



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411
4TH FLOOR
FAX: 558-6426

ZONING ADMINISTRATOR
PHONE: 558-6350
5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377
MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422

INTERNET WEB SITE
WWW.SFGOV.ORG/PLANNING

RECEIVED

APR 21 2006

Comm. Dev. Dept. Brisbane

March 31, 2006

John Swiecki
Principal Planner
City of Brisbane Community Development Department
50 Park Place
Brisbane, CA 94005

Dear Mr. Swiecki:

Thank you very much for the opportunity to respond to the Notice of Preparation of a Draft Environmental Impact Report for the Baylands Specific Plan. We look forward to working with you on this important development plan and its relationship to both existing San Francisco neighborhoods and future development within the city. Below please find our comments on the Notice of Preparation and Initial Study.

AESTHETICS: The EIR should consider views of the proposed new development from the existing hillside neighborhoods in Visitacion Valley.

LAND USE: (Please see discussions below under "Transportation" and "Population and Housing.")

POPULATION AND HOUSING: The Initial Study acknowledges that the proposed specific plan has indirect growth inducing potential, because it would greatly increase employment in the area, possibly leading to an unfulfilled demand for housing. The EIR should study this potential impact and the checklist should indicate "Potentially Significant Impact" for this item.

The City of Brisbane may want to consider analyzing an alternative land use or development pattern that would be likely to create less of an unfulfilled demand for housing in the area.

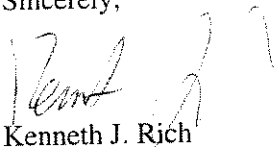
TRANSPORTATION/TRAFFIC: This is a key concern for the City of San Francisco. Although the Initial Study acknowledges that there are potentially significant impacts associated with traffic, we urge that impacts of the proposed specific plan on the following roadways be carefully studied: Bayshore Boulevard, Tunnel Road, Highway 101 and all access points to the highway in the vicinity, and Geneva Avenue.

The EIR should study the proposed mix of land uses and their effect on mode share for new trips created by development under the proposed specific plan. The City of Brisbane may want to consider analyzing an alternative land use or development pattern that would be likely to produce a higher proportion of non-auto trips than the proposed project.

UTILITIES AND SERVICE SYSTEMS: We are particularly concerned with the impacts of the proposed new development on the wastewater treatment system shared by San Francisco and Brisbane.

Thanks once again for the opportunity to comment. We look forward to reviewing forthcoming materials related to this EIR.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth J. Rich". The signature is stylized and includes a large, sweeping flourish that extends upwards and to the right.

Kenneth J. Rich
Planner