BRISBANE BAYLANDS

City Council Public Hearing

Water Supply, Public Services and Facilities

February 28, 2017

WATER SUPPLY

WATER SUPPLY REQUIREMENTS

- General Plan Level
  - Are water supplies reasonably likely to be available to support buildout?
- Specific Plan Level
  - Water Supply Assessment required.
  - Evaluation of projected water supply during normal, dry, and multiple dry years
  - Can such a water supply reasonably be acquired?
- Site Specific Development
  - Is an assured water supply physically available?

POTENTIAL WATER SUPPLY ACTION

- Planning Commission recommended land use and policies at a General Plan level only.
  - No water supply action by City Council required in relation to General Plan policies.
- Approval of a Specific Plan would require approval of the Water Supply assessment.
  - No action required in relation to proposed OID water transfer.

EIR WATER ANALYSIS

- Existing Brisbane water supply from SFPUC can be reduced during emergencies, drought or maintenance activities.
- Citywide water demands outside of the Baylands through 2030 are greater than SFPUC supply.
  - 400 acre-feet/year needed even with no Baylands development.
- No currently available water supply for any development within Baylands.
  - Supplemental water source required even for the least intensity alternatives.

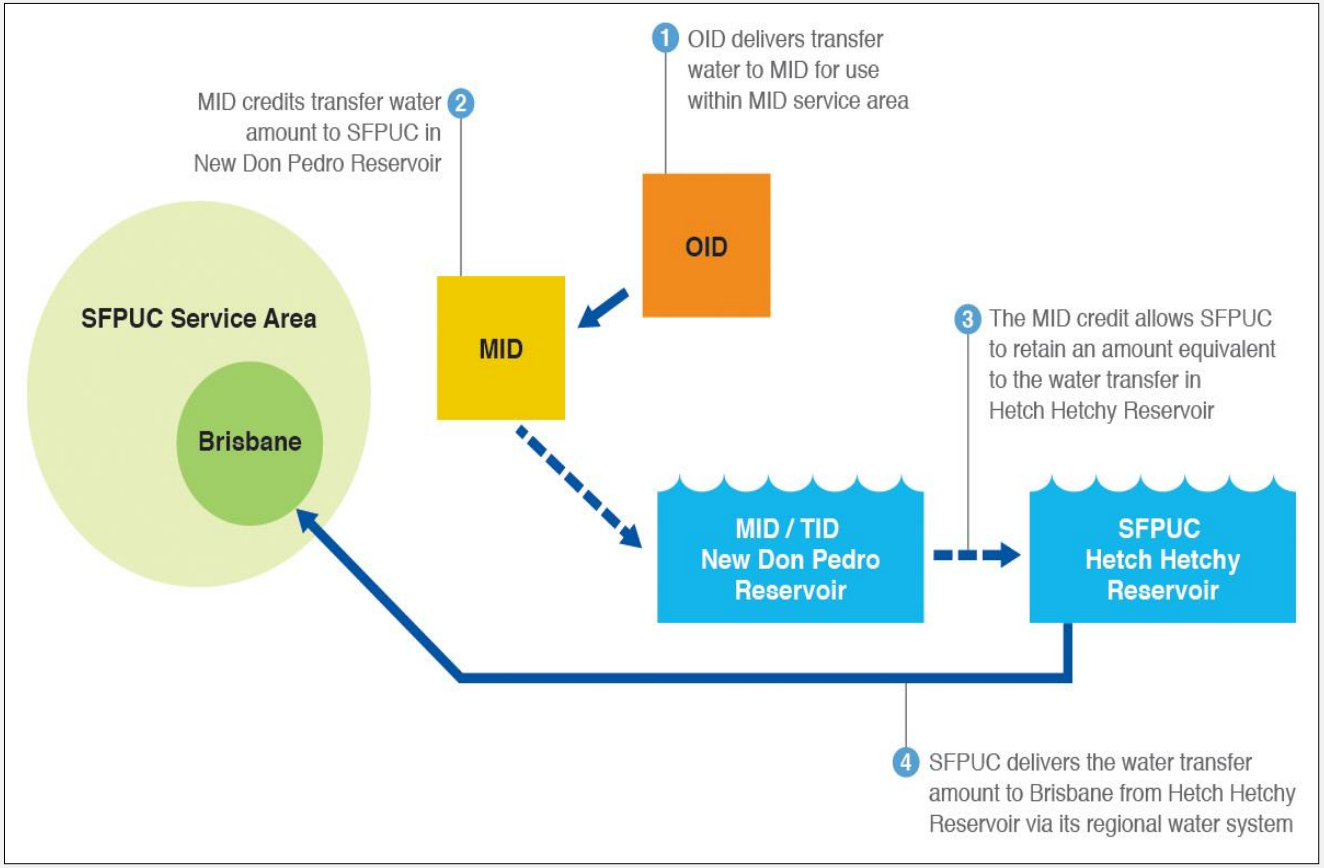
POTENTIAL WATER SOURCES

- Additional supply from SFPUC
  - Adequate supplemental supply not currently available
- Import water through transfer agreement
  - **Oakdale Irrigation District**, Modesto Irrigation District, Turlock Irrigation District, of EBMUD
- Bay Area desalination facility
  - Speculative implementation

PROPOSED WATER SUPPLY – WATER TRANSFER AGREEMENT WITH OAKDALE IRRIGATION DISTRICT

- Term sheet signed by City of Brisbane and OID
- Framework for water supply agreement to be negotiated in the future.
  - Up to 2,400 acre-feet/year, including 400 acre-feet/year for lands outside of Baylands.
  - 50-year term, with 25-year extensions.
- City not bound or committed to enter into such an agreement

PROPOSED WATER TRANSFER



IMPACTS OF PROPOSED WATER SUPPLY

- No new diversions proposed
  - Supply would come from previously diverted water from Stanislaus River
  - 2,400 AFY is small percentage of historic diversions
- No impacts on OID, MID, or SFPUC water supply systems
- Potential contribution to SFPUC impacts on Tuolumne River below Hetch Hetchy Reservoir
  - Impacts result from SFPUC water deliveries
  - SFPUC implementing mitigation measures
  - Brisbane would contribute water from its supplemental supply for mitigation

RELATIONSHIP BETWEEN WATER SUPPLY AND PLANNING REVIEW

- Based on City's determination of appropriate land uses and development intensity, complete project-level environmental studies for supplemental water supply
- Consideration of specific plan
- Enter into any formal water supply agreements
- Physical water supply to be available to the Baylands prior to issuance of any certificate of occupancy

RELIABILITY OF WATER SUPPLY IN DROUGHT CONDITIONS

- OID maintains pre-1914 water rights
  - Allowed to divert water without restriction before other water users downstream
  - Diversions only limited under extreme drought conditions for non-municipal uses
- Historical diversions indicate ability of OID to reliably deliver 2,400 AFY

PUBLIC SERVICES AND FACILITIES

WATER INFRASTRUCTURE

- Substantial increase in demand for water facilities
- Construction of offsite water storage facility needed
  - Location to be determined
  - Developer to pay full cost
- Recology to be served by SFPUC
- Recycled water plant
  - Requires sufficient wastewater flow to operate efficiently (approximately 75% of DSP or CPP scenarios)

WASTEWATER INFRASTRUCTURE

- Wastewater services provided by Bayshore Sanitary District
  - Recology served by SFPUC
- Substantial increase in wastewater flow from all scenarios and alternatives
- Requirement to separate wastewater from stormwater flows

STORMWATER DRAINAGE

- Substantial increase in impervious surfaces would result in substantial increase in stormwater flows
- Capacity of central drainage channel would be increased
  - Culverts at railroad crossing

POLICE SERVICES

- Substantial increase in calls for service and area to be regularly patrolled
- Requirement to prepare and implement "Police Services and Facilities Plan"
  - Additional shifts required
  - Storefront substation to be provided for DSP and CPP scenarios
- Adequate facilities space at central station exists

FIRE PROTECTION

- Substantial increase in calls for service
- Requirement to prepare and implement "Fire Protection Services Plan."
  - Baylands development to be within 1.5 miles of fully staffed station.
  - Buildings over 3 stories to be within 2 miles of fully staffed ladder company.
  - Adequate fire flow.
  - Meet NCFA response time performance standards.

SCHOOLS

- Substantial increase in enrollments for Bayshore ESD and Jefferson JUHSD
- Payment of required impact fees
  - Reservation of school sites
- Planning considerations
  - Payment of required fees constitutes "full mitigation"
  - Department of Education school siting standards

LIBRARIES

- Substantial increase in demand for library services (DSP)
- Less demand for library services (CPP)
- Requirement for provision of a library (DSP)

SOLID WASTE COLLECTION

- Solid waste collection and recycling services provided by:
  - Recology for the most of the Baylands
  - South San Francisco Scavenger Company for the balance of Brisbane
- City maintains requirements for recycling of construction waste and waste from ongoing operations

OTHER PUBLIC FACILITIES CONSIDERATIONS

- All costs for capital facilities to be paid for by proposed development
- Costs for operations and maintenance to be borne by agencies providing services
  - Revenues and costs for City services to be addressed in cost revenue study
- Potential use of assessment district financing
  - Mello-Roos Community Facilities District
  - Landscape Maintenance Districts

PLANNING COMMISSION RECOMMENDATION

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- Reduce the total amount of new development to a maximum net increase of 1-2 million s.f. of building area
- Require provision of appropriate infrastructure and amenities for each increment of development
  - Performance standards
- Specify relationship between water supply and site development in the General Plan
- Require preparation of police and fire services plans