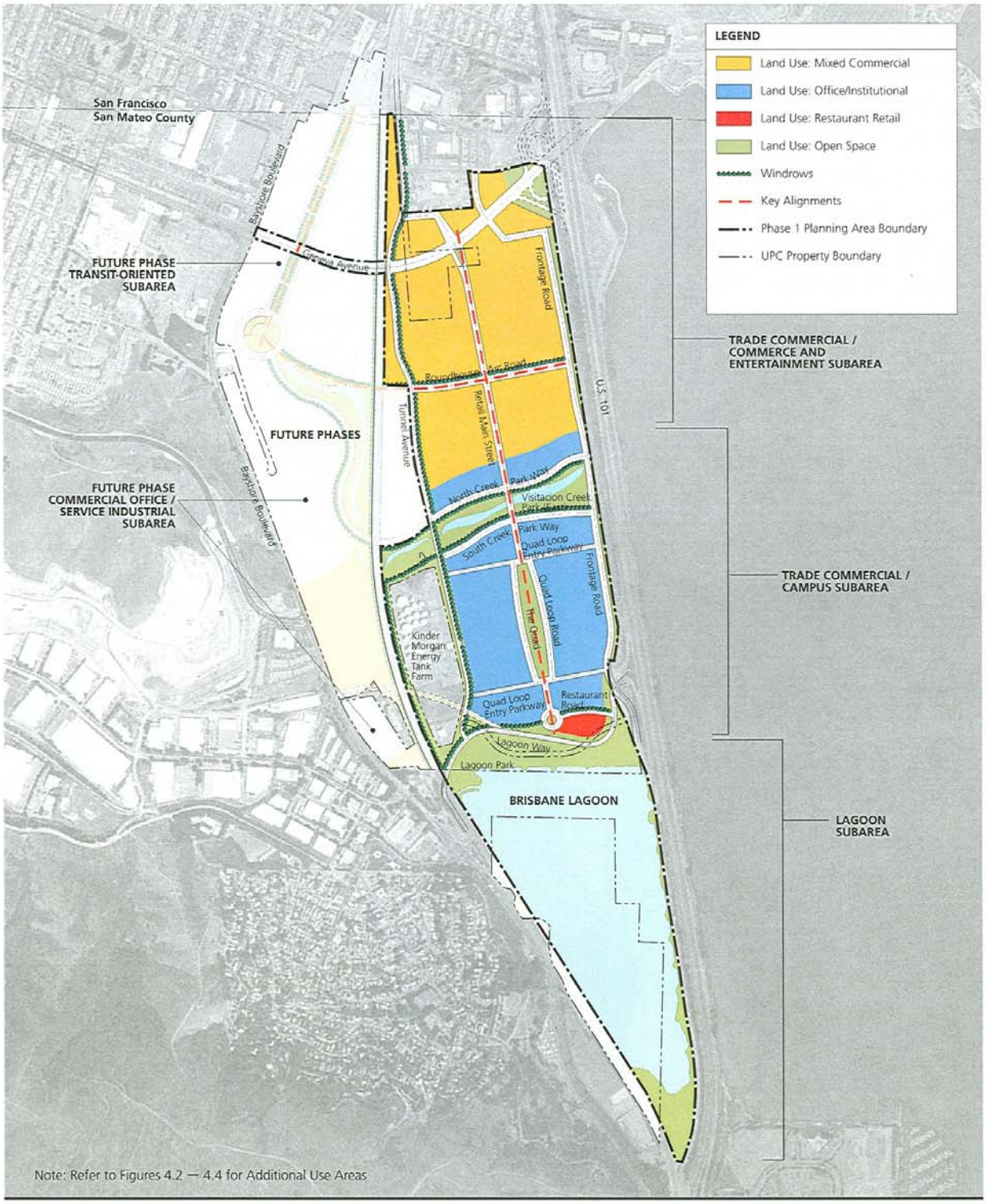


City of Brisbane

Special City of Brisbane
Joint City Council/Planning Commission Meeting
March 2, 2006



Brisbane Baylands Phase I Specific Plan Universal Paragon Corporation

0 350 700 1400 feet

WRT | SOLOMON E.T.C.

0.1 PHASE I PLAN

December 2005

Baylands Information

- **Baylands Website**
- **All Application Material**
- **Staff Reports**
- **Contracts for Consultant to the City, e.g. Financial Services, Environmental Remediation, EIR Planning, etc.**
- **Environmental Peer Review Reports and Findings**

- 1989 – Land Purchased by Universal Paragon Corporation
- 1994 – General Plan Update Adopted
- General Plan requires submittal of a Proposed Specific Plan.
- Once submitted City may, through a public process, change the plan in anyway it chooses.
- When the Specific Plan is adopted, it will be the City's Specific Plan not the applicants.

Sequence of Events for Baylands Specific Plan

4/28/2003	"Bubble Diagram"
11/18/2003	Public Presentation by UPC on site environmental conditions
5/3/2004	City Council approves RFP (Request for Proposals) for independent peer review of environmental report for Brownfield remediation.
5/3/2004	City Council schedules community meetings to discuss Baylands planning issues.
5/19/2004	Community Input Workshop with CCLR, the California Center for Land Recycling, regarding brownfields reuse.
6/10/2004	Community Input Workshop with Michael Freedman, the City's consultant regarding Urban Design
6/28/2004	Community Input Workshop with John Zinner, the City's consultant on Sustainable Communities

8/23/2004	Community Input Workshop with Michael Freedman regarding planning ideas for the Baylands Specific Plan.
8/31/2004	Workshop with UPC as follow-up to Community Input Workshops
10/22/2004	UPC Submits Specific Plan to City
Winter/ Spring 2004/2005	Specific Plan reviewed for completeness and project description defined.
12/6/2004	Contract with CDM, the City's environmental consulting firm, to provide peer review of Baylands remediation issues approved by the City Council.
3/7/2005	Staff provides draft letter of incompleteness as well as written public comments. Oral public comments and City Council input is taken. Staff is directed to draft final letter and place it on the March 21st agenda.

4/25/2005	Workshop on Draft Environmental Remediation Peer Review
Dec. 2005	UPC Resubmittal of Specific Plan
Feb. 2006	Staff determines that Specific Plan Application is complete.
March 2 & 21 & April ?	Scoping Meetings on Environmental Review of Specific Plan

CEQA GUIDELINES

The Basis for Scoping

15000. AUTHORITY

The regulations contained in this chapter are prescribed by the Secretary for Resources to be followed by all state and local agencies in California in the implementation of the California Environmental Quality Act.

"These guidelines are binding on all public agencies in California"

15082. NOTICE OF PREPARATION AND DETERMINATION OF SCOPE OF EIR

Notice of Preparation.

(a) Immediately after deciding that an environmental impact report is required for a project, **the lead agency shall send to the Office of Planning and Research and each responsible and trustee agency a notice of preparation stating that an environmental impact report will be prepared.** This notice shall also be sent to every federal agency involved in approving or funding the project.

15083. EARLY PUBLIC CONSULTATION

Prior to completing the draft EIR, the **Lead agency may also consult directly with any person or organization it believes will be concerned with the environmental effects of the project.** Many public agencies have found that early consultation solves many potential problems that would arise in more serious forms later in the review process. This early consultation may be called scoping.

(a) **Scoping has been helpful to agencies in identifying the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in an EIR and in eliminating from detailed study issues found not to be important.**

(b) Scoping has been found to be an effective way to bring together and resolve the concerns of affected federal, state, and local agencies, the proponent of the action, and other interested persons including those who might not be in accord with the action on environmental grounds.

(c) Where scoping is used, it should be combined to the extent possible with consultation under Section 15082.

CEQA Process Flow Chart

