Brisbane Baylands

Planning Commission Deliberations

Environmental Impact Report

June 23, 2016

The Planning Commission has previously addressed:

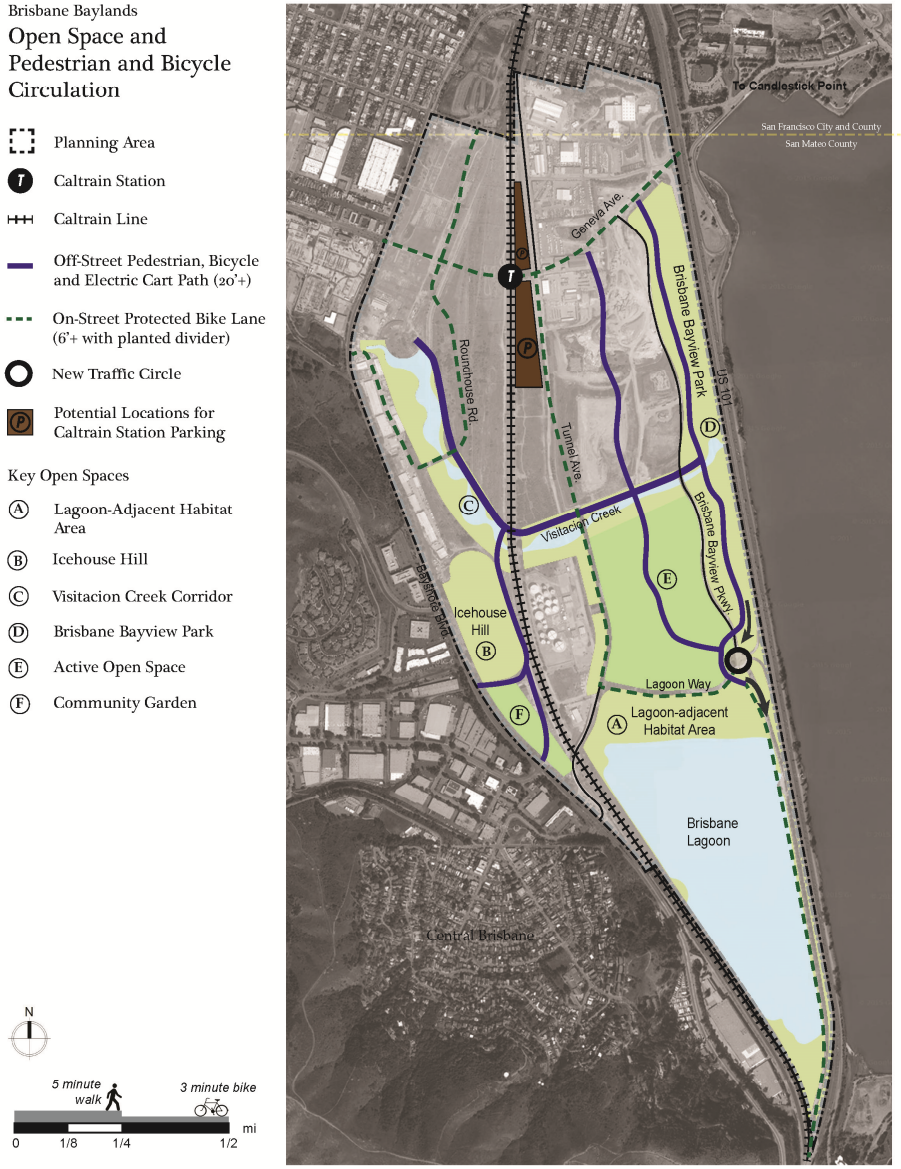
- Basic principles for Baylands development.
- Appropriate land uses within the Baylands.
- Key features to be preserved or recognized, around which planning/development areas will occur.
- The most appropriate uses for each planning/ development area based on key site features.
- Appropriate development intensity for the Baylands.

Open Space Framework

A. Lagoon and adjacent habitat
B. Icehouse Hill
C. Visitacion Creek corridor
D. Brisbane Bayview Park
E. Active Open Space
F. Community Gardens

Major Trails

- Bay Trail
- Trail through Areas 2 &3
- Along Visitacion Creek
- Icehouse Hill



Baylands
Land Use Areas

1. Recology Area
2. Renewable Energy Area
3. Active Recreation Area
4. Industrial Way
5. Roundhouse Area
6. Transit-Oriented Areas
7. Community Gardens Area
8. Tank Farm Area
9. Caltrain Corridor Area
10. Caltrain Corridor Area



Interim Land Use Direction

- Maximum **1-2 million s.f. net increase** in existing building area (639,900 s.f.)
- Incorporate applicable provisions of Sustainability Framework into the General Plan
- Incorporate basic principles into the General Plan:
  - Preserve large unbroken blocks of open space
  - Protect key habitat areas
  - Restore the Roundhouse; provide compatible development adjacent to it
  - Transit orientation
  - Ensure the site is safe for future uses

Interim Land Use Direction

- Specify relationship between the City's planning review and the remediation review undertaken by DTSC and RWQCB
- Provide appropriate infrastructure and site amenities for each increment of development
- Recognize potential use of the Baylands for a high speed rail maintenance yard
  - Mitigation of environmental impacts
  - Provision of community benefits
  - Offset loss of existing and anticipated City revenues

Issue to be Addressed this Evening:

Planning Commission recommendation to the City Council regarding the Baylands EIR

Remember…

Any decisions reached this evening and throughout deliberations are subject to reconsideration and modification by the Commission prior to the Commission's final recommendation.

Anticipated Content of Commission Recommendation

- Land use and development intensity
- Recommendation regarding UPC's applications
- Recommendation on EIR

The role of the EIR is to…

… provide sufficient information to allow decisionmakers and public to understand the environmental consequences of the action being considered by the agency.

Standards for Adequacy of an EIR

- Provide a reasonable, good faith disclosure and analysis of environmental impacts.
- Provide decisionmakers with information that enables them to intelligently take account of environmental consequences.
- Evaluation of impacts need not be exhaustive.
- Sufficiency of analysis is to be reviewed in light of what is reasonably feasible.
- Look for adequacy and completeness, not for perfection.

Standards for Adequacy of an EIR

- EIRs need not be delayed to include other studies in progress that may contain additional information.
- Agencies can make reasonable forecasts in completing impact analysis.
- Disagreements among experts do not invalidate an EIR.
- Agencies are not required to conduct every recommended test, perform all requested research, or to analyze every permutation of the data.
- EIRs should not predict or speculate when future conditions are unspecified or uncertain.

The Commission's Recommendation can Differ from EIR Scenarios & Alternatives

- No requirement under planning law or CEQA to consider approval only of the project or alternatives specifically described in the EIR.
- Lead agencies are encouraged to consider modifications to projects to reduce environmental effects or produce better planning results.
- Does the Commission's recommendation fall within the ***range*** of scenarios and alternatives addressed in the EIR.

Options for a Recommendation on the Baylands EIR

- Certify the Final EIR as meeting CEQA requirements;

or

- Certify the Final EIR as meeting CEQA requirements in relation to the Commission's land use recommendations
  - Could also recommend the additional studies be completed prior to approval of any increase in the Commission's development recommendation

or

- Undertake additional studies prior to certification of the Final EIR for any level of development
  - Could also recommend the additional studies be completed prior to approval of any increase in the Commission's development recommendation