



## NOTICE OF PUBLIC HEARINGS

### FINAL ENVIRONMENTAL IMPACT REPORT AND PROPOSED BAYLANDS GENERAL PLAN AMENDMENT

#### Proposed Baylands General Plan Amendment (City File No: GP-1-18), and Related Final Environmental Impact Report (State Clearinghouse #2006022136)

**NOTICE IS HEREBY GIVEN** that the Brisbane City Council will hold public hearings on Thursdays June 7, and June 21, 2018 at 7:30 p.m., Brisbane City Hall, 50 Park Place, Brisbane to consider the matter described below. At the June 7 meeting, the City Council will accept public testimony on proposed General Plan amendment text and related proposed ballot measure language only. **No final decisions will be made by the City Council at the June 7 meeting.** The June 21 public hearing will address the related final environmental impact report as well as the General Plan amendment text and proposed ballot measure language and the City Council may take final action at or after the June 21 public hearing.

**APPLICATION No:** General Plan Amendment GPA-1-18

**PROJECT SITE:** Approximately 716 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.

**PROPERTY OWNERS:** Various, including but not limited to Universal Paragon Corporation, Recology, and Golden State Lumber

**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

**PROJECT DESCRIPTION:** Following eight (8) public hearings after which the Brisbane City Council closed the public hearing and conducted five (5) deliberations meetings regarding development within the Baylands, the City Council will consider amending the Brisbane General Plan by;

1. Amending the Land Use Element to establish a *Baylands Planned Development-Mixed Use* land use designation to accommodate a transit-oriented mix of residential, employment- and revenue-generating uses; natural resource management, and public and semi-public facilities. A range of 1800-2200 dwelling units and up to 4 million square feet of new commercial development shall be permitted under this new designation.

2. Amending the General Plan Land Use Diagram to:
  - a. Delete the Northeast Bayshore subarea and incorporate this former subarea into the Baylands subarea;
  - b. Revise the boundaries of the Beatty subarea to include the area bordered by the rail line on the west and the future Geneva Avenue extension on the south; and
  - c. Redesignate the Baylands subarea as ***Baylands Planned Development - Mixed Use***.
3. Amending the Land Use Element General Plan to establish policies under the proposed Baylands Mixed Use Land Use Designation addressing:
  - a. Procedural requirements for City approval of a single specific plan prior to new development in the ***Baylands Planned Development - Mixed Use*** subarea;
  - b. Timing/implementation of landfill closure and site remediation;
  - c. Requirements for identifying and securing a reliable water supply;
  - d. Locational and other design criteria for future residential uses;
  - e. Requirements for phasing of site infrastructure, facilities and amenities;
  - f. Requirements for Baylands development to be revenue positive for the City;
  - g. Incorporation of Sustainability Principles;
  - h. Preservation, enhancement and protection of key habitat areas; and
  - i. Sea level rise adaptation.
4. Revising Table 5, 1994 General Plan: *Land Use Designations and Density/Intensity by Subarea* to reflect the new subarea and establish commercial floor area ratios within the new subarea ranging from .3 to 1.4.
5. Deleting Policy BL.5 (formerly Policy 330.1) which prohibits housing on the Baylands.

The City Council will further consider proposed language for a future ballot measure putting the general plan amendment if approved to the voters of the City of Brisbane.

#### **ENVIRONMENTAL DETERMINATION:**

**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 analyzing the impacts of four development scenarios for the Baylands, the Draft EIR analyzed five alternatives to these four proposed Baylands development scenarios.

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.

Following the close of the public review period, a Final EIR was prepared consisting of: (a) the Draft EIR and proposed revisions to the Draft EIR, (b) comments received on the Draft EIR during the public review period, (c) a list of persons, organizations, and public agencies commenting on the Draft EIR; (d) the City's responses to the significant environmental issues raised in these comments, and (e) a Mitigation Monitoring and Reporting Program.

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 Final EIR identified significant unavoidable environmental impacts in the following resource areas: aesthetics and visual resources; air quality; biological resources; noise and vibration; population and housing; traffic and circulation; and utilities, service systems, and water supply. The Final EIR 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 City Council will consider the Final EIR and make a decision regarding certification of the Final EIR prior to taking any action on the proposed general plan amendment.

**PUBLIC COMMENT:** Any interested person is invited to attend and give testimony at the public hearing. Written comments may be submitted prior to the public hearing by email to [cityclerk@ci.brisbane.ca.us](mailto:cityclerk@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 before the public hearing will be provided to the City Council for consideration. No formal written response is required to any comment received before the City Council public hearing.

**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: May 25, 2018

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Ingrid Padilla, City Clerk