

BRISBANE BAYLANDS

**City Council Public Hearing
Baylands General Plan Amendment**

July 12, 2018

**BAYLANDS GENERAL PLAN
AMENDMENT**

Amendment GP I-18

BAYLANDS GENERAL PLAN AMENDMENT GP 1-18

- Permits development of:
 - 1,800 to 2,200 dwelling units
 - 7.0 million square feet of new non-residential use
- Residential development must be:
 - West of the Caltrain line, north of Main Street
 - Designed and remediated to accommodate ground floor residential use and residential support uses (day care, parks, schools, health care)
- Commercial development must be:
 - Distributed both to the west and east of the Caltrain line


BAYLANDS GENERAL PLAN AMENDMENT LAND USE DIAGRAM



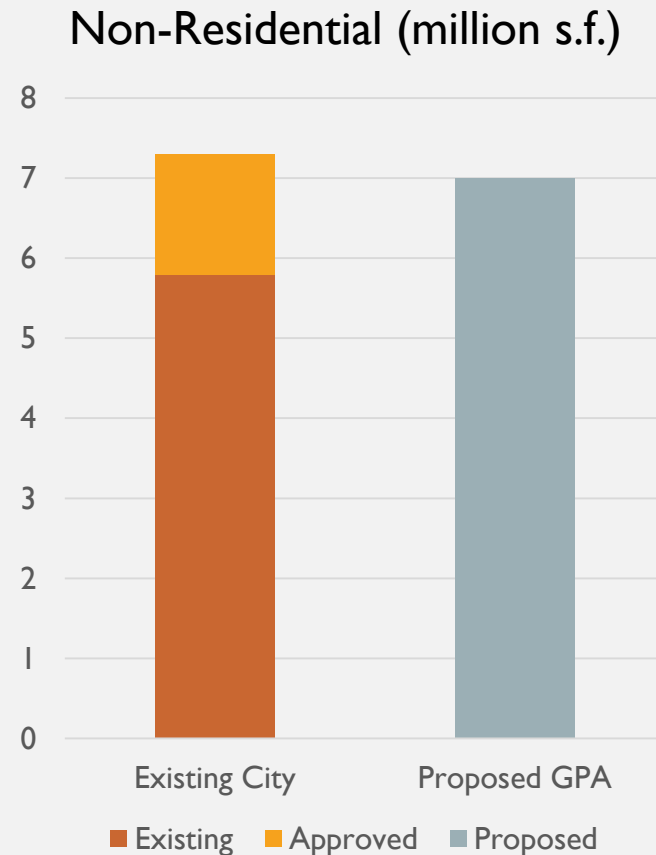
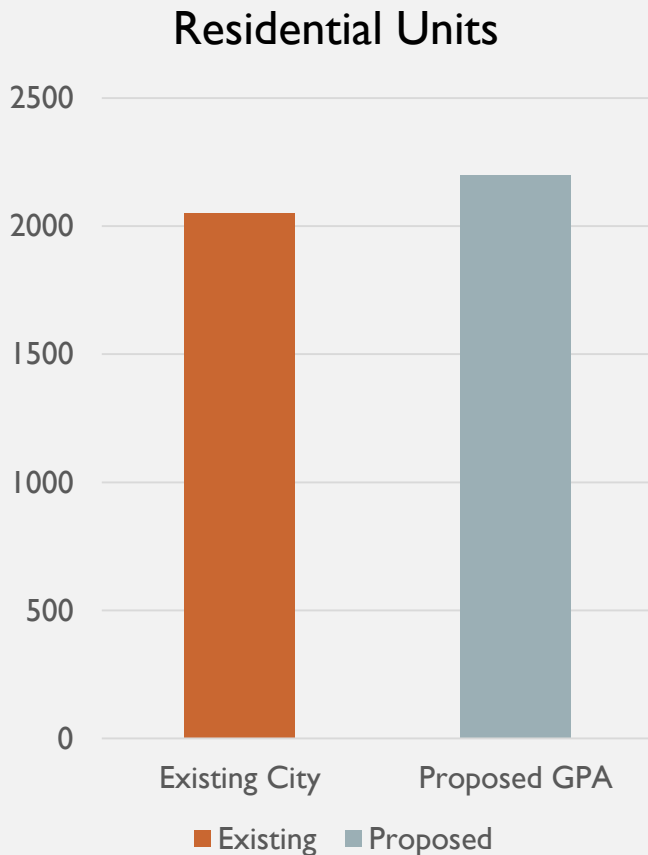
Updated 07/02/2018

Source: S&P, HERE, DeLorme, Intermap, inc./swg P Corp., GEBCO (USGS, FAO, NPS, NRCAN, GEBCO, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, © OpenStreetMap contributors, and the GIS User Community

<p>Mixed Use</p> <ul style="list-style-type: none"> Planned Development - Mixed Use - Residential PD-MU-RES Planned Development - Mixed Use - Office Commercial PD-MU-OC 	<p>Other Commercial</p> <ul style="list-style-type: none"> Heavy Commercial HC
<p>Other Land Uses</p> <ul style="list-style-type: none"> Public Facilities and Parks PFP Lagoon / Bayfront LB 	<p>Public Facilities and Parks</p> <ul style="list-style-type: none"> 1 - Bayshore Blvd Fire Station 2 - Park and Ride Lot 3 - Fisherman's Park



AMOUNT AND MIX OF RESIDENTIAL AND NON-RESIDENTIAL LAND USE IS SIMILAR TO EXISTING CITY



BAYLANDS GENERAL PLAN AMENDMENT: KEY POLICIES

- Single specific plan to be prepared for the entire Baylands
- Remedial Action Plans for OU-1 and OU-2 and Title 27 landfill closure plan to be prepared and approved by regulatory agencies prior to City consideration of specific plan
 - Specific plan to include schedule for site remediation and Title 27 landfill closure along with enforcement mechanism
 - Residential areas to be remediated to highest available California standard

BAYLANDS GENERAL PLAN AMENDMENT: KEY POLICIES

- Reliable water supply to be secured prior to approval of site development
- Development to pay for itself
 - Infrastructure and site amenities
 - Project to be revenue positive to the City on an annual basis for all phases and upon final buildout
- Each increment of development to be provided with appropriate:
 - Roadway and other infrastructure and facilities as determined by City
 - Site amenities as determined by City

BAYLANDS GENERAL PLAN AMENDMENT: KEY POLICIES

- Preserve key habitat areas
 - Icehouse Hill
 - Brisbane Lagoon and adjacent lands
- Stabilize and restore Roundhouse
- Incorporate sustainability program: energy neutral on an ongoing basis
- Financial assurances for satisfactory ongoing performance of site remediation, landfill closure, and proposed land use
- Protection from 100-year flood and sea level rise

**BAYLANDS GENERAL PLAN
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Environmental Impact Report

BRISBANE BAYLANDS ENVIRONMENTAL IMPACT REPORT

- CEQA Findings
 - Focus is on extent to which impacts of the GPA are addressed in the EIR
 - EIR is adequate for use in adopting proposed GPA
 - EIR needs to be updated and supplemented before adopting specific plan
 - Site characterization, remediation and Title 27 landfill closure
 - Water supply
- Mitigation Monitoring and Reporting Program (MMRP)
 - Focus is on how EIR mitigation measures will be implemented
 - EIR mitigation measures to be incorporated into required specific plan
 - City mitigation monitoring coordinator

BRISBANE BAYLANDS ENVIRONMENTAL IMPACT REPORT

- Certify that:
 - The Final EIR has been completed in compliance with CEQA;
 - The Final EIR was presented to the City Council and the City Council has reviewed and considered the information contained in the Final EIR prior to considering its approval of the Baylands General Plan Amendment, and
 - The Final EIR reflects the City of Brisbane's independent judgment and analysis.
- Adopt the CEQA findings contained in Attachment #1
- Adopt the Mitigation Monitoring and Reporting Program

STATEMENT OF OVERRIDING CONSIDERATIONS

- EIR identifies significant impacts for GPA
 - Aesthetics
 - Air Quality
 - Biological Resources
 - Noise
 - Population
 - Traffic
 - Utilities and Service Systems
- To approve the GPA requires that a “Statement of Overriding Considerations” first be adopted.

STATEMENT OF OVERRIDING CONSIDERATIONS

- CEQA Guidelines Section 15093
 - Balance economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks
 - State in writing specific reasons to approve General Plan Amendment
- The Baylands General Plan Amendment will assist in:
 - Eliminating blighted conditions within the Baylands
 - Providing housing to meet regional housing needs
 - Facilitating responsible site remediation and Title 27 landfill closure
 - Protecting and enhancing habitat areas and cultural resources within the Baylands
 - Providing needed water supplies for the Baylands and City of Brisbane

**BAYLANDS GENERAL PLAN
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Ballot Measure

BAYLANDS GENERAL PLAN AMENDMENT: BALLOT MEASURE

- Previous and current City Council members have indicated Brisbane voters should have the opportunity to vote on land use for the Baylands
- Resolution No. 2018-62 concerning the General Plan Amendment will not be effective unless voters approve the GPA at the November 6, 2018 election.
- A maximum 75-word ballot question, along with arguments for and against would be included in voter pamphlet
- If the GPA is approved by the voters, it cannot be amended or repealed except by a further public vote

BAYLANDS GENERAL PLAN AMENDMENT: BALLOT MEASURE

Shall Brisbane's General Plan be amended to permit within the Baylands a range of 1,800 to 2,200 residences north of an extension of Main Street, and up to 7 million square feet of new commercial development, subject to these restrictions to protect Brisbane: land for housing must be certified safe for ground-level residential use; landfill must be permanently, safely capped; and development must abide by Brisbane's Sustainability Framework and produce net positive City revenues?