

SIERRA POINT BIOTECH PROJECT

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Planning Commission, City of Brisbane
Public Hearing for the Sierra Point Biotech Project

November 29, 2007

OVERVIEW OF PRESENTATION

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- Project Overview
- Purpose of Tonight's Meeting
- CEQA Process
- EIR Content
- Next Steps

PROJECT SITE

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- 22.8-acre site
- Surrounding development:
 - Marina
 - Office Towers
 - Hotel



PROJECT HISTORY

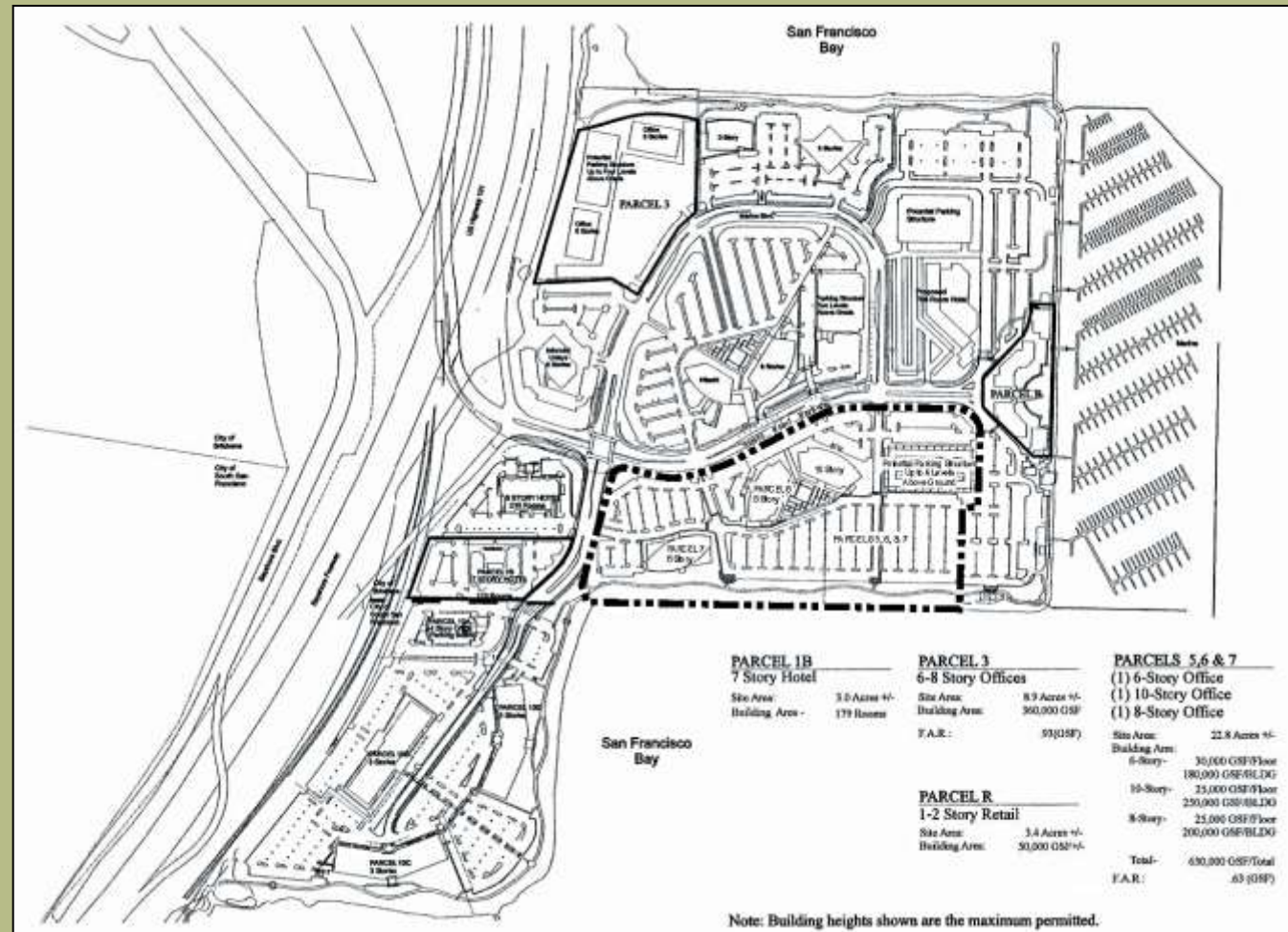
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- Sierra Point peninsula created via landfill for City of San Francisco
- Sierra Point redevelopment began in 1970s
- Revised Design Guidelines and Master Plan (2001)
 - Allowed at Project Site:
 - 3 buildings (630,000 sq. ft.)
 - 1 parking garage (4 above-ground levels)

SIERRA POINT MASTER PLAN

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Existing Master Plan



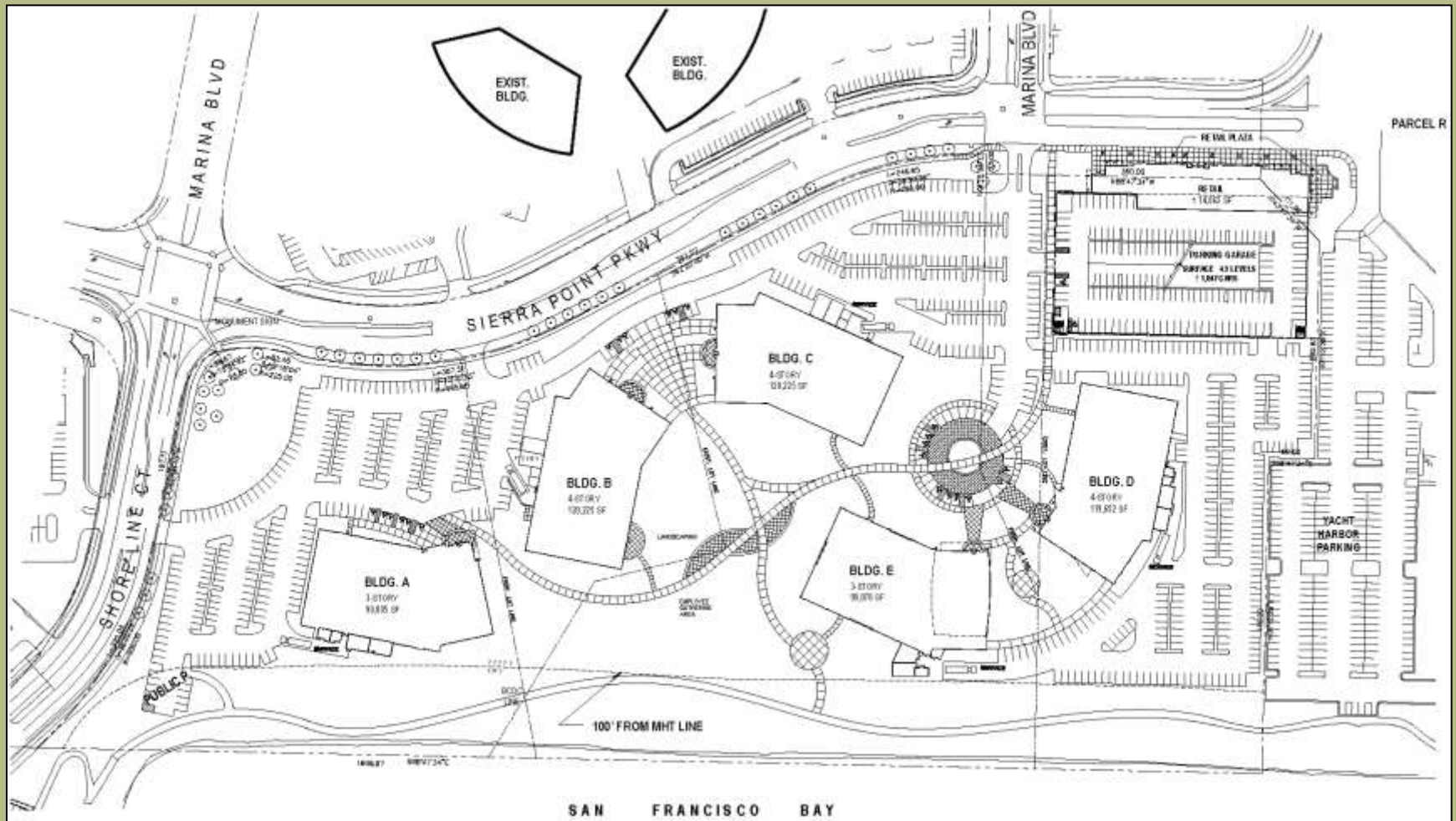
PROJECT CONSIDERED IN DEIR

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ADDITIONAL RETAIL ALTERNATIVE

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ADDITIONAL RETAIL ALTERNATIVE

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- Construction of 5 office/R&D buildings
 - 3- and 4-stories
 - Total 540,185 sq. ft.
 - Approx. 1,800 employees
- Construction of 1,799 parking spaces
 - 1 parking structure (6-levels, 1,047 spaces)
 - surface parking lots (752 spaces)
- Retail liner along garage (total 15,000 sq. ft.)
- Improvements to Bay Trail along shoreline
- Transfer of 12,500 sq. ft. of retail space from Parcel R
- Transfer of 89,815 sq. ft. of office space to Parcel 3

REQUIRED PROJECT APPROVALS

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- Certification of the Sierra Point Biotech Project EIR
- Approval of:
 - General Plan Text Amendment
 - Zoning Text Amendment
 - Combined Site & Architectural Design Guidelines Amendment
 - Transfer of Square Footage
 - Design Permit
 - Parking Modification Use Permit
 - Development Agreement

PURPOSE OF TONIGHT'S MEETING

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- **Provide a Project Overview**
- **Present the CEQA Analysis**
- **Discussion**

CEQA PROCESS

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- Scoping of Issues (January 2006)
- Preparation of Draft EIR
- Distribution of Draft EIR (November 2006)
- Public Hearing on Draft EIR (December 14, 2006)
- End of Public Review Period (January 2, 2006)
- Response to Comments Document (April 2007)
- Modification of Project Design to Reduce Visual Impacts
- Analysis of Revised Alternative (November 2007)
- Certification of EIR

COMPONENTS OF THE EIR

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- Introduction/Summary
- Project Description
- Impacts Analysis
- Alternatives Description and Analyses
- Mandatory CEQA Sections
- Response to Comments Document
- Mitigation Monitoring and Reporting Program

TOPICS ADDRESSED IN THE DEIR

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- A. Land Use and Planning Policy
- B. Population, Employment and Housing
- C. Transportation, Circulation and Parking (SU)**
- D. Air Quality (S)
- E. Noise (S)
- F. Geology, Soils and Seismicity (S)
- G. Hydrology and Water Quality (S)
- H. Biological Resources (S)
- I. Hazards and Hazardous Materials (S)
- J. Public Services and Recreation
- K. Utilities and Infrastructure (S)
- L. Visual Resources (SU)**

KEY FINDINGS

Significant Unavoidable Impacts

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Transportation and Circulation:

- Sierra Point Parkway/US 101 Northbound Ramp LOS F in Cumulative Condition for AM Peak Hour
- US 101 Freeway Segments - LOS Impacts in the Cumulative Plus Project Condition

Visual Resources:

- Degradation of existing views and visual quality due to construction of parking garage adjacent to Sierra Point Parkway

PROJECT ALTERNATIVES

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The Draft EIR identifies a range of reasonable alternatives that would feasibly attain most project objectives and avoid or lesson significant project effects:

- **No Project Alternative (2001 City-approved Master Plan)**
- **Revised Site Plan Alternative (Two Parking Garage Design)**

After publication of the Draft EIR, an environmentally superior modified alternative was proposed:

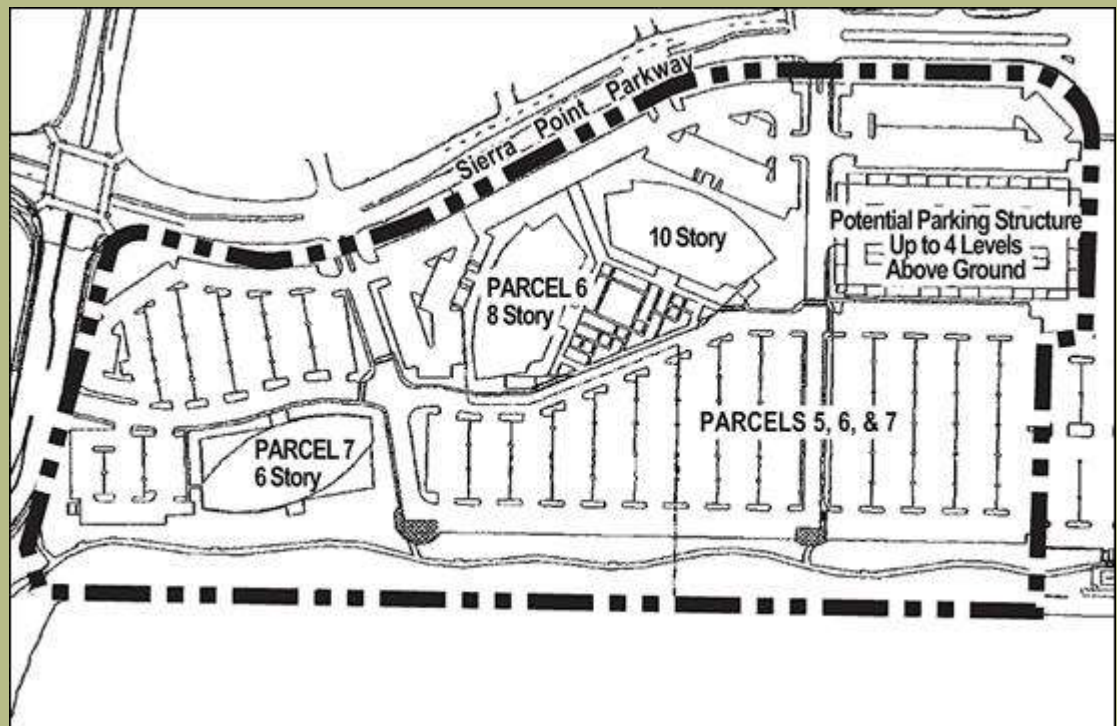
- **Additional Retail Alternative (One Parking Garage with Retail Liner)**

PROJECT ALTERNATIVES

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No Project Alternative

- 630,000 sq. ft. office project
- 3 buildings (6, 8 and 10 stories)
- 1 parking garage (4 above-ground levels)
- 2,100 employees
- Existing Master Plan

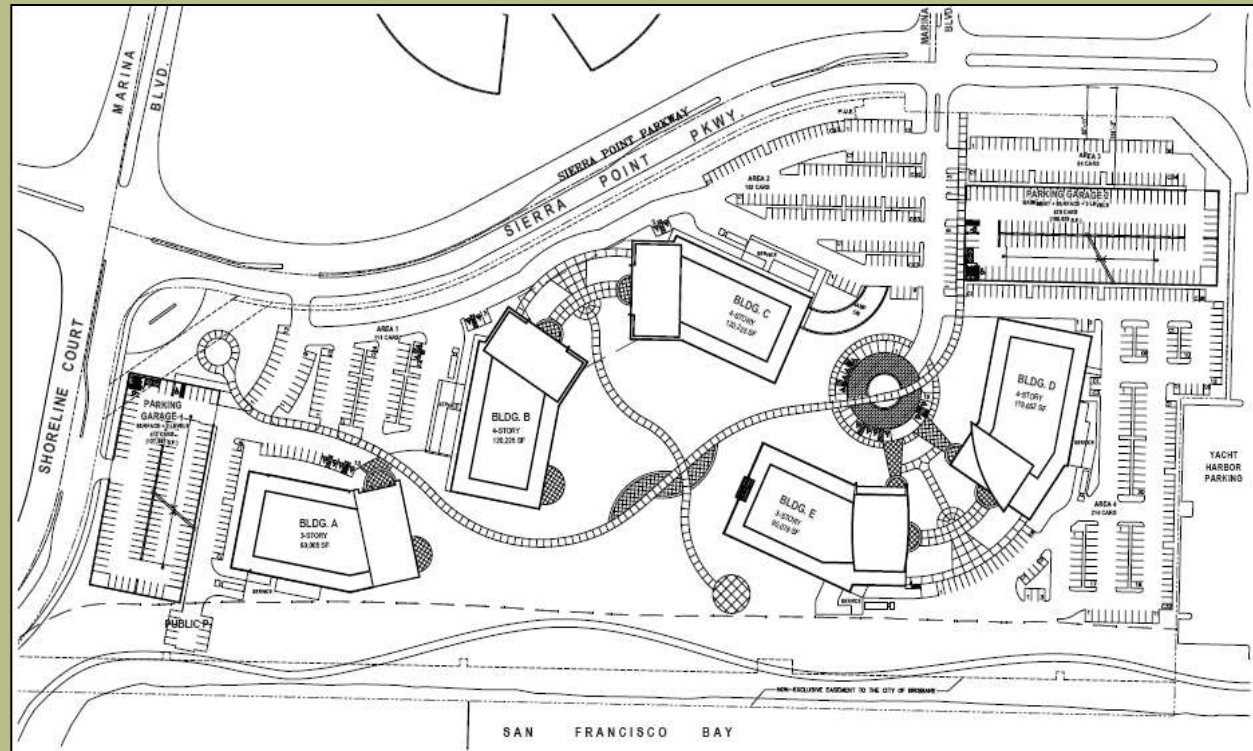


PROJECT ALTERNATIVES

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Revised Site Plan Alternative

- 540,185 sq. ft. office/R&D project
- 5 office/R&D buildings (3 and 4 stories)
- 2 parking garages (4 above-ground levels)
- 1,800 employees

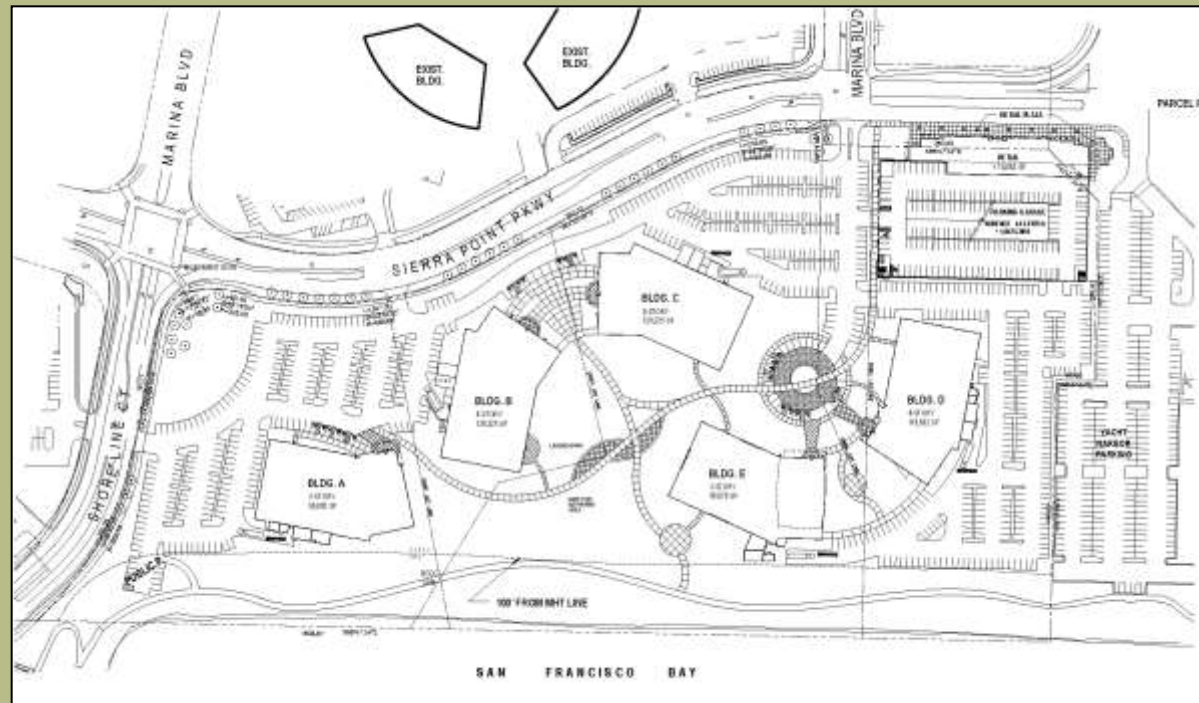


PROJECT ALTERNATIVES

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Additional Retail Alternative

- 540,185 sq. ft. office/R&D project
- 5 office/R&D buildings (3 and 4 stories)
- 1 parking garage with retail liner
- 1,800 employees



PROJECT ALTERNATIVES

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Additional Retail Alternative

- Transfer of 12,500 sq. ft. of retail space from Parcel R



COMPARISON OF IMPACTS

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The Additional Retail Alternative is Environmentally Superior to the Proposed Project and would reduce impacts for the following EIR Topics:

- Transportation, Circulation and Parking (2 Impacts would remain SU)
 - Public parking lot would not disrupt the Bay Trail (eliminates Impact TRANS-10)
- Noise (remains S)
 - Revised mitigation measure to address airplane noise impacts on retail uses
- Visual Resources (reduced from SU to S)
 - Significant Unavoidable impact of parking garage reduced to less-than-significant level with addition of retail liner and mitigation measure

COMPARISON OF IMPACTS

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Additional Retail Alternative- No Change to the Following EIR Topics:

- Land Use and Planning Policy
- Population, Employment and Housing
- Air Quality (S)
- Geology, Soils and Seismicity (S)
- Hydrology and Water Quality (S)
- Biological Resources (S)
- Hazards and Hazardous Materials (S)
- Public Services and Recreation
- Utilities and Infrastructure (S)

RESPONSE TO COMMENTS DOCUMENT

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- Lists agencies and individuals who submitted comments
- Includes copies of all comments on the Draft EIR
- Provides a written response to each CEQA-related comment
- Includes corrections and revisions to the Draft EIR

RESPONSE TO COMMENTS DOCUMENT

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- 4 written comment letters received on the DEIR
- An additional comment letter from BCDC received in April 2007
- 5 persons provided verbal comments at the DEIR hearing
- Revisions made to Impacts and Mitigation Measure Statements
 - Air Quality
 - Hazardous Materials
 - Utilities

NEXT STEPS

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- CEQA
 - Prepare Draft Resolution, Findings and MMRP
 - Recommend Certification of the EIR
- Consider other Planning Approvals
 - General Plan Text Amendment
 - Zoning Text Amendment
 - Combined Site & Architectural Design Guidelines Amendment
 - Transfer of Square Footage
 - Design Permit
 - Parking Modification Use Permit
 - Development Agreement

END OF PRESENTATION

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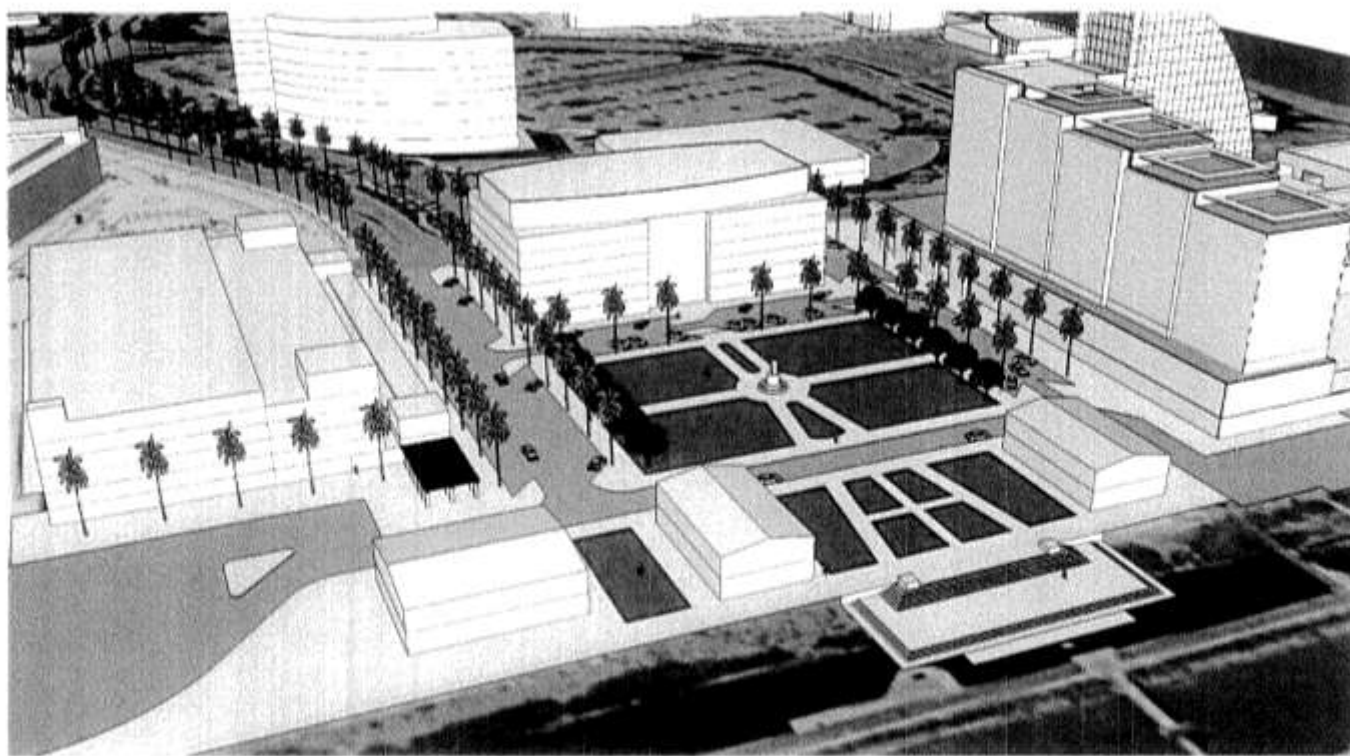
SQUARE FOOTAGE TRANSFERS

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CONCEPTUAL PLAZA DESIGN

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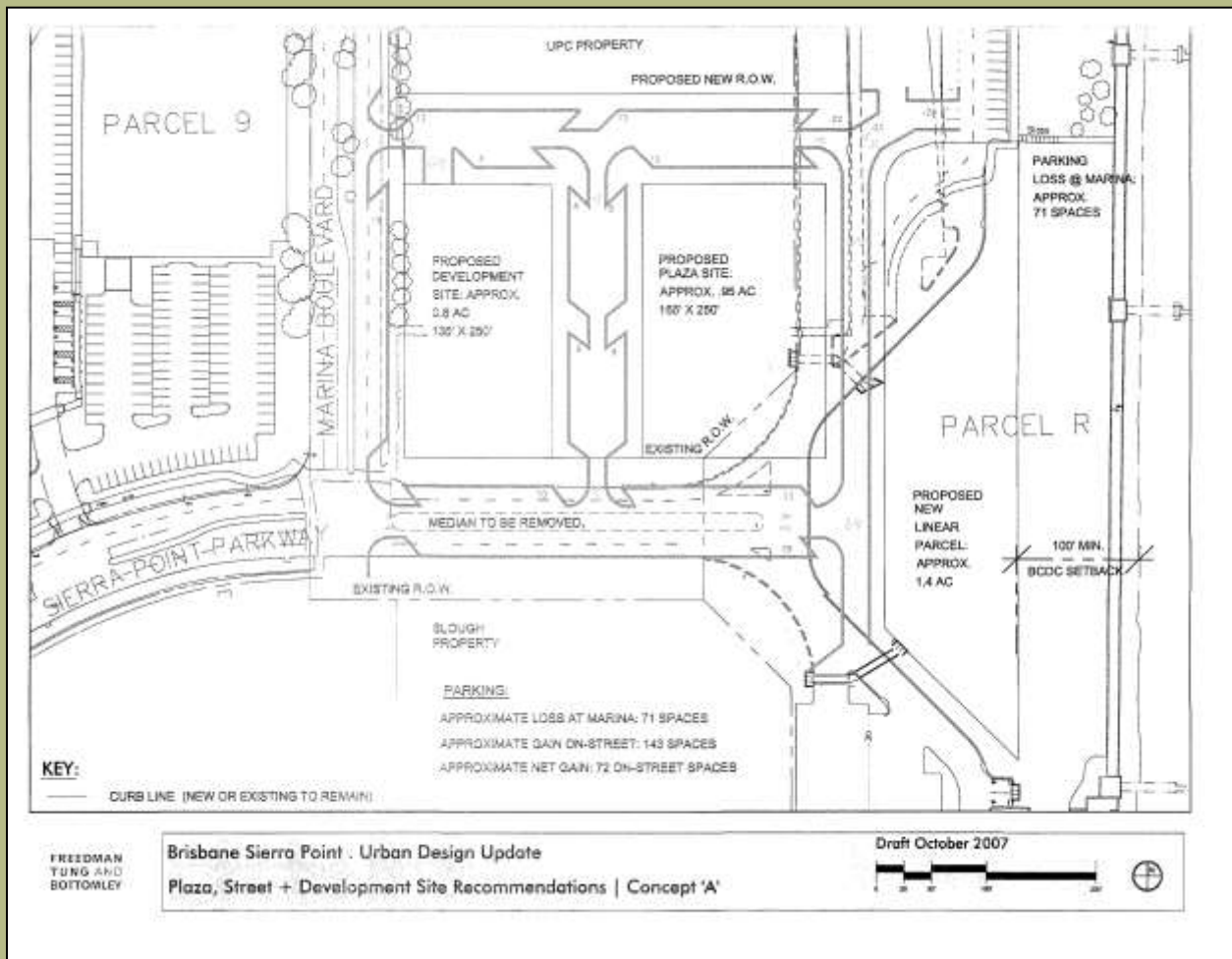


Perspective sketch of building massing around "Town Square" concept - bayside view

Sierra Point
Plaza concept
(DRAFT)

CONCEPTUAL PLAZA DESIGN

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DRAFT EIR - KEY FINDINGS

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- Transportation Circulation and Parking
- Geology, Soils Seismicity
- Hydrology and Water Quality
- Biological Resources
- Hazards and Hazardous Materials
- Utilities and Infrastructure
- Visual Resources

KEY FINDINGS

Transportation, Circulation and Parking

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The Draft EIR analyzed:

- The Level of Service of 10 intersections
- The Level of Service of 6 freeway segments

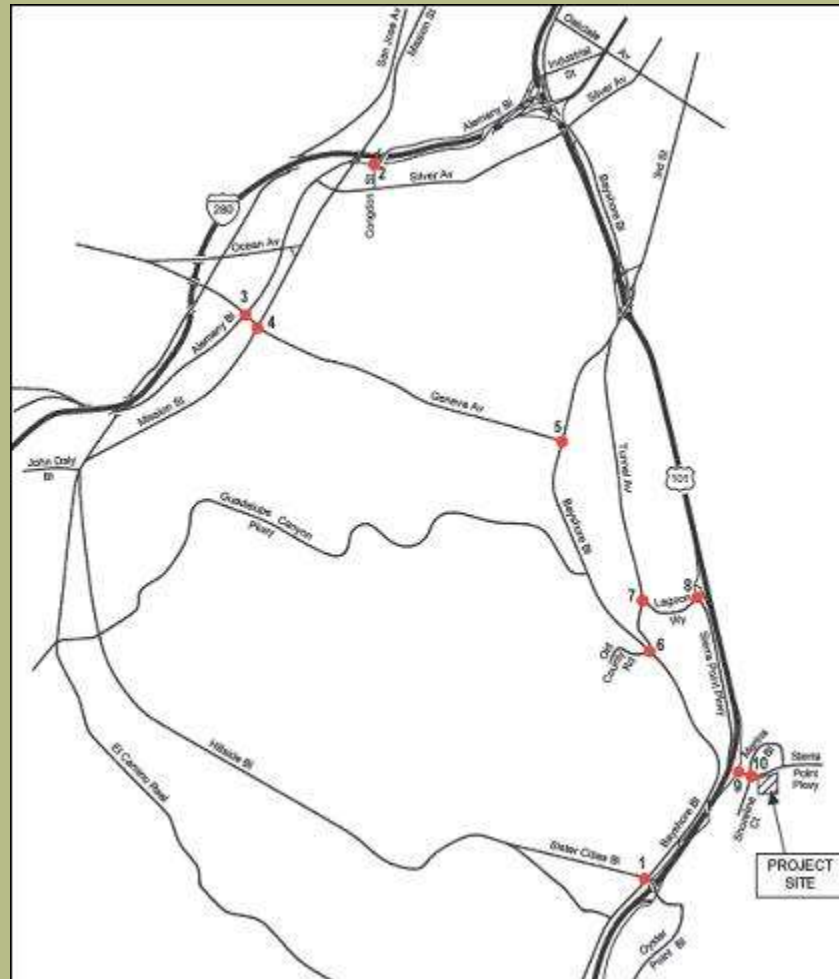
For 2 Project Scenarios:

- Background Development plus Project Conditions
- Cumulative Development plus Project Conditions

KEY FINDINGS

Transportation, Circulation and Parking

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KEY FINDINGS

Transportation, Circulation and Parking

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Intersection Level of Service Potential Impacts identified:

- Background Plus Project Condition
 - Sierra Point Parkway/US 101 Northbound Ramp
 - Sierra Point Parkway/Lagoon Way
 - Sierra Point Parkway/Shoreline Court
- Cumulative Plus Project Condition
 - Same 3 intersections
 - Bayshore Boulevard/Old County Road

Mitigation Measures in DEIR to achieve less-than-significant level with exception of Sierra Point Parkway/US 101 Northbound Ramp in Cumulative Condition

KEY FINDINGS

Transportation, Circulation and Parking

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Freeway Segments Level of Service Potential Impacts identified:

- Cumulative Plus Project Condition
 - US 101 SB Harney Way and Sierra Point Parkway AM Peak Hours
 - US 101 SB Sierra Point Parkway and Oyster Point Boulevard PM Peak Hours
 - US 101 NB Sierra Point Parkway and Oyster Point Boulevard AM Peak Hours

Even with recommended Congestion Management Program recommendations to reduce trips, still Significant Unavoidable

KEY FINDINGS

Geology, Soils and Seismicity

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Potential impacts identified:

- Seismically-induced ground shaking from San Andreas Fault and landfill integrity
- Ground settlement of underlying Bay Mud
- Landfill dike instability

Mitigation measures in DEIR to reduce impacts to less-than-significant level

KEY FINDINGS

Hydrology and Water Quality

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Potential impacts identified:

- Surface water degradation during construction
- Surface water and groundwater degradation during operation

Mitigation measures identified in DEIR to reduce impacts to less-than-significant level

KEY FINDINGS

Biological Resources

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Potential impacts identified:

- Grading and construction may
 - Harm burrowing owl if present
 - Disturb nesting birds if present
- Construction and project operation may
 - Degrade marine habitat
 - Impact Essential Fish Habitat in Bay

Mitigation measures identified in DEIR to reduce impacts to less-than-significant level

KEY FINDINGS

Hazards and Hazardous Materials

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Potential impacts identified:

- Construction-related hazards - improper use, storage or disposal
- Site preparation and development on a former landfill
- Use of animals in research

Mitigation measures identified in DEIR to reduce impacts to less-than-significant level

KEY FINDINGS

Utilities and Infrastructure

LSA

Potential impacts identified:

- Potential for inadequate water supply after multiple dry years
- Existing water storage capacity inadequate to meet fire flow requirements
- Proposed joint water/fire flow distribution system creates water system operational issues

Mitigation measures identified in DEIR to reduce impacts to less-than-significant level

KEY FINDINGS

Utilities and Infrastructure

LSA

Potential impacts identified:

- Peak wastewater flow could exceed lift station & offsite sewer line capacity
- Construction & maintenance of project utilities on landfill site subject to differential settlement and subsidence
- Future stormwater runoff could exceed offsite drainage system capacity

Mitigation measures identified in DEIR to reduce impacts to less-than-significant level

KEY FINDINGS

Visual Resources

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Potential impacts identified:

- Degradation of existing views and visual quality due to construction of parking garage adjacent to Sierra Point Parkway
- Create new source of light and glare

Mitigation measures identified in DEIR to reduce light and glare but degradation of visual quality considered Significant Unavoidable