PUBLIC SCOPING MEETING

BRISBANE BAYLANDS

Specific Plan EIR

January 4, 2011



Introduction

- Lead Agency: City of Brisbane
  - City Staff Project Management:

    John Swiecki, AICP

    Community Development Director

- EIR Consultant: ESA

  Amy Skewes-Cox, AICP, Project Director

  Joan Douglas-Fry, AICP, Project Manager

Introduction

- EIR Consultant Team
  - ESA *(Air Quality, Biological Resources, Cultural Resources, Groundwater Quality, Sea Level Rise, Population/Housing, Public Services, Recreation, Renewable Energy, Sustainability)*
  - Dyett & Bhatia *(Aesthetics, Land Use and Planning Policy)*
  - Fehr & Peers *(Traffic/Transportation)*
  - Nelson Nygaard *(Transit Studies)*
  - Camp, Dresser, McKee *(Hazards, Utilities/Service Systems, Water Supply Assessment)*
  - Fugro-William Lettis Associates *(Geology/Seismicity)*
  - RBF Consulting *(Surface Hydrology, Sea Level Rise)*

Summary of the CEQA Process

- California Environmental Quality Act (CEQA)
- CEQA provides for public input
- EIR is a public disclosure document
- Existing environmental conditions to be identified
- Project impacts assessed and mitigation measures proposed
- Program Level EIR

Program Level EIR

- A Program EIR is used to evaluate Specific Plans.
- Use of a Program EIR can:
  - Ensure consideration of cumulative impacts.
  - Allow for evaluation of policies and large-scale planning projects.
  - Consider program-wide mitigation.
- Subsequent environmental review on development proposals can be tiered from the Program EIR.

Notice of Preparation History

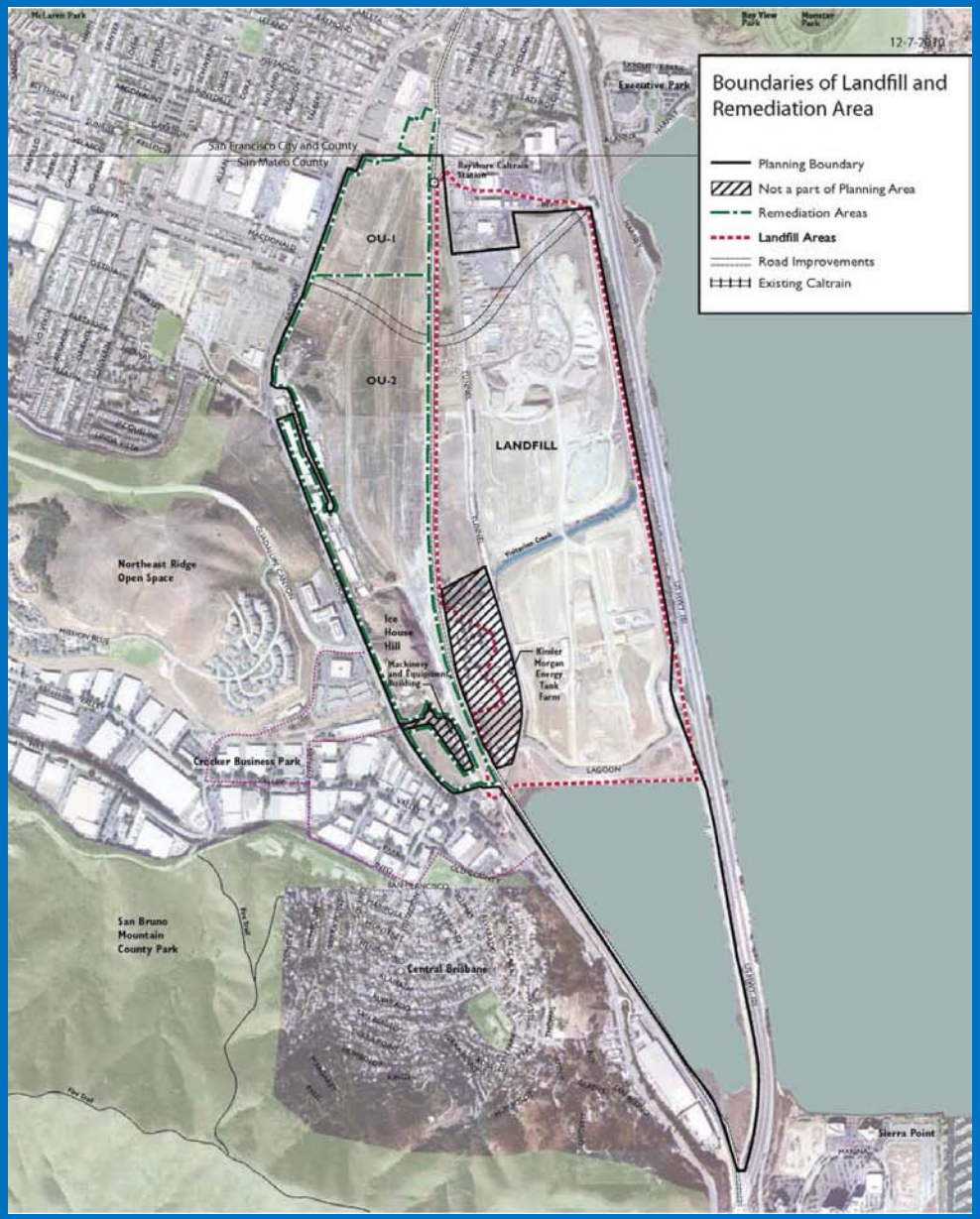
- Notice of Preparation (NOP) circulated in 2006
  - Included Initial Study that determined list of topics to be studied in EIR.
- 5 scoping meetings held (March-June 2006)
- Revised NOP needed because:
  - Change in project description
  - Identification of a Community Preferred Plan to be studied in the EIR
  - Time lapse
- Scoping comments received on 2006 NOP will be included in this EIR

Overview of the EIR Process

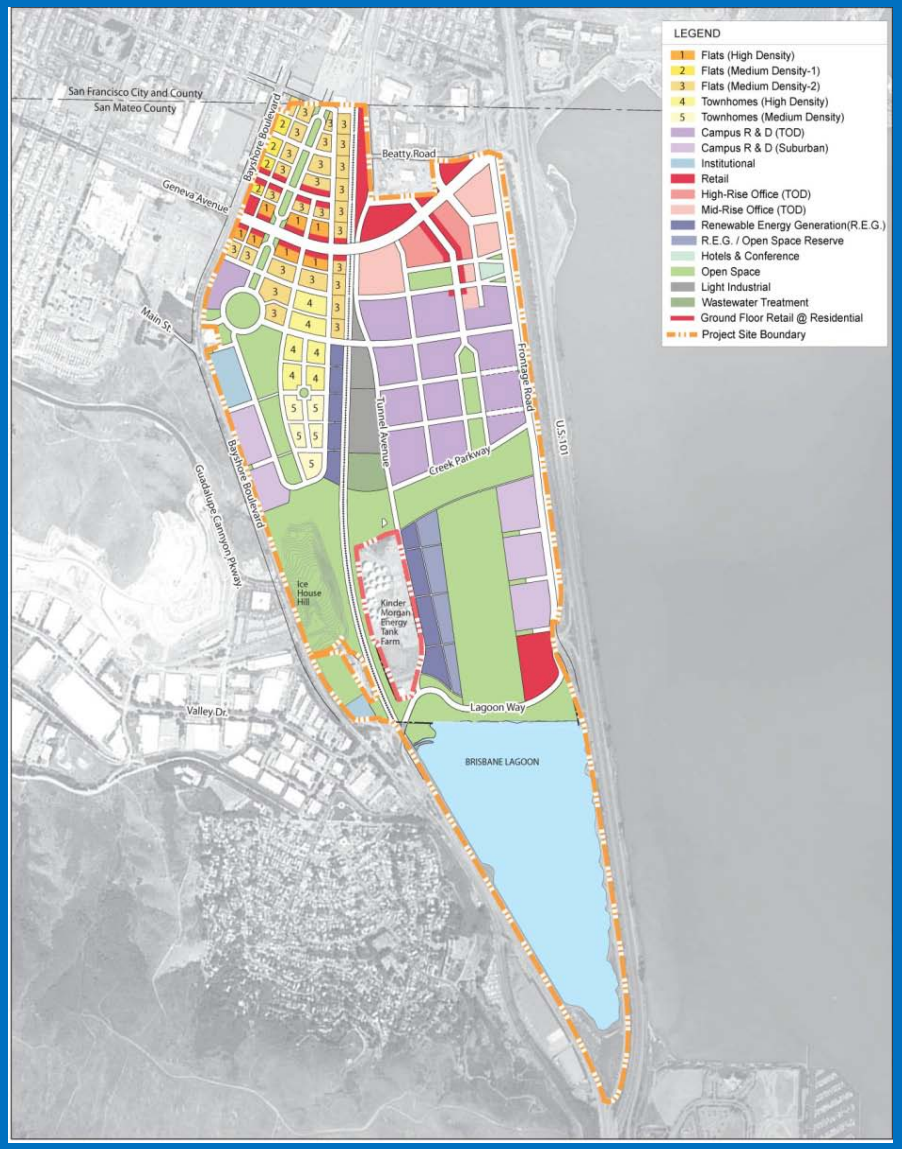
- Notice of Preparation (NOP)
- EIR Preparation Phase
- Publish Draft EIR
- Public Review of Draft EIR
  (45 days minimum)
- Publish Final EIR (Responses to Comments)
- EIR Certification

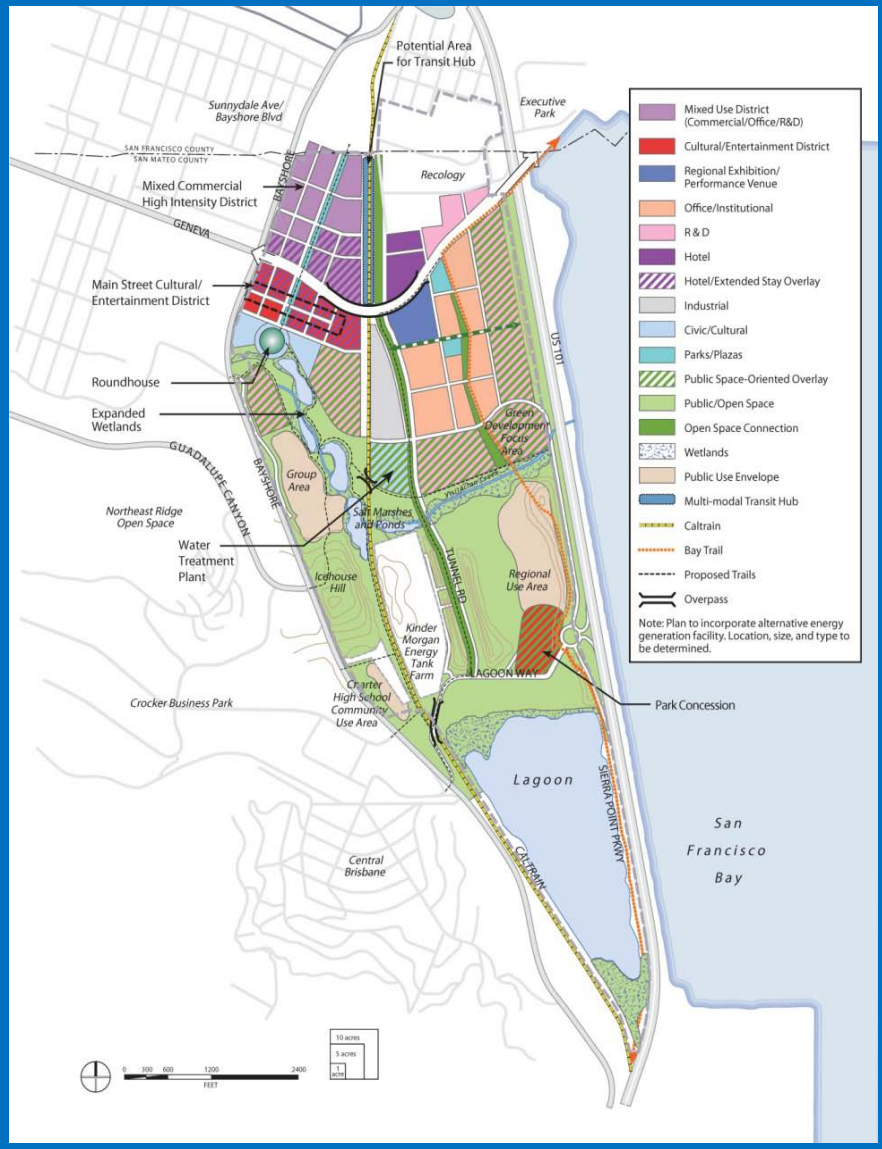

Project Site Boundary
CalTrain Bayshore Station
Bayshore Blvd
Roundhouse
San Francisco County/ San Mateo County Border
Recology
Brisbane Recycling Company Inc.
Van Arsdale-Harris Lumber Company
Sierra Point Lumber & Plywood Company
Baylands Soil Processing, LLC
San Francisco Bay
US 101
Ice House Hill
Lazzari Fuel Company
Bayshore Sanitary District Pump House
Kinder Morgan Energy Partners Brisbane Terminal (not a part of the project site)
Machinery & Equipment Inc. (not a part of the project site)
Brisbane Lagoon
Brisbane Fire Department (not a part of the project site)
Brisbane Bayshore Industrial Park
NORTH

Former, Current Uses/Remediation Areas



Proposed Projects Overview





Developer-Sponsored Project

Community Preferred Plan

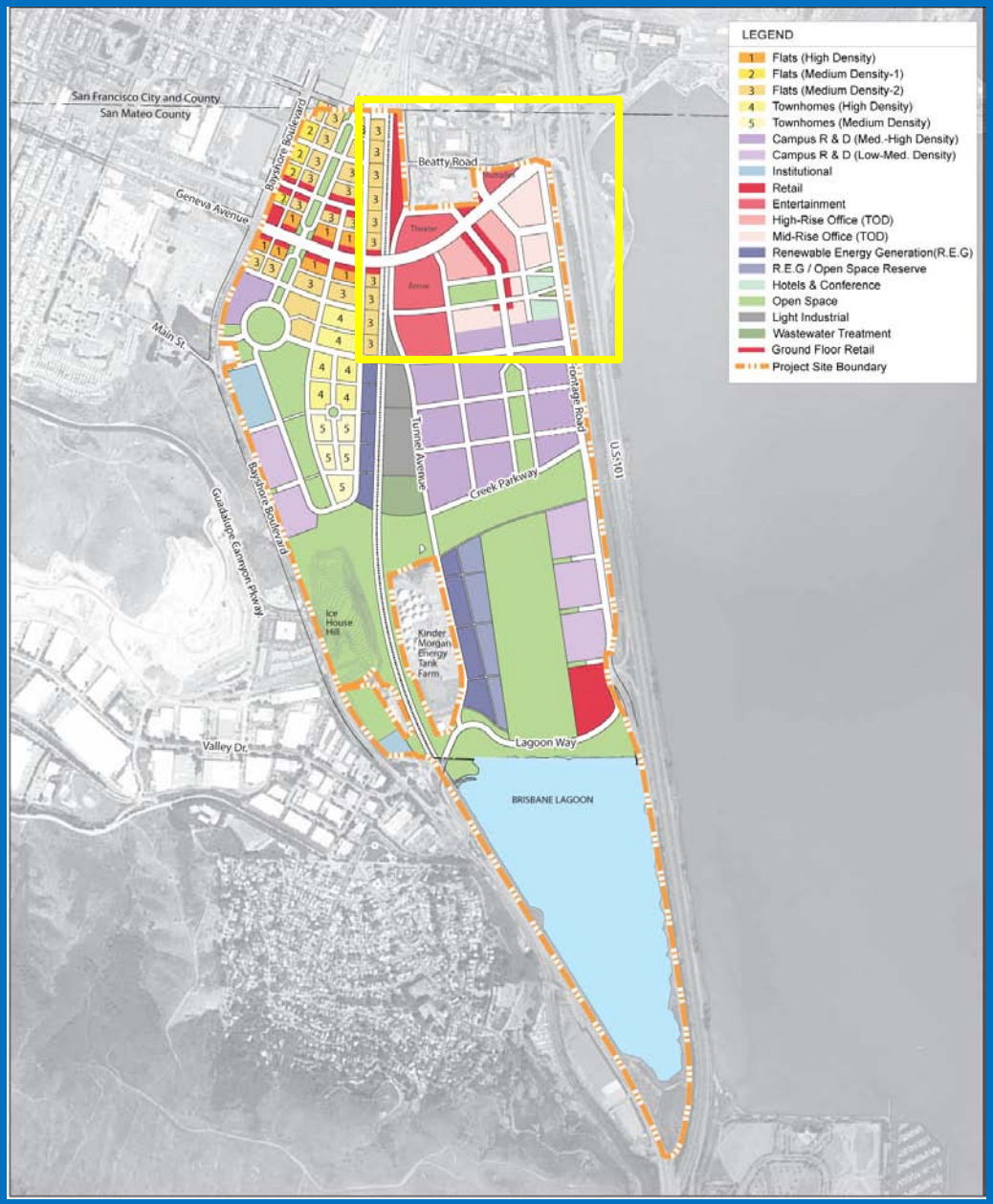
Land Use Plan-Developer Sponsored Project

- Non-Residential: **7 million sf**
  - Mixed Commercial: **566,300 sf**
  - Office: **2.7 million sf**
  - R&D: **3.3 million sf**
  - Conference: **21,300 sf**
  - Hotel Rooms: **369 rooms**
  - Public/Civic: **28,200 sf**
- Residential Units**:** **4,434 units**
- Open Space: **205 acres**
- Renewable Energy Generation: **25 acres**
- Water Treatment Facility: **5 acres**
- Total Net New Land Uses: **11.7 million sf**



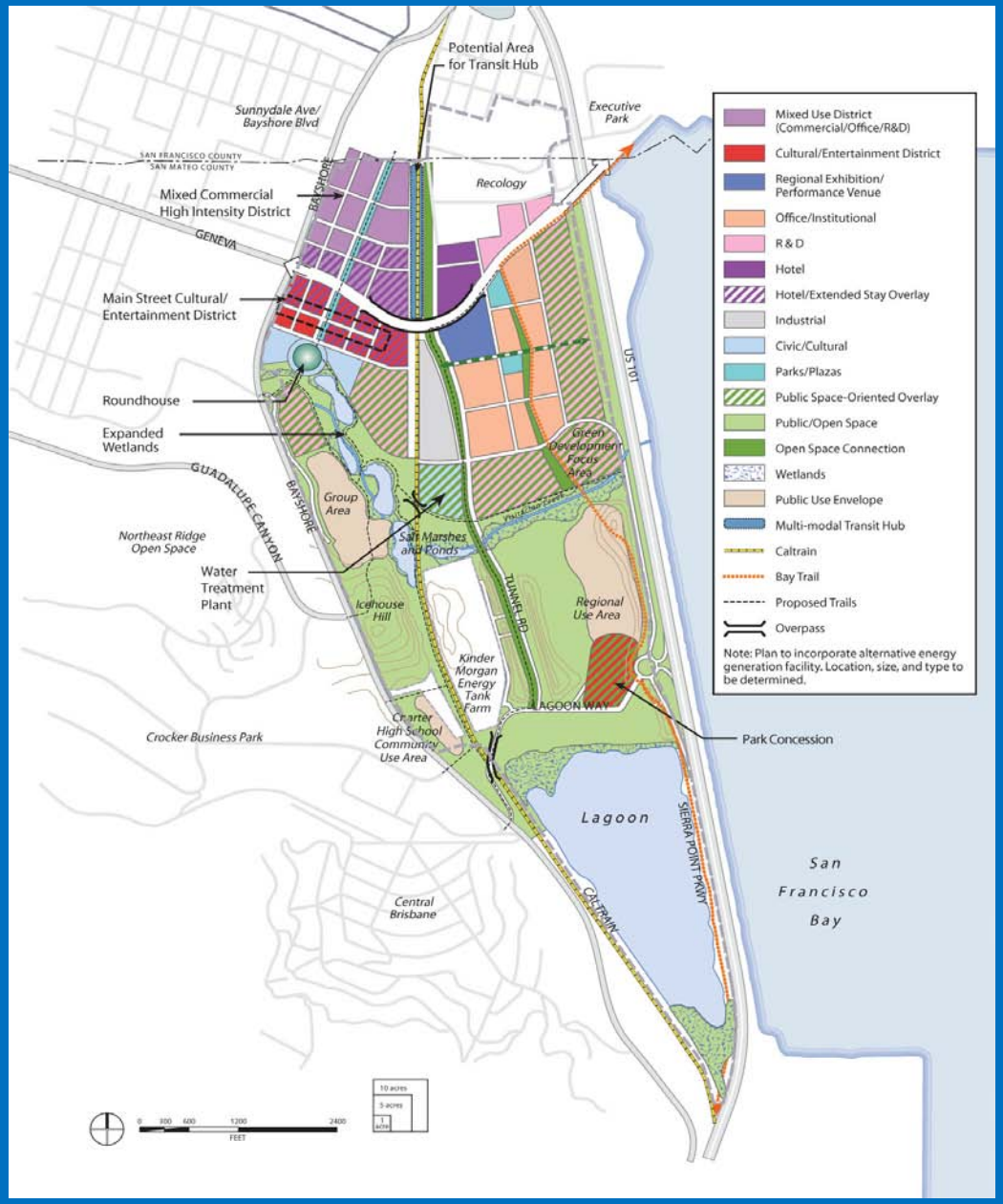
DSP Land Use Plan-Entertainment Variant

- Reduced Square Footages for Mixed Commercial, Office, and R&D (-1.4 million sf)
- Expanded Square Footage for Entertainment District (+52,200 sf)
- Increased number of hotel rooms (+350)
- Reduced Total Net New Land Uses: **11.68 million sf (-46,900 sf)**



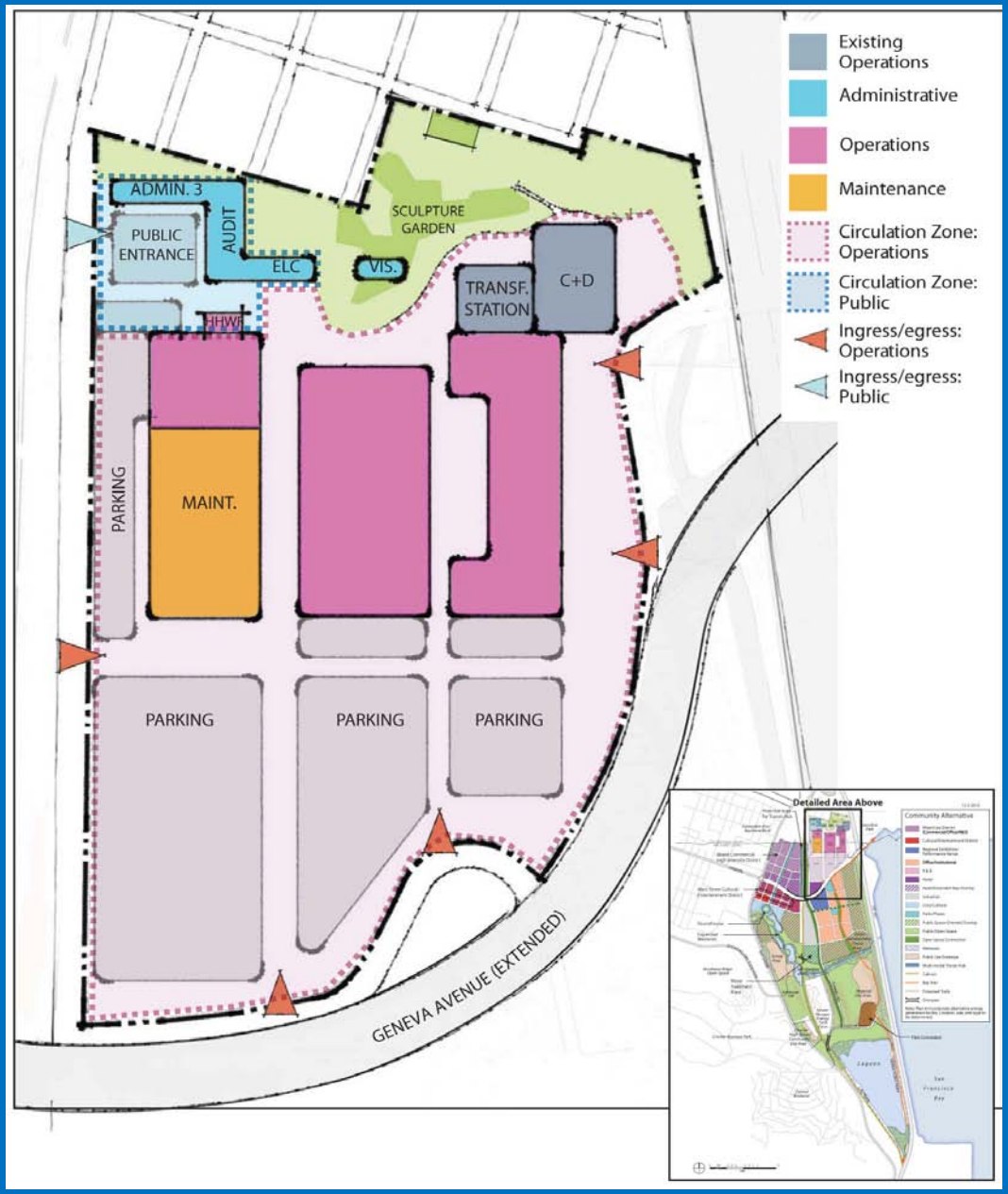
Land Use Plan-Community Preferred Plan

- Non-Residential: **8.3 million sf**
  - Mixed Commercial: **2.2 million sf**
  - Office: **992,700 sf**
  - R&D: **2 million sf**
  - Industrial: **366,400 sf**
  - Entertainment: **611,300 sf**
  - Conference: **274,500 sf**
  - Hotel Rooms: **1,990 rooms**
  - Public/Civic: **188,700 sf**
  - Resource Recovery: **259,000 sf**
- Residential Units: **NONE**
- Open Space: **330 acres**
- Renewable Energy Generation: **Dispersed**
- Water Treatment Facility: **5 acres**
- Total Net New Land Uses: **7.67 million sf**

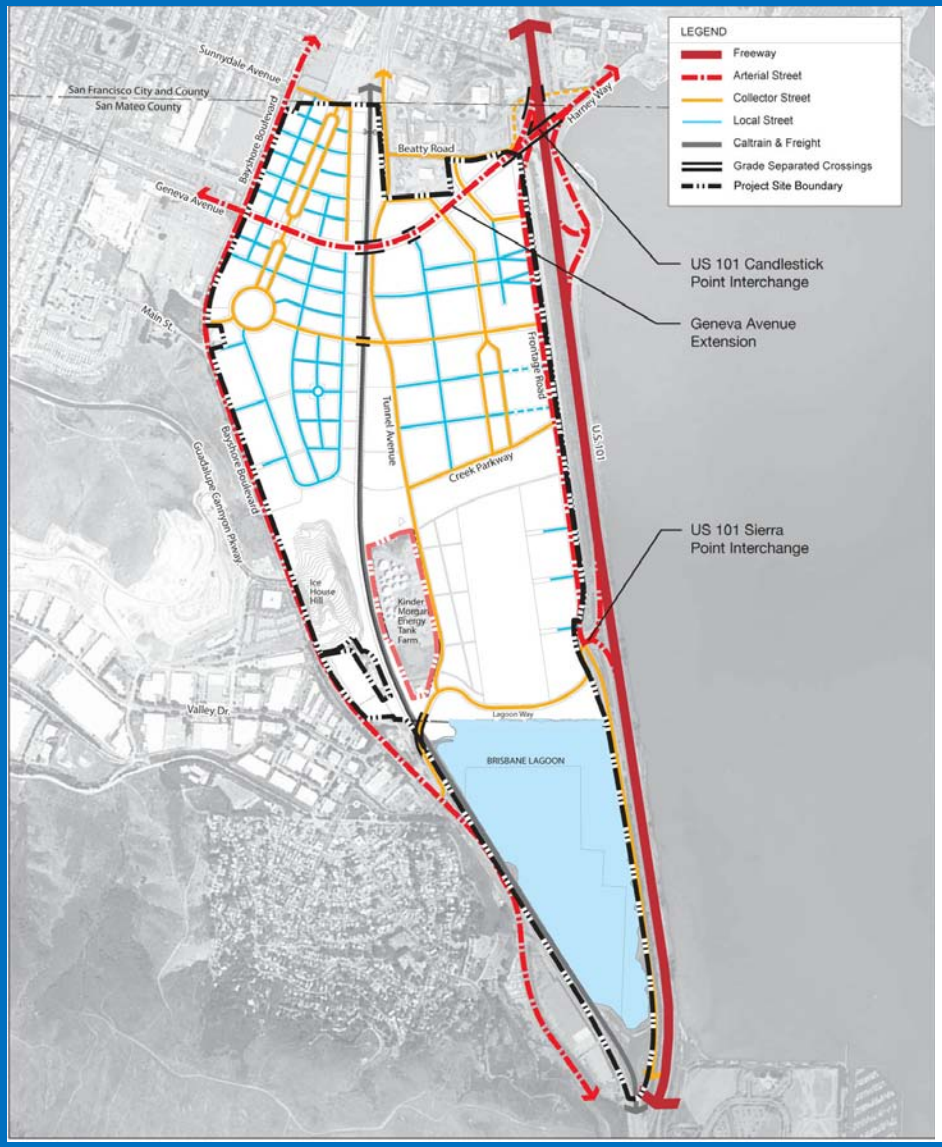


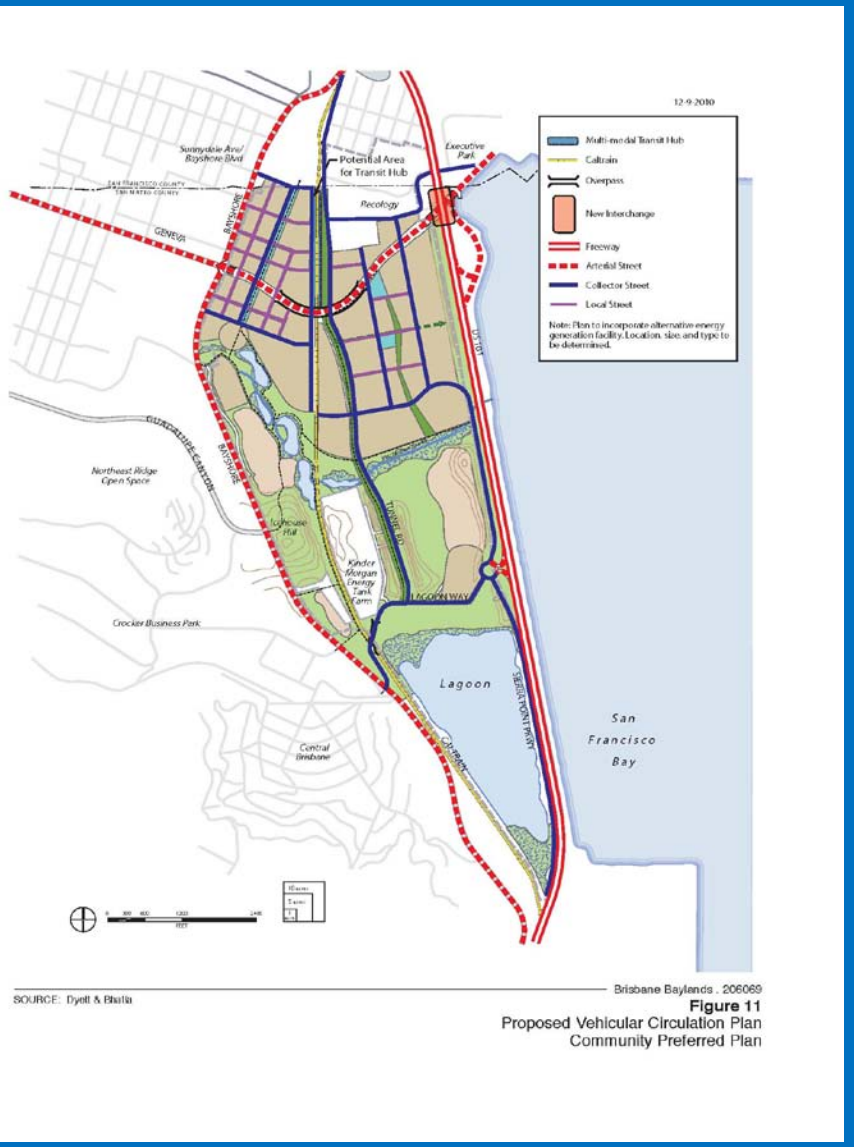
CPP Land Use Plan-Recology Variant

- Reduced Square Footage for R&D (-335,000 sf)
- Reduced number of hotel rooms (-490)
- Expanded Square Footage for Resource Recovery Uses (+752,000 sf)
- Increased Total Net New Land Uses: **7.7 million sf (+70,600 sf)**



Roadway Circulation Plan

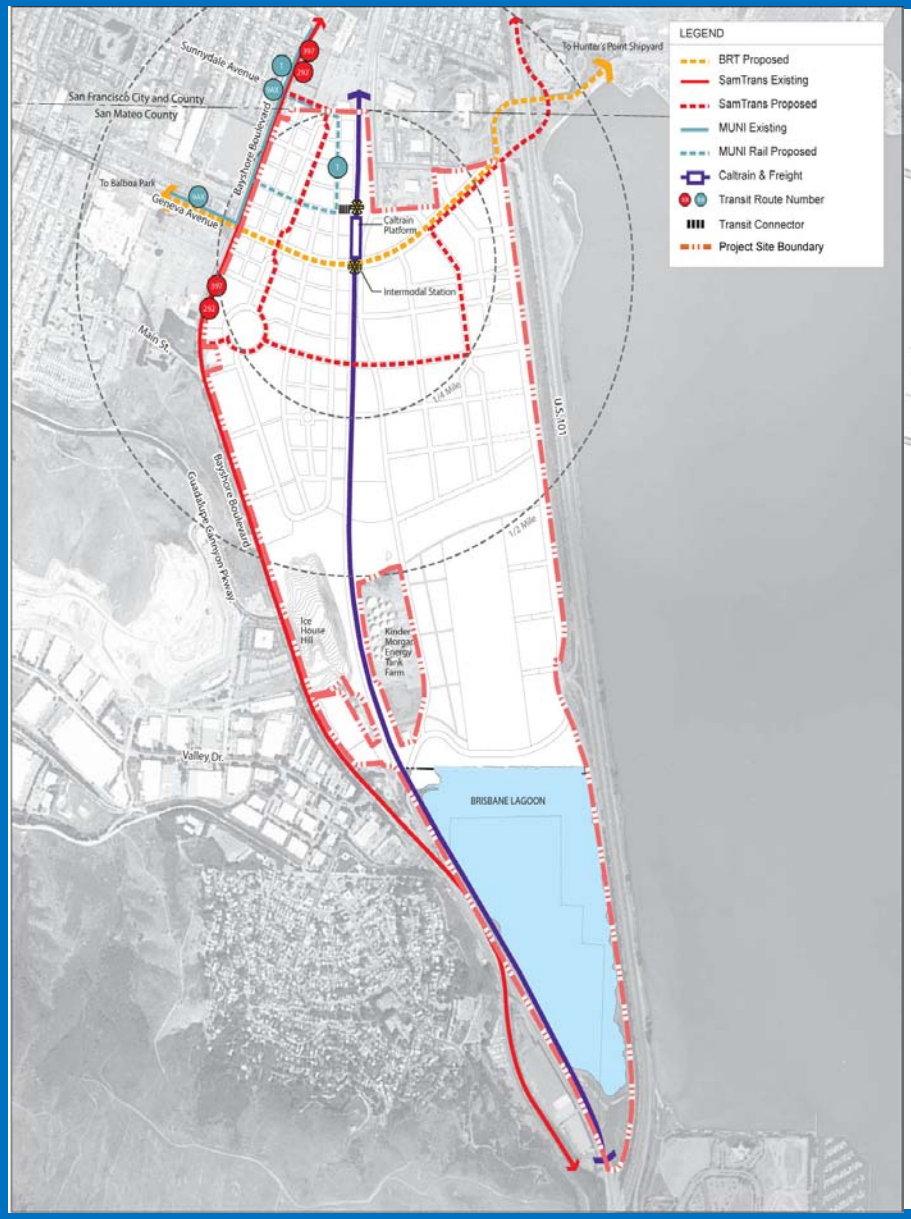




DSP

CPP

Transit Circulation Plan

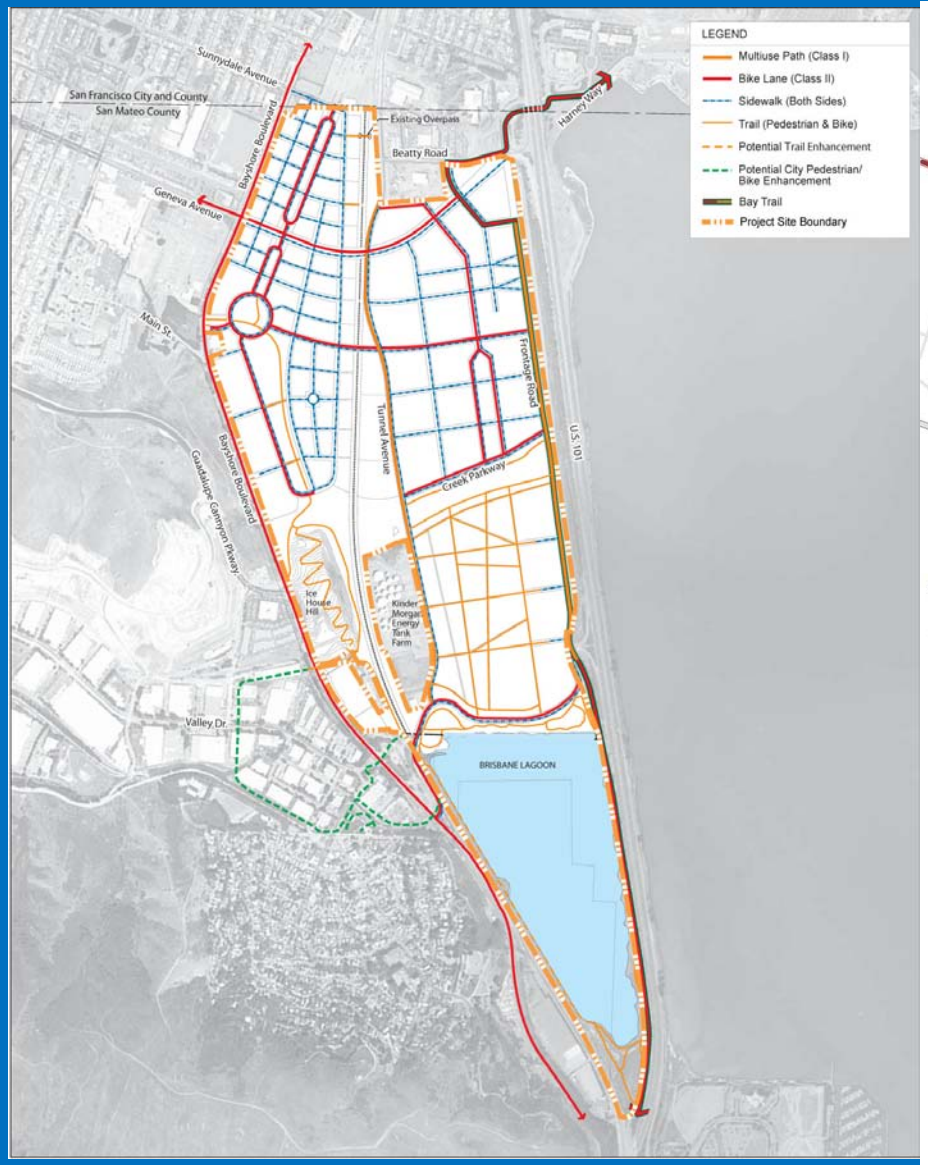




DSP

CPP

Pedestrian Trails and Bikeways Plan



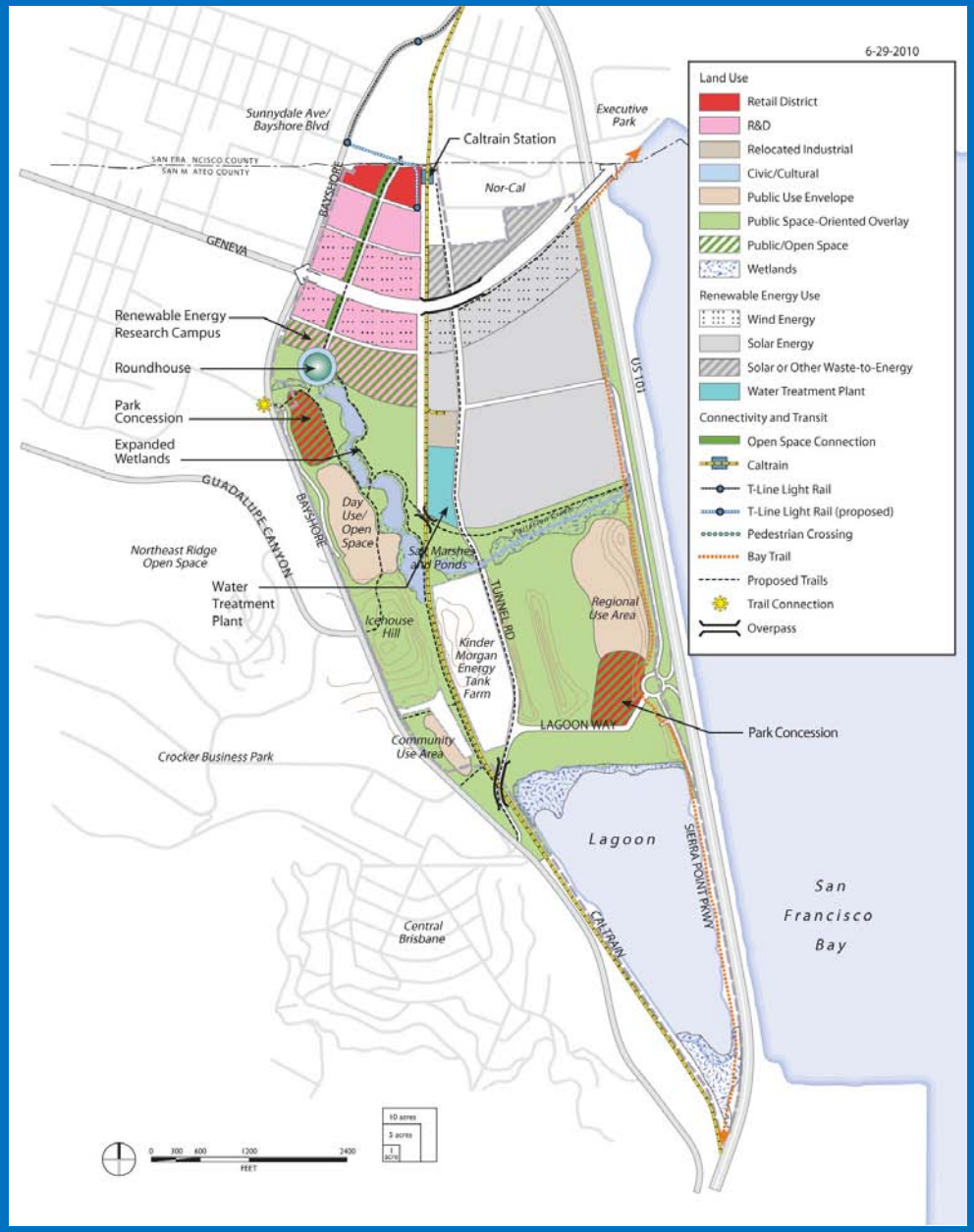


DSP

CPP

Renewable Energy Alternative

- Alternative Energy **170 acres**
  - Wind: **5.2 acres**
  - Solar: **104 acres**
  - Solar/Other: **14 acres**
- Research and Development **654,000 sf**
  - R&D: **505,000 sf**
  - Renewable Energy Research Campus: **148,800 sf**
- Retail/Entertainment: **173,800 sf**
- Relocated Industrial: **142,500 sf**
- Total Net New Land Uses: **970,300 sf**



Topics Included in EIR Analysis

• Aesthetics/Visual Quality	• Greenhouse Gas Emissions	• Population/Housing
• Air Quality	• Hazards/Hazardous Materials	• Public Services
• Biological Resources	• Hydrology/Water Quality	• Recreation
• Cultural Resources	• Land Use/Planning Policy	• Traffic/Transportation
• Geology/Seismicity	• Noise/Vibration	• Utilities/Services Systems
• Sustainability	• CEQA Alternatives	• CEQA Required Section

This list of topics is the same as previously identified in the 2006 NOP/Initial Study, with the addition of Sustainability.

CEQA Alternatives

- CEQA requires alternatives to also be evaluated
- Alternatives to include:
  - No Project-General Plan Buildout with a secondary No Project-Existing Conditions
  - Renewable Energy Generation Alternative
  - Other Alternatives (Mitigated Alternative, Moderate Build/Density; etc.) to be developed as EIR progresses

Purpose of Tonight's Meeting

- To take public comments on EIR-related issues
- To focus comments on CEQA topics rather than pros/cons of project
- To record comments that will inform EIR team of issues of concern
- Format will be to allow each person who desires to do so to speak. Please fill out a speaker card and state name and affiliation
- We will also accept written comments
- Comments are being recorded and will be transcribed and entered into the record

Thank You

NOP Comments from the public accepted anytime after tonight, and from agencies through January 10

- Email to: eir@ci.brisbane.ca.us
- Fax to: John Swiecki at 415.467.5547
- Mail or deliver to:

  John Swiecki, Community Development Director

  City of Brisbane

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