

BRISBANE BAYLANDS

City Council Public Hearing #1, cont'd

Hazards & Hazardous Materials

December 15, 2016

QUESTIONS TO BE ADDRESSED

- What triggers the need for Title 27 landfill closure?
- What is the history of characterization studies for the Baylands?
- How would these studies differ if they were undertaken today?
- Was the Baylands site tested for radioactive materials?
- What would be the effects of sea level rise on contaminants within the Baylands?
- How could clusters of cancer and other disease be detected if they were to occur?

QUESTIONS TO BE ADDRESSED

- Has any landfill been subjected to a major earthquake?
- What would be the effect of a major earthquake on the landfill post-closure?
- What provisions are there for post-closure inspections following a major earthquake?
- Who would be responsible to pay for any needed repairs?
- Are there any good examples of long-term monitoring programs for landfills?
- What happens if additional remediation or work on the landfill is needed in the future?

QUESTIONS TO BE ADDRESSED

- Are existing monitoring wells within the Baylands in place and functional?
- To what extent can environmental insurance be used to protect future property owners?
- Will a single remediation technique or a variety of techniques be employed within the Baylands?
- Are there toxins present within the Baylands that would be better off removed?
- Should “Dutch Standards” be used for remediation of the Baylands?

QUESTIONS TO BE ADDRESSED

- What are the relevant provisions of the 2009 Risk Assessment for OU-I that guided remediation of the Schlage lock site?
- Could a remedial action plan that proposes site cleanup to residential standards be prepared for regulatory review without the City first taking an action to permit housing within the Baylands?
- Are there any similarities between contamination within the Baylands and Love Canal?
- Does the EIR reflect the most recent flood mapping for the Baylands?

OVERARCHING PLANNING COMMISSION RECOMMENDATION

Ensure that the site is safe for the future uses approved for development by the City.

PLANNING COMMISSION RECOMMENDATION

- Limit total increase in building area to 1-2 million s.f.
- Maintain the General Plan prohibition against housing within the Baylands.
- Incorporate a Concept Plan into the General Plan that:
 - Concentrates development adjacent to the Bayshore Caltrain;
 - Reserves the landfill area for renewable energy generation and open space.
- Incorporate the Sustainability Framework into the General Plan to strengthen policies related to regulatory review of site remediation.
 - “Seat at the table” during regulatory review process;
 - Independent review;
 - Implementation of highest practical standards and best practices;
 - Testing, monitoring, and annual reporting to City Council.

PLANNING COMMISSION FURTHER RECOMMENDS THIS REVIEW PROCESS

Brisbane General Plan

- Land Use Policy

Regulatory Agencies

- Review of RAPs and Title 27 Landfill Closure

Specific Plan

- Submitted by applicant
- Reviewed by City

Remediation/Landfill
Closure

- OU-1 and OU-2
- Landfill Area

Site-specific
Development

- OU-1 and OU-2
- Landfill Area