

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>d) For a project located within an airport land use plan or in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p> <p>• <i>Explanation/Information Source:</i> No portion of the City of Brisbane is located within an airport land use plan or within the vicinity of a private airstrip.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XIII. POPULATION AND HOUSING: Would the project:				
<p>a) Induce substantial population growth in an area, either directly or indirectly?</p> <p>• <i>Explanation/Information Source:</i> There are no direct physical impacts resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts. The intent of the Housing Element is to accommodate the regionally-determined fair share of housing need; thus, the Housing Element is growth accommodating, not growth inducing.</p> <p>At an average household size of 2.34 person per household for Brisbane per the 2010 U.S. Census, the 228 to 275 units in the proposed Park Lane and Park Place Affordable Housing Overlays would increase the population by approximately 534 to 644 persons (using the Department of Finance's 2014 estimated average household size of 2.41, that would increase to 663).</p> <p>As an indicator of significant population growth, Condition of Approval A.I.j adopted for the Northeast Ridge Project in 1989 limited the issuance of building permits for the project to no more than 115 dwelling units (20% of the total for the project) per year, with any unused allotment being allowed to be carried over to a subsequent year, in which case the combined limit would be 144 units (25% of the total). One hundred fifteen units was equivalent to 8.3% of the total housing stock counted in the 1990 U.S. Census. That percentage applied to the 2010 U.S. Census count would be 161 units per year. The Housing Element (Tables 35 & 36) proposes to provide the potential for 228 to 275 units in the overlays for the 2015-2022 planning period, which would average 29 to 34 units per year.</p> <p>Should a significant number of new units ever be proposed within one year, the City could require fiscal impact studies and development impact fees to cover the costs of the development to the community per proposed Housing Element Programs H.H.1.a & H.H.1.b to mitigate the impacts of substantial population growth.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Displace substantial numbers of existing housing units or persons, necessitating the construction of replacement housing?</p> <p>• <i>Explanation/Information Source:</i> There are no direct physical impacts resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts. There are no existing housing units in the proposed overlays to</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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be displaced. Note that the impact of replacing existing units with denser development taking advantage of the City's density bonus provisions elsewhere in the City would be offset by the greater availability and potential affordability of the new housing provided (see proposed Housing Element Program H.B.5.a, in addition to Programs H.B.2.a & H.B.4.a).				
XIV. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the following:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Explanation/Information Source:</i> There are no impacts upon fire protection directly resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts. The proposed Park Lane and Park Place Affordable Housing Overlays are less than the 1.5 mile maximum distance from a fire station (North County Fire Authority Fire Station No. 81) recommended by the Insurance Services Office, Inc. and the National Fire Protection Association. Compliance with the fire access, hydrant, sprinkler and other requirements of the Fire Prevention Code (Brisbane Municipal Code Chapter 15.44) is mandatory (also see General Plan Policies 146, 158, 208 & 210 and Programs 158a & 208a regarding adequate fire protection infrastructure). Also see proposed Housing Element Programs H.H.1.a & H.H.1.b. 				
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Explanation/Information Source:</i> There are no impacts upon police protection directly resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts. If a specific project were to substantially impact average response time or exceed the current Brisbane Police Department standard staffing requirement of 1 officer per 1,000 residents and workers, development impact fees and exactions could be adopted to mitigate the impact per General Plan Policies 160 & 163 and Program 160a and proposed Housing Element Programs H.H.1.a & H.H.1.b. 				
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Explanation/Information Source:</i> There are no impacts upon schools directly resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts. According to the State Legislature, payment of school impact fees completely mitigates a project's impacts regarding school facilities. The Jefferson Union High School District and Brisbane Elementary School District collect fees of \$3.36 per square foot (effective September 14, 2014) for residential projects to mitigate school impacts. 				
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Explanation/Information Source:</i> There are no impacts upon parks directly resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts. Per BMC Sections 16.24.020, 16.24.030 & 				

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16.24.060 and California Government Code Section 66477, residential subdivisions and condominium projects with 50 or more lots/units must dedicate land for public recreational facilities, and smaller residential subdivisions and condominium projects are required to pay a parks and recreation in-lieu fee to be used by the City to develop new or rehabilitate existing neighborhood or community park or recreational facilities to serve the development (with certain exemptions).				
e) Other public facilities? <div style="text-align: right;"> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> </div> <p>• <i>Explanation/Information Source:</i> There are no direct physical impacts resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts. Although the proposed overlays would generate a projected population increase of 534 to 644 persons, the increased demand for library services would not be considered significant, given the inter-library loan programs available, connecting the Brisbane Library to other branch libraries in the north county area.</p>				
XV. RECREATION: Does the project:				
a) Increase the demand for existing parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <div style="text-align: right;"> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> </div> <p>• <i>Explanation/Information Source:</i> There are no impacts upon existing parks and recreational facilities directly resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts. Currently, the City has 10.89 acres of existing neighborhood and community park area for a total population of 4,282 (2010 U.S. Census), amounting to 2.54 acres per 1,000 population. Consistent with General Plan Policies 95 & 95 and Program 88c, the City can require the dedication of land for park and recreational purposes to meet the standard of 3 acres per 1,000 persons per California Government Code Section 66477. Per Brisbane Municipal Code Sections 16.24.020 & 16.24.030, an in-lieu fee will be paid for residential subdivisions and condominiums that do not include new park and recreational facilities, and this fee may be used for rehabilitating existing park and recreational facilities per California Government Code Section 66477(a)(3).</p>				
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <div style="text-align: right;"> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> </div> <p>• <i>Explanation/Information Source:</i> There are no direct physical impacts resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts. For potential significant environmental effects from the construction/expansion of recreational facilities that might be proposed in a specific project, please see I, III, IV, V, VI, VII, VIII, IX, X, XI, XII and XIII, above, and XV, XVI and XVII, below.</p>				

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XVI. TRANSPORTATION/TRAFFIC: Would the project:				
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"/>
<p>• <i>Explanation/Information Source:</i> There are no traffic capacity impacts directly resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts.</p> <p>The adopted minimum levels of service for traffic in Brisbane are Level of Service "D" for all arterials, except LOS "C" for the intersections of Bayshore Boulevard at Old County Road and San Bruno Avenue (General Plan Policy 38.1) and LOS "E" for Bayshore Boulevard at Geneva Avenue and for U.S. 101 within Brisbane (City/County Association of Governments of San Mateo County Congestion Management Program and General Plan Program 55a). In 2007, prior to the recession, all of the major intersections in Brisbane were operating at or better than the adopted levels, excluding Bayshore Boulevard at San Bruno Avenue. Subsequent traffic counts taken in 2012 for the Brisbane Baylands Draft EIR actually found decreased traffic volumes.</p> <p>Using the maximum number of apartment units (at 30 units per acre) that would be allowed for both the proposed Park Lane and Park Place Affordable Housing Overlays and an estimate of a total of 24,000 sq. ft. of shopping center use in the commercial component of the mixed use in the proposed Park Place Mixed Use Affordable Housing Overlay, the total traffic projected to be generated by the proposed overlays would be 116.6 net p.m. peak hour trips. This includes a deduction for the trips expected to be generated by existing industrial park uses on the properties (see attached table).</p> <p>Mitigation measures may be required based on future traffic studies to maintain the adopted minimum levels of services, including under cumulative conditions (Sierra Point Biotech Project EIR, pages 88, 92, 100, 102-106). For example, it was found that, under cumulative conditions for the year 2030, the approved Sierra Point Biotech Project would unacceptably reduce the level of service during the PM peak hour from C to D at the intersection of Bayshore Boulevard and Old County Road, as well as degrading significantly further the unacceptable LOS D during the AM peak hour (Sierra Point Biotech Project EIR, pages 102-106). Three potential mitigation measures were identified for this intersection, only two of which would be necessary to reduce the impact to a less-than-significant level. Furthermore, the Sierra Point Biotech Project would significantly contribute to the unacceptable LOS F on 3 segments of US 101 (Sierra Point Biotech Project EIR, pages 107-108;</p>				

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<p>C/CAG's Policy on Traffic Impact Analysis). A Traffic Reduction Plan identifying specific Travel Demand Management measures was required to help mitigate these impacts, which would remain significant and unavoidable. The City Council adopted a Statement of Overriding Considerations in approving the Sierra Point Biotech Project. State CEQA Guidelines Section 15152(f)(1) states, "Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR, that effect is not treated as significant for purposes of the later...negative declaration..."</p> <p>The cumulative traffic impacts of residential development in the vicinity of the intersection of Bayshore Boulevard and San Bruno Avenue could be significant, for example, if they were to contribute to traffic making the critical left turn movement at the intersection. Fehr & Peers Transportation Consultants found the intersection to be operating at LOS D on the eastbound approach in 2007. The required mitigation for any project contributing a significant percentage of trips to the critical movement would be signalization of the intersection. Proposed projects generating less than significant traffic that would impact this intersection would be required to contribute their fair share toward the cost of mitigation, per proposed Housing Element Program H.H.1.a. Traffic from Park Lane would have 3 alternative routes to travel south on Bayshore Boulevard via Valley Drive, Old County Road or San Bruno Avenue. Although the San Bruno Avenue route might be 0.05 mile shorter than the Old County Road route, it is unlikely that Park Lane traffic would use this route if delays are to be expected at its intersection with Bayshore Boulevard (in addition to the lower speed limit, additional stop signs and steeper topography). A project-specific traffic study would be required to make the final determination.</p> <p>Also see XVI.b, below.</p>				
<p>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 City or county congestion management agency for designated roads or highways?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>• Explanation/Information Source: There are no impacts on levels of service directly resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts.</p> <p>The C/CAG Congestion Management Program characterizes the cumulative traffic impacts from individual projects generating a net increase of 100 or more peak hour trips as significant. According to the Institute of Transportation Engineers' Trip Generation Manual (9th Edition), apartments generate 0.62 peak hour trips per unit. Thus, it would take an apartment complex containing 161 units on a vacant site to generate a sufficient number of trips to be considered significant. Such projects would be required to incorporate trip reduction measures per the Congestion Management Program to mitigate this impact. None of the individual sites in the new overlays would have that capacity (see Housing Element Appendix F, Table F.1, page 5).</p> <p>The largest maximum number of multi-family units for any site in the proposed overlays is 86 (145</p>				

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<p>Park Lane in the Park Lane Residential AHO), which would be expected to generate 53.32 peak hour trips, from which the peak hour trips generated by the existing industrial park use on the site (58,000 sq. ft. x 0.85 peak hour trips per 1,000 sq. ft. = 49.3) would be deducted to derive the net peak hour trips (4.02). The commercial component of the mixed uses in the proposed Park Place Mixed Use AHO would generate a higher rate of peak hour trips. Assuming 12,000 sq. ft. of shopping center uses, in addition to 37 apartment units, at 25 Park Place, a net increase of 58.47 p.m. peak trips would be projected (see attached table).</p> <p>Also see XVI.a, above, and XVI.e, below.</p>				
<p>c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>• <i>Explanation/Information Source:</i> There are no traffic hazard impacts directly resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts. Compliance with adopted street design standards (Brisbane Municipal Code Section 12.24.010) and construction traffic regulations (2013 California Building Code Chapter 33 and Brisbane Municipal Code Sections 8.28.060) to avoid substantial traffic hazards is mandatory.</p>				
<p>d) Result in inadequate emergency access?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>• <i>Explanation/Information Source:</i> There are no impacts on emergency access directly resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts. Compliance with fire apparatus access road standards (2013 California Fire Code Section 503 and Brisbane Municipal Code Sections 12.24.010 & 15.44.100-120) to provide adequate emergency access is mandatory.</p>				
<p>e) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>• <i>Explanation/Information Source:</i> There are no direct physical impacts resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts. General Plan Policies 66 & 198, General Plan Programs 55c, 60b, 62b, 100c, 194c, 198a, 198b & 198c, Brisbane Municipal Code Chapters 10.52 & 15.80, and BMC Section 17.42.040.G encourage alternatives to travel by automobile where appropriate. In addition, trip reduction measures that may be required by the C/CAG Congestion Management Program include bicycle parking facilities, employee shower and locker room facilities, preferential carpool/vanpool parking, amenities for pedestrians and participation in the BART/Caltrain shuttle service. These policies, programs and requirements would be addressed in the zoning regulations (Housing Element Program H.D.1.c) for the new overlays. Also see Programs H.G.1.a and H.G.1.b. Also see III.a, VII.a and XV.b, above.</p>				

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XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:				
a) Exceed wastewater treatment requirements of the Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <i>Explanation/Information Source:</i> & Explanation/Information Source: See XVII.e, below.				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
• <i>Explanation/Information Source:</i> There are no direct physical impacts resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts. No new/expanded wastewater treatment facilities are proposed as part of the Housing Element (General Plan Policies 146 & 215). Any construction of new/expanded water/wastewater treatment facilities might or might not result in significant environmental effects-- see I, III, IV, V, VI, VII, VIII, IX, X, XI, XII, XIII and XV, above, and XVII, below.				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <i>Explanation/Information Source:</i> There are no direct physical impacts resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts. No storm water drainage facilities are proposed as part of the Housing Element, but the 2003 City of Brisbane Storm Drainage Master Plan (Enclosure 2, pages 2, 9 & 11) identifies needed pipeline replacements east of 41-43 Park Place, north of 25 Park Place and northeast of 3832 Bayshore Boulevard (General Plan Policies 146 & 221). The construction of new/expanded water/wastewater treatment facilities might or might not result in significant environmental effects--see I, III, IV, V, VI, VII, VIII, IX, X, XI, XII, XIII and XV, above, and XVII, below. Also see IX.a, above.				
d) Have insufficient water supplies available to serve the project from existing entitlements and resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• <i>Explanation/Information Source:</i> There are no direct physical impacts resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to				

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<p>determine if they cause such impacts. The City of Brisbane receives its water supply from the City and County of San Francisco (SFPUC)'s Hetch Hetchy reservoir and water delivery system as a member of the Bay Area Water Users Association through the 1984 Water Settlement Agreement, which was extended by the Bay Area Water Supply and Conservation Agency's 2009 Water Supply Agreement (expiring in 2034), subject to SFPUC's Interim Supply Limitation and a maximum 20% system-wide reduction under drought conditions. The City of Brisbane is entitled to additional water allotments from San Francisco through earlier agreements from 1884 and 1908. The City's total entitlement (including the Guadalupe Valley Municipal Improvement District) is 0.981 million gallons of water per day (gpd). The City's Water Master Plan projected water consumption rates of 140 gallons per day per single-family dwelling unit (SFDU) and 125 gpd per high-density dwelling unit (HDDU). The average consumption for non-residential parcels (NR) was less than 1,900 gallons per acre per day. In actuality, the per capita water consumption rate for 2011-2012 was 50.4 gpd, and the consumption rate for single-family residences in fiscal year 2012-13 was 123 gpd.</p>				
<p>Park Place Mixed Use AHO: $(70 \text{ HDDU} \times 125 \text{ gpd}) + (2.37 \text{ NR ac} \times 1,900 \text{ gpd} \times 0.8^*) - (2.37 \text{ NR ac} \times 1,900 \text{ gpd}) = 7,849 \text{ net gpd}$ *Existing NR floor area = 29,676 sq. ft., proposed NR floor area = 24,000 sq. ft.; therefore, the proposed NR water consumption would be $24,000/29,676 = 80\%$ of the existing. Park Residential Lane AHO: $(205 \text{ HDDU} \times 125 \text{ gpd}) - (6.87 \text{ NR ac} \times 1,900 \text{ gpd}) = 12,572 \text{ gpd}$ NET TOTAL: 20,421 gpd</p>				
<p>The SFPUC's 2010 Urban Water Management Plan projects that water demand for the City of Brisbane in 2035 would exceed the total supply assurance, even without development of the Baylands and buildout at Sierra Point; although, actual demand has not increased as rapidly as projected in 2010. The Brisbane Baylands Draft EIR discusses the proposed acquisition of a supplemental water supply via transfer with the Oakdale Irrigation District (pages 4.O-6 & -7) and the construction of an onsite recycled water plant (page 4.O-31). It also identifies a number of water savings programs to conserve water that could be applicable to new residential and mixed-use projects foreseen in the Housing Element (page 4.O-30 & -31). It concludes that a combination of all three of these measures would provide sufficient water supply for the buildout of the City under the General Plan and proposed development of the Baylands (page 4.O-37). Proposed Housing Element Program H.F.3.c would require incorporation of the appropriate water savings programs into new multi-family or mixed-use development (also see Program H.D.1.c). The City of Brisbane's water connection and installation fees for development projects will mitigate impacts to existing water reserve capacity (per General Plan Policy 206; also see Policies 140 & 208). *Government Code Section 66473.7, Public Resources Code Section 21151.9 and Water Code Sections 10910-10912 require an analysis of the public water system's urban water management plan to determine if there is sufficient water supply available in a 20-year project for the demand generated by the following projects:</p> <ol style="list-style-type: none"> (1) A proposed residential development of more than 500 dwelling units. (2) A proposed shopping center or business establishment employing more than 1,000 persons or 				

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<p>having more than 500,000 square feet of floor space.</p> <p>(3) A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.</p> <p>(4) A proposed hotel or motel, or both, having more than 500 rooms.</p> <p>(5) A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.</p> <p>(6) A mixed-use project that includes one or more of the projects specified in this subdivision.</p> <p>(7) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.</p> <p>The proposed zoning changes would result in the additional net maximum total of from 228 to 275 dwelling units, and the commercial component under the proposed mixed-use zoning is estimated at between approximately 14,000 to 24,000 sq. ft., well below the applicable thresholds.</p> <p>•Also see proposed Housing Element Programs H.B.3.j & H.F.3.c.</p>				
<p>e) Result in a determination by the wastewater treatment provider that it has inadequate capacity to serve the project's projected demand in addition to its existing commitments?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>• <i>Explanation/Information Source:</i> There are no direct physical impacts resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts. The City and County of San Francisco is committed to provide the City of Brisbane with wastewater treatment at the Southeast Wastewater Treatment Plant for 6.0 million gallons per day total daily dry weather flow. The treatment plant has a design capacity of 85.4 mgd. It is currently projected that Brisbane's base sanitary dry weather flows through 2020 are 0.45 mgd (Brisbane Baylands DEIR, page 4.O-13). The City's Sewer Master Plan projects that dwelling units in medium density apartment complexes, multiple use residential projects, and planned developments generate 90 gallons per day. The City's Sewer Master Plan projects that flow rates for commercial and industrial uses range from 500 gallons per acre per day for the NCRO, TC and SCRO Districts to 2,380 gpad for the SP-CRO District.</p>				
<p>Park Place Mixed Use AHO: $(48 \text{ MFDU} \times 90 \text{ gpd}) + (2.37 \text{ NCRO ac} \times 500 \text{ gpd} \times 0.8^*)$ $- (2.37 \text{ TC ac.} \times 500 \text{ gpd}) = 4,083 \text{ net gpd}$ <i>*Existing TC floor area = 29,676 sq. ft., proposed NCRO floor area = 24,000 sq. ft.; therefore, the proposed NCRO water consumption would be $24,000/29,676 = 80\%$ of the existing TC.</i> Park Lane Residential AHO: $(205 \text{ MFDU} \times 90 \text{ gpd}) - (6.87 \text{ TC-1 ac.} \times 500 \text{ gpd}) = 15,015 \text{ gpd}$ NET TOTAL: 19,098 gpd</p>				
<p>Wastewater generated by the maximum number of units that would be permitted in the proposed overlays would not exceed the City's contractual capacity for wastewater treatment by the Southeast</p>				

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Wastewater Treatment Plant (Brisbane Baylands DEIR, page 4.O-47). The City of Brisbane's sewer connection and installation fees for the project will mitigate impact to existing sewer pump capacity. Also see proposed Housing Element Program H.B.3.j.				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>• <i>Explanation/Information Source:</i> There are no direct physical impacts resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts. The South San Francisco Scavenger Company provides collection and disposal services for the City of Brisbane. Solid waste is processed through the Blue Line Transfer Facility for disposal to Corindas Los Trancos Ox Mountain Landfill, which has estimated capacity to 2027. Impacts on landfills are reduced through the Source Reduction and Recycling Element adopted by the City per General Plan Policy 143 and Programs 143a, 143b, 143e & 143f and, more specifically, the Recycling & Diversion of Debris from Construction & Demolition Ordinance (Brisbane Municipal Code Chapter 15.75), in addition to the construction waste reduction, disposal and recycling provisions of the 2013 California Green Building Standards Code.</p>				
g) Create a demand for energy that exceeds regional or local capacity, either on a peak or cumulative basis?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>• <i>Explanation/Information Source:</i> There are no direct physical impacts resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts. Pacific Gas & Electric Co. provides electricity to Brisbane, via transmission lines between the Martin and San Mateo substations, with connections to the Western United States power grid via the Trans Bay Cable (Brisbane Baylands DEIR, page 4P-1). The construction and occupancy of the residential units and commercial space foreseen under the proposed zoning changes would not result in a substantial consumption of energy, given applicable energy efficiency standards; see XVII.h, below.</p>				
h) Comply with adopted resource efficiency standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>• <i>Explanation/Information Source:</i> There are no direct physical impacts resulting from adoption of the Housing Element, and all ensuing projects will require subsequent environmental review to determine if they cause such impacts. Such projects shall be subject to compliance with California Code of Regulations, Title 24 energy conservation standards and Green Building Standards (General Plan Programs 140a & H14a). Those projects with 20 or more dwelling units or 10,000 sq. ft. or more of commercial floor area will be subject to compliance with the City of Brisbane's Green Building Requirements (Brisbane Municipal Code Chapter 15.80).</p>				

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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
<p>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?</p> <p>• <i>Explanation/Information Source:</i> See I, III, IV, V, VI, VII, VIII, IX, X, XI, XII, XIII, XV, XVI and XVII, above.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable?</p> <p>• <i>Explanation/Information Source:</i> State CEQA Guidelines Section 15355(b) explains that cumulative impact is "...the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects." According to Section 15064(i)(3), "...a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program which provides specific requirements that will avoid or substantially lessen the cumulative problem (e.g. water quality control plan, air quality plan, integrated waste management plan)..." Thus, a project's cumulative air quality impacts are not significant, if the project is consistent with the Clean Air Plan (see III.a, above). A project's cumulative water quality impacts are not significant, if the project is consistent with the National Pollutant Discharge Elimination System permit, the California Regional Water Quality Control Board's Order No. 99-59 and the San Mateo Countywide Stormwater Pollution Prevention Program (see VIII.a, c, d, e & f, above). A project's cumulative traffic impacts are not significant, if the project is consistent with the City/County Association of Governments of San Mateo County's Congestion Management Program (see XV.b, above). A project's other cumulative impacts are not significant, if the project is subject to General Plan policies and programs and implementing provisions of the Brisbane Municipal Code adopted to avoid significant environmental impacts. If a project's incremental effect is not cumulatively considerable per State CEQA Guidelines Section 15064(i)(1), the in-depth cumulative impact analysis required for EIRs per Section 15130 is not applicable [also see Section 15064(i)(2)].</p> <p>See I, III, IV, V, VI, VII, VIII, IX, X, XI, XII, XIII, XV, XVI and XVII, above.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
• <i>Explanation/Information Source:</i> See I, III, IV, V, VI, VII, VIII, IX, X, XI, XII, XIII, XV, XVI and XVII, above.				

Attachments:

Evaluation of Environmental Impacts

Comparison of Policies and Programs for 2015-2022 Housing Element vs. 2007-2014
Housing Element

Proposed Project: Number of Units

Number of Units Generating Peak Trips Equal to Existing Uses

Number of Units Generating 100 Peak Trips Above Trips Generated by Existing Uses

Housing Element Figures HE.2 & HE.3

Housing Element Appendix F

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) *A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the Explanation/Information Sources cited. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.*
- 2) *All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.*
- 3) *The explanation of each issue should identify the significance criteria or threshold, if any, used to evaluate each question; and the mitigation measure identified, if any, to reduce the impact to less than significance*
- 4) *An answer of "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.*
- 5) *An answer of "Less than Significant Impact" is appropriate only in the event there is no substantial evidence that an effect is significant.*
- 6) *An answer of "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from a "Potentially Significant Impact" to a "Less than Significant Impact." A description of the mitigation measures is required, along with an explanation of how they reduce the effect to a less than significant level (mitigation measures from a previous analysis may be cross-referenced).*
- 7) *Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. When an earlier analysis is used, the initial study shall:*
 - a) ***Reference earlier analyses used.** Identify earlier analyses. Unless noted otherwise, all previous environmental documents are available at the City of Brisbane Community Development Department.*
 - b) ***Note impacts adequately addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.*
 - c) ***Identify mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.*

COMPARISON OF POLICIES AND PROGRAMS
FROM THE 2015-2022 HOUSING ELEMENT VS. THE 2007-2014 HOUSING ELEMENT

- Policy H.A.1 : No change.
 Program H.A.1.a: Language refined.
 Program H.A.1.b: No change.
- Policy H.B.1: No change.
 Program H.B.1.a: New program requiring zoning changes to accommodate the 2007-2014 Regional Housing Needs Allocation shortfall.
 Program H.B.1.b: Updated previous Program H.B.1.a.
 Program H.B.1.c: No change from previous Program H.B.1.d.
 Program H.B.1.d: Minor change from the previous Program H.B.1.c to include consideration of reduced or eliminated administrative Secondary Dwelling Permit fee in exchange for rent restrictions.
 Program H.B.1.e: New program to encourage development of secondary dwelling units, which would not specifically change the number of such units currently possible. Subprogram (c) calls for consideration of amending the Northeast Ridge PD Permit to potentially allow secondary dwelling units under limited circumstances among the 108 single-family residences at Landmark at the Ridge.
 Program H.B.1.f: Updated to reflect previously adopted zoning ordinance amendment.
 Program H.B.1.g: Updated to reflect previously adopted zoning ordinance amendment.
 Program H.B.1.h: Updated to reflect proposed zoning overlays for which an outreach program to encourage private redevelopment of existing developed sites is to be developed.
 Program H.B.1.i : Added to rezone the mobilehome park in the SCRO-1 District as the R-MHP District to designate it for mobilehome uses only. This program was implied in the 2007-2014 Housing Element's Programs H.B.1.b & H.E.1.c.
- Policy H.B.2: No change.
 Program H.B.2.a: No change.
- Policy H.B.3 Updated to include the developmentally disabled.
 Program H.B.3.a: No change.
 Program H.B.3.b: No change.
 Program H.B.3.c: No change.
 Program H.B.3.d: Updated to reflect previously adopted zoning ordinance amendment.
 Program H.B.3.e: Updated to reflect previously adopted zoning ordinance amendment.
 Program H.B.3.f: No change.
 Program H.B.3.g: No change.
 Program H.B.3.h: No change.
 Program H.B.3.i: Updated to reflect previously adopted zoning ordinance amendment.
 Program H.B.3.j: Updated to reflect previously adopted Public Works Department policy.
- Policy H.B.4: Expanded to minimize constraints on construction of new multi-family rental housing.
 Program H.B.4.a: Updated to reflect previously adopted zoning ordinance amendment.
 Program H.B.4.b: No change.
- Policy H.B.5: No change.
 Program H.B.5.a: Expanded to include development of an outreach program to ensure successful implementation of the program.
- Policy H.B.6: No change.
 Program H.B.6.a: No change.
- Policy H.B.7: No change.
 Program H.B.7.a: No change.
 Program H.B.7.b: No change.

- Program H.B.7.c: Updated to refer to Project Sentinel.
- Policy H.B.8: No change.
 - Program H.B.8.a: No change.
- Policy H.B.9: Updated to reflect changes in redevelopment law.
 - Program H.B.9.a: Updated to reflect changes in redevelopment law.
 - Program H.B.9.b: Language refined.
 - Program H.B.9.c: No change.
 - Program H.B.9.d: No change.
 - Program H.B.9.e: Updated to reflect changes in redevelopment law.
 - Program H.B.9.f: Updated to refer to HEART's first-time homebuyers program.
 - Program H.B.9.g: No change.
 - Program H.B.9.h: No change.
 - Program H.B.9.i: Updated to reflect changes in redevelopment law.
 - Program H.B.9.j: No change.
 - Program H.B.9.k: No change.
 - Program H.B.9.l: No change.
 - Program H.B.9.m: Deleted.
- Policy H.C.1: No change.
 - Program H.C.1.a: Updated to reflect current practice.
 - Program H.C.1.b: Updated to reflect current practice.
 - Program H.C.1.c: Updated to include cross reference to Program H.I.1.e.
 - Program H.C.1.d: No change.
- Policy H.D.1: No change.
 - Program H.D.1.a: No change.
 - Program H.D.1.b: Updated to reflect previously adopted zoning ordinance amendment and proposed zoning changes.
 - Program H.D.1.c Deleted and replaced with previous Program H.D.1.d, revised to replace reference to form-based codes with references to a number of specific Government Code Sections, incorporating a portion of previous Program H.B.1.b. Amended to include appropriate measures to mitigate any potentially significant environmental impacts, as well as requirement for "connectivity" improvements.
- Policy H.D.2: New policy calling for use of zoning to provide a transition or buffer between incompatible uses.
 - Program H.D.2.a: New program to consider zoning map/ordinance amendments for sites in the immediate vicinity of the new affordable housing overlays.
 - Program H.D.2.b: New program to review zoning ordinance regulations for TC-1, NCRO-1 & NCRO-2 Districts to minimize impacts upon residential uses in the vicinity.
- Policy H.E.1: No change.
 - Program H.E.1.a: No change.
 - Program H.E.1.b: No change.
 - Program H.E.1.c: Revised to coordinate with Program H.B.1.i.
 - Program H.E.1.d: Revised to refer to a height limit allowing at least 3 stories of development
- Policy H.F.1: No change.
 - Program H.F.1.a: No change.
- Policy H.F.2: No change.
 - Program H.F.2.a: No change.
 - Program H.F.2.b: No change.
 - Program H.F.2.c: Expanded to include assistance to affordable housing development, added references to Programs H.B.9.e & H.B.9.k.
- Policy H.F.3: No change.
 - Program H.F.3.a: No change.

- Program H.F.3.b: No change.
- Program H.F.3.c: New program to require water conserving measures for new multi-family and/or mixed-use development.
- Policy H.F.4: No change.
 - Program H.F.4.a: No change.
- Policy H.G.1: Broadened in scope to require participation in regional smart growth planning efforts, so as to coordinate City efforts with those of regional agencies.
 - Program H.G.1.a: Completely revised to require cooperation with the MTC and ABAG.
 - Program H.G.1.b: Completely revised to require cooperation with C/CAG.
- Policy H.H.1: No change.
 - Program H.H.1.a: Expanded to include possible adoption of housing impact fees and commercial linkage fees.
 - Program H.H.1.b: No change.
- Policy H.H.2: No change.
 - Program H.H.2.a: No change.
 - Program H.H.2.b: Updated to reflect previously adopted zoning ordinance amendment.
 - Program H.H.2.c: No change from previous Program H.H.2.e. Previous Programs H.H.2.c & H.H.2.d deleted.
- Policy H.I.1: No change.
 - Program H.I.1.a: No change.
 - Program H.I.1.b: No change.
 - Program H.I.1.c: Language refined and expanded to include development of an outreach program.
 - Program H.I.1.d: Replaced previous Program H.I.1.d with an edited version of previous Program H.B.1.c.
 - Program H.I.1.e: Revised to reflect Program H.C.1.c.
 - Program H.I.1.f: No change.
 - Program H.I.1.g: No change.
 - Program H.I.1.h: Expanded to include monitoring of development capacity.
- Policy H.I.2: No change.
 - Program H.I.2.a: No change.
 - Program H.I.2.b: No change.

PROPOSED OVERLAYS: NUMBER OF UNITS

<u>ADDRESS</u>	<u>ACRES</u>	<u>MINIMUM NO. OF UNITS*</u>	<u>MAXIMUM NO. OF UNITS**</u>
25 Park Place	1.25	25	37
41-43 Park Place	1.12	23	33
Park Place AHO TOTAL ***	2.37	48	70
91-99 Park Lane	1.85	49	55
105-115 Park Lane	2.13	56	64
145 Park Lane	2.87	75	86
Park Lane AHO TOTAL	6.85	180	205
TOTAL	9.22	228	275

*at 20 units per acre in the Park Lane Mixed Use Affordable Housing Overlay and 26 units per acre in the Park Lane Residential Affordable Housing Overlay

**at 30 units per acre

***plus a commercial component under the mixed-use overlay of approximately 14,000 to 24,000 sq. ft.

PROPOSED OVERLAYS: TRIP GENERATION

<u>ADDRESS</u>	<u>EXIST. BLDG. SQ. FT.</u>	<u>EXIST. P.M. PEAK TRIPS*</u>	<u>MAX. NO. OF UNITS</u>	<u>RESID. P.M. TRIPS**</u>	<u>NET P.M. TRIPS</u>
25 Park Place***	10,576	8.99	37	22.94+44.52	58.47***
41-43 Park Place***	19,100	16.24	33	20.46+44.52	48.74***
Park Place TOTAL ***	29,676	25.23	70	43.4+89.04	107.21***
91-99 Park Lane	36,975	31.43	55	34.1	2.67
105-115 Park Lane	43,500	36.98	64	39.68	2.7
145 Park Lane	58,000	49.30	86	53.32	4.02
Park Lane TOTAL	138,475	117.71	188	127.1	9.39
TOTAL	168,151	142.94	228	259.54	116.6

NUMBER OF UNITS GENERATING PEAK TRIPS EQUAL TO EXISTING USES

<u>ADDRESS</u>	<u>ACRES</u>	<u>EXIST. BLDG. SQ. FT.</u>	<u>EXIST. P.M. PEAK TRIPS*</u>	<u>EQUIV. RESID. UNITS**</u>	<u>UNITS PER ACRE**</u>
25 Park Place	1.25	10,576	8.99	14	11.2
41-43 Park Place	1.12	19,100	16.24	26	23.2
Park Place TOTAL****	2.37	29,676	25.23	40	16.9
91-99 Park Lane	1.85	36,975	31.43	50	27.4
105-115 Park Lane	2.13	43,500	36.98	59	28.0
145 Park Lane	2.87	58,000	49.30	79	27.7
Park Lane TOTAL	6.85	138,475	117.71	188	27.4
TOTAL	9.22	168,151	142.94	228	24.7

NUMBER OF UNITS GENERATING 100 PEAK TRIPS ABOVE TRIPS GENERATED BY EXISTING USES

<u>ADDRESS</u>	<u>ACRES</u>	<u>EXIST. BLDG. SQ. FT.</u>	<u>100 TRIPS THRESH- OLD*****</u>	<u>EQUIV. RESID. UNITS**</u>	<u>UNITS PER ACRE**</u>
25 Park Place	1.25	10,576	108.99	175	140.0
41-43 Park Place	1.12	19,100	116.24	187	167.0
Park Place TOTAL****	2.37	29,676	255.23	362	152.7
91-99 Park Lane	1.85	36,975	131.43	211	114.1
105-115 Park Lane	2.13	43,500	136.98	220	103.3
145 Park Lane	2.87	58,000	149.30	240	83.6
Park Lane TOTAL	6.85	138,475	217.71	671	98.0
TOTAL	9.22	223,543	290.02	1,033	112.0

*0.85 per 1,000 sq. ft. of Industrial Park [cf. 0.32/1,000 sq. ft. of Warehousing, 0.97/1,000 sq. ft. of General Light Industrial (ITE Manual, 9th Edition)]

**0.62 per unit in Apartments [cf. 0.58/unit in Low-Rise Apartments, 0.52/unit in Residential Condominiums/Townhouses (ITE Manual 9th Edition), 0.35/unit in High Rise Apartments (ITE Manual, 8th Edition), 0.62/unit in Mixed-Use Residential/Retail Development (ITE Manual, 7th Edition)].

***Adjusted to include 3.71 trips per 1,000 sq. ft. of Shopping Center [cf. 3.57/1,000 sq. ft. of Medical-Dental Office Building (ITE Manual, 9th Edition)] for 12,000 sq. ft. of commercial mixed use (44.52 trips) per site

****This does not provide for any commercial floor area as part of a mixed-use development.

*****Given credit for existing trips



**Preliminary Proposed
R-4 and NCRO-3 Zoning Districts Location Map**



0 250 500 1,000 Feet

F.1H.45



**Preliminary Proposed
R-4 and NCRO-2 Districts**

Note: R-4 proposed for residential only. NCRO-2 proposed for mixed use. Housing Element Update. Any potential rezoning is subject to future Planning Commission and City Council public hearings, following Housing Element hearings and adoption.



APPENDIX F. Environmental Assessment

TABLE F.1
Housing Element Environmental Assessment
By Subarea and Zoning District

(NI = No Impact, LTS = Less than Significant Impact)

Subarea	Zoning District	Aesthetics	Air Quality	Biological Resources	Cultural Resources	Geology & Seismicity	Greenhouse Gas Emissions	Land Use & Planning	Mineral Resources & Geology	Noise & Vibration	Public Utilities	Regional Growth	Transportation	Visual Quality	Other
Central Brisbane	R-1	LTS	NI	LTS	LTS	LTS	LTS	LTS	NI	LTS	LTS	LTS	LTS	LTS: H.H.1.a	LTS
	R-2	LTS		LTS	LTS	LTS	LTS	LTS		LTS	LTS	LTS	LTS	LTS: H.H.1.a	
	R-3	LTS		LTS	LTS	LTS	LTS	LTS		LTS	LTS	LTS	LTS	LTS: H.H.1.a	
	R-MHP (new)	LTS		LTS: HCP	LTS	LTS	LTS	LTS		LTS	LTS	LTS	LTS	LTS: H.H.1.a	
Southwest Bayshore	SCRO-1	LTS		LTS: HCP	LTS	LTS	LTS	LTS		LTS	LTS	LTS	LTS	LTS: H.H.1.a	
Northeast Ridge	PD	LTS		LTS	LTS	LTS	LTS	LTS		LTS	LTS	LTS	LTS	LTS: H.H.1.a	
Brisbane Acres	R-BA	LTS		LTS: HCP	LTS	LTS	LTS	LTS		LTS	LTS	LTS	LTS	LTS: H.H.1.a	
Crocker Park	Park Lane & Park Place AHOs (new)	LTS: H.D.1.c	LTS: CAP	LTS	LTS	LTS	LTS: BMC & CBC	LTS: BAAQMD		LTS	LTS	LTS	LTS	LTS: H.H.1.a	

BAAQMD = Greenhouse gas emissions would be mitigated by proposed Housing Element Programs H.B.1.a, H.B.1.b, H.B.3.b, H.B.3.c & H.B.3.g, Policy H.B.5, Program H.B.5.a, Policy H.B.9, Programs H.B.9.a, H.B.9.j, H.B.9.k & H.D.1.c, Policy H.E.1, Program H.E.1.d, Policy H.F.1, Programs H.F.1.a, H.F.2.a, H.F.2.c & H.F.4.a, Policy H.H.1, Program H.H.1.a, Policy H.H.1.b & H.H.1.c, per the Bay Area Air Quality Management District's 2012 CEQA Air Quality Guidelines and the California Air Resources Board's 2005 Air Quality Guidelines & the Air Resources Board's 2005 Air Quality and Land Use Handbook.

BMC = Although the proposed R-4 and NCRO-3 Districts are within a 100-year flood zone, recent development projects have demonstrated that construction is feasible above calculated base flood elevations in compliance with Brisbane Municipal Code Chapter 15.56, investigations for construction in areas of potential landsliding, liquefaction and expansive soils. California Building Code Chapter 16 and Sections 1803.3.3 & 1803.6 require soils investigations for construction in areas of potential landsliding, liquefaction and expansive soils.

CAP = Air quality impacts would be mitigated by proposed Housing Element Programs H.B.1.a, H.B.1.b & H.B.3.g & Policy H.B.5, Program H.B.5.a, Policy H.B.9, Programs H.B.9.a, H.D.1.c & H.D.2.b, Policy H.E.1 and Programs H.E.1.d, H.F.1.a, H.F.2.a & H.F.2.c & H.F.4.a, per the 2010 Bay Area Climate Air Plan, the Bay Area Air Quality Management District's 2012 CEQA Air Quality Guidelines & the Air Resources Board's 2005 Air Quality and Land Use Handbook.

CBC = California Building Code Section 1207 and 2013 California Residential Code Appendix K require that attached residential units have walls and floor/ceiling assemblies with a sound transmission class of not less than 50 for airborne noise.

HCP = Compliance with the San Bruno Mountain Area Habitat Conservation Plan will mitigate impacts upon endangered species habitat, if any.

H.D.1.c = District regulations adopted per proposed Housing Element Program H.D.1.c will address scenic vistas, respect for natural topography, vegetation, screening/buffers, light pollution, air filtration systems, and fire-resistant landscaping.

H.H.1.a = Housing Element Program H.H.1.a would require projects generating traffic that would impact the Bayshore Boulevard/San Bruno Avenue intersection to contribute their fair share toward the cost of reconfiguration and signalization of this intersection.

TABLE F.2
Housing Element Environmental Assessment
By Proposed Program
(NI = No Impact, LTS = Less than Significant Impact)

Program	Description	Server, Site, & Neighborhood	Anticipated	Adverse	Air Quality	Noise	Visual Resources	Geology & Soils	Seismicity	Energy	Transportation	Public Utilities	Land Use	Historic Resources	Archaeology	Biological Resources	Special Resources
H.A.1.a	Non-discrimination	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.A.1.b	Public information	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.1.a & H.B.1.h	New Park Place Mixed Use Affordable Housing Overlay	43-70	NI	Pre-mitigation	NI	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS
H.B.1.c	New Park Lane Residential Affordable Housing Overlay	180-250	NI	Pre-mitigation	NI	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS
H.B.1.d	General Plan land use amendments	See H.B.1.a & H.B.1.b	NI	LTS with H.B.1.a & H.B.1.b	NI	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS
H.B.1.e	Second Unit Affordability	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.1.f	Encourage Second Units	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.1.g	Transitional, supportive & manufactured housing	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.1.h	SRO Units in SCRO-1 District	No change: see BMC Section 17.16.090, A.11	NI	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS
H.B.1.i	Outreach program	N/A	NI	LTS	NI	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS
H.B.1.j	Reforming R-MHP District	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.2.a	Preserve affordable units	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.3.a	Housing sites for seniors & persons with disabilities	N/A	NI	LTS	NI	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS
H.B.3.b	Parking for senior housing	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.3.c	Parking for units for persons with disabilities	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.3.d	Accessibility exceptions	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.3.e	Convenient homes in R-SWB District	N/A	NI	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS
H.B.3.f	Shared housing	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.3.g	Special needs housing	N/A	NI	Pre-mitigation	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.3.h	County homeless Programs	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.3.i	Emergency shelters in R-SWB District	N/A	NI	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS	LTS

Table F-2: Housing Element Environmental Assessment by Proposed Program
(NI = No Impact, LTS = Less than Significant Impact)

Program	Description	Redesign Due to Findings	Applicable Standards	Air Quality	Energy Conservation	Greenhouse Gas Emissions	Land Use	Public Utilities	Public Safety	Transportation & Traffic	Visual Quality	Wildlife & Fish	Marine Resources
H.B.3.j	Priority water & sewer services	N/A	NI	NI	NI	NI	CBC	NI	NI	NI	NI	NI	NI
H.B.4.a	Condo conversions	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.4.b	Inclusionary housing	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.5.a	Density bonus	Undetermined	LTS	NI	LTS	LTS	Pre-mitigation as	NI	NI	NI	NI	NI	NI
H.B.6.a	Study hillside development	N/A	NI	NI	NI	NI	Pre-mitigation as	NI	NI	NI	NI	NI	NI
H.B.7.a	Affordable housing programs	N/A	NI	NI	NI	NI	Pre-mitigation as	NI	NI	NI	NI	NI	NI
H.B.7.b	Non-profit housing	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.7.c	Home equity program	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.8.a	County rental assistance programs	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.a	Non-profit housing	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.b	Land bank	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.c	PPP District	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.d	Rehabilitation	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.e	Subsidized development	N/A	NI	NI	NI	NI	Pre-mitigation as	NI	NI	NI	NI	NI	NI
H.B.9.f	First-time homebuyer program	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.g	County rehabilitation programs	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.h	Self-help projects	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.i	Leverage	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.B.9.j	Retrofits loans & grants for special needs	N/A	NI	NI	NI	NI	Pre-mitigation as	NI	NI	NI	NI	NI	NI
H.B.9.k	Poe subsidies	N/A	NI	NI	NI	NI	Pre-mitigation as	NI	NI	NI	NI	NI	NI
H.B.9.l	State and Federal programs	N/A	NI	NI	NI	NI	Pre-mitigation as	NI	NI	NI	NI	NI	NI
H.C.1.a	Survey program	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.C.1.b	Publicize relationships programs	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI

Table F2: Housing Element Environmental Assessment by Proposed Program
(NI = No Impact, LTS = Less than Significant Impact)

Program	Description	Newborn Will Eventual?	Aesthetics	Agriculture	Annuity	Architectural & Engineering	Cultural Resources	Geology & Seismicity	Habitat Conservation	Historic Resources	Landmarks & Scenic Views	Natural Resources	Parks & Recreation	Public Utilities	Radiation	Social Services	Traffic & Transportation	Utilities & Energy	Waste Management
H.C.1.c	Nonconforming uses & structures	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.C.1.d	NCRO-2 District rehab programs	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.D.1.a	Infrastructure master plans	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.D.1.b	Dwelling groups	N/A	LTS	NI	LTS	NI	LTS	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	NI
H.D.1.c	Regulations for new zoning districts	N/A	Pre-mitigation ^{ee}	NI	Pre-mitigation ^{ee}	LTS	LTS: HCP	NI	Pre-mitigation ^{ee}	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI
H.D.2.a	Zoning map/ordinance amendments	TBD	LTS	NI	LTS	NI	NI	NI	LTS	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	Pre-mitigation ^{ee}	LTS
H.D.2.b	Zoning regulation amendments	N/A	NI	NI	Pre-mitigation ^{ee}	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI
H.E.1.a	Mixed-use and live-work housing	Un-determined	LTS	NI	Pre-mitigation ^{ee}	LTS	LTS	NI	LTS	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI
H.E.1.b	Residential uses in mixed-use districts	Un-determined	NI	NI	Pre-mitigation ^{ee}	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI
H.E.1.c	General Plan/Southwest Bayshore	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.E.1.d	Transit oriented development zoning	See H.B.1.a	LTS	NI	Pre-mitigation ^{ee}	LTS	LTS	NI	Pre-mitigation ^{ee}	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI
H.F.1.a	Green building ordinance	N/A	NI	NI	Pre-mitigation ^{ee}	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI
H.F.2.a	Energy conservation	N/A	NI	NI	Pre-Mitigation ^{ee}	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI
H.F.2.b	Encourage retrofitting	N/A	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI
H.F.2.c	Energy efficiency	N/A	NI	NI	Pre-Mitigation ^{ee}	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI
H.F.3.a	Water conservation	N/A	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI
H.F.3.b	Water conserving retrofits	N/A	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI
H.F.3.c	Water conserving measures for new units	N/A	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI
H.F.4.a	Natural heating & cooling, solar access	N/A	NI	NI	Pre-mitigation ^{ee}	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation ^{ee}	NI	NI

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**Table F2: Housing Element Environmental Assessment by Proposed Program
(NI = No Impact, LTS = Less than Significant Impact)**

Program	Description	Not New EPA Initiative	Environmental Impact												
			Aesthetics	Archaeology	Asbestos	Biological Resources	Cultural Resources	Geology & Soils	Hazardous Materials	Land Use & Planning	Noise & Vibration	Population & Public Services	Recreation	Transportation & Traffic	Utilities & Services
H.G.1.a	Cooperate with MTC & ABAG	N/A	NI	NI	NI	Pre-mitigation as	NI	NI	NI	NI	NI	NI	Pre-mitigation as	NI	NI
H.G.1.b	Cooperate with CACAG	N/A	NI	NI	NI	Pre-mitigation as	NI	NI	NI	NI	NI	NI	Pre-mitigation as	NI	NI
H.H.1.a	Mitigation costs	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.H.1.b	Fiscal impact studies	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation as	NI
H.H.2.a	Environmental protection	N/A	Pre-mitigation as	NI	NI	Pre-mitigation as	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation as	NI
H.H.2.b	Clustered development	N/A	LTS	NI	LTS: HCP	Pre-mitigation as	LTS	Pre-mitigation as	NI	NI	NI	NI	NI	Pre-mitigation as	NI
H.H.2.c	Safety & Conservation Elements	N/A	NI	NI	NI	NI	NI	NI	LTS: BHC & CBC	NI	LTS	NI	LTS	LTS	LTS
H.I.1.a	Permit processing	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.I.1.b	Parking requirements	N/A	NI	NI	Pre-mitigation as	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.I.1.c	Second unit parking	N/A*	NI	NI	Pre-mitigation as	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation as	NI	NI
H.I.1.d	Design Permit findings	N/A	NI	NI	Pre-mitigation as	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation as	NI	NI
H.I.1.e	Nonconforming structures	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.I.1.f	Staffing	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.I.1.g	Notify City's water & sewer provider	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI
H.I.1.h	Annual report	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation as	NI
H.I.2.a	Intra-agency constraints	N/A	NI	NI	NI	NI	NI	NI	NI	Pre-mitigation as	NI	NI	NI	NI	NI
H.I.2.b	Work with League of California Cities	N/A	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI	NI

NOTES:
*This is not applicable (N/A) to programs that would not require a CE.

Writers:

*This is not applicable (N/A) to programs that would not result in additional units not already possible under existing zoning. The potential impacts of units already possible under existing zoning are not addressed in this review, but will be subject to project-specific environmental review.

liquefaction and expansive soils.

Although the proposed overlays are within a 100-year flood zone, *California Building Code Section 1802* requires *soils investigations for construction* in *seismic zones*.

ABC = California Building Code Section 1207 and 2013 California Residential Code. Appendix 1, Table 1, shows that the above-calculated base shear is less than the allowable base shear, and the above-calculated base shear is less than the allowable base shear, and the above-calculated base shear is less than the allowable base shear.

to be determined at a later time, not covered by the Housing Element

1. **Abstract** The purpose of this study was to determine the relationship between the use of sound transmission class (STC) of not less than 50 for partitions and sound transmission class (STC) of not less than 50 for partitions and sound transmission class (STC) of not less than 50 for partitions.