

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2006022136

Project Title: Brisbane Baylands Specific Plan

Lead Agency: City of Brisbane

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Project Location: Brisbane

City

San Mateo

County

Project Description (Proposed actions, location, and/or consequences).

The proposed Specific Plan includes development of 2,200 residential units; 6.5 million square feet of commercial, office, retail, conference, life science, and office campus uses; 500,000 square feet of hotel use (approximately 800 rooms); a grade 6–8 middle school; 157 acres of open space/open area, parks, and trails; water, recycled water, sewer, drainage, electrical, and other utilities improvements; Bayshore Mobility Plan; establish the California Water Service Company (Cal Water) as the water agency for the Baylands, Sierra Point, and Beatty areas within the City of Brisbane; and relocating Brisbane's existing Fire Station No. 81 and establishing a second fire station.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attached page.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Issues to be resolved: Specific Plan and consistency with General Plan and Measure JJ.; Program EIR mitigation measures; alternatives.

Areas of controversy: Project description, aesthetics and visual resources, land use and land use policies, hazards and hazardous materials, utilities, service systems and water supply, biological resources, hydrology and water quality, transportation, air quality, greenhouse gas emissions, noise and vibration, geology, soils and seismicity, public services and facilities, parks and open space, recreational resources, alternatives.

Provide a list of the responsible or trustee agencies for the project.

- City of Brisbane
- Bay Conservation and Development Commission
- California Department of Transportation
- Peninsula Corridor Joint Powers Board (Caltrain)
- Regional Water Quality Control Board
- State Lands Commission
- California Department of Fish and Wildlife

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The following impacts would be significant and unavoidable with mitigation:

- Impact AQ-1, Emissions of Criteria Air Pollutants for which the Basin Is in Nonattainment (MM AQ-1a, Clean Off-Road Construction Equipment; MM AQ-1b, Tier 3 Off-Road Construction Equipment; MM AQ-1c, Zero-Emissions and Tier 4 Off-Road Construction Equipment; MM AQ-1d, Super-Compliant VOC Architectural Coatings during Construction; MM AQ-1e, Clean On-Road Construction Trucks; MM AQ-1f, Reduce NO_x Emissions from Transport of Excavated Material; MM AQ-1g, Super-Compliant VOC Architectural Coatings during Operation; MM AQ-1h, Best Available Emissions Controls for Stationary Emergency Generators; MM AQ-1i, Promote Use of Low-VOC Consumer Products; MM AQ-1j, Operational Truck Emissions Reduction; MM AQ-1k, Electric Vehicle Charging Infrastructure; MM AQ-1l, Electric Landscaping Equipment)
- Impact NOI-1, Temporary Increase in Ambient Noise Levels during Construction (MM NOI-1a, Construction Noise Control; MM NOI-1b, Noise Complaint Response and Monitoring; MM NOI-1c, Construction Hours along Existing Roadways and for Concrete Pours; MM NOI-1d, Document Measures to Achieve Noise Performance Standards; MM NOI-1e, Installation of Pile Foundations)
- Impact NOI-2, Permanent Increase in Ambient Noise Levels from Stationary Sources (MM NOI-2a, Project Design Features; MM NOI-2b, Compliance with Brisbane Municipal Code; MM NOI-2c, Loading Dock Noise; MM NOI-2d, Water Recycling Facility Noise; MM NOI-2e, Utility-Scale Battery Storage Facility; MM NOI-2f, Amplified Sound)
- Impact NOI-3, Permanent Increase in Ambient Noise Levels along Roadways (MM NOI-3, Traffic Noise Reduction Measures)

Potentially significant impacts were identified and mitigated to less than significant for the following resources:

- Impact LUP-1, physically divide an existing community (MM LUP-1a, Construction Management Plan; MM LUP-1b, Maintain Connectivity along Area Roadways during Construction)
- Impact LUP-2, Conflict with an applicable land use plan, policy, or regulation (MM LUP-2, Consistency with General Plan Policy C.41 and the Metropolitan Transportation Commission's Transit-Oriented Communities Policy [Resolution No. 4530])
- Impact AES-1, Public Views of Identified Scenic Resources (MM AES-1a, Maintain Views of Scenic Resources; MM AES-1b, Additional Provisions to Maintain Views of Scenic Resources; MM AES-1c, View Corridors)

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- Impact AES-2, Physical Effects on Scenic Resources (MM AES-2, Design and Restoration of Manufactured Slopes on Icehouse Hill)
- Impact AES-3, Consistency with Visual Quality Policies and Programs (MM AES-3, Visual Screening of Infrastructure along the North Side of Geneva Avenue)
- Impact AES-4, Night Lighting (MM AES-4a, Outdoor Lighting Standards; MM AES-4b, Sky Glow Prevention)
- Impact AES-5, Daytime Glare (MM AES-5a, Prevent Daytime Glare; MM AES-5b, Additional Daytime Glare Protection)
- Impact BIO-1, Special Status Plants, Animals, and Habitats (MM BIO-1a, Special Status Plant Surveys at Icehouse Hill; MM BIO-1b, Special-Status Plant Avoidance at Icehouse Hill; MM BIO-1c, Rare Butterfly Surveys and Habitat Protection at Icehouse Hill; MM BIO-1d, Nesting Bird Protection; MM BIO-1e, Special-Status Bat Roost Protection; MM BIO-1f, Performance Standards for Special-Status Plant Mitigation at Icehouse Hill; MM BIO-1g, Rare Butterfly Surveys and Habitat Protection Performance Standards; MM BIO-1h, Large Marble Butterfly Surveys and Habitat Protection)
- Impact BIO-2, Freshwater and Tidally Influenced Habitats, Waters of the US and State, and Areas Subject to the Jurisdiction of the State Lands Commission or Bay Conservation Development Commission (MM BIO-2a, Avoid or Minimize Adverse Effects on Sensitive Natural Communities and Wetland Areas; MM BIO-2b, Maintain Water Quality and Control Erosion and Sedimentation during Construction; MM BIO-2c, Water Quality Protection Measures near Aquatic Sites; MM BIO-2d, Compensatory Mitigation, Monitoring, and Reporting for Impacts to Wetlands and Non-Wetland Waters and Sensitive Natural Communities; MM BIO-2e, Design and Reporting Performance Standards for Sensitive Natural Community Restoration Areas; MM BIO-2f, Performance Standards to Minimize Temporal Habitat Losses)
- Impact BIO-3, Fish and Wildlife Movement (MM BIO-3a, Wildlife-Safe Pet Policy during Construction and Operations; MM BIO-3b, Use of Wildlife-Friendly Lighting; MM BIO-3c; Bird-Safe Building Design; MM BIO-3d, Additional Bird-Safe Building Design Requirements)
- Impact BIO-5, San Bruno Mountain Habitat Conservation Plan (MM BIO-5, Relocation of Misson Blue Nursery)
- Impact CUL-1, Substantial Adverse Change in the Significance of a Historic Building or Structure (MM CUL-1a, Design Guidelines; MM CUL-1b, Timing for Implementation of Initial Safety and Stabilization Measures; MM CUL-1c, Protocols to Address Potential Damage to the Roundhouse during its Stabilization and Restoration)
- Impact CUL-2, Substantial Adverse Change in the Significance of an Archaeological Resource (MM CUL-2a, Inadvertent Discovery of Cultural Resources; MM CUL-2b,

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Cultural Resources Awareness Training; MM CUL-2c, Archaeological Testing, Evaluation, and Treatment; MM CUL-2d, Site-Specific Mitigation for P-38-005131)

- Impact TRA-2, Facilitate Transit, Bicycle, and Pedestrian Travel Modes (MM TRA-2a, Eliminate Inadequate Pedestrian and Bicycle Connections; MM TRA-2b, Provide for Continuous Bus Rapid Transit Lanes along the Geneva Avenue Extension through the Baylands; MM TRA-2c, Improvements within the Roadway Right-of-Way at 140 Valley Drive)
- Impact TRA-3, Hazards to Vehicles, Bicyclists, or Pedestrians (MM TRA-3a, Construction Management Plans; MM TRA-3b, Closely Spaced Intersections on Geneva Avenue; MM TRA-3c, Loading Areas; MM TRA-3d, City Design Standards and Supplemental Roadway Design Guidelines for the Brisbane Baylands; MM TRA-3e, Site Distance at Intersections and Driveways; MM TRA-3f, Bayshore Boulevard Improvements; MM TRA-3g, Geneva Avenue Improvements; MM TRA-3h, Green Streets; MM TRA-3i, Main Street and Campus Parkway Intersections at Bayshore Boulevard; MM TRA-3j, Roundhouse Circle and East and West Park Boulevard; MM TRA-3k, Tunnel Avenue; MM TRA-3l, Sierra Point Parkway; MM TRA-3m, Access to Community Fields; MM TRA-3n, Safe Routes to School; MM TRA-3o, Continued Access to Recology, Golden State Lumber, Kinder Morgan, and Other Lands)
- Impact TRA-4, Access for Emergency Response and Evacuation (MM TRA-2b, MM TRA-3a through MM TRA-3d, MM AQ-1f, MM HWQ-4a, MM HWQ-4b)
- Impact AQ-2, Exposure of Sensitive Receptors to Substantial Pollutant Concentrations (MM AQ-1c, MM AQ-1e, MM AQ-1f, MM AQ-1h, MM AQ-1j, MM AQ-1k, and MM AQ-1l)
- Impact AQ-3, Odors (MM AQ-3a, Recycled Water Plant Odor Management Plan; MM AQ-3b, Odor Control System; MM AQ-3c, Hydrogen Sulfide and Odor Management Program for the WRF; MM AQ-3d, Future Recordkeeping)
- Impact GHG-3, Consistency with Applicable Greenhouse Gas Emissions Reduction Plans, Policies, Performance Standards, and Regulations (MM LUP-2 and MM AQ-1k)
- Impact NOI-4, Exposure of People to Railroad, Freeway, and Airport Noise (MM NOI-4a, Residential Exposure to Railroad Noise; MM NOI-4b, Hotel Exposure to Railroad Noise)
- Impact NOI-5, Temporary or Permanent Increase in Vibration (MM NOI-5a, Pre-Construction Assessment to Minimize Structural Pile-Driving Vibration Impacts on Adjacent Historic Buildings and Structures and Vibration Monitoring; MM NOI-5b, Protection of Underground Utilities; MM NOI-5c, Vibration Control)
- Impact NOI-6, Exposure of People to High Vibration Levels (MM NOI-6, Exposure to Vibration from Rail Operations)
- Impact HAZ-1, Risks Involved in Transport, Use, Disposal, and Management of Hazardous Materials (MM HAZ-1a, Confirm Achievement of Remediation Goals;

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MM HAZ-1b, Soil and Groundwater Management Plan; MM HAZ-1c, Master Deconstruction and Demolition Plan; MM HAZ-1d, Former Police Shooting Range Cleanup; MM HAZ-1e, Shooting Range Remediation; MM HAZ-1f, Kinder Morgan Fuel Pipeline)

- Impact HAZ-2, Emissions or Handling of Hazardous or Acutely Hazardous Materials or Waste within One-Quarter Mile of a School (MM HAZ-2, Protection of School Facilities)
- Impact HWQ-1, Water Quality Protection (MM GEO-4a, MM HWQ-1, Integrated Pest Management)
- Impact HWQ-3, Flood Hazards (MM HWQ-3a, Known Drainage Deficiencies; MM HWQ-3b, Bayshore Boulevard Drainage; MM HWQ-3c, Drainage and Flood Protection along Frontage Road)
- Impact GEO-4, Slope Stability (MM GEO-4a, Manufactured Slopes; MM GEO-4b, Placement of Fill Materials within 600 Feet of the Brisbane Lagoon)
- Impact GEO-6, Paleontological Resources (MM GEO-6a, Paleontological Resources Awareness Training; MM GEO-6b, Inadvertent Discovery of Paleontological Resources)
- Impact PUB-1, New and Expanded Public Facilities (MM PUB-1a, On-Site Library; MM PUB-1b, Corporation Yard)