recorded annual average from the prior Housing Element cycle due to the likelihood that second units are more attractive in a strong economy and housing market. Second units are assumed to qualify for the very-low income category.
 - b. HIP Housing Home Sharing Program matches home seekers with homeowners in San Mateo County. Over 90% of those placed are low to extremely low income, 53% are seniors and 38% are disabled, and many are at risk of homelessness. San Bruno contributes \$30,000 annually to the Homesharing Program, which places approximately ten new homeseekers per year in San Bruno.
 - c. Programs to promote energy and water-efficiency improvements such as the California HERO program and PG&E energy efficiency financing. It is assumed that a number of homeowners will take advantage of the program, given that over 70 permits for solar panel installations were issued in 2014.

Source: City of San Bruno, 2014.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Within Evaluate program once a year

Programs:

5. HCD Comment: *Timing (e.g., at least once a year) for programs: 3-A (Financing Strategies), 5-D (Financial Assistance for Affordable Housing), 5-I (Promote 2nd Unit Ordinance).*

City Response: Changed timing in Programs 3-A 5-D, and 5-I to "evaluate once a year".

6. HCD Comment: *Rezoning (page 5-6): address by right requirements from prior sent checklist. (e.g., without discretion, minimum density)*

City Response: Revised Program 2-A (see below) to include a provision in the zoning code update to treat employee housing for six or fewer employees a residential use within all residential zones pursuant to H&S Code Section 17021.5.

7. HCD Comment: *Employee Housing Act: Review and revise zoning as appropriate in compliance with H&S Code Section 17021.5.*

City Response: added bullet in Program 2-A, clarifying that the zoning code update will allow housing by right in mixed use zones.

Program 2-A: Update the Zoning Ordinance to make available adequate sites to accommodate San Bruno's share of regional housing need.

Revise the Zoning Ordinance to reflect the San Bruno 2025 General Plan and Transit Corridors Plan (2013), including land use designations allowing mixed-use development.

Actions:

- Update the Zoning Ordinance to create Mixed Use and Multi Use–Residential Focus zoning districts that promote high-intensity mixed-use development, including retail, office, services, and housing to provide adequate sites to meet San Bruno's RHNA. Limit retail development along El Camino Real to those sites north of Crystal Springs Road, thus reinforcing the existing retail activity in Downtown.
- Update the Zoning Map to match the designations indicated in General Plan and TCP.
- In the interim before the Zoning Ordinance is updated, encourage and facilitate approval of projects that adhere to the General Plan and TCP land uses and densities/intensities.
- Ensure that Zoning Ordinance amendment to rezone sites from nonresidential use to residential use in accordance with Section 65583.2 of the California Government Code as amended by Assembly Bills No. 1690 and 1537.
- Allow residential uses by right, without a conditional use permit, planned development permit or other discretionary action in mixed-use districts, consistent with Section 65583.2(h) and (i).
- Treat agriculture-related employee housing providing accommodation for six or fewer employees the same as any single-family structure within all residential zoning districts, in accordance with Health and Safety Code Section 17021.5.

Responsibility: Community Development Dept.

Funding Source: Staff time

Timeframe: Within 3 years after adoption of the Housing Element

8. HCD Comment: *HIP. Page 5-29. Clarify program to include persons with disabilities including developmental.*

City Response: Revised Program 6-C to clarify that the HIP Home Sharing Program includes persons with disabilities including developmental.

Program 6-C: Support shared housing programs.

Continue to support shared housing programs and to promote such programs through the Senior Center and other local agencies.

Actions:

- Continue to support the Housing Investment Partnership (HIP) Home Sharing program, which facilitates living arrangements among two or more unrelated people. Home owners or renters (Home Providers) who have a residence with one or more bedrooms are matched with persons seeking housing (Home Seekers). People who home share include seniors, working persons, students, persons with disabilities (including developmental), families, veterans, emancipated foster youth and others.
- Continue to consider appropriation of monies for support of various organizations during annual budget review. (City allocated \$30,000 last year and this year to HIP)

Responsibility: Community Development Dept., City Council

Funding Source: Staff time, BMR In-Lieu Fee Fund, General fund

Timeframe: Ongoing

9. HCD Comment: *Indirect Displacement: add language as appropriate (21 Element language) to evaluate indirect displacement and establish strategies as appropriate.*

City Response: Page 3-37. Non-Governmental Constraints, Residential Land Costs. Analysis of housing displacement. Added analysis of potential displacement as result of increasing land costs.

Residential Land Costs

Because San Bruno is a virtually built-out city where residences and businesses have been established for many years, very few sales transactions of raw land take place in a given year. A search for land transactions on RedFin revealed just three land sales (of underutilized sites for redevelopment) in San Bruno over the past three years; sale prices ranged from \$400,000 to \$2.9 million (inflation adjusted), or \$28.51 to \$61.78/acre (inflation adjusted).. All of these sites, including those in San Bruno, are designated for mixed-use development in the new General Plan; their commercial zoning will be updated to reflect new General Plan designations during the comprehensive Zoning Ordinance update in the next year.

Land costs in San Mateo County are high, due in part to the desirability of housing in the county, and because available land is in short supply. These costs vary both between and within jurisdictions based on factors like the desirability of the location and the permitted density. It is anticipated that land costs within the City's Priority Development Area will increase over time as new development replaces existing, older land uses, infrastructure improvements take place and the desirability of living closer to transit and amenities increases. Rising land values resulting from the area becoming more desirable, may lead to increased market rents. This may impact existing lower-income residents through increased housing costs, housing overpayment, overcrowding, and deteriorating housing conditions (with lower income households disproportionately having to locate in substandard conditions), resulting in direct displacement, caused by the redevelopment of sites with existing residential properties, or indirect, caused by increasing rents.

The Housing Element includes a number of programs to address the issue of displacement of lower income residents that will strive to minimize displacement of lower income residents. In addition, new **Program 5-H** commits the City to participate in a San Mateo Countywide effort to evaluate potential strategies, develop measures and implement programs to address housing displacement, as appropriate.

10. HCD Comment: *Identify other programs that address displacement.*

City Response: Page 5-19, Program 5-H. Replaced “Home Equity” program with “Housing Displacement” program, as discussed with Paul McDougall. Used sample program provided by 21 Elements.

Program 5- H: Prevent Potential Displacement of Existing lower-income residents within San Bruno’s Priority Development Area (PDA).

Quantify, develop and evaluate potential strategies to address displacement of lower income residents. Displacement might be direct, caused by the redevelopment of sites with existing residential properties, or indirect, caused by increased market rents as an area becomes more desirable.

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Actions:

- Coordinate with other jurisdictions in San Mateo County, under the umbrella of work to be undertaken by 21 Elements, to quantify, develop and evaluate potential strategies to address displacement of lower income residents.
- Based on this evaluation, develop measures and implement programs to address housing displacement, as appropriate.
- Monitor such programs annually for effectiveness and make adjustments as necessary.

Responsibility: Community Development Dept., City Council, 21 Elements

Funding Source: Staff time

Timeframe: Evaluate programs and policies and provide recommendations by the end of 2015. Provide recommendations to City Council by mid-2016. Adopt appropriate programs and policies to address displacement within 2 years of adoption of the housing element. Monitor programs and policies annually for effectiveness.

RESOLUTION NO. 2015 – 02

**A RESOLUTION OF THE SAN BRUNO PLANNING COMMISSION
RECOMMENDING TO THE SAN BRUNO CITY COUNCIL ADOPTION OF THE
2015-2023 HOUSING ELEMENT OF THE GENERAL PLAN AS A GENERAL
PLAN AMENDMENT AND THE ASSOCIATED INITIAL STUDY AND
NEGATIVE DECLARATION (IS/ND)**

WHEREAS, the City of San Bruno is required to update its Housing Element every eight years to ensure adequate development sites for sufficient new housing can be built to meet the fair share of the Regional Housing Needs Allocation (RHNA), pursuant to State housing element law Government Code, Sections 65583 and 65584;

WHEREAS, San Bruno was assigned a quantified goal of 1,155 housing units, which represents the City's "fair share" of projected housing need for the 2014-2022 RHNA planning period;

WHEREAS, the Housing Element identifies the existing and projected housing needs for all economic segments of the community, including the homeless and persons with disabilities;

WHEREAS, the Housing Element defines the policies and programs that the community will implement to achieve its housing goals and objectives developed to address its housing needs and to encourage the production of housing;

WHEREAS, on October 14, 2014, the City Council authorized City staff to submit the Administrative Draft 2015-2023 Housing Element to the Department of Housing and Community Development (HCD) for review, including sites carried forward sites from the existing Housing Element and additional sites that require amendment to the zoning code;

WHEREAS, on October 22, 2014, the City submitted its Administrative Draft of the 2015-2023 Housing Element to HCD;

WHEREAS, City staff conducted a series of conversations with staff of HCD to discuss their concerns and propose additional text and program modifications to address those concerns;

WHEREAS, on January 30, 2015, HCD issued a finding that the Draft of the 2015-2023 Housing Element, with the proposed revisions, would comply with State housing element law when adopted by the Council;

WHEREAS, on March 10, 2015 City staff prepared and released a revised Public Hearing Draft of the Housing Element, containing the revisions discussed with staff of HCD;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the City of San Bruno, acting as the Lead Agency under CEQA, conducted an Initial Study that showed that there is no substantial evidence that the Project, the Housing Element Update, may have a significant effect on the environment, and therefore prepared a Negative Declaration (SCH# 2014122066);

WHEREAS, a Notice of Public meeting was duly posted on Saturday, March 14, 2015, for consideration of the Housing Element before the Planning Commission; and

WHEREAS, on March 17, 2015, the Planning Commission reviewed the Negative Declaration and conducted a public hearing on the 2015-2023 Housing Element;

WHEREAS, based on review of the Initial Study accompanying the Negative Declaration and all oral testimony and written comments received, the Planning Commission finds that there is no substantial evidence that the Project will have a significant effect on the environment; and

WHEREAS, the Housing Element is consistent with the 2025 San Bruno General Plan.

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

1. The Planning Commission hereby recommends that the City Council adopt the Public Hearing Draft of the 2015-2023 City of San Bruno Housing Element dated March 10, 2015, and incorporate it into the San Bruno General Plan.
2. City staff may perform minor, non-substantive edits to the 2015-2023 City of San Bruno Housing Element without additional Planning Commission review.
3. The Planning Commission hereby finds that there is no substantial evidence that the Project will have a significant effect on the environment, and recommends that the San Bruno City Council adopt the Initial Study and Negative Declaration attached hereto.

April 8, 2015
Dated:

Mary Lou Johnson
Planning Commission Chair
Mary Lou Johnson

ATTEST:

David Woltering
Planning Commission Secretary
David Woltering

APPROVED AS TO FORM:

Marc Zafferano
City Attorney
Marc Zafferano

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I, David Woltering, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Planning Commission of the City of San Bruno on this 17th day of March, 2015, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (GCR Title 25 §6202)

Jurisdiction City of San Bruno
Reporting Period 1-Jan-14 - 31-Dec-14

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in G

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	
No. of Units Permitted for Above Moderate	1	0	0	0	0	1	1

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of San Bruno
Reporting Period 1-Jan-14 - 31-Dec-14

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	Permitted Units Issued by Affordability										Total Units to Date (all years)	Total Remaining RHNA by Income Level			
		2007	2008	2009	2010	2011	2012	2013	2014	Year 8	Year 9					
Very Low	Deed Restricted Non-deed restricted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	206
Low	Deed	2	2	2	2	2	3	2	1							16
	Restricted Non-deed restricted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	299
Moderate	Deed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-93
	Restricted Non-deed restricted	0	127	0	0	154	0	0	0	0	0	0	0	0	0	281
Above Moderate		50	83	24	-38	15	20	13	1						168	235
Total RHNA by COG. Enter allocation number:		52	357	26	-36	325	23	15	2						764	209
Total Units																
Remaining Need for RHNA Period																

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

SAN BRUNO HOUSING ELEMENT - ANNUAL PROGRESS REPORT – 2014
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction: City of San Bruno
Reporting Period: 1/1/2014 - 12/31/2014

Table C
Program Implementation Status
(Programs with significant activity in 2014)

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1-A: Support infrastructure upgrades.	Continue to seek funding to upgrade and maintain infrastructure needed by San Bruno's housing supply.	Ongoing	<ul style="list-style-type: none"> The City continues to rebuild the infrastructure destroyed in the Glenview explosion and fire on 9/9/10, funded through the \$50 million PG&E trust agreement to rebuild the Crestmoor neighborhood
Program 1-C: Conserve second units in R-1 and R-2 zones.	Continue to legalize second units in R-1 and R-2 zones that were constructed prior to June 30, 1977 and that met the Uniform Building Code at time of construction.	Ongoing	<ul style="list-style-type: none"> The City approved two applications for second units in 2014. The City is considering a strategy to legalize second units constructed between 1977 and 2003, as part of the zone code update.
Program 1-F: Ensure replacement housing.	Require replacement of any legal housing unit that is demolished within San Bruno.	Within 1 year after adoption of the H.E.	<ul style="list-style-type: none"> The City Council approved a streamlined planning and permitting process for rebuilding the Crestmoor neighborhood following the 9/9/10 PG&E explosion and fire, which destroyed 38 homes, severely damaged 17, and left about 50 with minor damage. 23 homes have been rebuilt. The City and PG&E acquired ten lots, and will facilitate development of replacement housing on those sites.
Program 2-A: Update the Zoning Ordinance to be consistent with the new General Plan.	Revise the Zoning Ordinance to reflect the San Bruno 2025 General Plan, including land use designations allowing mixed-use development.	Within 1 year after adoption of the H.E.	<ul style="list-style-type: none"> City continued to work on the zone code update, including updates reflecting the approval of the Transit Corridors Specific Plan (TCP) and passage of Measure N (see description in Program 2-B, below). The zone code update is expected to be completed in 2015. The updated zoning code will create new Mixed Use and Multi Use-Residential Focus zoning districts that promote high-intensity mixed-use development, including retail, office, services, and housing, consistent with the 2025 General Plan and 2013 TCP. Prior to adoption of the zoning update, the City is encouraging applicants to follow the new General Plan and Transit Corridors Plan land uses and densities/intensities.
Program 2-B: Complete Downtown and Transit Corridors Plan.	Complete and adopt a Downtown and Transit Corridors Plan with the goal, amongst others, of increasing residential options in Downtown and transit corridors of El Camino Real and San Bruno Avenue in the vicinity of the future Caltrain Station.	Within 1 year after adoption of the H.E.	<ul style="list-style-type: none"> The TCP was adopted by the City Council in 2013, and the City is now in the implementation phase, including amending the zoning code and designing a pre-submittal review process for larger projects to protect residential neighborhoods. Measure N is a significant TCP implementation measure that was placed on the November 4, 2014 ballot and approved by San Bruno voters. Measure N amends Ordinance 1284 by allowing increased building heights, increased

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Housing Element Implementation
 (CCR Title 25 §6202)

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 3-C: Monitor compliance with financing terms.	Ensure that units built with long-term affordability requirements are actually occupied by lower-income households. (See also Program 5-E)	Ongoing	residential density, and parking garages in the TCP area. <ul style="list-style-type: none"> 325 affordable units are located within three multifamily residential developments at The Crossing. Each has an Affordable Housing Agreement that require annual certificates of program compliance. Staff monitors compliance on an ongoing basis and reviews the annual certificates of reviewed.
Program 3-F: Facilitate reasonable accommodations.	Facilitate the development, maintenance and improvement of housing for persons with disabilities by establishing a procedure that would reduce processing time for reasonable accommodation requests.	Within 1 year after adoption of the H.E.	<ul style="list-style-type: none"> The City Council adopted a Reasonable Accommodates program in the zoning code on September 9, 2014.
Program 3-I: Reduce parking requirements.	Reduce parking requirements for new or reuse housing projects along transit corridors and adjacent to transit stations, as well as within the Medium Density (R-3) and High Density (R-4) zones.	Within 1 year after adoption of the H.E.	<ul style="list-style-type: none"> The City is considering ways to reduce parking requirements as part of the Zoning Ordinance Update unbundled parking, tandem parking for second units, and enforcement for homeowners that use garage space for storage. The TCP recommends reduced parking requirements including tandem and shared parking arrangements for residential uses in the TCP area. The City Council adopted a density bonus ordinance on September 9, 2014, including density bonus law parking standards.
Program 5-A: Support the Below Market Rate Housing (BMR) Ordinance.	Through education and enforcement of the Below Market Rate Housing Ordinance (adopted 2008), provide guidelines for developers to comply with the City's inclusionary housing requirements.	Ongoing	<ul style="list-style-type: none"> No new affordable housing projects were approved in 2014. The Palmer court decision (2009) invalidated the rental inclusionary requirement of San Bruno's BMR ordinance. The City continues to monitor the legal status of the BMR ordinance with respect to challenges. The City is working with 21 Elements on the San Mateo County Grand Nexus Study, and will consider adopting an affordable housing development impact fee and possibly an affordable housing commercial linkage fee. The City has collected approximately \$3.5 million in BMR in-lieu fees, which will be used to facilitate development of new affordable housing.
Program 5-B: Implement State density bonus regulations.	Offer a density bonus of up to 35 percent and incentives or concessions based on the number of affordable units in the development and a flat density bonus of 20 percent for all senior housing in accordance with State density bonus regulations (Government Code 65915).	Within 1 year after adoption of the H.E., ongoing	<ul style="list-style-type: none"> The City Council adopted a Density Bonus ordinance on September 9, 2014. The City encourages developers to review density bonus law at the earliest stages in pre-development review and consultation process.
Program 5-H: Modify regulations to encourage affordable housing.	Modify development regulations in specific zoning districts to encourage housing affordable to very-low, low-, and moderate-income households.	Within 1 year after adoption of the H.E., ongoing	<ul style="list-style-type: none"> The City is updating the zoning code, which will incorporate Measure N and Transit Corridors Plan standards for higher density multifamily housing development that will encourage affordable housing.
Program 6-B: Support organizations that provide housing	Cooperate with and support organizations providing housing information, counseling,	Ongoing	<ul style="list-style-type: none"> City provides \$43,500 in financial assistance annually to support three non-profit housing agencies (HIP Housing, North Peninsula Neighborhood Services

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
services.	and referral services, and handling complaints of housing discrimination.		Center and Shelter Network). Services include: home repair, painting, case management, emergency food and shelter, crisis intervention, and assistance with rent and utility bill payments to low-income homeowners.
Program 6-C: Support shared housing programs.	Continue to support shared housing programs and to promote such programs through the Senior Center and other local agencies.	Ongoing	<ul style="list-style-type: none"> City provides financial support to HIP Housing which coordinates a shared housing program. The program is very active in San Bruno.
Program 6-D: Accommodate city's share of emergency (homeless) shelter need.	Amend the Zoning Ordinance to identify the Transit Oriented Development Area designated under the San Bruno 2025 General Plan as an appropriate zone or zones within which emergency shelters are permitted by right, in accordance with State law.	Within 1 year after adoption of the H.E.	<ul style="list-style-type: none"> The City is considering the industrial district as a potential location where emergency shelters would be permitted. A draft zone code amendment to permit emergency shelter facilities by right (without requiring a conditional use permit) subject to reasonable and objective standards. The industrial area has sufficient and reasonably available acreage (vacant or underutilized) to meet the city's identified need (32 beds), including the potential for reuse or conversion of existing buildings. The City anticipates adopting the ordinance to allow emergency shelters in 2015. The City supports the 10-bed shelter run by St. Bruno's Church, and will support future faith-based efforts to supply emergency and transitional housing to those in need.
* Program 6-E: Address identified need for extremely-low income and supportive housing.	Amend the Zoning Ordinance to permit transitional and supportive housing by right in residential zones, work with nonprofit builders who specialize in building housing for extremely-low income households, and facilitate the creation of supportive housing units in accordance with the City's share of countywide need identified in the HOPE Plan.	Within 2 years after adoption of the H.E.	<ul style="list-style-type: none"> On September 9, 2014, the City Council adopted a zoning code amendment to modify the definition of "Special residential Care Facilities", already allowed by right in any residential zone, to include transitional and supportive housing. This ensures that transitional and supportive housing is treated as a residential use of property in accordance with SB2.

General Comments. The San Bruno Housing Element 2007-2014 was adopted on March 23, 2010, and certified by HCD on June 15, 2010. San Bruno is currently completing the Housing Element Update for 2015-2023. The draft Housing Element Update was submitted to HCD on November 22, 2014. On January 30, 2015, HCD issued a letter stating that San Bruno's Draft 2015-2023 Housing Element, with previously proposed revisions, would comply with State law when adopted by the Council and after the City adopts zoning for emergency shelter(s), the last uncompleted implementation action required for the prior 2009-2014 Housing Element. The Planning Commission reviewed the draft Housing Element Update on March 17, 2015 and adopted Resolution No. 2015-02 recommending that the City Council adopt the 2015-2023 Housing Element. The City Council is scheduled to consider adoption of the Housing Element in April 2015. The Emergency Shelter zoning is expected to be considered by the Planning Commission and City Council in April and May 2015.

Local Efforts To Remove Governmental Constraints. The greatest constraints to the maintenance, improvement, and development of affordable housing include the following:

- Ordinance 1284 Constraints.* In June 1977, the City of San Bruno adopted Ordinance No. 1284 placing restrictions on certain development standards, which constrains higher density residential development in the City. Ordinance 1284 requires approval by a majority of the voters San Bruno Housing Element Annual Progress Report - 2014

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(CCR Title 25 §6202)

of the City in order to allow: 1) buildings or other structures that exceeding fifty (50) feet or three (3) stories in height, whichever is less, 2) projects in residential districts at a density above what was permitted by the city's zoning code and map in 1974, and 3) multi-story parking structures. The City adopted the Transit Corridors Specific Plan in order to encourage mixed use and transit oriented development, including higher density residential uses along commercial corridors within proximity of a new Caltrain Station in the core area of the City. The Plan recommends allowing development projects that exceed Ordinance 1284 limits, including building heights between 4 and 7 stories, depending on the location, increasing the density of 111 low density residential parcels along the edges of commercial corridors, and multifamily parking garages. The Plan encourages new or different housing types (e.g., housing for younger workers and for seniors) that better meet future housing needs. Adoption of the Transit Corridors Plan will also help to streamline the project review process (including a program level Environmental Impact Report). The Transit Corridors Plan was approved in February 2013. The City is in the process of updating the zoning ordinance to incorporate development standards proposed in the Transit Corridors Plan. The City placed a initiative in the November 2014 ballot to amend Ordinance 1284 to allow the heights and development intensities envisioned in the Transit Corridors Plan. San Bruno voters approved Measure N with a two thirds majority.

- **SFO Constraints:** Northeastern portions of San Bruno lie beneath flight paths for arrivals and departures of San Francisco International Airport (SFO), including areas within the 65 Community Noise Equivalent Level (CNEL) and 70 CNEL aircraft noise contours. The SFO Airport Land Use Compatibility Plan (ALUCP) identifies areas within the 65 CNEL and 70 CNEL noise contours as conditionally compatible or incompatible with SFO noise compatibility policies. New residential uses are permitted within the 65 CNEL noise contour, provided that sound insulation is provided to reduce interior noise levels from exterior sources to 45 CNEL or lower and that an avigation easement is granted to the City and County of San Francisco as operator of SFO. New residential uses are not compatible in areas exposed to noise above 70 CNEL and are not allowed in these high noise areas.

The City promotes noise mitigation from SFO to the fullest extent possible through the SFO/Community roundtable and ongoing coordination with the County Airport Land Use Commission. The City seeks to reduce the area in San Bruno impacted by airport noise in order to meet its housing responsibilities while complying with the SFO noise and land use requirements of the Airport Land Use Compatibility Plan. The Transit Corridors Plan and zoning code update will allow new residential development within the 65 decibel CNEL noise contour and define standards as outlined in the 2025 General Plan and in accordance with the 2012 ALUCP.

- **Palmer v. City of Los Angeles (1999).** The California Court decision in *Palmer v. City of Los Angeles* hinders San Bruno's ability to require affordable rental housing through the City's Below Market Rate Housing Program. The court ruled that local inclusionary housing programs cannot mandate rent restrictions in new rental housing developments or require payment of in-lieu fees as an alternative. City staff is monitoring the results of the Palmer decision to determine what actions, if any, the City should consider.
- **Loss of Redevelopment.** The enactment of AB-26 dissolved all redevelopment agencies in California on February 1, 2012. Low and Moderate Income Housing (LMIH) tax increment generated from the San Bruno Redevelopment Project Area was the City's main source of funding for affordable housing. San Bruno had one Redevelopment Project Area, which was established in July 1999. During its 13 years of operation, the Redevelopment Agency facilitated the development of 325 units affordable to very low income households. The City monitors new initiatives to generate funding for affordable housing and economic development at the state level.



**City Council Agenda Item
Staff Report**

CITY OF SAN BRUNO

DATE: April 14, 2015
TO: Honorable Mayor and Members of the City Council
FROM: Jim Burch, Public Services Deputy Director
SUBJECT: Adopt Resolution Amending Stage II of the City's Water Shortage Contingency Plan

BACKGROUND:

On July 15, 2014, in response to drought conditions, the State Water Resources Control Board (SWRCB) issued emergency water conservation regulations to urban water suppliers throughout the state (Attachment 2). Urban water suppliers with more than 3,000 water connections (San Bruno has approximately 12,000 water connections) were required to implement the Water Shortage Contingency Plan as outlined in their Urban Water Management Plan to a level that required outdoor water restrictions. The San Bruno Urban Water Management Plan (Attachment 3), adopted by the City Council on June 28, 2011, includes a Water Shortage Contingency Plan that outlines actions to be followed during a water shortage event. Stage II of the plan was activated by City Council action on July 22, 2014 which activated outdoor water restrictions.

The SWRCB requires urban water suppliers keep track of their water use and report on a monthly basis. For January to December 2014, overall water consumption in San Bruno was down 11 percent from 2013 and residential water consumption was down 10 percent. For January to March 2015, overall City water consumption was down 14 percent with residential water consumption down 13 percent from 2013. Residential water use accounts for 75 percent of total San Bruno water consumption, Commercial water use accounts for 20 percent and City/miscellaneous 5 percent of total water use in the city.

As California enters a fourth year of severe drought, the State Board issued an order to extend and expand existing emergency water conservation regulations on March 17, 2015 (Attachment 4). These additional restrictions and reporting requirements impact water users throughout the state. Increased effort and awareness will be needed in order to meet the new requirements. In addition on April 1, 2015 Governor Brown signed an Executive Order (Attachment 5) for SWRCB to implement measures in cities to cut the state's aggregate overall water usage by 25 percent compared with 2013 levels, but allows for flexibility in how to achieve this reduction in recognition of the level of conservation already achieved by communities around the State. The SWRCB has provided a proposed regulatory framework which outlines conservation measures and requirements that urban water supplies such as the City of San Bruno will need to meet. (Attachment 6). The SWRCB will vote on May 5 to finalize the requirement and is taking comments until final adoption. The framework as proposed seeks to recognize efforts water agencies have already taken, as such conservation standards have been proposed based upon residential

10a.

gallons per capita per day (R-GPCD) used as a baseline for standards. This tiered approach will require lower conservation standards from those whose agencies which have already made cutbacks in consumption. The Conservation standard is 10% reduction for R-GPCD of 55 and under, 20% for 56-110, 25% for 111-165 and 35% for 166 and above R-GPCD. The year 2013 serves as the baseline for consumption comparisons. San Bruno's September 2014 R-GPCD was 58.3 (the Water Board used September because historically it has the highest water consumption). Staff is currently in discussion with BAWSCA and will submit comments to SWRCB regarding ongoing City conservation efforts, updating R-GPCD data, and finalizing Tier placement for San Bruno.

DISCUSSION:

In addition to the existing water restrictions put in place in July, the recent Governor's executive order along with SWRCB's announcement of expanded conservation regulations requires that outdoor water use be restricted to no more than two days per week, and prohibits irrigation during and 48 hours after measurable rainfall. Water suppliers must also notify customers when they identify any evidence of leaks, and water waste/enforcement actions must be reported monthly. In order to comply with the recent executive and SWRCB action, the City of San Bruno water shortage contingency plan should be amended to reflect the updated requirements.

As a member of the Bay Area Water Supply and Conservation Agency (BAWSCA), the city coordinates with other BAWSCA members throughout the region to address water use issues including the current water conservation and drought regulations. At a meeting of the BAWSCA water management representatives on April 2, 2015 members expressed unanimous interest in adopting a consistent irrigation schedule throughout the BAWSCA service area. The proposed schedule is consistent with what is being implemented throughout Santa Clara County and would provide a benefit, to agencies and their customer in the region both in simplifying customer communication and in demonstrating to the State that water supply agencies are heeding the requirement for increased conservation.

The proposed irrigation schedule recommended through BAWSCA calls for irrigation to be limited to 2-days per week according to the following schedule:

- Odd Address – Monday and Thursday
- Even Address – Tuesday and Friday
- No Address – Monday and Thursday

The City of San Bruno will continue to provide proactive leadership and outreach in order to set a good example of water conservation. To this end, in 2014, the Community Services Department installed lavatory faucet aerators and low flow shower heads in all City facilities and began testing dual low flow toilet flushers. Additionally, irrigation of the following facilities was discontinued: City Hall, Cable Television Office, Fire Station Nos. 51 and 52, and the Public Services Corporation Yard. Water usage was decreased by 20 percent at Pacific Heights, Fleetwood, Buckeye, Forest Lane, 7th Avenue and 7th/Walnut Avenue Parks and staff is currently adjusting the irrigation timers at all parks to ensure compliance with the Governor's executive order for a two-day per week, 25 percent reduction in irrigation. Staff will continue to monitor these locations to assure that the facility operational capacity is protected and the appearance of these important municipal facilities does not deteriorate to a public nuisance condition. Public Services will continue to evaluate and incorporate

conservation methods into daily operations, including using recycled water from the South San Francisco-San Bruno Waste Water Treatment plant for sweeper and vactor trucks when appropriate.

City staff will continue education and outreach efforts, including utility bill inserts, informational handouts at City facilities, notices on the City's website, as well as on the City Cable Channel 1. Water conservation signage will be posted at City parks, sports fields and facilities to inform residents. Staff will continue to coordinate with BASCWA on conservation outreach, low-flow toilet, washing machine, and lawn-be-gone rebate programs.

If homeowners are in violation of the irrigation schedule or other outdoor water restrictions, staff will attempt to discuss the violation and leave a written notice onsite if no contact is made. Upon a second violation, staff will again contact the resident, leave a written door hanger, and also mail letter to homeowner. In the case of a repeated violation of the outdoor water restrictions, homeowners may be subject to an administrative fine or civil infraction up to \$500. If necessary, violations may even be prosecuted by criminal complaint, filed by San Bruno's City Attorney, or by citation from the Police Department. Enforcement and possible issuance of warnings or fines may be considered on a case by case basis. Enforcement options will be coordinated with the Finance Department, the City Attorney, and if necessary the Police Department. Education and notifications will be exhausted before enforcement is pursued.

FISCAL IMPACT:

Increased staff time will be necessary to provide information to citizens, as well as track and respond to water waste reports, carry out enforcement actions if necessary and provide monthly reporting data to SWRCB.

ALTERNATIVES:

1. Do not approve the resolution. Failure to comply with regulations may result in a cease and desist order with fines to the City up to \$10,000 per day per violation.
2. Provide direction to staff regarding additional or alternative water use reduction strategies and requirements to meet the State Mandate.

RECOMMENDATION:

Adopt resolution amending Stage II of the City's Water Shortage Contingency Plan.

ATTACHMENTS:

1. Resolution
2. SWRCB Announcement, March 17, 2015
3. Executive Order, April 1, 2015
4. SWRCB Water Conservation Framework, April 8, 2015
5. Proposed Amended San Bruno Urban Water Management Plan: Water Shortage Contingency Plan – Stages of Action

RESOLUTION NO. 2015 - ____

RESOLUTION AMENDING STAGE II OF THE CITY'S WATER SHORTAGE
CONTINGENCY PLAN

WHEREAS, on July 15, 2014, the California State Water Board issued emergency water conservation regulations to urban water suppliers throughout the state that apply to outdoor water use; and

WHEREAS, the City of San Bruno activated its Water Shortage Contingency Plan in response to the State's issuance of these regulations on July 22, 2014; and

WHEREAS, these restrictions were extended and expanded on March 17, 2015; and

WHEREAS, urban water suppliers with more than 3,000 water connections (San Bruno has approximately 12,000 water connections) are required to take action to comply with the State's regulations to modify their Urban Water Management Plan and Water Shortage Contingency Plan; and

WHEREAS, The City of San Bruno is a member of the Bay Area Water Supply and Conservation Agency (BAWSCA); and

WHEREAS, BAWSCA has recommended that its member agencies adopt uniform outdoor irrigation schedules to facilitate consistent customer communication and to demonstrate adherence with the State Water Board's requirement for increased conservation; and

WHEREAS, water agencies could be subject to State fines of up to \$10,000 per day per violation for failing to modify their Water Shortage Contingency Plan accordingly.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby amends Stage II of the City's Water Shortage Contingency Plan to restrict outdoor watering to two days per week according to the following schedule: Odd addresses - Monday and Thursday; Even addresses - Tuesday and Friday; No numerical addresses - Monday and Thursday. Irrigation time shall be limited to 15 minutes per irrigation station. Outdoor irrigation during and 48 hours following measurable precipitation is prohibited.

Dated: April 14, 2015

ATTEST:

Carol Bonner, City Clerk

I, Carol Bonner, City Clerk, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of San Bruno this 14th day of April 2015 by the following vote:

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



State Water Board Expands and Extends Emergency Water Conservation Regulation

**For Immediate Release
March 17, 2015**

**Contact: George Kostyrko
gkostyrko@waterboards.ca.gov**

SACRAMENTO -- As California enters a fourth year of severe drought, the State Water Resources Control Board Tuesday adopted an expanded emergency regulation to safeguard the state's remaining water supplies. While Californians have made great strides to conserve water, more effort is needed.

"We are experiencing the lowest snowpack and the driest January in recorded history, and communities around the state are already suffering severely from the prior three years of drought," said State Water Board Chair Felicia Marcus. "If the drought continues through next winter and we do not conserve more -- the consequences could be even more catastrophic than they already are. Today's action is just a tune-up and a reminder to act, and we will consider more significant actions in the weeks to come."

While communities and water suppliers have saved substantial amounts of water since the water conservation emergency regulation was first adopted in July 2014, there are many more opportunities for Californians to conserve in even greater amounts. The expanded emergency regulation captures some of these opportunities while continuing to give urban water suppliers flexibility to take actions that reflect their local conditions as long as they meet the minimum requirements. The State Water Board strongly encourages water suppliers to do much more than the minimum required by the regulation.

Today's action incorporates lessons learned from implementation of the emergency regulation approved in 2014 and feedback from urban water suppliers and the public.

Prohibited Water Use

Under today's action, the prohibitions on potable water use, first adopted in 2014, will continue, and new prohibitions will go into effect. All Californians are now prohibited from:

- washing down sidewalks and driveways;
- watering outdoor landscapes in a manner that causes excess runoff;
- washing a motor vehicle with a hose, unless the hose is fitted with a shut-off nozzle;
- operating a fountain or decorative water feature, unless the water is part of a recirculating system; and

- irrigating turf or ornamental landscapes during and 48 hours following measurable precipitation (new).

(New) Prohibitions affecting commercial businesses include:

- restaurants and other food service establishments can only serve water to customers on request; and
- operators of hotels and motels must provide guests with the option of choosing not to have towels and linens laundered daily and prominently display notice of this option.

Water Agency Requirements

The biggest change for urban water suppliers is the creation of a floor, or minimum standard, for outdoor irrigation restrictions. Outdoor irrigation represents 50 to 80 percent of all water use for some communities in the state. Irrigating outdoor ornamental landscapes is a questionable use of a limited resource when some communities are running out of water in this fourth consecutive year of drought. Urban water suppliers must now limit the number of days per week that customers can irrigate outdoors. The limit must either be specified in their drought contingency plans; or if their plan contains no specific limit, irrigation is limited to no more than two days per week.

Water agencies will also be required to notify customers when they are aware of leaks that are within the customer's control. Finally, monthly reporting requirements will be expanded to include the limit on days for outdoor irrigation and a description of compliance and enforcement efforts.

For smaller water suppliers, the expanded regulation clarifies that if they choose to implement alternate mandatory measures, in lieu of limiting outdoor irrigation to twice a week; those measures should be designed to achieve a 20 percent reduction in water consumption.

Local agencies can fine property owners up to \$500 a day for failure to implement conservation requirements and the State Water Board can issue cease and desist orders against water agencies that don't impose mandatory conservation measures upon their retail customers. Water agencies that violate cease and desist orders are subject to civil liability of up to \$10,000 a day.

"In a drought this severe, we need to think differently about our daily water use, and need to sacrifice emerald green lawns and other water use luxuries," Marcus said. "At a time when hundreds of thousands of acres of farmland lie fallow, thousands are out of work, communities are running out of water, and fish and wildlife are devastated, and when locally stored urban water supplies are shrinking, we need to step up the pace of conservation. Water agencies should be motivating customers to take even more responsibility for the amount of water used in homes, backyards, businesses, parks and everywhere else."

Following Board adoption, the regulation will be submitted to the Office of Administrative Law, which has 10 days to approve or deny the regulation. If approved by the Office of



Media Release

Administrative Law, the regulation will take effect immediately and remain in effect for 270 days from that date.

For more information, please visit the [Emergency Water Conservation](#) website.

Governor Brown has called on all Californians to reduce their water use by 20 percent and prevent water waste – visit [SaveOurWater.com](#) to find out how everyone can do their part, and visit [Drought.CA.Gov](#) to learn more about how California is dealing with the effects of the drought.

###

Executive Department
State of California

EXECUTIVE ORDER B-29-15

WHEREAS on January 17, 2014, I proclaimed a State of Emergency to exist throughout the State of California due to severe drought conditions; and

WHEREAS on April 25, 2014, I proclaimed a Continued State of Emergency to exist throughout the State of California due to the ongoing drought; and

WHEREAS California's water supplies continue to be severely depleted despite a limited amount of rain and snowfall this winter, with record low snowpack in the Sierra Nevada mountains, decreased water levels in most of California's reservoirs, reduced flows in the state's rivers and shrinking supplies in underground water basins; and

WHEREAS the severe drought conditions continue to present urgent challenges including: drinking water shortages in communities across the state, diminished water for agricultural production, degraded habitat for many fish and wildlife species, increased wildfire risk, and the threat of saltwater contamination to fresh water supplies in the Sacramento-San Joaquin Bay Delta; and

WHEREAS a distinct possibility exists that the current drought will stretch into a fifth straight year in 2016 and beyond; and

WHEREAS new expedited actions are needed to reduce the harmful impacts from water shortages and other impacts of the drought; and

WHEREAS the magnitude of the severe drought conditions continues to present threats beyond the control of the services, personnel, equipment, and facilities of any single local government and require the combined forces of a mutual aid region or regions to combat; and

WHEREAS under the provisions of section 8558(b) of the Government Code, I find that conditions of extreme peril to the safety of persons and property continue to exist in California due to water shortage and drought conditions with which local authority is unable to cope; and

WHEREAS under the provisions of section 8571 of the California Government Code, I find that strict compliance with various statutes and regulations specified in this order would prevent, hinder, or delay the mitigation of the effects of the drought.

NOW, THEREFORE, I, EDMUND G. BROWN JR., Governor of the State of California, in accordance with the authority vested in me by the Constitution and statutes of the State of California, in particular Government Code sections 8567 and 8571 of the California Government Code, do hereby issue this Executive Order, effective immediately.

IT IS HEREBY ORDERED THAT:

1. The orders and provisions contained in my January 17, 2014 Proclamation, my April 25, 2014 Proclamation, and Executive Orders B-26-14 and B-28-14 remain in full force and effect except as modified herein.

SAVE WATER

2. The State Water Resources Control Board (Water Board) shall impose restrictions to achieve a statewide 25% reduction in potable urban water usage through February 28, 2016. These restrictions will require water suppliers to California's cities and towns to reduce usage as compared to the amount used in 2013. These restrictions should consider the relative per capita water usage of each water suppliers' service area, and require that those areas with high per capita use achieve proportionally greater reductions than those with low use. The California Public Utilities Commission is requested to take similar action with respect to investor-owned utilities providing water services.
3. The Department of Water Resources (the Department) shall lead a statewide initiative, in partnership with local agencies, to collectively replace 50 million square feet of lawns and ornamental turf with drought tolerant landscapes. The Department shall provide funding to allow for lawn replacement programs in underserved communities, which will complement local programs already underway across the state.
4. The California Energy Commission, jointly with the Department and the Water Board, shall implement a time-limited statewide appliance rebate program to provide monetary incentives for the replacement of inefficient household devices.
5. The Water Board shall impose restrictions to require that commercial, industrial, and institutional properties, such as campuses, golf courses, and cemeteries, immediately implement water efficiency measures to reduce potable water usage in an amount consistent with the reduction targets mandated by Directive 2 of this Executive Order.
6. The Water Board shall prohibit irrigation with potable water of ornamental turf on public street medians.
7. The Water Board shall prohibit irrigation with potable water outside of newly constructed homes and buildings that is not delivered by drip or microspray systems.

8. The Water Board shall direct urban water suppliers to develop rate structures and other pricing mechanisms, including but not limited to surcharges, fees, and penalties, to maximize water conservation consistent with statewide water restrictions. The Water Board is directed to adopt emergency regulations, as it deems necessary, pursuant to Water Code section 1058.5 to implement this directive. The Water Board is further directed to work with state agencies and water suppliers to identify mechanisms that would encourage and facilitate the adoption of rate structures and other pricing mechanisms that promote water conservation. The California Public Utilities Commission is requested to take similar action with respect to investor-owned utilities providing water services.

INCREASE ENFORCEMENT AGAINST WATER WASTE

9. The Water Board shall require urban water suppliers to provide monthly information on water usage, conservation, and enforcement on a permanent basis.
10. The Water Board shall require frequent reporting of water diversion and use by water right holders, conduct inspections to determine whether illegal diversions or wasteful and unreasonable use of water are occurring, and bring enforcement actions against illegal diverters and those engaging in the wasteful and unreasonable use of water. Pursuant to Government Code sections 8570 and 8627, the Water Board is granted authority to inspect property or diversion facilities to ascertain compliance with water rights laws and regulations where there is cause to believe such laws and regulations have been violated. When access is not granted by a property owner, the Water Board may obtain an inspection warrant pursuant to the procedures set forth in Title 13 (commencing with section 1822.50) of Part 3 of the Code of Civil Procedure for the purposes of conducting an inspection pursuant to this directive.
11. The Department shall update the State Model Water Efficient Landscape Ordinance through expedited regulation. This updated Ordinance shall increase water efficiency standards for new and existing landscapes through more efficient irrigation systems, greywater usage, onsite storm water capture, and by limiting the portion of landscapes that can be covered in turf. It will also require reporting on the implementation and enforcement of local ordinances, with required reports due by December 31, 2015. The Department shall provide information on local compliance to the Water Board, which shall consider adopting regulations or taking appropriate enforcement actions to promote compliance. The Department shall provide technical assistance and give priority in grant funding to public agencies for actions necessary to comply with local ordinances.
12. Agricultural water suppliers that supply water to more than 25,000 acres shall include in their required 2015 Agricultural Water Management Plans a detailed drought management plan that describes the actions and measures the supplier will take to manage water demand during drought. The Department shall require those plans to include quantification of water supplies and demands for 2013, 2014, and 2015 to the extent data is available. The Department will provide technical assistance to water suppliers in preparing the plans.

13. Agricultural water suppliers that supply water to 10,000 to 25,000 acres of irrigated lands shall develop Agricultural Water Management Plans and submit the plans to the Department by July 1, 2016. These plans shall include a detailed drought management plan and quantification of water supplies and demands in 2013, 2014, and 2015, to the extent that data is available. The Department shall give priority in grant funding to agricultural water suppliers that supply water to 10,000 to 25,000 acres of land for development and implementation of Agricultural Water Management Plans.
14. The Department shall report to Water Board on the status of the Agricultural Water Management Plan submittals within one month of receipt of those reports.
15. Local water agencies in high and medium priority groundwater basins shall immediately implement all requirements of the California Statewide Groundwater Elevation Monitoring Program pursuant to Water Code section 10933. The Department shall refer noncompliant local water agencies within high and medium priority groundwater basins to the Water Board by December 31, 2015, which shall consider adopting regulations or taking appropriate enforcement to promote compliance.
16. The California Energy Commission shall adopt emergency regulations establishing standards that improve the efficiency of water appliances, including toilets, urinals, and faucets available for sale and installation in new and existing buildings.

INVEST IN NEW TECHNOLOGIES

17. The California Energy Commission, jointly with the Department and the Water Board, shall implement a Water Energy Technology (WET) program to deploy innovative water management technologies for businesses, residents, industries, and agriculture. This program will achieve water and energy savings and greenhouse gas reductions by accelerating use of cutting-edge technologies such as renewable energy-powered desalination, integrated on-site reuse systems, water-use monitoring software, irrigation system timing and precision technology, and on-farm precision technology.

STREAMLINE GOVERNMENT RESPONSE

18. The Office of Emergency Services and the Department of Housing and Community Development shall work jointly with counties to provide temporary assistance for persons moving from housing units due to a lack of potable water who are served by a private well or water utility with less than 15 connections, and where all reasonable attempts to find a potable water source have been exhausted.
19. State permitting agencies shall prioritize review and approval of water infrastructure projects and programs that increase local water supplies, including water recycling facilities, reservoir improvement projects, surface water treatment plants, desalination plants, stormwater capture, and greywater systems. Agencies shall report to the Governor's Office on applications that have been pending for longer than 90 days.

20. The Department shall take actions required to plan and, if necessary, implement Emergency Drought Salinity Barriers in coordination and consultation with the Water Board and the Department of Fish and Wildlife at locations within the Sacramento - San Joaquin delta estuary. These barriers will be designed to conserve water for use later in the year to meet state and federal Endangered Species Act requirements, preserve to the extent possible water quality in the Delta, and retain water supply for essential human health and safety uses in 2015 and in the future.
21. The Water Board and the Department of Fish and Wildlife shall immediately consider any necessary regulatory approvals for the purpose of installation of the Emergency Drought Salinity Barriers.
22. The Department shall immediately consider voluntary crop idling water transfer and water exchange proposals of one year or less in duration that are initiated by local public agencies and approved in 2015 by the Department subject to the criteria set forth in Water Code section 1810.
23. The Water Board will prioritize new and amended safe drinking water permits that enhance water supply and reliability for community water systems facing water shortages or that expand service connections to include existing residences facing water shortages. As the Department of Public Health's drinking water program was transferred to the Water Board, any reference to the Department of Public Health in any prior Proclamation or Executive Order listed in Paragraph 1 is deemed to refer to the Water Board.
24. The California Department of Forestry and Fire Protection shall launch a public information campaign to educate the public on actions they can take to help to prevent wildfires including the proper treatment of dead and dying trees. Pursuant to Government Code section 8645, \$1.2 million from the State Responsibility Area Fire Prevention Fund (Fund 3063) shall be allocated to the California Department of Forestry and Fire Protection to carry out this directive.
25. The Energy Commission shall expedite the processing of all applications or petitions for amendments to power plant certifications issued by the Energy Commission for the purpose of securing alternate water supply necessary for continued power plant operation. Title 20, section 1769 of the California Code of Regulations is hereby waived for any such petition, and the Energy Commission is authorized to create and implement an alternative process to consider such petitions. This process may delegate amendment approval authority, as appropriate, to the Energy Commission Executive Director. The Energy Commission shall give timely notice to all relevant local, regional, and state agencies of any petition subject to this directive, and shall post on its website any such petition.

26. For purposes of carrying out directives 2–9, 11, 16–17, 20–23, and 25, Division 13 (commencing with section 21000) of the Public Resources Code and regulations adopted pursuant to that Division are hereby suspended. This suspension applies to any actions taken by state agencies, and for actions taken by local agencies where the state agency with primary responsibility for implementing the directive concurs that local action is required, as well as for any necessary permits or approvals required to complete these actions. This suspension, and those specified in paragraph 9 of the January 17, 2014 Proclamation, paragraph 19 of the April 25, 2014 proclamation, and paragraph 4 of Executive Order B-26-14, shall remain in effect until May 31, 2016. Drought relief actions taken pursuant to these paragraphs that are started prior to May 31, 2016, but not completed, shall not be subject to Division 13 (commencing with section 21000) of the Public Resources Code for the time required to complete them.
27. For purposes of carrying out directives 20 and 21, section 13247 and Chapter 3 of Part 3 (commencing with section 85225) of the Water Code are suspended.
28. For actions called for in this proclamation in directive 20, the Department shall exercise any authority vested in the Central Valley Flood Protection Board, as codified in Water Code section 8521, et seq., that is necessary to enable these urgent actions to be taken more quickly than otherwise possible. The Director of the Department of Water Resources is specifically authorized, on behalf of the State of California, to request that the Secretary of the Army, on the recommendation of the Chief of Engineers of the Army Corps of Engineers, grant any permission required pursuant to section 14 of the Rivers and Harbors Act of 1899 and codified in section 48 of title 33 of the United States Code.
29. The Department is directed to enter into agreements with landowners for the purposes of planning and installation of the Emergency Drought Barriers in 2015 to the extent necessary to accommodate access to barrier locations, land-side and water-side construction, and materials staging in proximity to barrier locations. Where the Department is unable to reach an agreement with landowners, the Department may exercise the full authority of Government Code section 8572.
30. For purposes of this Executive Order, chapter 3.5 (commencing with section 11340) of part 1 of division 3 of the Government Code and chapter 5 (commencing with section 25400) of division 15 of the Public Resources Code are suspended for the development and adoption of regulations or guidelines needed to carry out the provisions in this Order. Any entity issuing regulations or guidelines pursuant to this directive shall conduct a public meeting on the regulations and guidelines prior to adopting them.

31. In order to ensure that equipment and services necessary for drought response can be procured quickly, the provisions of the Government Code and the Public Contract Code applicable to state contracts, including, but not limited to, advertising and competitive bidding requirements, are hereby suspended for directives 17, 20, and 24. Approval by the Department of Finance is required prior to the execution of any contract entered into pursuant to these directives.

This Executive Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its agencies, departments, entities, officers, employees, or any other person.

I FURTHER DIRECT that as soon as hereafter possible, this Order be filed in the Office of the Secretary of State and that widespread publicity and notice be given to this Order.

IN WITNESS WHEREOF I have
hereunto set my hand and caused the
Great Seal of the State of California to
be affixed this 1st day of April 2015.

EDMUND G. BROWN JR.
Governor of California

ATTEST:

ALEX PADILLA
Secretary of State

MANDATORY CONSERVATION PROPOSED REGULATORY FRAMEWORK

The Governor's April 1, 2015 Executive Order directs the State Water Board to impose restrictions to achieve an aggregate statewide 25% reduction in potable urban water use through February 2016. The Executive Order stipulates the 25% reduction in water use as compared to 2013, but proposes flexibility in how to achieve this reduction in recognition of the level of conservation already achieved by many communities around the State.

Input Requested: The State Water Board is interested in receiving feedback on these regulatory concepts as well as other ideas on how a 25% reduction could be structured. Please submit comments and ideas on the proposed framework by email to Jessica Bean at Jessica.Bean@waterboards.ca.gov by April 13, 2015.

Urban Water Suppliers

- I. **Apportioning Water Supplier Reductions:** The Executive Order directs the State Water Board to consider the relative per capita water usage of each water suppliers' service area, and have those areas with high per capita use achieve proportionally greater reductions than those with low use. Reporting on residential per capita (R-GPCD) water use began in October 2014 for the September 2014 reporting period. Residential per capita water use is highest during the summer months when outdoor irrigation demand is high. Reported summertime water use is also generally more consistent because the weather varies less from year to year than during the winter. Accordingly, September 2014 R-GPCD serves as a reasonable basis for placement of the 411 urban water suppliers into five categories as follows:

R-GPCD Range (Sept 2014)	# of Suppliers within Range	Conservation Standard
Under 55	18	10%
55-110	126	20%
110-165	132	25%
Over 165	135	35%

The proposed breakdown of water suppliers into R-GPCD groupings with corresponding conservation standards is intended to equitably and effectively achieve a 25% aggregate statewide reduction in potable urban water use.

II. **New Reporting Requirements:** To assess compliance by commercial, industrial, and institutional (CII) sector customers and actions taken by urban water suppliers to reduce CII sector use, the following additional reporting requirements are proposed:

- Monthly commercial sector use;
- Monthly large landscape commercial customer use (e.g. golf courses, amusement parks);
- Monthly industrial sector use;
- Monthly institutional sector use; and
- Monthly large landscape institutional customer use (e.g. cemeteries, college campuses).

Reporting requirements under the existing Emergency Regulation that took effect March 27, 2015, will remain in effect.

III. **Compliance Assessment:** To determine if urban water suppliers are meeting required use reductions, water production data, as reported by each individual water supplier for the months of June 2015 through February 2016, will be compared to the same period(s) in 2013. Given the severity of the current drought, the State Water Board will assess suppliers' compliance for both monthly and cumulative water usage reductions.

IV. **Enforcement:**

The State Water Board has a variety of tools available to enforce its regulations:

- Informal enforcement, such as warning letters, can provide a clear reminder to water suppliers of the requirements and an alert that their conservation programs are not achieving the desired water savings. Warning letters would generally not be accompanied by monetary penalties
- Formal enforcement actions include Cease and Desist Orders (CDO) to stop non-compliant activity. These Orders generally contain a description of the specific actions, and a timeline for implementing them, required for the recipient to return to compliance. Non-compliance with a CDO during a drought emergency, such as the current one, can result in a complaint to assess Administrative Civil Liabilities of up to \$10,000 for each day of non-compliance.

In addition to these existing tools, other tools may be needed to ensure compliance for the short duration of the regulations. These tools would be developed through the emergency rulemaking and would remain in effect for its duration (270 days unless extended by the State Water Board). The tools include:

- Informational Orders that would enable the Board to require specific data and other facts on conservation practices if conservation targets are not being met.
- Conservation Orders that would go into effect immediately upon receipt, as opposed to CDOs that can only be issued and enforced after the State Water Board holds an evidentiary hearing, if one is requested. A conservation order would describe the specific actions required for the recipient to come into compliance with the requirements of the regulation. Issuance of a conservation order would be subject to reconsideration by the Board and violation of a conservation order would not be subject to the enhanced penalties associated with violation of a CDO during a drought emergency.

The tools will be used alone, or in combination, to address the following compliance problems:

- Failure of water suppliers to file reports as required by the regulation;
- Failure to implement prohibitions and restrictions as described in the Governor's Executive Orders and the emergency regulation; and
- Failure of water suppliers to meet the assigned water use reduction target.

Small Water Suppliers

There are over 2,600 small water suppliers (those with fewer than 3,000 service connections) that provide water to over 1.5 million Californians. Under the existing Emergency Regulation that took effect March 27, 2015, these suppliers are required to either limit outdoor irrigation to no more than two times per week or to institute measures that achieve a 20% reduction in use. Small suppliers are not required to report their water production to the Board, but are expected to have the data available on request. Small suppliers will need to contribute to achieving the statewide 25% potable urban water use reduction called for in the Executive Order.

- I. **Apportioning Water Supplier Reductions:** Up until the release of the April 1, 2015 Executive Order, all water suppliers were being asked to achieve a voluntary 20% reduction in water use. The existing emergency regulation assigns responsibilities to both larger urban water suppliers and small suppliers to restrict irrigation to achieve the 20% reduction target. Under this proposal, small water suppliers would be required to achieve a 25% water savings as compared to their 2013 water use under the new regulation.

- II. **Reporting Requirements:** To date, small water suppliers have not been required to report on their water use or conservation measures. Small suppliers would now be directed to provide a one-time report to the State Water Board, 180 days after the effective date of the new emergency regulation, addressing at a minimum:
- Potable water production from June-November 2013 and June-November 2015;
 - The number of days per week outdoor irrigation is allowed and other restrictions implemented to achieve a 25% water use reduction; and
 - Specific restrictions on CII sector use.
- III. **Compliance Assessment:** Compliance would be based upon whether small suppliers submitted the required data and met the 25% water use reduction requirement.
- IV. **Enforcement:** The State Water Board may use any of the tools discussed above, as appropriate.

Additional Prohibitions and End-User Requirements

The State Water Board's existing emergency regulation includes a number of water use prohibitions that apply to all Californians and end-user restrictions that apply to specific water users, such as restaurants and hotels. These existing restrictions will remain in effect, and consistent with the Executive Order, the following new prohibitions will be put in place:

- The use of potable water outside of newly constructed homes and buildings that is not delivered by drip or micro-spray systems will be prohibited; and
- The use of potable water to irrigate ornamental turf on public street medians will be prohibited.

The State Water Board will also consider adding requirements for large landscape users (e.g. commercial, industrial, institutional) not served by either type of water supplier discussed above to achieve the 25% statewide reduction in potable urban water use.

MANDATORY CONSERVATION
ACHIEVING A 25% STATEWIDE REDUCTION IN POTABLE URBAN WATER USE
FACT SHEET

Background

With California facing one of the most severe droughts on record, Governor Brown declared a drought State of Emergency in January 2014. Since that time, the Governor has issued three additional Executive Orders directing actions to prepare for water shortages. For the first time in state history, the Governor, in his April 1, 2015 Executive Order, directed the State Water Board to implement mandatory water reductions in cities and towns across California to reduce potable urban water usage by 25 percent statewide. This savings amounts to approximately 1.3 million acre-feet of water over the next nine months, or nearly as much water as is currently in Lake Oroville. To achieve these savings, the State Water Board is expediting emergency regulations to set usage targets for communities around the State.

Applicability

The mandatory water reductions, along with specific restrictions on commercial, industrial and institutional irrigation uses, apply to urban water suppliers as defined in water code section 10617, excluding wholesalers. Generally, urban water suppliers serve more than 3,000 customers or deliver more than 3,000 acre feet of water per year. Suppliers regulated by the Public Utilities Commission are included in the mandatory water restrictions. The Executive Order requests that the Public Utilities Commission require investor-owned water utilities to implement reductions consistent with the State Water Board requirements for all other urban water suppliers. The specific restrictions and prohibitions on water use in the Executive Order apply to all Californians and are in addition to the specific restrictions and prohibitions contained in the emergency conservation regulation approved by the Office of Administrative Law (OAL) on March 27, 2015.

Proposed Schedule

The State Water Board is expediting the development and adoption of additional regulations to implement the new restrictions and prohibitions contained in the Executive Order. There will be several opportunities for stakeholder involvement prior to the release of the formal notice of emergency rulemaking. The first opportunity follows the release of a Proposed Regulatory Framework and the second will follow the release of draft a regulation, as follows:

- | | |
|--|------------------|
| • Governor issues Drought Executive Order | April 1, 2015 |
| • Notice announcing release of draft regulatory framework and request for public comment | April 7, 2015 |
| • Notice announcing release of draft regulation for informal public comment | April 17, 2015 |
| • Emergency rulemaking formal notice | April 28, 2015 |
| • Board hearing and adoption | May 5 or 6, 2015 |

Content of Emergency Rulemaking Package

This rulemaking package will address the following provisions of the April 1, 2015 Executive Order:

- Ordering Provision 2: Mandatory 25% reduction in potable urban water use;
- Ordering Provision 5: Commercial, industrial and institutional potable water use reductions;
- Ordering Provision 6: Prohibition on using potable water for irrigation of ornamental turf in street medians; and
- Ordering Provision 7: Prohibition on using potable water for irrigation outside of new home construction without drip or micro-spray systems.

Rate structures and other pricing mechanisms, which are very important tools for reducing water use, will be taken up in the coming weeks as required by Ordering Provision 8.

How You Can Help

To meet a mid-May to June 1 timeline for implementation of the emergency regulation, interested persons and organizations will be requested to provide input within one week of a document's release. To assist the Board in most thoughtfully addressing this dire situation, please consider the following general questions as you prepare your comments:

1. Are there other approaches to achieve a 25% statewide reduction in potable urban water use that would also impose a greater responsibility on water suppliers with higher per capita water use than those that use less?
2. How should the regulation differentiate between tiers of high, medium and low per capita water users?
3. Should water suppliers disclose their list of actions to achieve the required water reductions?
4. Should these actions detail specific plans for potable water use reductions in the commercial, industrial, and institutional (CII) sectors?
5. Should additional information be required in the monthly conservation reports for urban water suppliers to demonstrate progress towards achieving the required water reductions?
6. How and when should compliance with the required water reductions be assessed?
7. What enforcement response should be considered if water suppliers fail to achieve their required water use reductions?

How to Provide Input

Information including discussion drafts, draft regulations and related materials will be available on the State Water Board's website at:

http://www.waterboards.ca.gov/waterrights/water_issues/programs/drought/emergency_mandatory_regulations.shtml. Clear and concise written comment and questions can be sent to Jessica Bean at jessica.bean@waterboards.ca.gov.

Urban Water Suppliers and Proposed Regulatory Framework Tiers to Achieve 25% Use Reduction

Supplier Name	Total Water Production		Total Water Saved (Jun-14 - Feb-15 compared to 2013, gallons)	Percent Saved (Jun-14 - Feb-15 compared to 2013, gallons)	Tier	Conservation Standard	Sep-2014 R-GPCD
	2013 (Jun - Feb)	2014/15 (Jun-14 - Feb-15)					
Cambria Community Services District	166,216,813	95,513,570	70,703,243	43%	1	10%	40.0
Vernon City of	1,907,061,769	1,788,380,162	118,681,607	6%	1	10%	43.7
Santa Cruz City of	2,527,700,000	1,933,400,000	594,300,000	24%	1	10%	44.9
Seal Beach City of	905,215,264	856,337,550	48,877,714	5%	1	10%	45.3
San Francisco Public Utilities Commission	20,365,410,000	18,717,900,000	1,647,510,000	8%	1	10%	45.7
California Water Service Company South San Francisco	2,075,673,590	1,907,534,254	168,139,336	8%	1	10%	46.1
California Water Service Company East Los Angeles	3,998,522,861	3,819,956,279	178,566,582	4%	1	10%	48.2
Coastside County Water District	565,550,000	524,430,000	41,120,000	7%	1	10%	48.2
California-American Water Company Monterey District	2,903,844,543	2,590,336,368	313,508,175	11%	1	10%	49.3
California-American Water Company San Diego District	2,795,094,888	2,578,195,144	216,899,744	8%	1	10%	49.4
East Palo Alto, City of	409,886,088	454,911,335	-45,025,247	-11%	1	10%	49.7
Golden State Water Company Bell-Bell Gardens	1,279,423,043	1,208,354,847	71,068,196	6%	1	10%	50.0
Arcata City of	499,104,000	495,047,000	4,057,000	1%	1	10%	50.2
North Coast County Water District	809,332,364	713,333,361	95,999,003	12%	1	10%	51.2
Hayward City of	4,474,967,937	3,957,222,483	517,745,455	12%	1	10%	52.2
Grover Beach City of	352,328,667	208,202,769	144,625,897	41%	1	10%	52.7
Westborough Water District	257,568,499	213,776,790	43,791,709	17%	1	10%	54.2
Daly City City of	1,888,066,301	1,622,632,784	265,433,517	14%	1	10%	55.6
Park Water Company	2,833,164,110	2,598,821,539	234,342,571	8%	2	20%	55.8
San Bruno City of	929,865,974	849,620,197	80,245,777	9%	2	20%	58.3
Port Hueneme City of	500,546,894	456,100,759	44,446,135	9%	2	20%	59.9
Soquel Creek Water District	1,046,626,000	826,889,000	219,737,000	21%	2	20%	60.3
Paramount City of	1,628,999,712	1,623,382,034	5,617,679	0%	2	20%	61.2
Golden State Water Company Bay Point	512,238,443	452,672,802	59,565,641	12%	2	20%	61.9
Amador Water Agency	899,761,000	775,623,400	126,137,600	14%	2	20%	61.9
Golden State Water Company Florence Graham	1,246,577,219	1,227,482,326	19,094,894	2%	2	20%	62.1
Compton City of	1,858,895,919	1,837,323,747	21,572,172	1%	2	20%	65.0
South Gate City of	2,066,696,383	2,017,629,675	49,066,708	2%	2	20%	66.5
Golden State Water Company Southwest	7,303,405,789	6,894,299,322	409,106,467	6%	2	20%	66.7
Esterro Municipal Improvement District	1,137,677,797	1,077,438,670	60,239,127	5%	2	20%	67.2
California Water Service Company King City	428,820,478	403,729,918	25,090,560	6%	2	20%	67.2
Menlo Park City of	1,058,240,665	769,095,397	289,145,268	27%	2	20%	67.7
Huntington Park City of	1,171,761,731	1,128,423,492	43,338,240	4%	2	20%	67.8

10. WATER SHORTAGE CONTINGENCY PLAN

SBMC §10.16 authorizes the city council to declare a water supply emergency and impose mandatory water conservation measures and/or water rationing as they see fit during times of drought. The following section describes the components of San Bruno's Water Shortage Contingency Plan, including staged reductions in the City's water demand in response to supply cutbacks, emergency response plans to catastrophic supply interruption, and water use prohibitions and enforcement mechanisms.

10.1. STAGES OF ACTION

10632. The plan shall provide an urban water shortage contingency analysis that includes each of the following elements that are within the authority of the urban water supplies: (a) Stages of action to be undertaken by the urban water supplier in response to water supply shortages, including up to a 50 percent reduction in water supply, and an outline of specific water supply conditions which are applicable to each stage.

San Bruno has four Stages of Action ("Stages") to be followed during a water shortage contingency. These Stages were developed as part of San Bruno's 2001 UWMP (BC, 2001b) to meet water supply cutbacks ranging from 5% to 50% and are consistent San Bruno's Water Conservation Plan, codified in §10.16 of the SBMC. Each of the four Stages describes actions to be taken by the City to achieve the stated cutback for that particular stage. All of the stages allow for adequate water to protect public health and to safety and to satisfy the fire protection needs of the City.

Each of the four Stages corresponds to a specific City-wide water demand reduction goal-10%, 20%, 35%, and 50%. These water demand reduction goals are based on San Bruno's potential supply cutbacks during times of drought, with up to a 50% water supply reduction is mandated by the UWMP Act. The four Stages and their associated cutbacks are described in Table 23.

The first Stage, Stage I, aims at reducing San Bruno's water demand by 10% in response to a reduction in supply ranging from 5% to 10%. Stage I reflects a scenario, such as that described in Section 5.4, where SFPUC is forced to reduce wholesale water deliveries to customers of the Regional Water system by 10%. Stage I includes voluntary water conservation measures that are promoted through a public information campaign aimed at increasing awareness through the distribution of literature and bill inserts, newspaper advertisements, and educational speakers for schools and other groups.

The actions outlined in stage II are to be implemented when the City requires a 20% reduction in water demand. As described in Section 5.4.3, San Bruno may be faced with experiences at 20% reduction in water supply. Stage II calls for mandatory conservation measures as determined necessary by the city Council and the director of Public Works, an aggressive public information campaign, and voluntary water allocations. Conservation measures may include the nonessential water uses listed SBMC §10.16 (Table 24, Section 10.4), or any additional measured deemed necessary to meet the target

CITY OF SAN BRUNO
URBAN WATER MANAGEMENT PLAN UPDATE

demand reduction. Outdoor irrigation shall be limited to 2-days per week according to the following schedule:

- Odd Address – Monday and Thursday
- Even Address – Tuesday and Friday
- No Address – Monday and Thursday

Outdoor irrigation shall be prohibited during and 48 hours after measurable rainfall.

Stage III water conservation and rationing measures are geared toward a 35% reduction in City-wide water demand. The steps to achieve a Stage III reduction include all of the steps outlined in stage II, as well as mandatory water allotments for all accounts, increased monitoring of water use, and increased rates and penalties for excess water use.

Stage IV identifies mechanisms by which the City could reduce total water demand by up to 50%, as required by the UWMP Act. To achieve a reduction in water demand of 50%, the City would adjust mandatory allotments and reductions from Stage III as necessary to reach a City-wide water demand reduction of 50%. If necessary, San Bruno may prohibit all water use except as required for public health and safety (50 gallons per capita per day). Increased enforcement mechanisms would likely be instituted to enforce the Stage IV cutbacks.



City Council Agenda Item
Staff Report

CITY OF SAN BRUNO

DATE: April 14, 2015

TO: Honorable Mayor and City Council

FROM: Jim Burch, Deputy Public Services Director

SUBJECT: Adopt Resolution Authorizing the City Manager to Execute a Contract with Golden State Flow Measurement, Inc. to Upgrade the City's Residential Water Meter System to an Advanced Water Meter System in the Amount of \$4,143,826 with a Construction Contingency of \$621,500

BACKGROUND:

The residential meter system was installed over twenty years ago in 1993 and has a twenty-year life expectancy. Due to age and deterioration over time, these meters cannot reliably detect flow rates below ¼ gallon per minute, many small leaks go unnoticed and larger leaks are often not identified for up to two months. The inability to read smaller flows increases unaccounted water losses to the City and compromises residents' ability to detect and repair smaller leaks. The existing meter system is read by a meter reader who walks to each meter and records the reading using a touch read data collector. The existing process of meter reading (every two months) limits the City's billing to the same 2 month cycle. A frequent complaint from citizens is the lack of water loss notification and the large water bills that result. An additional cost and customer service challenge is that existing meters are failing at an increasing rate.

An advanced water meter system would improve tracking of water usage to assist in identifying potential issues for customers, and provide numerous advantages over the existing system for both customers and the City. The advanced meter system allows for remote monitoring and tracking of water usage by customers and the City through the internet. Meter reporting and information related to water use will be more efficient and accurate. Water conservation efforts are significantly improved by providing more accurate water usage to customers. This promotes a better understanding of usage patterns, helps to identify abnormalities and provides the opportunity to address water leaks which might have gone unnoticed for an extended period. Automatic leak notification and proactive response will help address the cost and frustration currently experienced by citizens.

The advanced water meter system would also provide the City the flexibility to switch to a monthly billing cycle, as well as to eliminate the need for labor intensive touch water meter reading. This provides the City with the opportunity to redeploy staff resources toward preventative maintenance activities, including the initiation of water maintenance programs for large water meter testing, water conservation/water waste response, cathodic protection (pipe corrosion), backflow prevention, valve exercising and rapid response for repairs of detected leaks.

10.6.

DISCUSSION:

The Advanced Water Meter Project is included in the 2014-15 Capital Improvement Program (CIP). Staff presented a project update with preliminary cost estimates and a cost benefit analysis at the May 13, 2014 City Council Meeting. This project was also presented and discussed at the Utilities Subcommittee meetings on May 1, 2014, and March 3, 2015. The subcommittee made suggestions on improving the presentation and these changes were incorporated.

The advanced water meter system provided by Golden State Flow Measurement, Inc. is the industry standard in the Bay Area and North America. This contract will replace and install water meters for approximately 11,000 San Bruno residential customers. Project work includes installation of four communication antennas at existing water facilities, meter installation, utility billing coordination and training staff. Project completion is estimated within 6-8 months following the notice to proceed. The remaining 400 commercial and industrial meters are planned for replacement in the 2016-17 fiscal year as the second phase of this capital improvement project. The future cost to replace the commercial and industrial meters is estimated at \$1.5 million.

FISCAL IMPACT:

The contract to furnish and install the residential system is \$4,143,826. The total project cost including contingency, inspection and project management is estimated at \$5,065,326.

Construction Contract	\$4,143,826
Construction Contingency (15%)	\$621,500
Total Estimated Construction Contract:	\$4,765,326
<u>Project Management and Inspection</u>	<u>\$300,000</u>
Construction Phase Total	\$5,065,326
Available Budget	\$5,092,395

ALTERNATIVES:

1. Do not proceed with replacement of the existing meters with advanced water meters and replace the malfunctioning meters with ones similar to the existing meters.
2. Explore other means for leak detection and conservation using alternate technologies.

RECOMMENDATION:

Adopt resolution authorizing the City Manager to execute a contract with Golden State Flow Measurement, Inc. to upgrade the City's residential water meter system to an Advanced Water Meter System in the amount of \$4,143,826 with a construction contingency of \$621,500.

ATTACHMENTS:

1. Resolution
2. 2014-15 CIP Budget Project Description

RESOLUTION NO. 2015 - ____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH GOLDEN STATE FLOW MEASUREMENT, INC. TO UPGRADE THE CITY'S RESIDENTIAL WATER METER SYSTEM TO AN ADVANCED WATER METER SYSTEM IN THE AMOUNT OF \$4,143,826 WITH A CONSTRUCTION CONTINGENCY OF \$621,500

WHEREAS, the residential water meter system, consisting of 11,000 meters, was installed in 1993; and

WHEREAS, the residential water meter system has reached the end of its useful life and is experiencing a high failure rate and accuracy problems; and

WHEREAS, an advanced water meter system provides numerous advantages over the existing system, including water conservation, proactive leak detection, remote monitoring by residents, labor reduction in meter reading, and ability for monthly billing; and

WHEREAS, the 2014-15 Capital Improvement Program includes the Advanced Water Meter Project; and

WHEREAS, Golden State Flow Measurement, Inc. provides a proprietary advanced water meter system which has become the industry standard and provides the most accurate and reliable advanced water meter system; and

WHEREAS, City's Municipal Code section 2.44.030 provides exception criteria for the bidding procedure stating "Bidding may be dispensed with when the commodity can be obtained from only one vendor"; and

WHEREAS, the proposal of \$4,143,826 includes furnishing and installing the advanced water meter system, complete in place; and

WHEREAS, there is adequate funding in the FY 2014-15 CIP for the award of this project.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby authorizes the City Manager to execute a contract with Golden State Flow Measurement, Inc. to replace the existing residential water meter system with an advanced water meter system in the amount of \$4,143,826 and approves a construction contingency of \$621,500.

Dated: April 14, 2015

ATTEST:

Carol Bonner, City Clerk

-o0o-

I, Carol Bonner, City Clerk, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of San Bruno this 14th day of April 2015 by the following vote:

AYES: Councilmembers: _____

NOES: Councilmembers: _____

ABSENT: Councilmembers: _____

Advanced Water Meter Project

PROJECT INFORMATION

Origination Year: 2013-14

Project Number: 84132

Projected Completion Date: 2017-18

Total Project Cost: \$ 6,600,000

Project Description:

The City's water meter system is at the end of its useful life and due for replacement. The residential meter system was installed over twenty years ago in 1993 and has a twenty-year life expectancy. Due to age and deterioration, the meters cannot reliably detect flow rates, especially below ¼ gallon per minute. The inability to read smaller flows increases unaccounted water losses and compromises residents' ability to detect and repair smaller leaks. Since the meters are due for replacement, it is a beneficial time to upgrade to an advanced water meter system. This technology is the new standard among water agencies. The replacement cost of the residential water meter system is \$2.2 million, and approximately \$2.9 million to upgrade the commercial and industrial water meter system. The commercial and industrial meter system has the same issues as the residential meters and are scheduled to be replaced in 2017-18.

An advanced water meter system provides numerous advantages over the old system for both the customers and the City. The existing meter system is read by drive-by meter readers every two months. Many small leaks go unnoticed and larger leaks are often not identified for up to two months. The advanced water meter system allows for instant remote monitoring and tracking of water usage by the customers and the City through the internet. Water conservation efforts are significantly improved by providing more accurate water usage readings to customers. This promotes a better understanding of usage patterns and billing, helps to identify abnormalities, and provides the opportunity to address water leaks which would otherwise go unnoticed. The advanced water meter system will provide the flexibility to switch to a monthly billing cycle in the future and eliminate the need for drive-by water meter reading. This provides the City with the opportunity to redeploy staff resources toward preventative maintenance activities, including the initiation of water maintenance programs for water meter testing, cathodic protection, cross connection identification, valve exercising, and rapid response for repairs of detected leaks. The estimated savings through reduction in internal resources, water conservation, and accurate utility billing are expected to provide savings that would pay for the project cost within 7.5 years.

Upgrading the water meter system requires replacing the City's existing water meters, installing a radio information network consisting of four base radio towers, signal repeaters, and establishing regional network interface for data storage. The first phase of this project provides for the upgrade of the residential water meters and installation of the radio network at a cost of \$5.1 million. The second phase replaces the remaining commercial and industrial meters, approximately 400 meters, a portion of which have already been upgraded. The cost to replace the commercial and industrial meters is estimated at \$1.5 million. The second phase is planned to be implemented in the 2017-18 fiscal year.

2013-14 Status:

Completed final selection of water meter technology, data storage, financial billing, and customer account access network system. Completed assessment for location of radio towers and communication network. The City Council approved project implementation in March 2014 and received a project update in May 2014.

2014-15 Work Plan:

Install the advanced water meter infrastructure, test and calibrate the computer software systems in preparation of opening online access for real time water usage to customers in Summer 2015

Project Appropriations:

Current Year Appropriations:

Funding Source	Prior Approp.	Prior Expense	Carryover Approp.	2014-15 Funding Request	2014-15 Total Funds Available	Total Project Cost
Water Capital	5,100,000	(7,605)	5,092,395	0	5,092,395	6,600,000
Total	5,100,000	(7,605)	5,092,395	0	5,092,395	6,600,000

Five-Year Work Program Appropriations:

Funding Source	2014-15	2015-16	2016-17	2017-18	2018-19	Total Request
Water Capital	0	0	0	1,500,000	0	1,500,000
Total	0	0	0	1,500,000	0	1,500,000



City Council Agenda Item Staff Report

CITY OF SAN BRUNO

DATE: April 14, 2015

TO: Honorable Mayor and Members of the City Council

FROM: Jim Burch, Public Services Deputy Director

SUBJECT: Adopt Resolution Repealing Resolution 1986-64 and Directing Implementation of a Modified Policy and Amended Ordinance for Replacement, Repair and Maintenance of Private Sewer Laterals and Adopt Resolution Authorizing the City Manager to Execute an Agreement with Utility Service Partners to Offer Residential Sewer Lateral Warranty Service

BACKGROUND:

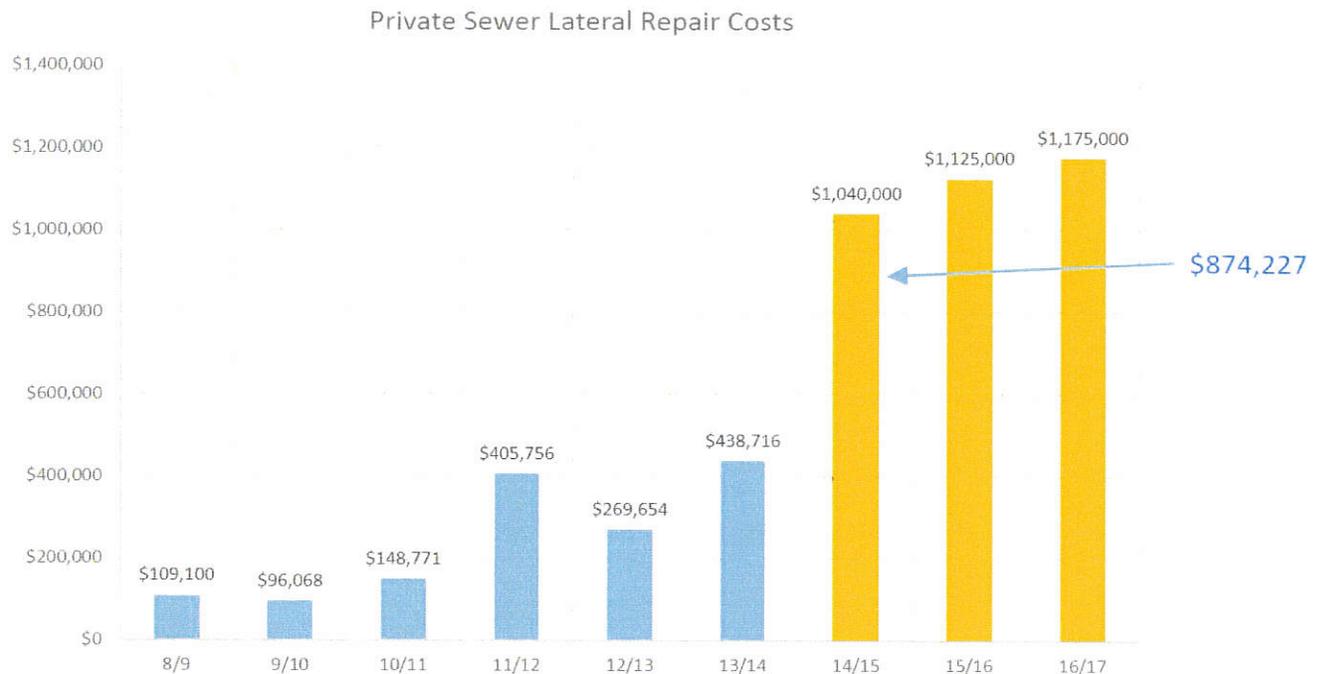
The City of San Bruno provides residents with sanitary sewer collection and discharge services through approximately 85 miles of gravity sewer mains, 2 miles of pressure (force) mains, and 6 sewer pump stations. All wastewater is conveyed to the City of South San Francisco's Shaw Road Pump Station and from there it is pumped to the Water Quality Control Plant jointly owned by the cities of South San Francisco and San Bruno. The sewer system also includes approximately 11,000 sewer laterals owned by private property owners that connect to the City's sewer main. Protection of the community's public health requires that the system be managed in the most effective and efficient way possible.

While property owners own their individual sewer laterals that connect their homes to the sewer main, in 1986 the City adopted Resolution 1986-64 providing that if property owners installed a City-conforming cleanout at their expense, the City would maintain, repair and replace their lower lateral (the section from the cleanout to the sewer main) in perpetuity. A \$0.60 per month, per household fee, was added to the base wastewater rate as part of that action to cover the cost of the City's additional service. This fee has not been adjusted since 1986, and accounts for about \$43,000 in revenue per year. Actual City costs exceeded \$300,000 in FY 12-13, \$400,000 in FY 13-14 and \$500,000 to date and are expected to exceed \$800,000 in FY 14-15. Actual annual costs are expected to exceed \$1,000,000 during the next few years. City staff are devoting ever more time and resources to privately-owned lateral repair rather making repairs to the 85 miles of the City-owned sewer system.

The increase in private sewer lateral repair/replacement needs and the associated costs are due to a variety of factors including: the age; material type and condition of laterals; increase in tree roots seeking moisture causing damage; homeowners taking advantage of the current City policy by installing a cleanout and then requesting replacement of lower lateral; and the new City policy due to take effect May 8, 2015, which requires homeowners to inspect, and as needed, repair their sewer lateral upon transfer of property ownership per the adopted Point of Sale Ordinance.

10.c.

Approximately 25 percent of all homes in San Bruno have a sewer cleanout; those that have approved cleanouts are currently maintained by the City... Due to the age and condition of these laterals, requests for service/repairs and permits for installation of new clean-outs have increased dramatically over the past five years, creating unsustainable demands on City resources. Moreover, continuing to fund these expenditures diverts resources away from other pressing operational needs. The chart below projects that in only a few years, the City's cost to maintain, repair and replace private lower laterals could exceed \$1.1 million.



On July 29, 2011, the City of San Bruno entered into a Consent Decree (CD) with the San Francisco Baykeeper to settle litigation that Baykeeper filed against the City for alleged violations of the Clean Water Act. Primarily, Baykeeper asserted that Sanitary Sewer Overflows (“SSOs”) throughout the City, including those resulting from damaged private laterals, were contaminating the waters of the United States. While the City denied the allegations of the complaint and did not admit liability in the CD, the City nevertheless agreed to resolve the case to avoid the uncertainty and cost of further litigation. The Baykeeper settlement requires that the City address the problems caused by defective private sewer laterals.

As part of the Baykeeper settlement and an associated enforcement action by the Regional Water Quality Control Board related to the City's history of Sanitary Sewer Overflow (SSO) violations, the City established a private sewer lateral replacement grant program. The program specifically targets the Sharp Park neighborhood and offers a \$1,700 grant to assist homeowners in the designated neighborhood to replace their failing system. To date, that program has not generated broad neighborhood interest or significant participation. Staff has recently obtained a program adjustment and two-year extension from the Regional Board to October 2017 to complete this effort.

In addition, at the April 8, 2014 City Council meeting, the City Council adopted an ordinance requiring all private property owners to test, repair, and/or replace defective laterals upon sale of their property. This action is another step toward meeting the requirements of the CD. Lateral replacements are anticipated to increase due to this "Point of Sale" ordinance. Under the current program, if a lateral is in need of repair downstream of the property line, a property owner can install a property line cleanout and then shift any and all repairs downstream of the cleanout (lower lateral) to the City. This cleanout installation then makes the property owner only responsible for any repairs to the "upper lateral", which is the portion of pipe from the house to the property line cleanout. If the City continues to support the existing practice of letting property owners install property line cleanouts and then accepting responsibility of the needed repairs in the lower laterals, the "Point of Sale" ordinance could add to the already large amount of lower laterals repaired by the City each year. The City would then need to adjust and increase the money available to meet the demand caused by the increase in repair requests as homeowners install approved cleanouts and then request repairs be completed by the City.

On June 4, 2014 staff presented the City Council Infrastructure Subcommittee with an overview of the City's private sewer lateral program and recommendations in preparation for full City Council consideration.

At the June 24, 2014 City Council meeting, staff presented the sewer lateral information, and requested and received direction to move forward to revise the lateral policy and establish a warranty program partnership as recommended for future Council action. In addition Council directed staff to fully investigate and develop plans for a robust public outreach campaign in order to inform citizens of policy changes and the proposed warranty program.

At the October 14, 2014 City Council meeting, staff presented sewer lateral and warranty program information, as well as plans for public outreach to inform citizens of policy changes and the proposed warranty program. Staff received direction to gather more information to bring back for future Council action.

At a Study Session on January 27, 2015, additional data and updated cost projections were presented along with cost calculations related to existing monthly fees.

On February 24, 2015, the City Council considered a draft Resolution that would repeal resolution 1986-64, and a draft ordinance amendment that would implement a new sewer lateral policy. The proposed policy would still require City staff to respond to emergency requests for sewer service and provide a one-time clearing service where an accessible cleanout exists. The proposed policy would require property owners to maintain, repair, and replace their lateral at their expense. Following discussion, the City Council directed that the matter be reviewed by the Utilities Infrastructure Subcommittee.

At the March 3, 2015 Utilities Infrastructure Subcommittee, staff discussed policy options and received direction to present a revised sewer lateral policy to the City Council that retains maintenance of laterals with approved cleanouts and establishes responsibility for repair and replacement of defective laterals to homeowners.

DISCUSSION:

As outlined in the previous section of this report, the City has, for many years, provided a very high level of service to residents by taking responsibility for maintenance of private sewer laterals where a cleanout has been installed. The existing sewer lateral policy related to maintenance and repairs creates City liability that is no longer commensurate with the minimal amount collected as part of the sewer rates.

Staff recommends that the City Council consider repealing Resolution 1986-64 and adopting the attached revised and amended ordinance making property owners responsible for repair and replacement of their lower laterals, regardless of whether they have installed a conforming cleanout. Staff would continue to respond to requests for emergency service from homeowners and would also provide rodding, video inspection and maintenance services to those properties where approved cleanouts are in place. Once staff determines that repairs to the lateral are needed, this information would be noted into the Computer Maintenance and Management System (CMMS). If the citizen calls at a later date with further requests for service, staff can advise the customer of the previous findings and recommendations for repairs.

If directed by the City Council, staff would return at upcoming meetings with a revised and amended ordinance for introduction and then adoption. The new ordinance would be effective 30 days after adoption, which would occur no earlier than June 11, 2015, or later if desired to allow for adequate public outreach and notification to take place. Additionally, City staff has been in discussion with several companies who offer sewer lateral repair/replacement warranty coverage. Staff is recommending that the City enter into a partnership agreement with Utility Service Partners which would provide homeowners the opportunity to purchase warranty coverage for repair and replacement of laterals. A fee of \$9.00 per month would provide \$8,000 for repair of private laterals for those who enroll in the warranty protection program. Utility Service Partners is endorsed by the National League of Cities and is also the provider for the City of Daly City/North Coast Sanitary District. The City will approve marketing materials and messaging that will be provided to homeowners.

Staff also recommends that informational workshops be held at City Hall and the Senior Center to increase participation and provide outreach to citizens and community groups. In addition information will be provided in utility bill inserts and via Cable Television Channel 1 regarding the private sewer lateral warranty, homeowner responsibilities, Point of Sale and additional information related to private sewer laterals.

FISCAL IMPACT:

Annual costs associated with lateral repairs and maintenance are expected to be reduced from \$550,000 to approximately \$100,000 annually. This reduction would come about due to the elimination of private lateral repairs, although maintenance costs for conforming laterals will likely increase as more laterals are eligible for maintenance services.

ALTERNATIVES:

1. Keep existing policy in place and adjust budget allocation and resources as necessary to meet needs.
2. Provide direction for an alternative implementation date.

RECOMMENDATION:

Adopt Resolution repealing Resolution 1986-64 and directing implementation of a modified policy and amended ordinance for replacement, repair and maintenance of private sewer laterals and adopt Resolution authorizing the City Manager to execute an Agreement with Utility Service Partners to offer Residential Sewer Lateral Warranty Service.

ATTACHMENTS:

1. Resolution: Adopt Resolution repealing Resolution 1986-64 and directing implementation of a modified policy for replacement, repair and maintenance of private sewer laterals
2. Resolution: Adopt Resolution Authorizing the City Manager to Execute an Agreement with Utility Service Partners to Offer Residential Sewer Lateral Warranty Service
3. Revised and amended ordinance: San Bruno Municipal Code section 8.24.200

RESOLUTION NO. 2015- _____

**RESOLUTION REPEALING RESOLUTION 1986-64 AND
DIRECTING IMPLEMENTATION OF A MODIFIED POLICY FOR
MAINTENANCE AND REPLACEMENT OF PRIVATE SEWER LATERALS**

WHEREAS, there are approximately 11,000 private sewer laterals in the City;
and

WHEREAS, in 1986, the City Council adopted Resolution 1986-64, which provided that if property owners installed a conforming cleanout to their private laterals, the City would become responsible for maintaining, repairing, and replacing the portion of that lateral from the cleanout to the street in perpetuity; and

WHEREAS, in connection with said Resolution, the City Council imposed an additional fee on ratepayers of \$0.60 per month, which generated approximately \$43,000 per year; and

WHEREAS, the City's actual costs to maintain, repair, and replace these lower laterals is over \$500,000 per year; and

WHEREAS, over the next three years, the City's costs for these services is expected to increase to over \$1,100,000; and

WHEREAS, these costs have not been fully recovered from the \$0.60 charge for over two decades, and they are unsustainable and diminish the City's ability to invest in needed infrastructure improvements; and

NOW, THEREFORE, BE IT RESOLVED that:

1. Resolution 1986-64 is hereby repealed in its entirety;

As of the effective date of this Resolution, the City will continue to respond to requests for emergency sewer service from residents. Where a cleanout is accessible, operable, and will not damage City equipment, staff will provide ongoing maintenance services as necessary. In circumstances where the private lateral is damaged, staff will direct homeowners to repair, or replace the private lateral at homeowner expense.

Dated: April 14, 2015

ATTEST:

Carol Bonner, City Clerk

-o0o-

I, Carol Bonner, City Clerk, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of San Bruno this 14th day of April 2015 by the following vote:

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

RESOLUTION NO. 2015- ____

**RESOLUTION AUTHORIZING THE CITY MANAGER
TO EXECUTE AN AGREEMENT WITH UTILITY SERVICE PARTNERS TO
OFFER RESIDENTIAL SEWER LATERAL WARRANTY SERVICE**

WHEREAS, there are approximately 11,000 private sewer laterals in the City;
and

WHEREAS, in 1986, the City Council adopted Resolution 1986-64, which provided that if property owners installed a conforming cleanout to their private laterals, the City would become responsible for maintaining, repairing, and replacing the portion of that lateral from the cleanout to the street in perpetuity; and

WHEREAS, in connection with said Resolution, the City Council imposed an additional fee on ratepayers of \$0.60 per month, which generated approximately \$43,000 per year; and

WHEREAS, the City's actual costs to maintain, repair, and replace these lower laterals is over \$500,000 per year; and

WHEREAS, over the next three years, the City's costs for these services is expected to increase to over \$1,100,000; and

WHEREAS, these costs have not been fully recovered from the \$.60 charge for over two decades, and they are unsustainable and diminish the City's ability to invest in needed infrastructure improvements; and

WHEREAS, in April 2014, to further comply with the Baykeeper settlement agreement, the City Council adopted an ordinance requiring private property owners to test, repair and/or replace defective laterals upon sale of their property; and

WHEREAS, the City Council recognizes that there may be an additional financial burden on property owners to test, repair, and/or replace their private laterals as a result of these programs, and if the City discontinues providing certain services that were previously provided pursuant to Resolution 1986-64; and

WHEREAS, the City Council believes that all residential property owners could benefit from the availability of private warranty coverage for lateral repair and replacement; and

WHEREAS, staff has researched such warranty coverage, obtained two competitive proposals, and recommends Utility Service Partners as having the best combination of rates, coverage, and service to the community.

NOW, THEREFORE, BE IT RESOLVED that:

1. The City Manager is authorized to enter into a contract with Utility Service Partners to provide sewer lateral warranty coverage of up to \$8,000 per incident at an initial cost not to exceed \$9.00 per month per property owner; and
2. Staff is directed to schedule and conduct informational workshops at City Hall, the Senior Center, and/or elsewhere in the Community, as well as producing announcements via bill inserts and cable TV, with the goal of informing the community about the availability of this program and increasing participation so that defective private sewer laterals may be inspected, repaired, and/or replaced as necessary.

Dated: April 14, 2015

ATTEST:

Carol Bonner, City Clerk

-o0o-

I, Carol Bonner, City Clerk, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of San Bruno this 14th day of April 2015 by the following vote:

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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SAN BRUNO AMENDING CHAPTER 8.24, SECTION 8.24.200 OF THE SAN BRUNO MUNICIPAL CODE

The City Council of the City of San Bruno does ordain as follows:

Section 1: Chapter 8.24, section 8.24.200 is hereby amended as follows:

SECTION 8.24.200
SEWER LATERALS

Section 8.24.200 Sewer Laterals

It is the exclusive responsibility of the property owner to maintain, repair, and/or replace the property sewer laterals from the building to the sewer collector mains. The City will continue to respond to requests for emergency sewer service from residents. Where a cleanout is accessible, operable, and will not damage City equipment, staff will provide ongoing maintenance services as necessary. In circumstances where the private lateral is damaged, staff will direct homeowners to repair or replace the lateral at their expense. Sewer collector mains shall be maintained by the city.

Section 2: If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion or section of the Ordinance. The City Council of the City of San Bruno hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

Section 3. The Ordinance shall take effect thirty days from adoption.

Section 4. The City Clerk shall publish this Ordinance according to law.



City Council Agenda Item Staff Report

CITY OF SAN BRUNO

DATE: April 14, 2015

TO: Honorable Mayor and Members of the City Council

FROM: Kerry Burns, Community Services Director
Ray Razavi, Interim Public Services Director

SUBJECT: Adopt Resolution Authorizing the Closure of San Mateo Avenue between Jenevein and Sylvan Avenues on Saturday, May 2, 2015 between the Hours of 8:00 AM and 12:00 Noon and City Contribution of up to 150 Summer Swim Passes for Operation Clean Sweep

BACKGROUND:

This year's Operation Clean Sweep, which is hosted and coordinated by the Beautification Task Force, will be held from 9:00 AM to 1:30 PM on May 2, 2015. This year, there are nearly 30 volunteer projects in which the community can participate. Operation Clean Sweep will kick-off at the Veterans Memorial Recreation Center at 9:00 AM and will include morning refreshments and a free lunch hosted by Recology San Bruno. This year's event will also include the unveiling and dedication of the Centennial Tiles Project. This project, sponsored by the Culture and Arts Commission and the Parks and Recreation Commission, invited individuals and groups to paint 4" x 4" tiles. These tiles will be installed on the front of the Swimming Pool Building and will be unveiled and dedicated just before the Operation Clean Sweep lunch.

One of the volunteer projects this year is the beautification of San Mateo Avenue between Jenevein and Sylvan Avenues. The San Mateo Avenue beautification project will include the replanting of seasonal flowers in the tree planters, painting trash receptacles, cleaning sidewalks, and litter pick-up. In order to safely accommodate the volunteers, the closure of San Mateo Avenue is recommended. The attached site plan and traffic control plan (Attachment No. 2) shows the extent of the closure. Additionally, the Beautification Task Force has requested 150 Summer Swim Passes from the City to give to the youth volunteers to thank them for their service.

DISCUSSION:

To safely accommodate the San Mateo Avenue beautification project, the roadway between Jenevein and Sylvan Avenues would be closed between the hours of 8:00 AM and 12:00 Noon on Saturday, May 2, 2015. The street closure time period includes 60 minutes of set up prior to the event and 30 minutes for post-event clean-up.

In order to accommodate the road closure, a Traffic Control Plan has been developed as shown in Attachment No. 2. The Traffic Control Plan has been coordinated with the Police and Fire

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Departments. All residents and property owners along San Mateo Avenue between Jenevein and Sylvan Avenues have been provided written notice of the proposed road closure and of the fact that the City Council would be considering this matter at the April 14, 2015 City Council meeting.

In addition to support from the City to close San Mateo Avenue, the Beautification Task Force has also requested 150 Summer Swim Passes to give to youth volunteers to thank them for their service. Each swim pass has a value of \$3.00. While the face value of the passes totals \$450, it is not likely all the passes will be used by the youth, and those passes which are used may result in a new patron to the City's swim program. Any swim passes that are not used for youth volunteers who participate in the event will be returned.

FISCAL IMPACT:

The City will be responsible for all costs associated with setting up and removal of the road closure and detour signs, and site clean-up.

ALTERNATIVES:

1. Do not approve the street closure.
2. Approve the road closure subject to additional conditions.

RECOMMENDATION:

Adopt a resolution authorizing the closure of San Mateo Avenue between Jenevein and Sylvan Avenues on Saturday, May 2, 2015 between the hours of 8:00 a.m. and 12:00 Noon and the City contribution of up to 150 Summer Swim Passes for Operation Clean Sweep.

DISTRIBUTION:

1. None

ATTACHMENTS:

1. Resolution
2. Site Plan and Traffic Control Plan

DATE PREPARED:

April 6, 2015

REVIEWED BY:

_____ CM

**RESOLUTION NO. 2015 –
RESOLUTION AUTHORIZING THE CLOSURE OF SAN MATEO AVENUE
BETWEEN JENEVEIN AND SYLVAN AVENUES ON SATURDAY, MAY 2, 2015
BETWEEN THE HOURS OF 8:00 AM AND 12:00 NOON AND CITY CONTRIBUTION OF UP
TO 150 SUMMER SWIM PASSES FOR OPERATION CLEAN SWEEP**

WHEREAS, the Beautification Task Force will be holding Operation Clean Sweep on Saturday, May 2, 2015 from 9:00 AM to 1:30 PM;

WHEREAS, there are nearly 30 volunteer projects in which the community can participate;

WHEREAS, one of the volunteer projects this year is the beautification of San Mateo Avenue between Jenevein and Sylvan Avenues which will include the replanting of seasonal flowers in the tree planters, painting trash receptacles, cleaning sidewalks, and litter pick-up;

WHEREAS, in order to safely accommodate the volunteers, the closure of San Mateo Avenue is required;

WHEREAS, the San Bruno City Council finds and declares, pursuant to California Vehicle Code Section 21101, that the closing of a certain street in connection with such event is necessary for the safety and protection of persons who are to use certain portions of such street during such closing;

WHEREAS, the Police, Fire, Public Services, and Community Services Departments have reviewed the detour plan;

WHEREAS, the businesses along San Mateo Avenue between Jenevein and Sylvan Avenues have been provided written notice that a road closure is proposed, and that the City Council will consider the road closure at its City Council meeting on April 14, 2015;

WHEREAS, on April 14, 2015, the City Council heard all public comments and considered the requested road closure.

NOW, THEREFORE, BE IT RESOLVED by the San Bruno City Council that authorizes the contribution of up to 150 Summer Swimming Passes to the Beautification Task Force for distribution to youth volunteers and that San Mateo Avenue between Jenevein and Sylvan Avenues shall be closed to vehicular traffic on Saturday, May 2, 2015 between the hours of 8:00 AM and 12:00 Noon.

ATTEST:

Carol Bonner, City Clerk

I, Carol Bonner, City Clerk, do hereby certify that the foregoing Resolution was dully and regularly passed and adopted by the City Council Of the City of San Bruno this 14th day of April, 2015 by the following vote:

AYES: Councilmembers: _____

NOES: Councilmembers: _____

ABSENT: Councilmembers: _____

Site Plan and Traffic Control Plan – San Mateo Avenue Closure Limits
Attachment 2





City Council Agenda Item Staff Report

CITY OF SAN BRUNO

DATE: April 14, 2015
TO: Honorable Mayor and Members of the City Council
FROM: Connie Jackson, City Manager
SUBJECT: Schedule Study Session Meetings to Review the Proposed Fiscal Year 2015-16 Annual Operating and Capital Improvement Program Budgets

BACKGROUND:

Each fiscal year, the City Council conducts special Budget Study Session meetings to review and consider the City's annual operating and capital improvement program (CIP) budgets. The Study Session meetings provide the City Council an opportunity to review and consider issues related to the preparation of the 2015-16 department budgets and provide staff with direction.

DISCUSSION:

In previous years, the City Council has typically utilized two Study Session meetings of approximately 2.5 hours each in early June for review of the annual budgets. Staff is recommending that the City Council identify three or more dates to hold Study Sessions in order to allow sufficient time for the budget review process. With dates reserved, the City Council can schedule as much time as is needed for review of the budgets and can release any additional dates that are not needed. Staff notes that for FY2015-16, the Operating and Capital Improvement Program Budgets will both be prepared for review in June. Given the schedule for budget review that has been used in the recent previous years, staff recommends for planning purposes, that the City Council schedule two meeting dates for the Operating Budget and one Study Session for the Capital Improvement Program. Each meeting will be scheduled to begin at 5:30 p.m. or 6:00 p.m. depending upon city Councilmember availability.

Staff has identified the following dates as possible options to conduct the 2015-16 Budget Study Session meetings:

Tuesday, June 2, 2015
Wednesday, June 3, 2015
Thursday, June 4, 2015
Monday, June 8, 2015

10.e.

Wednesday, June 10, 2015
Thursday, June 11, 2015

The budget will be presented for final City Council review and approval at the second regular City Council meeting in June, on June 23, 2015.

FISCAL IMPACT:

None

RECOMMENDATION:

Schedule Study Session meetings to review the proposed fiscal year 2015-16 annual Operating and Capital Improvement Program budgets.

ALTERNATIVES:

1. Provide alternative direction regarding the dates to be scheduled for Study Session meetings.
2. Do not schedule budget review Study Sessions for the upcoming fiscal year.

ATTACHMENTS:

None

REVIEWED BY:

___ CM