

M E M O R A N D U M

DATE: November 19, 2007

TO: John Swiecki, City of Brisbane

FROM: Judith Malamut, LSA Associates, Inc.

SUBJECT: Sierra Point Biotech Project EIR – Text Revisions

During the summer and fall of 2007, the City of Brisbane staff continued to work with the Sierra Point Biotech Project applicant to prepare the Development Agreement and respond to the mitigation measures required in the Sierra Point Biotech Project EIR, both the Draft EIR released in November 2006 and the Response to Comments released in April 2007. As a result of these discussions, City staff identified some text clarifications to the discussion of the amount of water storage capacity required to meet fire flow requirements for the project site (see Draft EIR pages 231 to 232, Impact UTL-2). These text clarifications are attached to this memo.

LSA has reviewed these clarifications and finds that they constitute only minor revisions to the Draft EIR and are not related to any new or more severe impacts. Implementation of Mitigation Measure UTL-2 will ensure that fire flow levels are adequate to meet fire flow requirements and maximum day demands for water volumes for the surrounding areas and for the project.

Impact UTL-2: Existing water storage capacity would be inadequate to meet fire flow requirements for the project site. (S)

The City of Brisbane currently has no off-line water storage directly available to the lower pressure zone on Sierra Point, which includes the proposed project site.¹ Local water storage capacity is critical for providing reserve for fire flow, reserve for emergency conditions, and equalization of peak demands. Water supplies for fire flow demand and peak demand equalization for Sierra Point are currently drawn directly from SFPUC aqueducts, and no water storage outside of the SFPUC aqueducts is available for fire flow requirements for the existing or proposed development on Sierra Point.² The goal for the City of Brisbane is to have the infrastructure in place in order to provide the ability to equalize peak demands within its own system in lieu of depending on the SFPUC's aqueducts to provide the required storage volume in the future. While the City has future plans to build a water storage tank to directly provide fire flow demand and peak demand equalization volume to the lower pressures zones, including Sierra Point, funding has not been identified, nor has a schedule for construction been developed.³ A hydraulically controlled interconnection with Cal Water, an adjacent water agency, is recommended as an interim measure for fire flow until adequate water storage can be built.

An off-line water supply interconnection with CalWater exists on Shoreline Court that directly feeds the 16-inch diameter water supply loop on Sierra Point. The interconnection is currently controlled by manually opening and closing large butterfly valves on both sides of the metered connection. The CalWater system operates at a lower pressure (approximately 80 psi) than the Brisbane water system on Sierra Point (approximately 120 psi). The interconnection could be modified from an off-line facility to an on-line facility by maintaining the isolation valves in the normally open position and installing a pressure reducing/pressure sustaining valve between the two districts to supply and regulate bi-directional flow. The pressure reducing/pressure sustaining valve could be set to open when the pressure from either water system dropped to a pre-set level due to a fire or other emergency. In this condition, the open valve could sustain backpressure at a pre-set level in order to ensure that pressure from the District water supply does not decrease to unacceptable levels. Implementation of the following mitigation measure will ensure that fire flow levels are adequate to meet fire flow requirements for surrounding areas and for the proposed project.

Mitigation Measure UTL-2a: As a condition of approval and prior to issuance of building permits, the proposed project shall incorporate a pressure reducing/ pressure sustaining valve on the 16-inch interconnection between CalWater and the City of Brisbane Water Districts in a valve box located in the center median of Shoreline Court. The valve shall be properly sized and have the ability to provide bidirectional fire flow to Sierra Point and the proposed project while concurrently maintaining the capacity to provide the required fire flow and pressure to the CalWater District. The new interconnection assembly shall comply with the City of Brisbane Public Works Department, CalWater and North County Fire Department specifications.

¹ City of Brisbane, 2006. Department of Public Works Comment letter on Brown and Caldwell's June 30, 2006 Letter on the Sierra Point Biotech Project.

² Ibid.

³ Randy Breault, 2006. City of Brisbane, Director of Public Works. Personal communications with LSA Associates. July 13.

Mitigation Measure UTL-2b: As a condition of approval and prior to issuance of building permits, an agreement must be made between CalWater and the City of Brisbane Water District and a program prepared that identifies and establishes responsibilities and operating ranges for the pressure reducing/pressure sustaining valve and the routine maintenance and testing of the facility. The applicant shall be responsible for the costs associated with preparation and implementation of the program.

Mitigation Measure UTL-2c: The project proponent shall pay a fair share, as determined by the City of Brisbane Public Works Department, for the future development of a ~~fire~~ water storage tank sized to provide local fire and maximum day demands water volume to serve Sierra Point. (LTS)

No specific plans for the future development of a ~~fire~~ water storage tank to serve fire and maximum day demands at the project site were available at the time of publication of this Draft EIR, and the potential environmental impacts of the storage tank construction and operation will be required to undergo separate CEQA analysis when a specific project is proposed.