

Brisbane Baylands

Planning Commission Public Hearing #5

October 29, 2015

Brisbane Baylands

Public Services and Facilities

Police Services

- Impacts
 - Substantial increase in calls for service
- Mitigation Measures
 - Storefront substation to be provided
- Planning Requirements
 - Prepare and implement “Police Services and Facilities Plan”
 - Additional shifts required
 - Second beat required
 - Staffing for arena events (DSP-V scenario)
 - Adequate facilities space at central station exists

Fire Protection

- Impacts
 - Substantial increase in calls for service
- Planning Requirements
 - Prepare and implement “Fire Protection Services Plan”
 - Baylands development to be within 1.5 miles of fully staffed station
 - Buildings over 3 stories to be within 2 miles of fully staffed ladder company
 - Adequate fire flow
 - Meet NCFD response time performance standards

Schools

- Impacts
 - Substantial increase in enrollments for Bayshore ESD and Jefferson JUHSD
- Mitigation Measures
 - Payment of required impact fees
 - Reservation of school site for CPP/ CPP-V scenarios
- Planning Requirements
 - Payment of required fees constitutes “full mitigation”

Libraries

- Impacts
 - Substantial increase in demand for library services (DSP/DSP-V scenarios)
 - Less demand for library services (CPP/ CPP-V scenarios)
- Mitigation Measures
 - Provision of a library (DSP/DSP-V scenarios)

Water Infrastructure

- Impacts
 - Substantial increase in demand for water facilities
- Mitigation Measures
 - Construction of offsite water storage facility
- Planning Requirements
 - Construction of water facilities, including recycled water plant

Other Public Facilities Considerations

- All costs for capital facilities to be paid for by proposed development
- Costs for operations and maintenance to be borne by agencies providing services
 - Revenues and costs for City services to be addressed in cost revenue study
- Potential use of assessment district financing
 - Mello-Roos Community Facilities District
 - Landscape Maintenance Districts

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Recreation

Parks Standards

- Brisbane Municipal Code
 - Based on “Quimby Act”
 - 4.5 acres / 1,000 population at the time of the EIR
 - Used in Draft EIR to evaluate impacts on parks
 - All scenarios provide adequate open space
 - Code standard later revised to 3.0 acres / 1,000 population
 - Commercial and industrial projects specifically exempted
- Brisbane General Plan
 - 18.5 acres / 1,000 population
 - Aspirational goal to be evaluated in planning review

Windsurfing Resources

- Candlestick Point State Recreation area: premier windsurfing area
- Proposed new buildings increase effective surface roughness and decrease wind speed
- Impacts determined to be less than significant
 - Undetectable to most windsurfers (particularly beginners and intermediates)
 - Would not impair ability to launch, sail within a desirable area, and return to launch area

Windsurfing Resources: Issues Raised in DEIR Comments

- Significant criteria should have been formally adopted
 - No applicable threshold available in CEQA Appendix G
 - Lead Agency not required to formally adopt thresholds
 - Threshold clearly stated in the EIR
- Draft EIR uses same threshold used by San Francisco for Executive Point project
 - Based on substantially degrading windsurfing resource or substantially impairing access to the resource from launch sites
 - Already used to analyze impacts on Candlestick Point SRA

Windsurfing Resources: Issues Raised in DEIR Comments

- Candlestick Preservation Association and others stated:
 - Significant impacts would result
 - Alternative methodology should have been used
 - Wind tunnel testing should not have been used
 - Project description in the EIR was incomplete

Windsurfing Resources: Issues Raised in DEIR Comments

- See Master Responses 30 - 34
 - Alternative analysis methodology suggested by CPA and others less appropriate and useful than methodology used in Draft EIR
 - Use of wind tunnel well documented as an effective analysis tool
 - Models built for wind tunnel testing accurately reflect proposed grading and maximum building area and heights of scenarios

New slide

- Windsurfer recommendations- planning implications

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Water Supply

Background

- City relies on SFPUC for water supply
- City does not have adequate supply guarantee from SFPUC to support any Baylands development

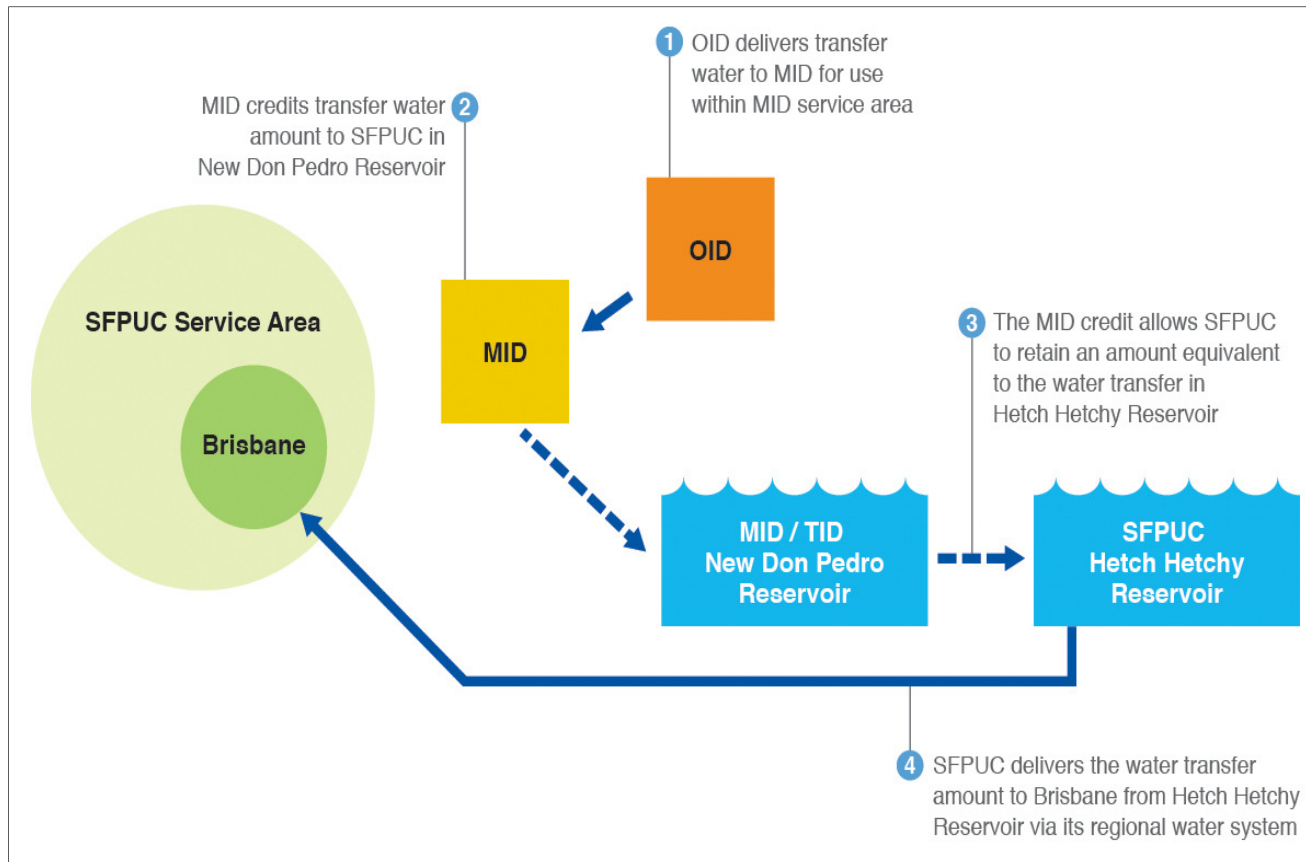
Addressing Water Supply

- Extensive water conservation program to be implemented
- Recycled water plant proposed under all development scenarios
 - Would be constructed when sufficient wastewater flows are available to operate plant (up to 15 years)
- Water Transfer Agreement Required

Proposed Water Transfer Agreement

- Proposed agreement between Brisbane and Oakdale Irrigation District (OID)
 - Guarantee 2,400 acre-feet of water for 50 years, with extensions
 - 2,000 acre-feet for the Baylands
 - 400 acre-feet for buildout of City's General Plan
- Future requirements
 - Detailed engineering plans
 - Agreements with OID, Modesto Irrigation District (MID), and San Francisco (SFPUC)
 - Subsequent project-level CEQA review

Proposed Water Transfer Agreement



Impacts of Proposed Water Supply Agreement

- No new diversions proposed
 - Supply would come from previously diverted water supply
 - Proposed 2,400 AFY is small percentage of historic diversions
- No impacts on OID, MID, or SFPUC water supply systems
- Potential contribution to SFPUC impacts on Tuolumne River below Hetch Hetchy Reservoir
 - Impacts result from SFPUC water deliveries
 - SFPUC implementing mitigation measures
 - Brisbane would contribute water from its supply for mitigation

Reliability of Water Supply in Drought Conditions

- OID maintains pre-1914 water rights
 - Allowed to divert water without restriction before other water users downstream
 - Diversions only limited under extreme drought conditions for non-municipal uses
 - No curtailment of pre-1914 water rights in the current drought
- Historical diversions indicate ability of OID to deliver 2,400 AFY