



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 Thursday July 12, 2018 at 7:30p.m., and Thursday July 19, 2018 at 8:00 p.m., Brisbane City Hall, 50 Park Place, Brisbane to consider the matter described below. At the July 12 meeting, the City Council will accept public testimony on the proposed General Plan Amendment, the Final EIR and the Mitigation Monitoring and Reporting Plan. The Council will also consider a proposed ballot measure concerning the General Plan Amendment. **No final decisions will be made by the City Council at the July 12 meeting.** The July 12 public hearing will be continued to July 19 at which time the City Council may take final action on these items.

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 ten public hearings and numerous 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 6.5 million square feet of new commercial development and 500,000 square feet of hotel 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, Highway 101 on the east and the alignment of the future Geneva Avenue extension on the south; and
 - c. Redesignate the Baylands subarea as ***Baylands Planned Development - Mixed Use*** and identify locations within the subarea where residential uses are permitted (west of rail line, north of Main Street-extended) and prohibited (remainder of subarea).
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 with a development agreement prior to new development in the ***Baylands Planned Development - Mixed Use*** subarea;
 - b. Timing/implementation/enforcement of soil testing, landfill closure and site remediation;
 - c. Requirements for identifying and securing a reliable water supply;
 - d. Site remediation performance standards allowing for ground-level future residential and residential-supportive 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 cultural resources; and
 - i. Flood protection and 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 related density/intensity standards.
5. Deleting Policy BL.5 (formerly Policy 330.1) which prohibits housing on the Baylands.

The City Council will also consider, if it approves the General Plan Amendment, a ballot measure placing the General Plan Amendment on the November 2018 ballot for voter consideration.

ENVIRONMENTAL DETERMINATION:

1. FINAL EIR:

A Draft EIR was prepared and circulated for public review and comment 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.

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 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 is also available for review at the Brisbane Community Development Department (50 Park Place, Brisbane, CA) and the Brisbane Library (250 Visitacion Avenue, Brisbane, CA).

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 must certify the Final EIR prior to taking any action on the proposed General Plan Amendment.

2. MITIGATION MONITORING AND REPORTING PROGRAM:

State CEQA Guidelines require public agencies to adopt a reporting or monitoring program for changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The purpose of such a program is to ensure that when an environmental document identifies mitigation measures that those measures are, in fact, implemented. A Mitigation Monitoring and Reporting Program must be adopted by the lead agency when it approves the project.

The proposed Mitigation Monitoring and Reporting Program (MMRP) under consideration identifies mitigation measures for the proposed Brisbane Baylands General Plan Amendment as identified in the Environmental Impact Report (EIR).

The MMRP sets forth the required mitigation measures and specifies the means to implement and monitor required mitigation measures, including the identification of the parties responsible for mitigation implementation, means of compliance verification, monitoring responsibility and frequency, and required compliance documentation.

If the Brisbane City Council adopts the General Plan Amendment, it must adopt the MMRP.

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 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 July 2, 2018

Ingrid Padilla, City Clerk