



REVISED NOTICE OF PREPARATION (NOP)



City of San Bruno Environmental Impact Report for the Bayhill Specific Plan and the YouTube Phase I Office Development

Date July 26, 2019
To Agencies, Organizations, and Interested Parties
Subject Revised Notice of Preparation of a Draft Environmental Impact Report

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 the YouTube Phase 1 Office Development Project (Phase 1 Development) under the Specific Plan. The EIR will analyze the Specific Plan at a program level, and Phase 1 Development, which consists of the first phase of expansion of YouTube's offices, at a project level.

In accordance with Section 15082 of the CEQA Guidelines, the City has prepared this Revised Notice of Preparation (NOP) to provide updated information regarding the Project and areas of potential environmental effects proposed to be analyzed in the EIR. The City hereby requests 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.

The City previously issued an NOP for the EIR on November 17, 2017. The original NOP can be viewed online at:

- www.sanbruno.ca.gov/bayhillspecificplan

Revised Notice of Preparation
Bayhill Specific Plan and the YouTube Phase I Office Development Project EIR
City of San Bruno
July 26, 2019

A scoping meeting was held on December 5, 2017, to solicit public and agency input on the potential environmental impacts that should be studied in the EIR.

The purpose of distributing a revised NOP is to alert interested parties and solicit public and agency input regarding: (1) changes to the boundaries of the Specific Plan Planning Area (Project Site), (2) the inclusion of additional improvements and items as part of the Phase I Development, and (3) revisions to the list of environmental effects that will be evaluated in the EIR. As discussed below, the Project Site boundary has been adjusted to exclude five parcels along El Camino Real and San Bruno Avenue West that are included in the City's Transit Corridors Specific Plan (TCP) area. The Phase I Development project description has been revised to include: (1) the construction of an off-street multi-modal transportation hub on an accessway located between Grundy Lane and Bayhill Drive, on the west side of the parcel containing 950 Elm Street; (2) the realignment and straightening of Grundy Lane from Cherry Avenue to Elm Avenue; (3) the abandonment of the northern portion of Elm Avenue located directly to the north of the realigned Grundy Lane; (4) the demolition of three existing buildings located at 1150–1250 Bayhill Drive to provide a construction staging and parking area during construction of the Phase I Development; and (5) a Development Agreement requested as part of the Phase I planning entitlements. Furthermore, subsequent to the release of the original NOP, additional scoping efforts revealed that potential significant effects with respect to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Tribal Cultural Resources would be avoided through policies in the Specific Plan and standard conditions of approval. Therefore, these topics will not be addressed in detail in the EIR. The scope of the Project has not substantially changed since the original NOP was circulated. This Revised NOP is being recirculated to facilitate public disclosure and participation. This Revised NOP will be redistributed to all the public agencies and organizations that were sent the original NOP on November 17, 2017, as well as all commenters on the original NOP. The City will not hold an additional scoping meeting.

Public Review Period: July 26, 2019 — August 27, 2019

Comments: Comments must be received by 5:00 p.m. on August 27, 2019. Please submit your comments to: Matt Neuebauer, Associate Planner, Email: MNeuebauer@sanbruno.ca.gov; Mailing Address: City of San Bruno, Community Development Department, Attn: Matt Neuebauer, 567 El Camino Real, San Bruno, CA 94066. Please indicate a contact person for your agency or organization.

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 Project Site is located in the City of San Bruno within an approximately 92.2-acre area and is generally bounded by Interstate 280 to the west and Interstate 380 to the north, El Camino Real to the east (but exclusive of the properties fronting El Camino Real), and San Bruno Avenue West to the south from Interstate 280 to Elm Avenue. Existing development on the Project Site includes the Bayhill Office Park, which contains a total of

about 1.6 million square feet of office space, the Bayhill Shopping Center, which consists of five buildings with a combined gross floor area of approximately 121,000 square feet, and an approximately 80,000-square foot hotel. Please see Figure 1, Regional Location Map, and Figure 2, Project Site Location Map, attached. As shown in Figure 2, the Project Site has been revised to exclude five parcels along El Camino Real and San Bruno Avenue West. The Bayhill Specific Plan Planning Area originally included five properties adjacent to the existing Bayhill Office Park, four of which front El Camino Real, and the other of which fronts onto San Bruno Avenue West. These properties are also located in the City's adopted Transit Corridors Specific Plan area (TCP). On October 30, 2018, the City Council and Planning Commission held a joint study session, at which there was agreement to maintain existing uses and height limits permitted under the TCP. The five subject properties are located in the El Camino Real Character Area which allows a maximum building height of 70 feet or 5 stories. Because the City Council indicated no intent to change land use designations or regulations applicable to the five adjoining properties, and to avoid confusion and duplication regarding the regulations applicable to these five properties, they were removed from the Bayhill Specific Plan Planning Area and will be subject only to the regulations in the TCP. The excluded parcels are located at addresses: 901 El Camino Real, 899 El Camino Real, 855-875 El Camino Real, 801 El Camino Real, and 840 San Bruno Avenue West. Land uses and development on these parcels will continue to be governed by the TCP.

Project Description: The Specific Plan will be a regulatory long-range planning document that will outline a cohesive, long-term plan 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;
- 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 uses and results in projects that provide a net positive fiscal impact to the City. 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 enhanced multi-modal, pedestrian and bicycle facilities.

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 Phase 1 Development, which the City is processing concurrently with the Specific Plan.

Phase 1 Development

The 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 currently measures approximately four 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 currently measures approximately 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 440,000 square feet of additional office space. The additional office space would be constructed on the existing surface parking lots to the east of the existing structures at 900 and 1000 Cherry Avenue. A total of two new buildings would be constructed, one adjacent to 900 Cherry Avenue and the other adjacent to 1000 Cherry Avenue. The proposed structures would measure no higher than three stories, or 50 feet in total height. A maximum of three levels of subgrade parking would be provided at both parcels.

Since distribution of the original NOP, additional improvements have been identified as part of the Phase I Development, all of which are within the 92.2-acre Project Site. The additional improvements and items include: (1) the construction of an off-street multi-modal transportation hub on an accessway located between Grundy Lane and Bayhill Drive, on the west side of the parcel containing 950 Elm Street; (2) the realignment of Grundy Lane from Cherry Avenue to Elm Avenue; (3) the abandonment of northern portion of Elm Avenue located directly to the north of the realigned Grundy Lane; (4) the demolition of three existing buildings located at 1150–1250 Bayhill Drive to provide a construction staging and parking area during construction of the Phase I Development; and (5) a Development Agreement requested as part of the Phase I planning entitlements.

The YouTube Phase I Development is currently being 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; Greenhouse Gas Emissions and Energy; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services and Recreation; Transportation/Traffic; and Utilities and Service Systems. There are no Agricultural and Forestry Resources, Mineral Resources, or Wildfire hazard areas in the Project area; thus, these topics will not be addressed in detail in the EIR.

Subsequent to the release of the original NOP, additional scoping efforts revealed that potential significant effects with respect to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, and Tribal Cultural Resources would be avoided through policies in the Specific Plan and standard conditions of approval. Therefore, these topics will not be addressed in detail in the EIR.

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

www.sanbruno.ca.gov/bayhillspecificplan

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

7/26/19

Date

Governor's Office of Planning & Research

JUL 29 2019

STATE CLEARINGHOUSE