

ATTACHMENT 4

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MEMORANDUM

DATE: November 2, 2018

To: Julia Ayres, Associate Planner, City of Brisbane

FROM: Theresa Wallace, AICP, Principal
Matthew Wiswell, Planner

SUBJECT: California Environmental Quality Act (CEQA) Addendum for the
3000-3500 Marina Boulevard Project, Brisbane, California

This document, prepared pursuant to the California Environmental Quality Act (CEQA) and the regulations and policies of the City of Brisbane, is the second Addendum to the 2008 Opus Office Center Initial Study/Mitigated Negative Declaration¹ (2008 IS/MND), which was adopted by the City of Brisbane (City) in May 2009. The first Addendum was prepared in December 2016 (2016 Addendum) and was filed by the City in March 2017.² This Addendum evaluates whether minor changes associated with the proposed project would result in new or substantially more adverse significant effects or require new mitigation measures not identified in the 2008 IS/MND.

The 2008 IS/MND also tiered off of two previous Environmental Impact Reports (EIRs), including the General Plan EIR³ that was certified in 1994 and the Sierra Point Biotech Project EIR⁴ (2008 Biotech EIR) that was certified in 2008. The 2008 Biotech EIR identified a general description of uses on Sierra Point including uses and development allowed on the project site, as permitted by the Combined Site and Architectural Design Guidelines for Sierra Point⁵ and the City of Brisbane Zoning Ordinance.

See Attachment A for a full description of the proposed project. The City of Brisbane is the Lead Agency under CEQA. In accordance with CEQA Section 21093(b) and CEQA Guidelines Section 15152(a), this Addendum tiers off the 2008 IS/MND, adopted in December 2008, which is hereby incorporated by reference.

¹ Brisbane, City of, 2008. Opus Office Center Initial Study/Mitigated Negative Declaration. December.

² LSA Associates, Inc., 2016. *Addendum to the Opus Office Center Initial Study/Mitigated Negative Declaration*. December.

³ Brisbane, City of, 1994. City of Brisbane 1993 General Plan Environmental Impact Report, Volume II: Draft EIR. January.

⁴ LSA Associates Inc., 2007. Sierra Point Biotech Project Final Environmental Impact Report. April. Certified May 12, 2008.

⁵ OPUS West Corporation, 2001. Combined Site and Architectural Design Guidelines, Sierra Point. March. Amended by the City Council on May 12, 2008, Resolution 2008-12.

INTRODUCTION

The 8.87-acre project is located at 3000-3500 Marina Boulevard (also identified as Parcel 3) on the Sierra Point Peninsula in the City of Brisbane in San Mateo County. The project site is located at the northwest corner of the peninsula. To the west, the site is bounded by a drainage slough, the lower reaches of which consist of a small tidally influenced salt marsh, and U.S. Highway 101 (US 101) northbound on-ramp and travel lanes. The San Francisco Bay Trail (Bay Trail), California State Lands and the San Francisco Bay are located to the north of the site. Marina Boulevard is located to the southeast, and office buildings and surface parking exist to the east and south of the site at 5000-7000 Marina Boulevard.

The proposed project would include grading and capping of a Class III landfill; construction of three life sciences office and laboratory buildings (two six-story buildings and one seven-story building) over a two-story podium parking garage base; construction of a pedestrian path linking the Bay Trail to the Marina Boulevard sidewalk; and various landscaping improvements. The proposed project would be located within approximately the same footprint as the project analyzed in the 2008 IS/MND, but would be approximately 23,000 square feet smaller in size and 10 feet shorter in height than the development analyzed in the IS/MND.

This Addendum is prepared pursuant to CEQA Guidelines Section 15164(b) which states: “An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred” Section 15162 specifies that “no subsequent EIR [or MND] shall be prepared for that project unless the lead agency determines ... one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR [or MND] due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR [or MND] was certified as complete was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR [or MND];
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR [or MND];

- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR [or MND] would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.”

Pursuant to CEQA Guidelines Section 15164(e), the purpose of this Addendum is to summarize the proposed 3000-3500 Marina Boulevard project, assess the proposed modifications to the project evaluated in the 2008 IS/MND, and identify the reasons for the City's conclusion that changes associated with the proposed project and its environmental effects do not meet the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent or supplemental environmental document.

Attachment A to this Addendum provides a complete description of the proposed project, its location, existing site characteristics, proposed development, and required approvals and entitlements.

Attachment B to this Addendum provides the Environmental Checklist prepared for the project. This checklist is used to: (1) compare the environmental impacts of the proposed revised project with impacts expected to result from development evaluated in the 2008 IS/MND; (2) identify whether the proposed project would result in new or more severe significant environmental impacts; and (3) identify if substantial changes with respect to the circumstances under which the project would be undertaken since the 2008 IS/MND was adopted would result in new or more severe significant environmental effects.

COMPARISON TO THE CONDITIONS LISTED IN CEQA GUIDELINES SECTION 15162

The following discussion summarizes the reasons that additional environmental review pursuant to CEQA Guidelines Section 15162 is not required to evaluate the environmental effects of the proposed project, as its potential effects were adequately evaluated in the 2008 IS/MND as supported by the analysis contained in Attachment B.

Substantial Changes

Per the analysis included in Attachment B, Environmental Checklist, the proposed minor modifications to the project evaluated in the 2008 IS/MND would not result in new significant impacts beyond those identified in the 2008 IS/MND, would not substantially increase the severity of impacts identified in the 2008 IS/MND, and would not require major revisions to the 2008 IS/MND. Therefore, the proposed changes to the project would be minor modifications, not substantial changes, and an Addendum is the appropriate document to address these minor modifications.

Substantial Changes in Circumstances

As described in the Environmental Checklist for each topic, environmental conditions in and around the project site have not changed such that implementation of the proposed minor modifications to the 2008 IS/MND would result in new significant environmental effects or a substantial increase in the severity of environmental effects identified in the 2008 IS/MND, and thus would not require major revisions to the 2008 IS/MND.

New Information

No new information of substantial importance, which was not known or could not have been known when the 2008 IS/MND was adopted, has been identified which shows that the proposed minor modifications to the 2008 IS/MND associated with the proposed project would be expected to result in: 1) new significant environmental effects not identified in the 2008 IS/MND; 2) substantially more severe environmental effects than shown in the 2008 IS/MND; 3) mitigation measures or alternatives previously determined to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or 4) mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. In addition, the proposed minor modifications would require no new mitigation measures, as described throughout the Environmental Checklist, because no new or substantially more severe impacts are expected beyond those identified in the 2008 IS/MND.

CONCLUSION

The proposed minor modifications to the 2008 IS/MND described in this Addendum would not require major revisions to the 2008 IS/MND due to new or substantially increased significant environmental effects. The analysis contained in the Environmental Checklist confirms that the proposed project is within the scope of the 2008 IS/MND and will have no new or more severe significant effects and no new mitigation measures are required. Because the proposed project is within the scope of the 2008 IS/MND, the proposed project would also not require revisions to either the General Plan EIR or the 2008 Biotech EIR. Therefore, no subsequent or supplemental review is required prior to approval of the proposed project, as described in this Addendum.

ATTACHMENT A PROJECT DESCRIPTION

To support the analysis contained in the Initial Study checklist (Attachment B), the following describes the proposed 3000-3500 Marina Boulevard Project (proposed project). The proposed project includes the construction of three life science buildings over a two-story podium parking garage that would provide approximately 422,552 square feet of office, lab (Research & Development [R&D]), restaurant, and commercial recreation uses. The proposed project would replace the previous office project identified and evaluated in a 2008 Initial Study/Mitigated Negative Declaration that was followed by two Addendums in 2012 and in 2016. This project description is based on the 3000-3500 Marina Boulevard, Brisbane, CA Design Permit Alternate Package – Rev.1 dated July 13, 2018.¹

PROJECT SITE

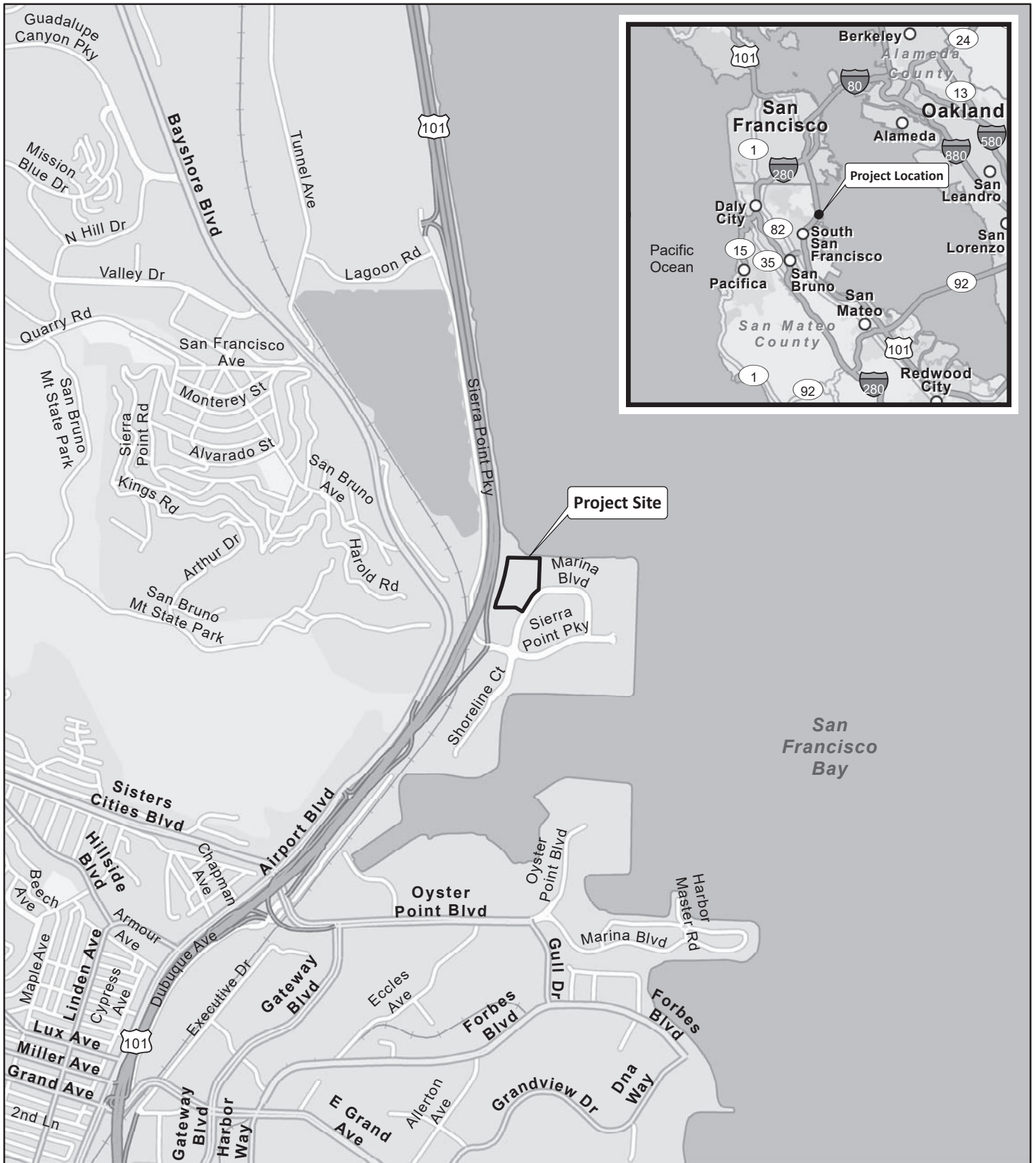
The following section describes the location and site characteristics for the proposed project and provides a brief overview of the existing land uses within and in the vicinity of the site.

Location and Surrounding Land Uses

The 8.87-acre project is located at 3000-3500 Marina Boulevard (also identified as Parcel 3) on the Sierra Point Peninsula in the City of Brisbane in San Mateo County. The project site is located at the northwest corner of the peninsula. To the west, the site is bounded by a drainage slough, the lower reaches of which consist of a small tidally influenced salt marsh, and U.S. Highway 101 (US 101) northbound on-ramp and travel lanes. The San Francisco Bay Trail, California State Lands and the San Francisco Bay are located to the north of the site. Marina Boulevard is located to the southeast, and office buildings and surface parking exist to the east and south of the site at 5000-7000 Marina Boulevard. Figure 1 depicts the project site's regional and local context. Figure 2 depicts an aerial view of the project site and surrounding land uses.

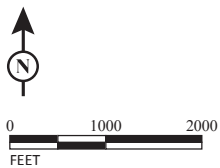
Land uses on the Sierra Point Peninsula near the project site include office, lodging, and recreational uses and vacant sites as shown in Figure 2. Mid-rise office towers (3- to 12-stories in height) with surface parking and parking structures form the majority of uses on Sierra Point. Four office buildings and two hotels are located on Shoreline Court south of the project site. Recreational uses at Sierra Point include the Brisbane Marina, the Sierra Point Yacht Club and the regional San Francisco Bay Trail.

¹ Phase 3 Real Estate Partners, 2018. 3000-3500 Marina Boulevard, Brisbane, CA Design Permit Alternate Package – Rev.1. July 13.



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FIGURE 1



SOURCE: ESRI STREETMAP NORTH AMERICA (2012).

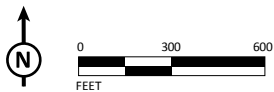
3000 - 3500 Marina Boulevard Project
Project Location and Regional Vicinity Map

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FIGURE 2

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 Project Site

SOURCE: GOOGLE EARTH 9/1/17; LSA 2018.

3000 - 3500 Marina Boulevard Project
Aerial View of Project Site and Surrounding Land Uses

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Site Characteristics and Current Site Conditions

As shown in Figure 2, the project site is currently vacant. The site generally slopes to the north towards San Francisco Bay, from approximately 18 feet above mean sea level (msl) to approximately 5 feet above msl. Two hill-like mounds of soil located on the site range in height from 21 to 35 feet. Because the project site was a former landfill, the area is underlain by approximately 75 to 100 feet of fill, refuse, soft clay (Bay Mud) and hard clay. A clay cap over the refuse layer is located along the northern and eastern portions of the site. The clay cap is approximately 100 feet wide along the northern portion and is approximately 100 to 150 feet wide along the eastern portion and is estimated to be at least 1 foot thick. The remaining portion of the site is covered by sandy clay/clayey sand fill.

The project site is locally accessible from Marina Boulevard and regionally accessible from US 101 via the southbound Sierra Point Parkway freeway ramps approximately 1 mile to the north and northbound ramps located immediately to the south of the project site.

Existing General Plan, Zoning, and Design Regulations

The project site is designated as Sierra Point Commercial/Retail/Office (SPC/R/O) in the City's General Plan, and is zoned Sierra Point Commercial District (SP-CRO). The proposed project's mix of office, lab (R&D), restaurant, and commercial recreation uses is permitted in the SP-CRO zoning district under Section 17.18.020.K of the Brisbane Municipal Code. Development on the Sierra Point Peninsula, including the project site, is regulated by the Combined Site and Architectural Design Guidelines for Sierra Point (Design Guidelines).²

PROPOSED PROJECT

This section describes the proposed project which includes: grading and capping of a Class III landfill; construction of three life sciences office and laboratory buildings (two six-story buildings and one seven-story building) over a two-story podium parking garage base; construction of a pedestrian path extending the Bay Trail from its current terminus at the northwestern corner of the site to the southwestern corner of the site; and various landscaping improvements, as shown in Figure 3.

Site Preparation and Grading

Because the project is located on a closed landfill, proposed activities on the project site, including excavation/grading and construction/operation of the proposed office and parking uses are regulated by the State Water Resources Control Board/California Integrated Waste Management Board (SWRCB/CIWMB) and are subject to the specific requirements of Title 27³ for post-closure land use of former landfills. Additionally, excavation and construction activities are regulated by the San Mateo County Environmental Health Services Division (SMCEHSD), Solid Waste Program.

² Opus West Corporation, 2001. Combined Site and Architectural Design Guidelines, Sierra Point. March.

³ California Code of Regulations, Division 2, Title 27, Chapter 3, Subchapter 5, Article 2, Section 21190, Post Closure Land Use.

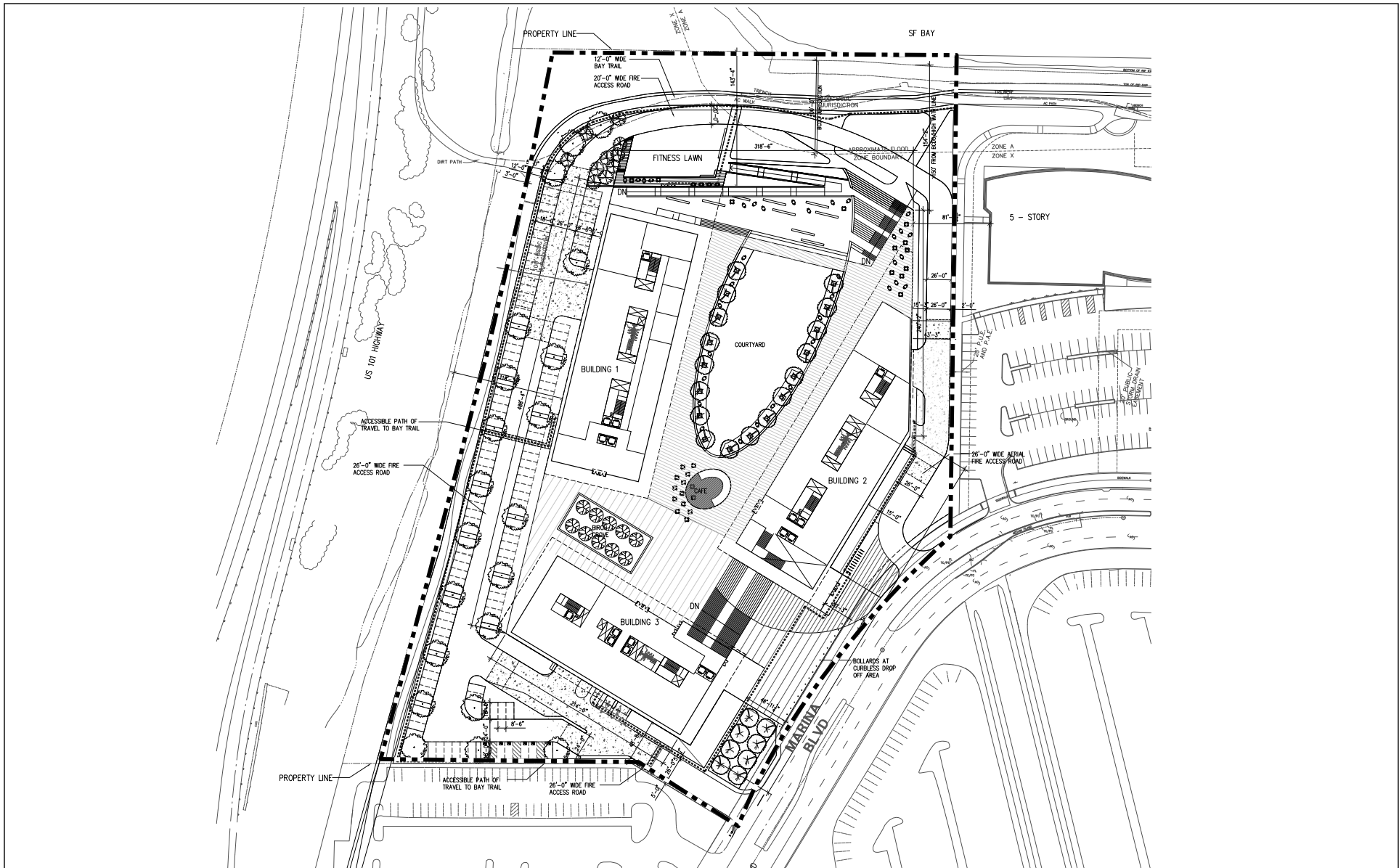
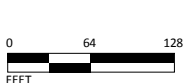



FIGURE 3

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 Project Boundary

The proposed project requires substantial reconstruction to modify the contours of the topsoil mounds and underlying refuse layer. Two mounds of soil are located on the site; the smaller mound, which is approximately 21 feet above msl, is located on the eastern edge of the site and the larger mound, which is approximately 35 feet above msl, is located along the western edge of the site. Initial grading activities would involve the removal of the two mounds of soil and the existing topsoil on the site followed by removal of the remaining soil cap to approximately 6 inches above the refuse layer.

The underlying refuse layer peaks at approximately 15 feet above msl in the center of the site. This mound of refuse would be re-graded to create a uniform surface upon which to construct the foundation layer and clay cap. Approximately 2,500 cubic yards of refuse would be cut from the top of the refuse mound and placed adjacent to the mound to smooth the peak. The upper 2 feet of refuse would be compacted to construct the foundation layer. Stockpiled soil (from the soil mounds) would be used as fill material over the refuse layer to achieve the proposed grade for the foundation layer. The clay cap, consisting of low permeability soils, would be placed above the foundation layer and would slope from 12 feet above msl near the southwest corner of the site to 7 feet above msl near the northeast corner. Subdrains would be installed in this layer. The cover layer, consisting of stockpiled fill materials, would be the final layer and would be graded to slopes from 17 feet above msl to 11 feet above msl.

As a result of these pre-construction grading activities, approximately 24,300 cubic yards of clean soils would be permanently removed from the site. The export of these soils would require approximately 2,025 truck trips based on a typical truckload volume of 12 cubic yards per load.

Life Sciences Building Development

As noted above, the proposed project would construct a life sciences (combined office and lab/R&D uses as defined by the City of Brisbane's Zoning Ordinance) campus with incidental restaurant and commercial recreational uses within three distinct buildings above a two-story podium parking garage. The new life sciences buildings would total approximately 422,552 gross square feet of useable building space. The two-story podium would include 257,677 gross square feet of parking space, 35,922 square feet of mechanical, storage, and loading space, and a 12,075 square foot fitness center, as shown in Figures 4 and 5.

Building 1, to be constructed along the western boundary of the project site, is proposed to be approximately 138,115 square feet and six stories high above the two-story parking podium (approximately 127 feet and 6 inches in height above grade). Building 2, approximately 139,316 square feet and six stories high above the two-story parking podium (approximately 127 feet and 6 inches in height above grade), would be constructed along the eastern boundary of the project site and would include a small lobby, event space, and restaurant space. Building 3, approximately 133,046 square feet and seven stories high above the two-story parking podium (approximately 139 feet and 6 inches in height above grade), would be constructed in the southern portion of the project site and would include a lobby on Level 2. Figures 6 and 7 show conceptual floor plans for the proposed buildings, and Figures 8 and 9 show conceptual building elevations. Conceptual renderings of the proposed project are shown in Figure 10.

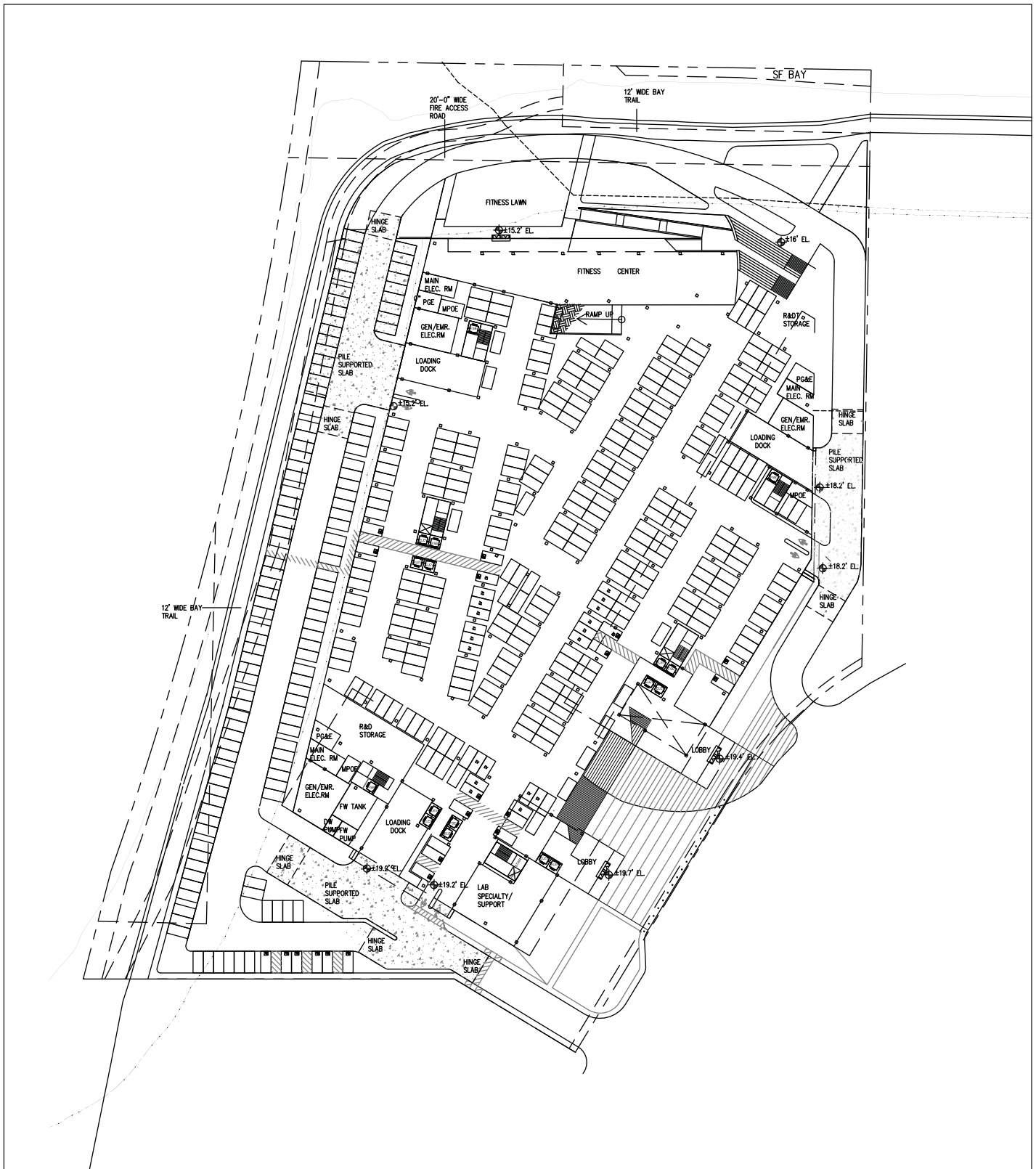


FIGURE 4

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3000 - 3500 Marina Boulevard Project
 Conceptual P1 Level Parking Plan

SOURCES: PHASE 3; SOM, 2018

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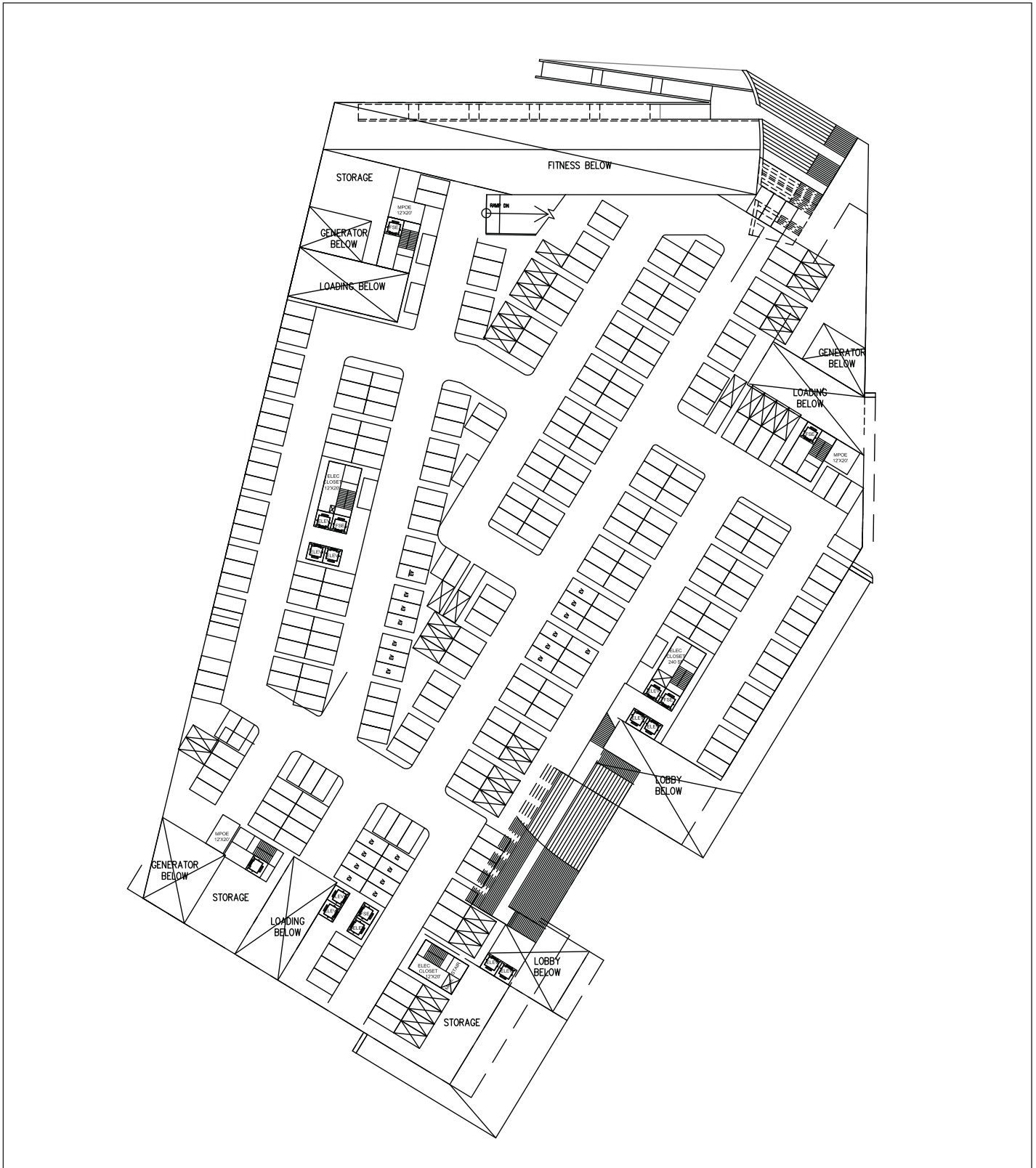
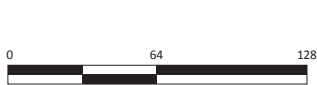


FIGURE 5

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3000 - 3500 Marina Boulevard Project
 Conceptual P2 Level Parking Plan

SOURCES: PHASE 3; SOM, 2018

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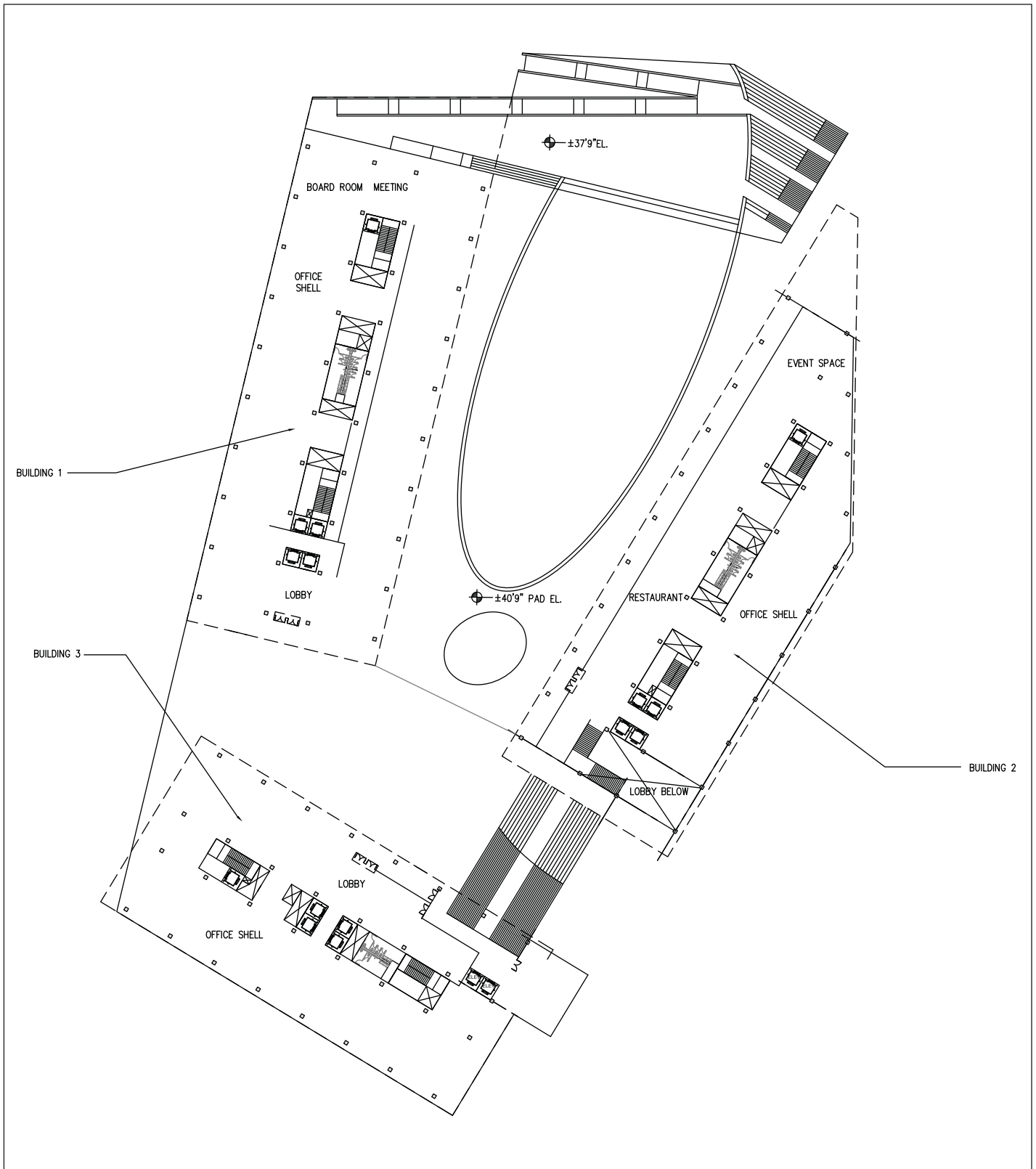


FIGURE 6

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3000 - 3500 Marina Boulevard Project
 Conceptual Level 2 Plan

SOURCES: PHASE 3; SOM, 2018

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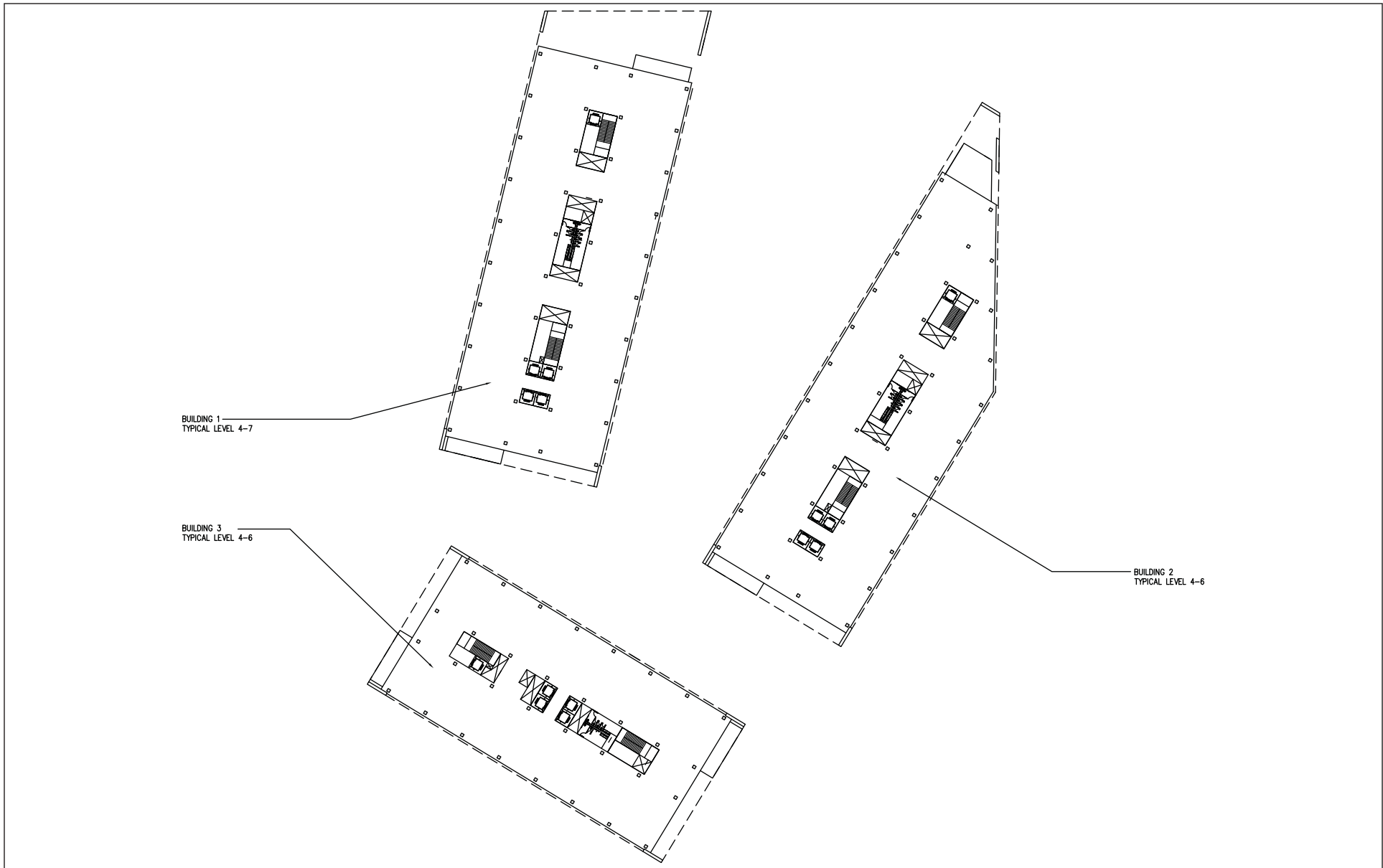
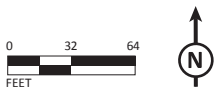


FIGURE 7

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SOURCES: PHASE 3; SOM, 2018

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3000 - 3500 Marina Boulevard Project
 Conceptual Level 3 through 6 Floor Plans

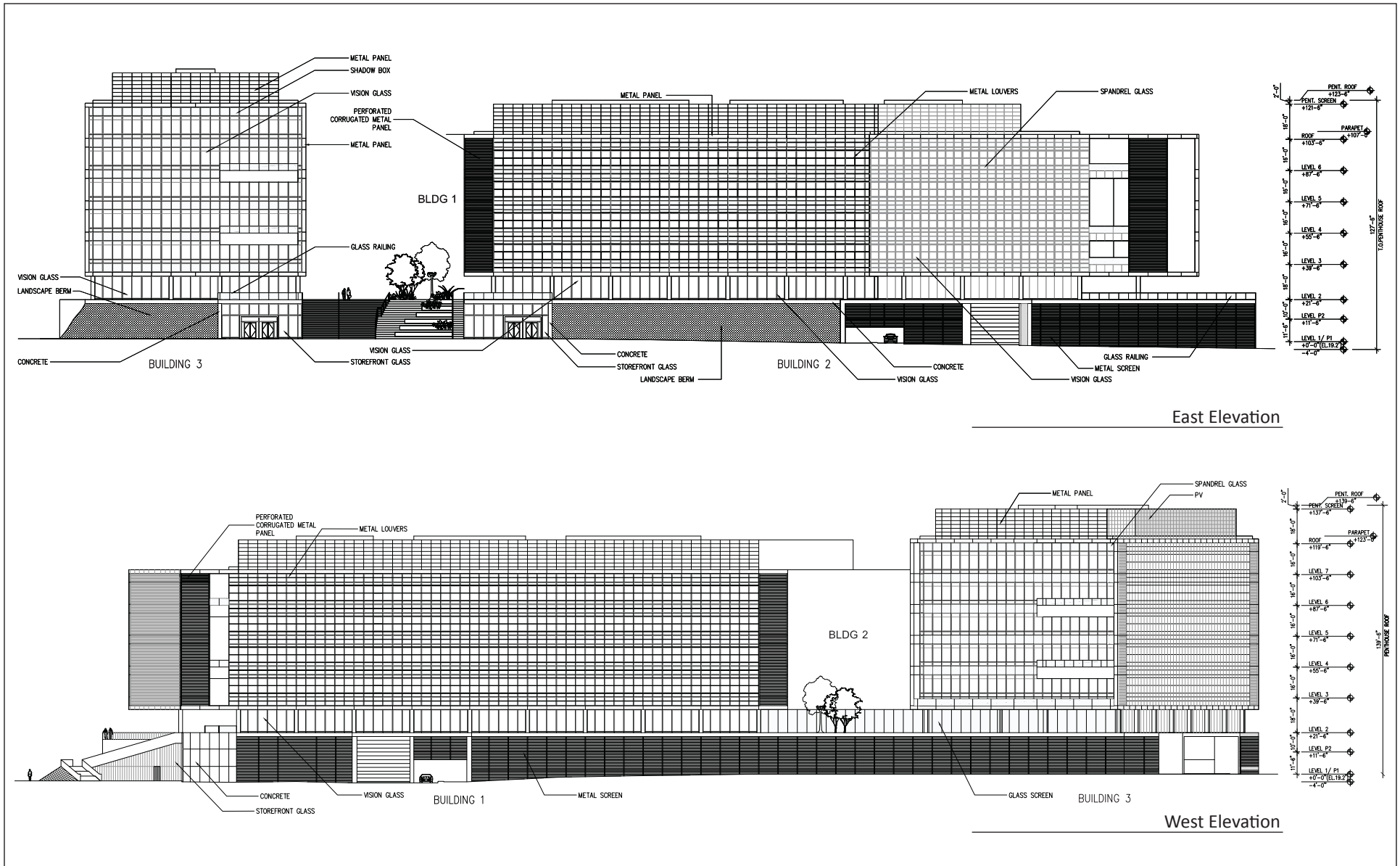


FIGURE 8

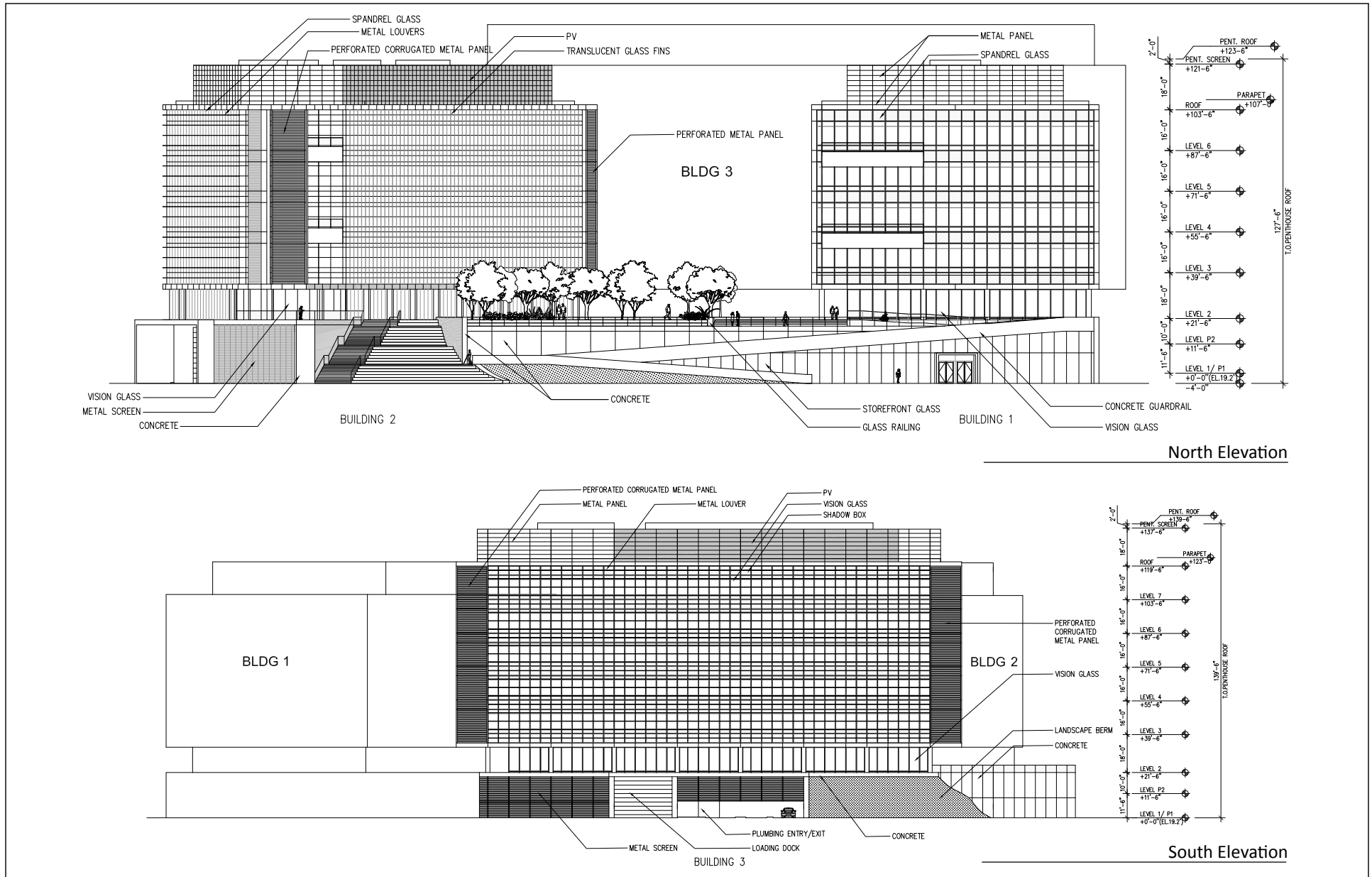
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NOT TO SCALE

SOURCES: PHASE 3; SOM, 2018

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3000 - 3500 Marina Boulevard Project
 Conceptual Building Elevations: East and West



North Elevation

South Elevation

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FIGURE 9

NOT TO SCALE

SOURCES: PHASE 3; SOM, 2018

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3000 - 3500 Marina Boulevard Project
 Conceptual Building Elevations: North and South



LSA

FIGURE 10

*3000 - 3500 Marina Boulevard Project
Conceptual Building Renderings*

SOURCES: PHASE 3; SOM, 2018.

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Open Areas and Landscaping

The proposed project would provide a total of 133,750 square feet of landscaped areas on the project site. Open areas on the ground level would include an extension of the Bay Trail along the westerly edge of the site, various landscaped areas and green walls, as well as two groves of trees in the southern portion of the project site. Open areas on Level 2 would mainly consist of a central lawn and plaza area located between the three buildings above the parking podium. Approximately 45 trees, the majority of which would be located on the northern portion of the site, would be removed for construction of the proposed project. As the project site is largely vacant, the proposed project would increase impervious surfaces from 4,746 square feet to 266,476 square feet.

As noted above, the proposed project would include a connection to the Bay Trail via a pedestrian path along the western and southern edge of the site that connects to the sidewalk along Marina Boulevard.

Access, Circulation, and Parking

Access to the two-story podium parking garage would be provided by two new driveways on Marina Boulevard. The southern driveway would serve as the primary access to the project site. The project applicant would be responsible for modifying the existing Marina Boulevard median configuration to allow access by northbound and southbound traffic on Marina Boulevard. The northern driveway would only be accessible to southbound traffic, and no changes to the median would be required. An emergency fire access would be provided around the entirety of the project site, accessible from the southern driveway.

The proposed project would provide a total of 781 parking spaces within the two-story parking garage (654 spaces) and surface parking (127 spaces). As described above, the parking garage would be located in a two-story podium level beneath the three buildings. Approximately eight parking spaces would be designated for public access to the Bay Trail at the southwest corner of the project site; signs identifying these spaces for public use would be provided by the applicant. A total of 78 bicycle parking spaces (39 long-term, 39 short-term) would also be provided on site.

Transit service in the vicinity of the project site is provided by the San Mateo County Transit District (Samtrans) and Caltrain. A public shuttle bus service from the Balboa Park Bay Area Rapid Transit Station and South San Francisco Station (Caltrain) serves Sierra Point. Samtrans operates two routes (292 and 397) that provide service between San Mateo and downtown San Francisco and stop at Bayshore Boulevard and Old Country Road in Brisbane, approximately two miles from the project site via Marina Boulevard, Sierra Point Parkway, Lagoon Road, and Tunnel Road.

Utilities and Infrastructure

The proposed project would connect to existing utilities within the project vicinity as described below.

Water

The City of Brisbane provides water service to the project site. The project applicant would be responsible for constructing a new water settlement vault at the southwest portion of the project

site. This vault would connect to three new 4-inch water mains that would tie into the existing 16-inch water main within the existing 15-foot public utility easement on the western border of the project site.

Wastewater

The City of Brisbane provides sanitary sewer services to the project site. The project applicant would be responsible for constructing a new sanitary sewer settlement vault at the southern corner of the project site. This sewer main would connect to a new sanitary sewer pump, also to be constructed by the applicant as part of the project, and then to an existing 6-inch sewer force main at the southwest corner of the project site.

Stormwater

The project site is divided into three drainage areas that drain to the Bay. The northeast portion of the site drains to an existing catch basin and 8-inch line located on the northeast corner of the site, which is then conveyed to a 24-inch outfall to the Bay. Because the 8-inch line is undersized for the additional runoff from the proposed project, stormwater from this portion of the site would be re-routed to a new 18-inch line in the same location. A new 10-inch storm drain would be installed in the western portion of the site, which would drain to the existing catch basin on the northeast corner of the site. A 12-inch storm drain line installed in the southeast portion of the site would drain to an existing off-site catch basin connected to a 16-inch storm drain in Marina Boulevard, which drains to a 24-inch line and then to a nearby outfall to the Bay.

Detailed site development plans, including Best Management Practices (BMPs) and a Management and Maintenance program for on-site storm water facilities to protect water quality during operation of the project will be submitted by the applicant to the City of Brisbane Planning and Community Development Department as part of the application package for a building permit. A C.3/C.6 Development Review Checklist was completed by the project applicant. The checklist indicates that the following features would be integrated into the project:

- Sheet flow runoff from seven catchment areas, which would include both pavement and roof areas, would be directed to seven biotreatment areas within the project site.
- Supplemental controls would be incorporated into the project to minimize changes in volume, flow rate, timing and duration of runoff if it is determined that the existing system does not have sufficient capacity. The proposed project design would include the use of landscaped areas with reduced C-factors. Additional alternatives, such as detention within enclosed pipes, would be reviewed during the construction document phase to determine if additional runoff management is needed.
- Landscaped areas would provide micro-detention, as much as possible, and would be designed to drain via natural swales rather than concrete channels.

Electricity and Natural Gas

Pacific Gas and Electric Company (PG&E) supplies electricity and natural gas in Brisbane. PG&E infrastructure is located in the public rights-of-way. AT&T provides telephone and internet service to Sierra Point via underground conduits. The proposed project would connect to existing PG&E and AT&T facilities located underneath Marina Boulevard.

PERMITS AND CITY APPROVALS

While the City is the CEQA Lead Agency for the project, other agencies also have discretionary authority related to the project and approvals, or serve as a responsible and/or trustee agency in connection to the proposed project. A list of these agencies and potential permits and approvals that may be required is provided in Table 1.

Table 1: Potential Permits and Approvals

Lead Agency	Permits/Approvals
City of Brisbane	<ul style="list-style-type: none"> • Adoption/Certification of the CEQA document • Design review and associated discretionary permits • Encroachment permit • Grading and Building permits • Tree removal permit
Other Agencies	
San Francisco Bay Regional Water Quality Control Board	<ul style="list-style-type: none"> • National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharge • Oversight of compliance with Waste Discharge Requirements for the Sierra Point Landfill
San Mateo County Environmental Health Division, Solid Waste Program	<ul style="list-style-type: none"> • Project approval consistent with the post-closure landfill development requirements of the California Department of Resources Recycling and Recovery (CalRecycle)
San Francisco Public Utilities Commission (SFPUC)	<ul style="list-style-type: none"> • Approval and wastewater discharge permit for sewer system use.
San Francisco Bay Conservation and Development Commission (BCDC)	<ul style="list-style-type: none"> • Approval and permit for development located within 100 feet of the Bay
AT&T	<ul style="list-style-type: none"> • Approval of communication line improvements and connections
Pacific Gas & Electric	<ul style="list-style-type: none"> • Approval of natural gas improvements and connections • Approval of existing easement abandonment

Source: LSA (2018).

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