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City/County Association of Governments of San Mateo County

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January 6, 2011

John Sweicki, Community Development Director
City of Brisbane
50 Park Place
Brisbane, CA 94005

Dear Mr. Sweicki:

RE: C/CAG Airport Land Use Committee (ALUC) Staff Comments on a Revised Notice of Preparation (RNOP) of a Draft Environmental Impact Report for the Brisbane Baylands Specific Plan

The following are C/CAG Airport Land Use Committee (ALUC) Staff comments on the above-referenced document.

Background

The City/County Association of Governments of San Mateo County (C/CAG) Board of Directors, in its designated role as the Airport Land Use Commission for the County, has prepared a draft update of the state-mandated comprehensive airport land use compatibility plan (CLUP) for the environs of San Francisco International Airport. The scope and content of the CLUP update are guided by the relevant content in the *California Airport Land Use Planning Handbook* prepared by the Caltrans Division of Aeronautics. The Plan is currently under administrative review. The SFO CLUP update document may be adopted before the Baylands Specific Plan Final EIR is certified by the Brisbane City Council.

Project Characteristics/Location/C/CAG/ALUC Formal Review

The project consists of a specific plan for of 684 acres within the city limits of Brisbane, on the "flat" portion of the City. The affected property is located approximately five highway miles north of San Francisco International Airport. The site is bounded on the north by the City and County of San Francisco county line and the Recology property (formerly Nor-Cal Waste), on the east by U.S. Highway 101, on the west by Bayshore Boulevard, and on the south by the Brisbane lagoon. The proposed project includes four land use plan scenarios for site. Two of those scenarios include development of over 4,400 residential units. One of the residential scenarios also includes an arena, theater, multiplex, conference center, and a hotel (information source: City of Brisbane).

ALUC
Airport Land Use Committee

ALUC Chairperson:
Richard Newman
Aviation Representative

ALUC Vice Chairperson:
Mark Church, Supervisor
County of San Mateo

C/CAG Airport Land Use Committee (ALUC) Staff
David F. Carbone, Transportation Systems Coordinator
County of San Mateo Planning and Building Department

The entire site is located within Area A of the proposed Airport Influence Area (AIA) boundary for San Francisco International Airport as shown in the SFO CLUP update document (see Enclosure No. 1). This boundary delineates where state-mandated real estate disclosure of potential airport/aircraft impacts is required as part of a real estate sales transaction. The disclosure of airport/aircraft impacts is the responsibility of the seller and his/her real estate professional.

The site is located outside of the proposed CLUP referral boundary (Airport Influence Area B, as shown in Enclosure No. 2). The Baylands Specific Plan area is (1) not located within federal airspace protection notification requirements for proposed development near SFO (i.e. Federal Aviation Regulations FAR Part 77), (2) not within current FAA-accepted aircraft noise contours for SFO (see Enclosure No. 3), and (3) not within any runway safety zones, as proposed in the draft SFO CLUP update. Therefore, the proposed Specific Plan does not require formal review by C/CAG/ALUC.

DEIR Topic: Noise Impacts From Commercial Aircraft Overlfight

As I am sure you are aware, a significant current airport-related concern in Brisbane is noise from commercial aircraft overflight. Brisbane is affected by aircraft overflight noise from several FAA air traffic routes that take aircraft over the city and nearby neighborhoods in San Francisco. (see Enclosure No. 4) These routes include: (1) aircraft departing SFO on Runways 1 on the PORTE, EUGEN, and OFFSHORE departure routes for southbound and trans-Pacific flights, (2) aircraft departing SFO on Runways 28 on the SHORELINE departure route for north and eastbound flights, and (3) aircraft departing Oakland International Airport on the SKYLINE , COAST, and NUEVO departure routes for southbound and trans-Pacific flights (info source: SFO Aircraft Noise Abatement Office staff). The departure routes from Oakland International Airport that affect Brisbane are not shown in Enclosure No. 4.

The DEIR should contain a thorough discussion of commercial aircraft overflight noise impacts as they affect all of the Baylands Specific Plan development scenarios. I encourage the author(s) of the DEIR to contact Bert Ganoung, Manager, Aircraft Noise Abatement, San Francisco International Airport, to obtain more information about the federal air traffic routes that affect the City of Brisbane. Mr. Ganoung can be reached at 650/821-5100.

Thank you for the opportunity to comment on the above-referenced RNOP. If you have any questions about these comments, please contact me at 650/363-4417 or at dcarbone@co.sanmateo.ca.us

Sincerely,

David F. Carbone, C/CAG Airport Land Use Committee (ALUC) Staff

Enclosures:
No. 1: Draft SFO CLUP update document August 2010, Fig.
No. 2: Draft SFO CLUP update document August 2010, Fig. 4-2
No. 3: Draft SFO CLUP update document August 2010, Fig.
No. 4: Draft SFO CLUP update document August 2010, Fig, 2-6

cc: C/CAG Airport Land Use Committee (ALUC) Members, w/enclosures
Richard Napier, C/CAG Executive Director, w/enclosures
Richard Newman, C/CAG ALUC Chairperson, w/enclosures
John Bergener, SFO Planning Manager, w/enclosures
Bert Ganoung, Manager, SFO Aircraft Noise Abatement, w/enclosures

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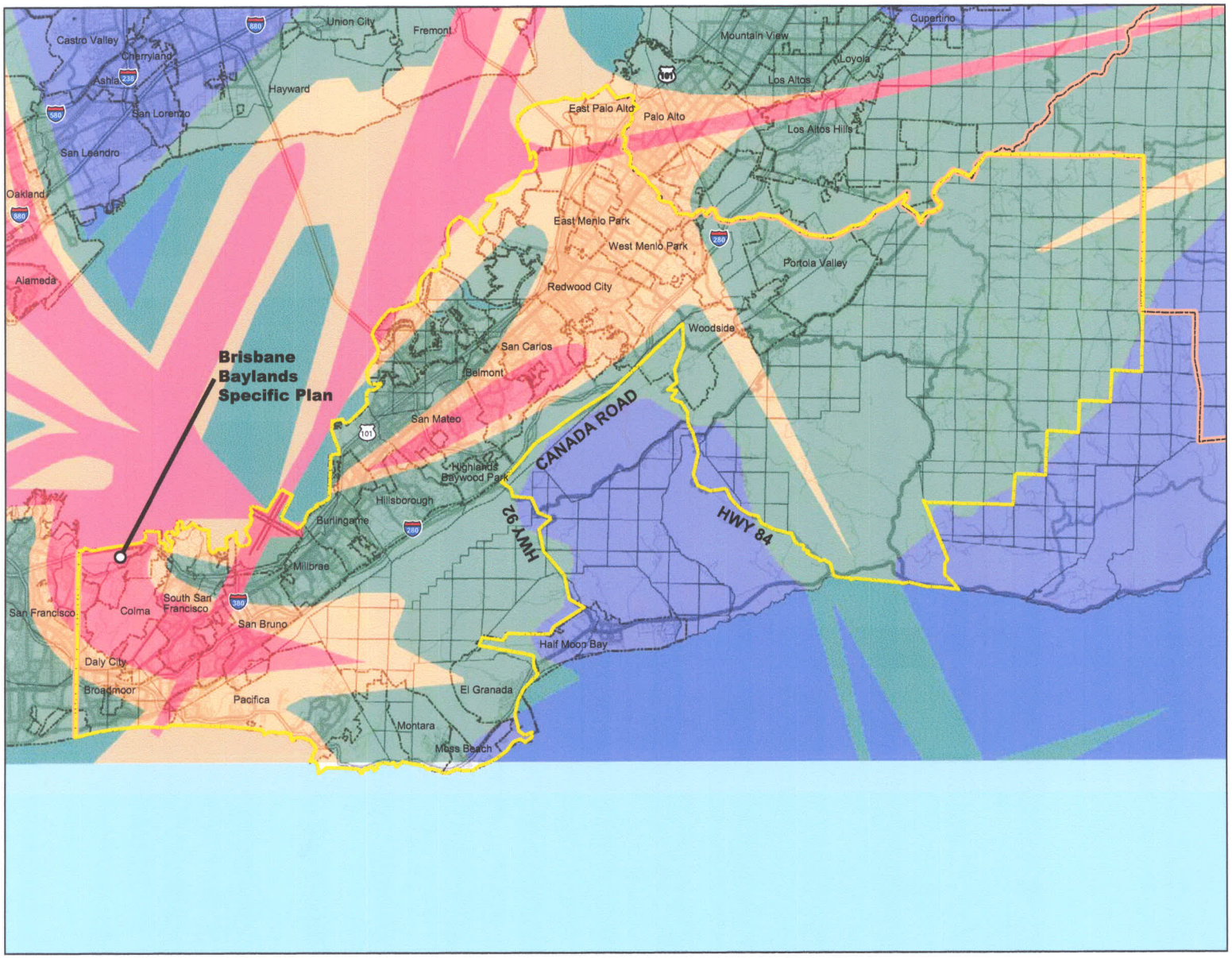


Figure 4-1
AIRPORT INFLUENCE AREA A
- REAL ESTATE DISCLOSURE AREA
Comprehensive Airport Land Use Plan
For The Environs of San Francisco International Airport

C/CAG
City/County Association of Governments
of San Mateo County, California

Location of Brisbane Baylands Specific Plan Within the Proposed Airport Influence Area A - State Mandated Real Estate Disclosure Boundary for the Environs of San Francisco International Airport - January 2011

Enclosure No. 1

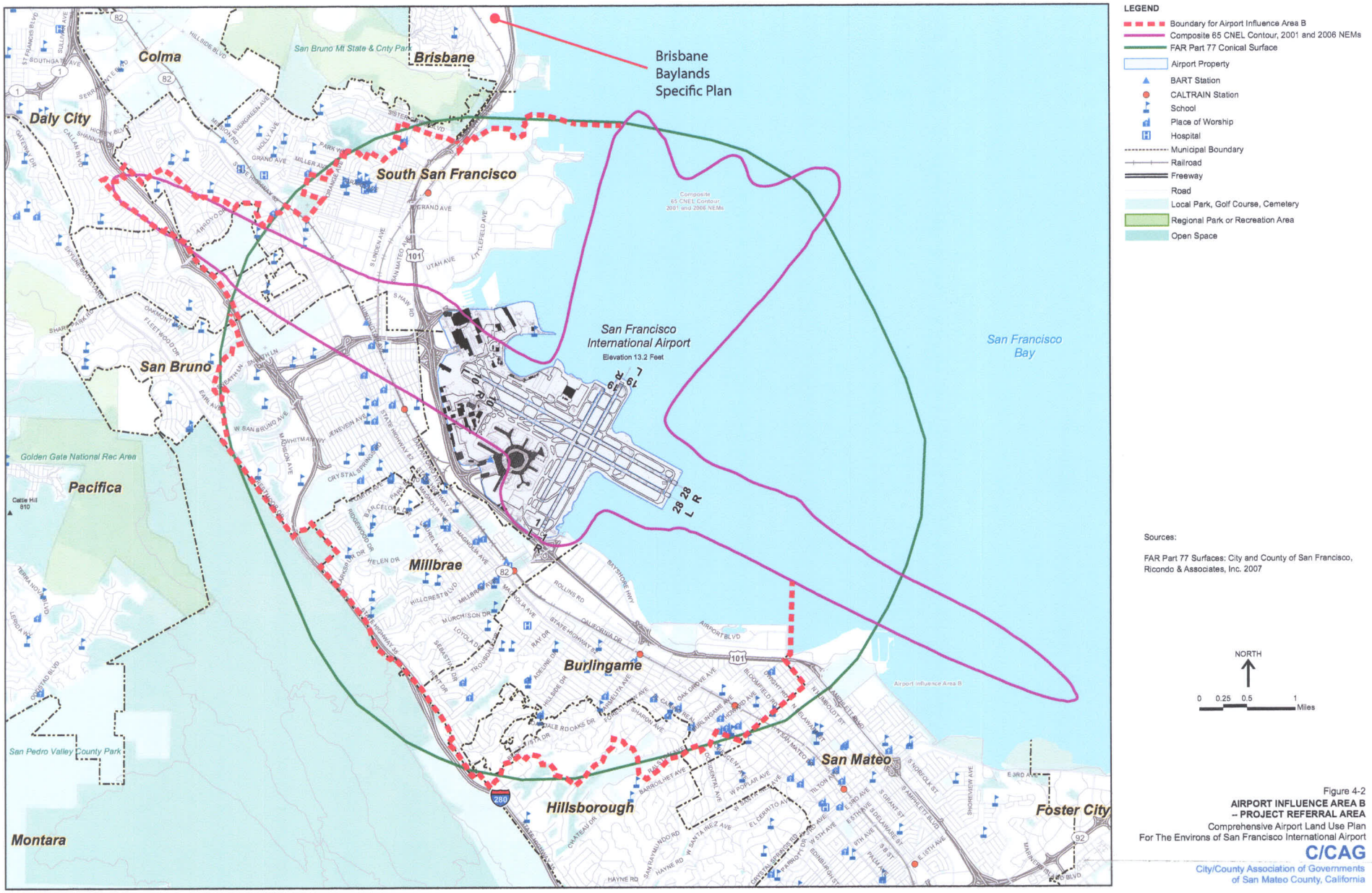
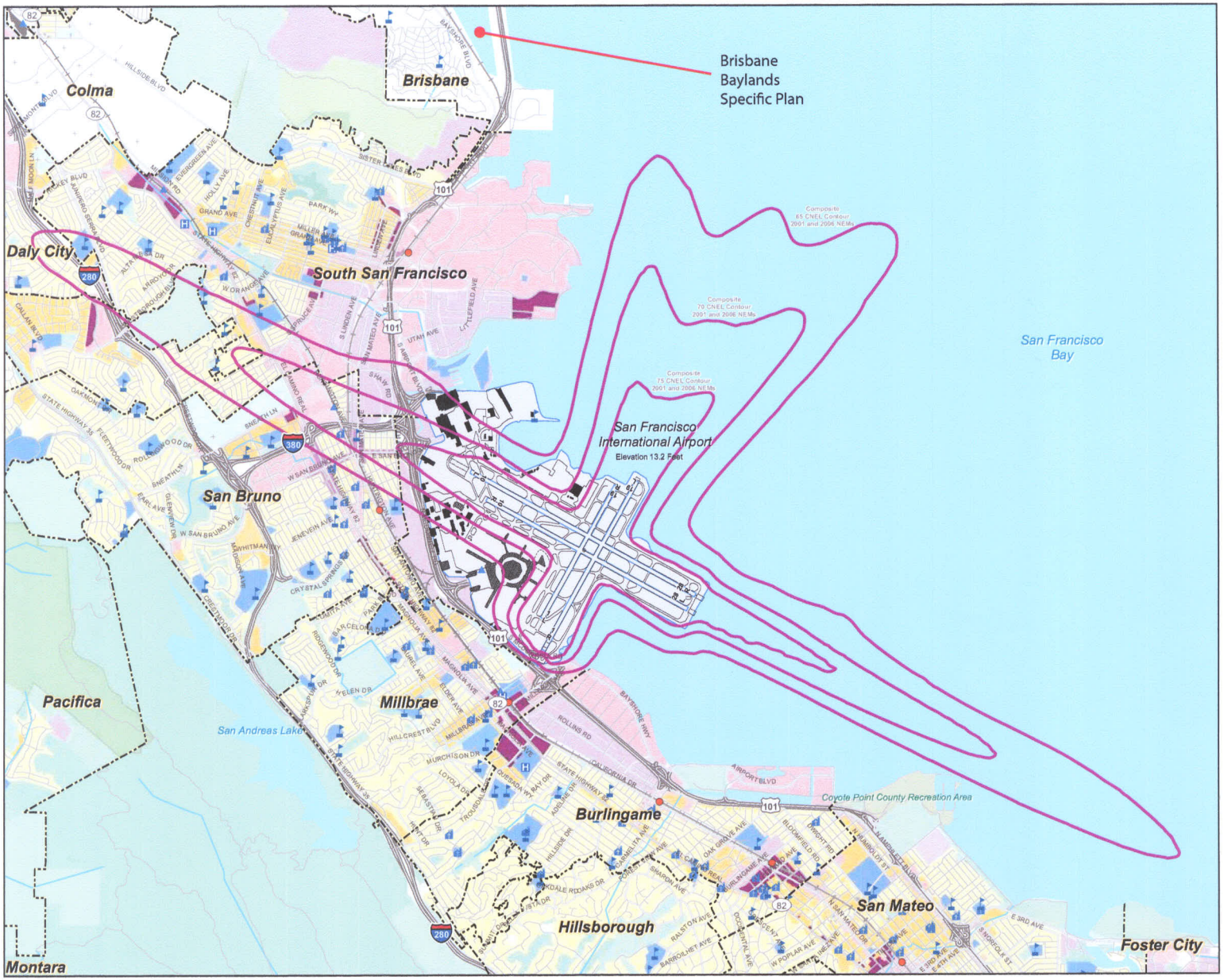


Figure 4-2
AIRPORT INFLUENCE AREA B -- PROJECT REFERRAL AREA
Comprehensive Airport Land Use Plan
For The Environs of San Francisco International Airport
C/CAG
City/County Association of Governments of San Mateo County, California

Location of Brisbane Baylands Specific Plan Outside the Proposed Airport Influence Area B - Project Referral and State Mandated Real Estate Disclsure Boundary for the Environs of San Francisco International Airport - January 2011

Enclosure No. 2



LEGEND

- Composite CNEL Contour, 2001 and 2006 NEMs
- Airport Property
- BART Station
- CALTRAIN Station
- School
- Place of Worship
- Hospital
- Municipal Boundary
- Railroad
- Freeway
- Road

Planned Land Use Per General Plans:

- Public
- Multi-Family Residential
- Single Family Residential
- Mixed Use
- Transit Oriented Development
- Commercial
- Industrial, Transportation, and Utilities
- Local Park, Golf Course, Cemetery
- Regional Park or Recreation Area
- Open Space
- Planned use not mapped

Sources:

Noise Contour Data:
- San Francisco International Airport
  Noise Exposure Map Update - September 17, 2001;

County Base Maps:
- San Mateo County Planning & Building Department, 2007

Local Plans:
- Burlingame Bayfront Specific Area Plan, August 2006
- Burlingame Downtown Specific Plan, January 2009
- Burlingame General Map, September 1984
- North Burlingame/ Rollins Road Specific Plan, February 2007
- Colma Municipal Code Zoning Maps, December 2003
- Daly City General Plan Land Use Map, 1987
- Hillsborough General Plan, March 2005
- Millbrae Land Use Plan, November 1998
- Pacifica General Plan, August 1996
- San Bruno General Plan, December 2008
- San Mateo City Land Use Plan, March 2007
- San Mateo County Zoning Map, 1992
- South San Francisco General Plan, 1998

NORTH

0 0.25 0.5 1 Miles

Figure 4-3
NOISE COMPATIBILITY ZONES
Comprehensive Airport Land Use Plan
For The Environs of San Francisco International Airport

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Location of Brisbane Baylands Specific Plan in Relation to the Current FAA - Accepted Aircraft Noise Contours for San Francisco International Airport - January 2011

Enclosure No. 3

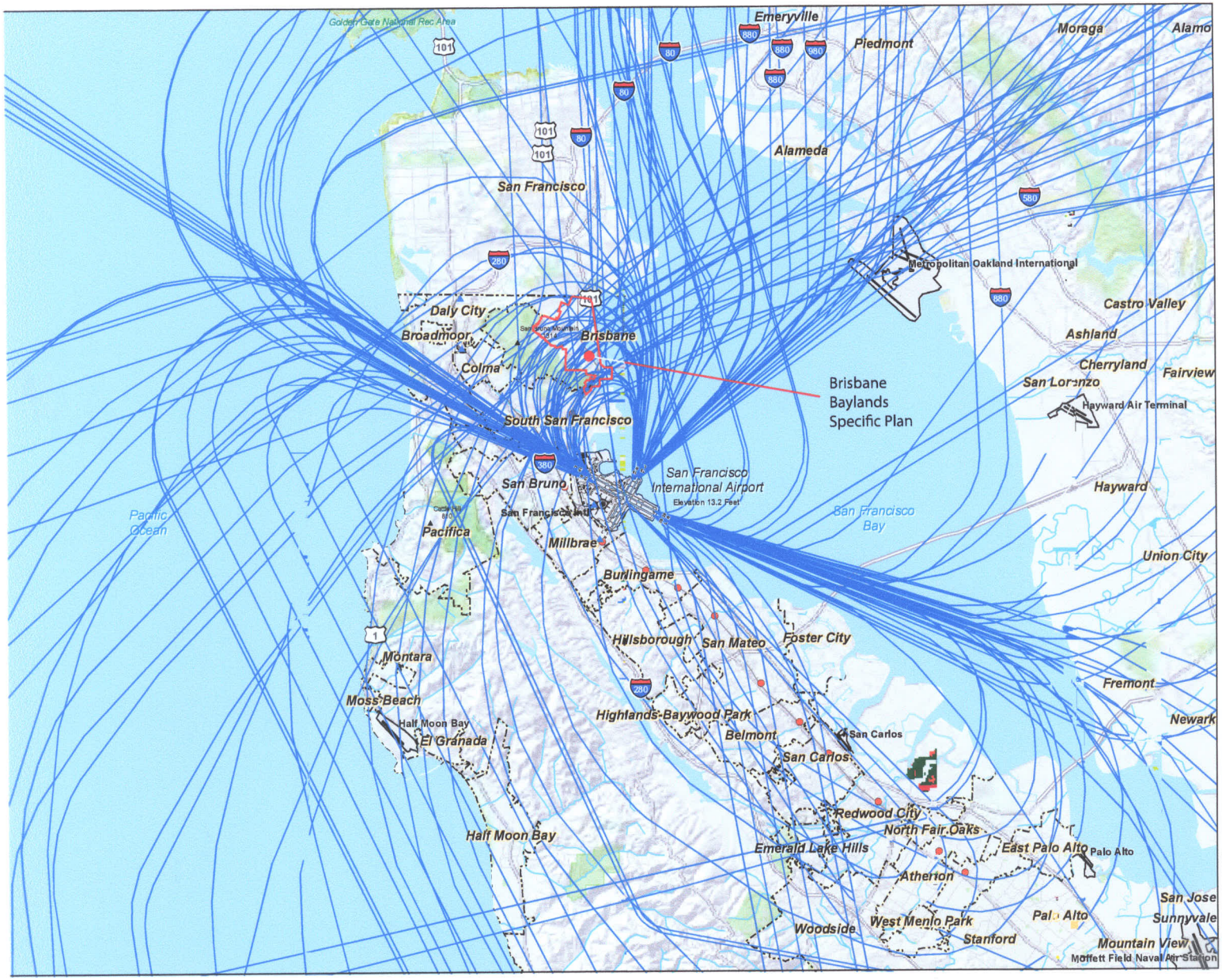


Figure 2-6
GENERALIZED DEPARTURE FLIGHT TRACKS
Comprehensive Airport Land Use Plan
For The Environs of San Francisco International Airport

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Location of Brisbane Baylands Specific Plan within Generalized Departure Flight Paths for San Francisco International Airport - January 2011

Enclosure No. 4