



NOTICE OF SPECIAL MEETING AND PUBLIC HEARING

FINAL ENVIRONMENTAL IMPACT REPORT AND PROPOSED BRISBANE BAYLANDS DEVELOPMENT

Proposed Brisbane Baylands Specific Plan (City File No: GP-1-06/SP-1-06/GPA-2-10) and Related Final Environmental Impact Report (State Clearinghouse #2006022136)

NOTICE IS HEREBY GIVEN that the Brisbane City Council will hold public hearings to consider the Brisbane Baylands Development, including the proposed *Baylands Specific Plan* (City File No: SP-1-06/GPA-2-10) and consideration of certification of the related Final Environmental Impact Report ("Final EIR") (State Clearinghouse No. 2006022136).

PROJECT DESCRIPTION: The Brisbane Baylands Development components under consideration by the City Council include:

- A series of four Concept Plans for the potential development of the Baylands site, as required by the City of Brisbane General Plan, prior to or concurrent with any specific plan or site development. The Concept Plans under consideration include a range of development options outlined in the table on the following page.
- The *Baylands Specific Plan*, submitted to the City by Universal Paragon Corporation (UPC), implementing the DSP and DSP-V Concept Plan scenarios
- Amendments to the Brisbane General Plan as needed to ensure consistency between any approved Concept Plan and the provisions of the General Plan.
- Amendments to the City's Zoning Ordinance as needed to ensure consistency with the provisions of the General Plan.

The City Council will also be considering the Planning Commission's recommendations regarding the components of Brisbane Baylands Development described above, including the Commission's recommendation to deny the *Baylands Specific Plan* proposed by UPC along with related proposed General Plan amendments. The Planning Commission's specific recommendations regarding land uses and development intensity for the Baylands site are outlined in the table below.

PROJECT SITE: Approximately 733 acres generally situated easterly of Bayshore Boulevard and westerly of State Highway 101, bounded on the south by the Brisbane Lagoon and on the north by the City and County of San Francisco.

APPLICANT: Universal Paragon Corporation (For the *Baylands Specific Plan*)

GENERAL PLAN DESIGNATIONS: Northeast Bayshore Trade Commercial, Baylands Trade Commercial- Planned Development, Beatty- Heavy Commercial, Marsh/Lagoon/Bayfront

ZONING: C-3 Heavy Commercial, C-1 Commercial Mixed Use, M-1 Manufacturing, Marsh/Lagoon/Bayfront

PROPOSED CONCEPT PLANS FOR BRISBANE BAYLANDS AND PLANNING COMMISSION RECOMMENDATION

	DSP[1] (square feet)	DSP-Variant (square feet)	CPP[2] (square feet)	CPP-Variant (square feet)	Planning Commission Recommendation (square feet)
Residential	5,150,400	5,150,400	0	0	0
Residential Flats	4,351,800 (3,950 units)	4,351,800 (3,950 units)	-	-	
Residential Townhomes	798,600 (484 units)	798,600 (484 units)	-	-	
Hotels and Conference	261,100	586,800	1,392,300	1,046,100	
Hotels and Conference	261,100 (369 rooms)	586,800 (719 rooms)	1,392,300 (1,990 rooms)	1,046,100 (1,500 rooms)	
Retail and Mixed Use	566,300	283,400	2,209,500	2,209,500	[3]
Retail	566,300	283,400	-	-	
Commercial/Office/R&D	-	-	2,209,500	2,209,500	
Research and Development Single Use	3,328,300	2,599,200	2,007,000	1,672,200	[3]
Research and Development	3,328,300	2,599,200	2,007,000	1,672,200	
Office and Institutional	2,762,000	2,363,100	992,700	992,700	[3]
Office	2,651,200	2,252,300	-	-	
Institutional	110,800	110,800	-	-	
Office/ Institutional Mixed	-	-	992,700	992,700	
Entertainment/Civic/Cultural	28,200	1,066,500	1,074,500	1,074,500	[3]
Arena	-	630,100	-	-	
Theater/ Exhibition/Performance Venue	-	337,200	274,500	274,500	
Multiplex	-	71,000	-	-	
Cultural/Entertainment	-	-	611,300	611,300	
Civic/ Cultural	28,200	28,200	188,700	188,700	
Industrial	142,500	142,500	469,100	1,220,100	[3]
Existing Relocated Industrial	142,500	142,500	142,500	142,500	142,500
New Industrial	-	-	66,600	66,600	
Existing Resource and Recovery	-	-	260,000	-	260,000
Expanded/Rebuilt Resource and Recovery	-	-	-	1,011,000	
Utility-Scale Renewable Energy Generation	-	-	-	-	[3]
Total	12,238,800	12,191,900	8,145,100	8,215,100	1,639,900 to 2,639,900

[1]DSP- Developer Sponsored Plan

[2]CPP- Community Proposed Plan

[3]Planning Commission recommendation includes list of potentially allowable uses and a range of total recommended square footage for the entirety of the Baylands. Recommendation does not specifically allocate allowable square footage between uses or to specific locations within the Baylands.

SOURCES: Draft EIR Table 3-2c, Planning Commission Resolution GP-01-06/GP-02-10/SP-01-06

FINAL EIR: A Draft EIR was prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 *et seq.*) and the CEQA Guidelines (California Code of Regulations, Title 13, Division 6, Chapter 3, Section 15000 *et seq.*) to analyze the environmental effects of proposed Brisbane Baylands Development. In addition to the components currently under consideration by the City Council as described above, the Draft EIR evaluated, at a program level of analysis, the proposed expansion of the existing Recology facility (included in the CPP-V Concept Plan scenario only), relocation of the existing lumberyards to a different location within the Baylands, remediation of hazardous materials contamination within the former railyard and landfill areas of the

Baylands, importation of water supply to the Baylands and the City of Brisbane pursuant to a proposed water supply agreement, and the construction and operation of an onsite recycled water plant.

The Draft EIR was circulated for public review and comment for a period of 228 days, from June 11, 2013 to January 24, 2014. The City also held public meetings on October 22, 24, and 29, 2013 to receive public comment on the Draft EIR.

The Draft EIR identified significant unavoidable environmental impacts in the following resource areas: aesthetics and visual resources; air quality; biological resources; greenhouse gas emissions; noise and vibration; population and housing; traffic and circulation; and utilities, service systems, and water supply. The Draft EIR has also identified additional significant environmental impacts that would be reduced to less than significant with mitigation in the following resource areas: aesthetics and visual resources; air quality; biological resources; cultural resources; geology, soils, and seismicity; hazards and hazardous materials; surface water hydrology and water quality; land use and planning policy; noise and vibration; public services, recreational resources; traffic and circulation; utilities, service systems, and water supply; and energy resources.

The Final EIR responds to comments received on the Draft EIR and proposes text and graphic revisions to the Draft EIR in response to some comments. The Notice of Final EIR Availability was published, posted and mailed to all affected property owners within 300-feet of the subject property on June 1, 2015. The Draft EIR and Final EIR are available for inspection at the Brisbane Community Development Department and at the Brisbane Library (250 Visitacion Avenue, Brisbane, CA 94005) during regular business hours.

The Final EIR may be viewed on the City's website at <http://brisbaneca.org/feir-documents> and the Draft EIR may be viewed at <http://brisbaneca.org/baylands-deir>. Electronic copies of the Draft EIR and Final EIR are also available via CD or USB memory stick at the Brisbane Community Development Department.

The Planning Commission reviewed and considered the Final EIR as required by CEQA Guidelines Section 15025(c) during a series of public hearings at which it considered proposed General Plan amendments for the Baylands and UPC's application for the *Baylands Specific Plan*. The Planning Commission recommended certification of the Final EIR as it pertains to the Planning Commission land use recommendations, described in the above table.

The City Council will consider the Final EIR and make a decision regarding certification of the Final EIR prior to taking any action on Brisbane Baylands Development.

HEARING SCHEDULE:

Workshops: The City Council will hold a workshop on Thursday, September 29, 2016 at 7:30 pm in the Community Room at Brisbane City Hall, 50 Park Place to receive a brief overview of the application, Planning Commission recommendation, and related planning and environmental documents to be considered by the City Council.

Public Hearings: A schedule of public hearings for the City Council's consideration of Brisbane Baylands Development and UPC's application follows below. While the planning applications, Planning Commission recommendation and the Final EIR will be under consideration at each hearing, the hearings will be organized on a topic-by-topic basis as outlined below.

All public hearings will be held at 7:30 pm in the Community Room at Brisbane City Hall, 50 Park Place.

November 17, 2016: Site Remediation, Title 27 Landfill Closure, and related policy issues;

December 15, 2016: Traffic, Noise, Air Quality, Greenhouse Gas (GHG) emissions, and related policy issues;

January 19, 2017: Water Supply, Public Services and Facilities, and related policy issues;

February 16, 2017: Other environmental issues and related policy issues;

March 16, 2017: Economics, Development Feasibility, Municipal Cost/Revenue, and related policy issues;

April (date TBD): Land Use, Planning, and related policy issues;


May 18, 2017: Applicant and Community Group Presentations

Following the public hearings, additional meetings for City Council deliberations will be scheduled.

PUBLIC COMMENT: Any interested person is invited to attend and give testimony at the public hearings. Written comments may be submitted prior to the close of public hearings by email to baylands@ci.brisbane.ca.us or delivered by mail or in person to the City Clerk, 50 Park Place, Brisbane, CA 94005. All written comments received during the public hearing process will be provided to the City Council for consideration. No formal written response is required to any comment received during the City Council public hearing process.

Note: Any attendee who wishes accommodation for a disability should contact the City Clerk at least forty-eight hours prior to the meeting. If you challenge the application in court, you may be limited to raising only those issues you or someone else raised at the public hearings, described in this notice, or in written correspondence received by the City prior to the close of the public hearings.

DATED: September 16, 2016



Ingrid Padilla, Interim City Clerk