



## **NOTICE OF AVAILABILITY AND NOTICE OF PUBLIC HEARING**

**Draft Environmental Impact Report for the  
Bayhill Specific Plan including the YouTube Phase I Development  
(SCH # 2017112045)  
City of San Bruno**

**Date** January 14, 2021  
**To** Agencies, Organizations, and Interested Parties  
**Subject** Notice of Availability of a Draft Environmental Impact Report

**NOTICE IS HEREBY GIVEN** that the City of San Bruno (City), as the lead agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (Draft EIR) for the Project, comprising the proposed Bayhill Specific Plan (Specific Plan), including the first phase of YouTube's 15-year expansion plan (Phase I Development).

In accordance with Section 15087 of the CEQA Guidelines, the City has prepared this Notice of Availability to invite agencies, organizations, and interested parties to provide comments on the Draft EIR.

**Public Review Period:** Thursday, January 14, 2021 – Monday, March 1, 2021

**Public Review Schedule:**

- **Public Release of Draft EIR:** January 14, 2021
- **Planning Commission Public Review Hearing:** February 16, 2021. The purpose of the Public Hearing is to receive public comments (no discussion) on the Draft Environmental Impact Report. Zoom Meeting details are provided below:

<https://sanbruno-ca-gov.zoom.us/j/99331661547>

Webinar or Meeting ID: 99331661547

Password: 728425

Zoom Phone Line: 669-900-9128 (same webinar ID and password above)

- **45 Day Review Period End Date:** March 1, 2021

**Submission of Comments:** Comments must be received by 5:00 p.m. on **March 1, 2021**. Please indicate a contact person for your agency or organization.

Written comments on the Draft EIR may be sent via U.S. mail and addressed to:

Attn: Matt Neuebaumer, Associate Planner

**City of San Bruno Community & Economic Development Department**

**567 El Camino Real, San Bruno, CA 94066**

Comments may also be sent via email to: [MNeuebaumer@sanbruno.ca.gov](mailto:MNeuebaumer@sanbruno.ca.gov)

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

**Project Location:** The Project Site comprises approximately 92.2 acres in the central-eastern portion of San Bruno. The Project Site is bounded by Interstates 280 to the west and 380 to the north, the properties fronting El Camino Real to the east, and San Bruno Avenue West from Elm Avenue to Interstate 280 to the south. Existing development on the Project Site includes various office, retail/commercial, and hotel uses, including the Bayhill Office Park and the Bayhill Shopping Center. The Project Site consists of the following Assessor's Parcel Numbers (APNs) plus streets within or bordering the area: 020-011-430, 020-011-420, 020-011-330, 020-011-370, 020-015-020, 020-015-030, 020-015-040, 020-011-360, 020-019-070, 020-018-010, 020-017-020, 020-017-010, 020-012-120, 020-012-190, 020-012-160, 020-012-170. Within the Project Site, an 8.39-acre site proposed for YouTube's Phase I Development (Phase I Site) consists of two parcels separated by Grundy Lane and bordered by Cherry Avenue to the west, Interstate 380 to the north, Bayhill Drive to the south, and adjacent office properties to the east. The Phase I Site consists of APNs 020-015-020 and 020-011-430.

**Project Description:**

**Project:** The Project evaluated in the Draft EIR is buildout under the proposed Specific Plan. The Specific Plan is a proposed land use, transportation, and capital improvements plan that outlines a cohesive, long-term, community-driven vision for the Project Site. The Specific Plan would allow for the development of up to 2.46 million net new square feet of office uses on the Project Site. The Specific Plan would also establish housing and mixed-use overlay zones on a total of 20.5 acres in the southern portion of the Project Site that would allow for the development of up to 573 multi-family residential units. Office uses would continue to be allowed in the housing overlay zone, and a mix of both use types could be developed as long as the maximum permitted overall development is not exceeded. The Specific Plan supports continued operation and improvement of Bayhill Shopping Center and the existing hotel, with potential for added retail and hotel space so long as the maximum permitted overall development is not exceeded. The Specific Plan would also allow for circulation and access improvements, including the realignment of Grundy Lane, other public infrastructure improvements, and landscape/streetscape improvements. The Draft EIR provides a program-level review of development of the Project Site under the proposed Specific Plan and a project-level review of the Phase I Development, described below. As such, the EIR will provide the environmental review needed under CEQA to support full entitlement of the Phase I Development, while also

servicing as a program-level document that can be used for streamlined environmental review for future projects within the Project Site.

**Phase I Development:** YouTube owns a large portion of the Project Site. The Phase I Development is the first phase of YouTube's 15-year expansion plan. The Phase I Development, which has been designed to be consistent with the Specific Plan, would include construction of two new office buildings comprising a total of 440,000 square feet. The buildings would be constructed on existing surface parking lots to the east of the existing structures at 900 and 1000 Cherry Avenue (Phase I Site). The proposed structures would measure no higher than three stories, or 50 feet, in total height. Three levels of subgrade parking would be provided at both parcels. A new publicly accessible plaza at Cherry Avenue and Grundy Lane is also proposed. The Phase I Development also includes supporting development outside the Phase I Site but within the Project Site, including a new off-street multi-modal transportation hub on the parcel at 950 Elm Avenue, realignment of Grundy Lane, vacation of the north end of Elm Avenue, and demolition of the existing buildings located at 1150, 1200 and 1250 Bayhill Drive for temporary parking and construction staging during construction (and future development of the Phase II buildings).

**Significant Environmental Effects:** Development of the Project under the proposed Specific Plan would result in potentially significant impacts related to: Air Quality; Energy; Greenhouse Gasses; Hydrology and Water Quality; Land Use and Planning; Noise; Transportation; and Utilities and Service Systems. All impacts, with the exception of Air Quality and Transportation, would be reduced to less-than-significant levels through implementation of identified mitigation measures. Significant unavoidable impacts related to Air Quality and Transportation are identified in the Draft EIR.

**Hazardous Materials and Hazardous Waste Sites:** The Project Site is not located on any list of hazardous materials waste sites compiled pursuant to Section 65962.5 of the Government Code.

**Document Availability:** This Draft EIR, the Draft EIR appendices, and additional information regarding the proposed Project can be accessed at the following website: <http://www.sanbruno.ca.gov/bayhillspecificplan>. The Draft EIR and appendices can be found at the bottom of the webpage, under the "Bayhill Specific Plan Documents" Heading.

The Project's environmental file, which includes all documents referenced in the Draft EIR, is also available for public review at the following locations during regular business hours:

City of San Bruno Community and Economic Development Department  
567 El Camino Real, San Bruno, CA 94066  
Monday through Friday: 8:00 a.m. to 5:00 p.m.

City of San Bruno City Clerk's Office  
567 El Camino Real, San Bruno, CA 94066  
Monday through Friday: 8:00 a.m. to 5:00 p.m.

It is recommended that interested parties schedule an appointment if they wish to review the documents in person. Please note, hard copies of the document will not be available at the San Bruno Public Library, as the Library is currently closed to members of the public due to the COVID-19 situation. If you require additional information, please contact Matt Neuebaumer, Associate Planner, at (650) 616-7042 or by email at [MNeuebaumer@sanbruno.ca.gov](mailto:MNeuebaumer@sanbruno.ca.gov).

  
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Matt Neuebaumer, Associate Planner

1/14/21  
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Date