NOTICE OF PREPARATION AND SCOPING MEETING

Environmental Impact Report for the Bayhill Specific Plan and Phase 1 Development
City of San Bruno

Date: November 17, 2017
To: Agencies, Organizations, Interested Parties, and Property Owners within 600’ of the Bayhill Specific Plan area
Subject: Notice of Preparation of a Draft Environmental Impact Report and Notice of Scoping Meeting

The City of San Bruno (City), as the lead agency under the California Environmental Quality Act (CEQA), will be preparing an Environmental Impact Report (EIR) for the Project, comprising the Bayhill Specific Plan (Specific Plan) and Phase 1 Development under the Specific Plan. The EIR will analyze the Specific Plan at a program level, and the Phase 1 Development, which consists of the first phase of expansion of YouTube’s corporate offices, at a project level.

In accordance with Section 15082 of the CEQA Guidelines, the City has prepared this Notice of Preparation (NOP) to provide information regarding the Project and areas of potential environmental effects proposed to be analyzed in the EIR. The City requests your written comments as to the scope and contents of the EIR, including mitigation measures and/or project alternatives to reduce potential environmental impacts from the Project.


Comments: Comments must be received by 5:00 PM on December 22, 2017. Please submit your comments to: Matt Neuebaumer, Associate Planner, Email: MNeuebaumer@sanbruno.ca.gov; Mailing Address: City of San Bruno, Community
Scoping Meeting: The City will hold a scoping meeting for the Project. A brief presentation will be provided followed by an opportunity to provide written or verbal comments on the scope and content of the proposed EIR. You are welcome to attend the scoping meeting and present environmental information related to potential environmental issues and impacts that you believe should be considered in the EIR. The purpose of this meeting is to assist in determining the scope of analysis of the EIR; this is not a meeting for commenting on the merits of the Project. The scoping meeting is scheduled as follows:

Scoping Meeting
Date: Tuesday, December 5, 2017
Time: 4:30 pm (Agency Staff)
       6:30 pm (General Public)
Location: San Bruno Senior Center
          1555 Crystal Springs Road, San Bruno, CA 94066

Agencies: The City requests your agency’s views on the scope and content of the environmental information relevant to your agency’s statutory responsibilities in connection with the Project, in accordance with the California Code of Regulations, Title 14, Section 15082(b). Your agency may need to use the EIR prepared by the City when considering any permits or other approvals that your agency must issue for the Project.

Project Location: The Specific Plan Area (Project Site) is located in the City of San Bruno within the 98-acre area bounded by San Bruno Avenue West, El Camino Real, Interstate 280, and Interstate 380. Existing development on the Project Site includes the Bayhill Office Park, which contains a total of about 1.5 million square feet of office space, and the Bayhill Shopping Center, which consists of five buildings with a combined gross floor area of approximately 121,000 square feet. Please see Figure 1, Regional Location Map, and Figure 2, Project Site Location Map, attached.

Project Description: The Specific Plan will be a regulatory document that will outline a cohesive, long-term, community-driven vision for the Project Site, which is home to the largest cluster of offices in San Bruno, including Walmart.com, the SF Police Credit Union, the headquarters of YouTube, and other commercial uses. The Specific Plan will facilitate integrated development within the Project Site, including the Phase I Development, which is described below. The City anticipates that adoption of the Specific Plan will result in further intensification of land uses beyond what currently exists today. At this time it is anticipated that the Specific Plan would consider allowing for the following land uses: commercial/retail, office, residential, hotel, civic (such as a library and/or community center), and open space. Actual development intensities/densities and permitted uses will be defined through the planning and environmental review process. New internal vehicular streets and/or pedestrian and bicycle paths, as well as improvements to streetscapes, may be included in the Specific Plan.
The Specific Plan will include the following components:

- land use designations;
- minimum and maximum development intensities/densities;
- design standards and guidelines;
- zoning and development regulations (i.e., use regulations, development standards, streetscape and signage, transportation demand management and parking, and a community benefits program);
- circulation and access improvements (i.e., streets, sidewalks, and trails);
- other improvements to public infrastructure (i.e., utilities); and
- an implementation plan and financing strategy.

The overarching goal of the Specific Plan will be to ensure that the Project Site is developed in a cohesive manner that serves both the needs of current and future tenants as well as the broader San Bruno community, ultimately providing for the establishment of an attractive and inviting area that supports a diversity of uses as well as a vibrant public realm and community amenities. In addition to a new mix of land uses, the Specific Plan will support the development of infrastructure to improve access and connectivity within the Project Site and allow for better connections from the Project Site to destinations throughout San Bruno for various modes of transportation, including safe walking and biking facilities. The Specific Plan will also be consistent with the citywide goals of fostering housing development within the City and integrating adjacent neighborhoods, with the objective of ensuring a net positive fiscal impact through the realization of development potential in strategic locations.

The EIR will provide a program-level analysis of the Specific Plan assuming, where applicable, that land uses permitted under the Specific Plan are developed at their reasonable maximum potential densities/intensities, and some corresponding existing uses may be demolished. As discussed below, the EIR will also provide a project-level analysis of a discrete project within the Specific Plan referred to as the YouTube Phase I Development, which the City would process concurrently with the Specific Plan.

**YouTube Phase I Development**

The YouTube Phase I Development Site (Phase I Site) is located within the Project Site, as shown in Figure 2. The Phase I Site is comprised of two separate parcels: 900 Cherry Avenue (APN: 020-015-020) and 1000 Cherry Avenue (APN: 020-011-230). The property identified as 900 Cherry Avenue measures 4.00 acres in total area and is currently developed with a six-story office building measuring approximately 102,250 square feet in total area. The property at 1000 Cherry Avenue measures 4.15 acres in total area and is currently developed with a three-story office building measuring approximately 94,500 square feet in total area. The existing office buildings located at 900 and 1000 Cherry Avenue are located on the western portion of their respective lots, with surface parking located to the east of the existing structures.

YouTube, the applicant and owner of the Phase I Development area, proposes to retain the two existing office buildings on the Phase I Site and construct 400,000 square feet of additional office space. The additional office space would be constructed in the existing
surface parking lots to the east of the existing structures at 900 and 1000 Cherry Avenue. A total of two new structures would be constructed, one at 900 Cherry Avenue and the other at 1000 Cherry Avenue. The proposed structures would measure no higher than three stories, or 50'-0", in total height. A maximum of three levels of subgrade parking would be provided at both parcels. Landscaped pedestrian connections are anticipated with other portions of the Specific Plan area. The YouTube Phase I Development will be processed concurrently with the Specific Plan and will be designed to be consistent with the Specific Plan. The EIR will provide a project-level analysis of the YouTube Phase I Development so that no further CEQA clearances, assuming no changes, would be necessary to grant discretionary approvals needed for the YouTube Phase I Development once the EIR is certified.

**Potential Environmental Effects:** The City plans to evaluate the following topic areas in the EIR: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Greenhouse Gas Emissions and Energy; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services and Recreation; Transportation/Traffic; Tribal Cultural Resources; and Utilities and Service Systems. There are no agricultural or mineral resources in the Project area; thus, these topics will not be included in the EIR.

**Document Availability:** This NOP and additional information regarding the Bayhill Specific Plan can be accessed at the following website:

https://www.sanbruno.ca.gov/gov/city_departments/commdev/planning_division/long_range_planning/bayhill_specific_plan.htm

Alternatively, you can access the website above by following the step-by-step process below:

- Go to the City of San Bruno website: [https://www.sanbruno.ca.gov/](https://www.sanbruno.ca.gov/)
- Scroll over “Government” and Click on “Community Development”
- Click on “Planning Division”
- Scroll over “Long Range Planning”, and then click on “Bayhill Specific Plan”

The Project’s environmental file is also available for public review during regular business hours at the City of San Bruno Community Development Department, 567 El Camino Real, San Bruno, CA 94066 between the hours of 8:00 a.m. through 5:00 p.m. Monday through Friday.

If you require additional information, please contact Matt Neuebaumer at (650) 616-7042 or by e-mail at MNeuebaumer@sanbruno.ca.gov.

Matt Neuebaumer
Associate Planner

11/17/17