



NOTICE OF PUBLIC HEARING

PROPOSED BRISBANE BAYLANDS DEVELOPMENT AND FINAL ENVIRONMENTAL IMPACT REPORT

Proposed Brisbane Baylands Specific Plan (City File No: SP-1-06/GPA-2-10) and Related Final Environmental Impact Report (State Clearinghouse #2006022136)

NOTICE IS HEREBY GIVEN that the City of Brisbane Planning Commission will hold a public hearing on **Thursday, July 28, 2016, at 7:30 p.m., Brisbane City Hall, 50 Park Place, Brisbane**, to consider a recommendation to the City Council regarding proposed development of the Brisbane Baylands, including a proposed General Plan Amendment (City File No. GPA-2-10) and the proposed Brisbane Baylands Specific Plan (City File No. SP-1-06), along with consideration of the related Final Environmental Impact Report (State Clearinghouse No. 2006022136).

PROJECT DESCRIPTION: The components of proposed development of the Brisbane Baylands under consideration by the Planning Commission include the following.

- Amendments to the Brisbane General Plan addressing development of the Baylands, Beatty, and Northeast Bayshore subareas, including, but not limited to:
 - Land uses and their appropriate development intensity and distribution;
 - Open space framework;
 - Development policies; and
 - Incorporating applicable provisions of the Brisbane Baylands Sustainability Framework into the General Plan.
- The Brisbane Baylands Specific Plan, submitted to the City by Universal Paragon Corporation.

PROJECT SITE: Approximately 733 acres, generally triangular in shape, bounded on the east by US Highway 101, on the west and south by Bayshore Boulevard, and on the north by the City and County of San Francisco.

APPLICATION NO.: SP-1-06; GPA-2-10

APPLICANT: Universal Paragon Corporation (For the *Baylands Specific Plan*)

EXISTING GENERAL PLAN DESIGNATIONS: Northeast Bayshore Trade Commercial, Baylands Trade Commercial- Planned Development, Beatty- Heavy Commercial, Marsh/Lagoon/Bayfront

EXISTING ZONING: C-3 Heavy Commercial, C-1 Commercial Mixed Use, M-1 Manufacturing, Marsh/Lagoon/Bayfront

ENVIRONMENTAL STATUS: A Draft Environmental Impact Report (EIR) was circulated for public review from June 11, 2013 through January 24, 2014. Subsequent to the close of the public review period, a Final EIR was prepared in conformance with the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 *et seq.*) and the CEQA Guidelines (14 Cal. Code Regs, tit. 14 ch. 3, § 15000 *et*

seq.) to evaluate the environmental effects of the proposed development of the Brisbane Baylands. Consistent with *CEQA Guidelines*, Section 15132, the Final EIR consists of:

- (a) The Draft EIR, including revisions to the Draft EIR;
- (b) Comments and recommendations received on the Draft EIR;
- (c) A list of persons, organizations, and public agencies commenting on the Draft EIR; and
- (d) The responses of the City of Brisbane, as lead agency, to significant environmental points raised in the review and consultation process.

The Brisbane Baylands Final EIR identified the following significant and unavoidable environmental impacts:

- Creation of a new source of substantial light and glare that would adversely affect day and nighttime views in the area.
- Generation of construction emissions that would result in a cumulatively considerable net increase of criteria pollutants and precursors for which the air basin is in nonattainment.
- Generation of operational emissions that would result in a considerable net increase of criteria pollutants and precursors for which the air basin is in nonattainment.
- Conflict with the applicable air quality plan for the Bay Area Air Basin.
- Have a substantial adverse effect on a species identified as a candidate, sensitive, or special-status plant and wildlife species, including species which meet the definition of endangered, rare or threatened in CEQA Guidelines Section 15380.
- Should residential development be included as part of Baylands development, the project would result in a substantial temporary or periodic increase in ambient noise levels in the vicinity of the project above levels existing without the project.
- Induce substantial population growth in the area.
- Result in a substantial increase in traffic under Existing plus Project conditions at intersections in the vicinity of the Project Site.
- Contribute to significant existing traffic delays along freeway mainline segments.
- Result in a substantial increase in traffic under Cumulative With Project conditions at area intersections.
- Significantly contribute to future cumulative traffic impacts along freeway mainline segments.
- Should a large-scale arena be included in Baylands development, weekday evening events would result in a substantial increase in PM peak hour traffic at area intersections and along freeway mainline segments that would operate unacceptably due to.
- Cause an increase in transit demand that could not be accommodated by San Francisco Muni or SamTrans transit capacity.
- Cause an increase in delays or operating costs resulting in substantial adverse effects on transit service levels (i.e., additional buses or trains could be required due to Project transit trips).
- Result in the construction of new water, wastewater treatment, and/or stormwater drainage facilities or expansion of existing facilities that would cause significant environmental effects.

PUBLIC COMMENT: Any interested person is invited to attend and give testimony at the public hearings. Written comments may be submitted prior to the close of public hearings by email to planning@ci.brisbane.ca.us or delivered by mail or in person to the Community Development Department, 50 Park Place, Brisbane, CA 94005. All comments received prior to the close of public

hearings will be provided to the Planning Commission for consideration. Unlike the Draft EIR, comments on the Final EIR do not require a formal written response by the City.

FOR FURTHER INFORMATION: Additional information is on file at the Community Development Department, Brisbane City Hall, 50 Park Place, Brisbane, CA 94005. The agenda report will be available the Friday before the hearing at City Hall and on the City's website at www.brisbaneca.org. Contact John Swiecki, Community Development Director at 415.508.2120 or jswiecki@ci.brisbane.ca.us for more information.

Note: Any attendee who wishes accommodation for a disability should contact the Community Development Department at least forty-eight hours prior to the meeting. If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearings, described in this notice, or in written correspondence received by the City prior to the close of the public hearings.

DATED: July 15, 2016

A handwritten signature in black ink, appearing to read 'J A Swiecki', written over a horizontal line.

John A. Swiecki, Community Development Director