

THE BAYLANDS

EIR
Scoping
Meeting

March 4, 2020

A SCOPING MEETING IS...

- Specifically defined in CEQA as:
 - An opportunity to provide comments about the type and extent of environmental issues to be studied in an EIR.
- The beginning of the environmental review process.
- Other opportunities to address environmental issues include:
 - Public comment period on Draft EIR.
- Opportunities to comment on the project itself include:
 - Planning Commission and City Council public hearings.

PURPOSE OF TONIGHT'S MEETING



Take public comments on environmental issues that should be addressed in the EIR.



Focus comments on environmental issues rather than pros/cons of project.

Comments will inform EIR's issues of concern and scope of analysis.



Comments are being recorded and will be entered into the record.



Each person who desires to speak will have 5 minutes to do so.

Please fill out a speaker card and state name and affiliation.



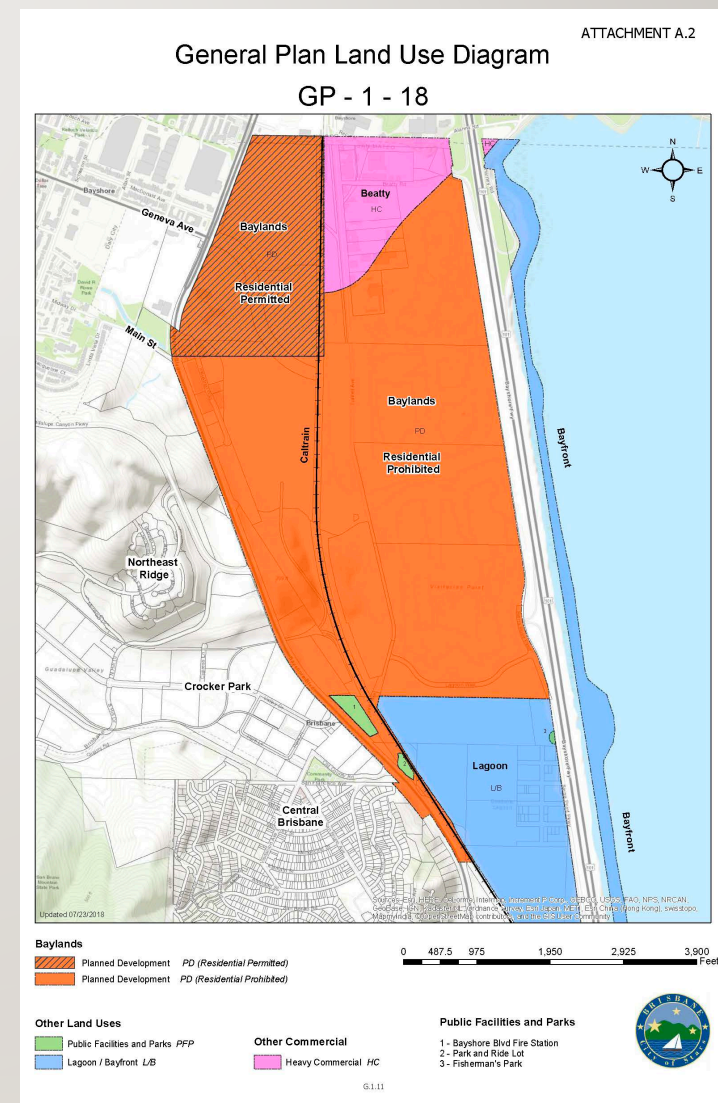
Written comments on scope of EIR analysis will be accepted through March 20, 2020.

BACKGROUND

GP-1-18 and the Baylands Program EIR

GP-1-18 AND MEASURE JJ SET THE RULES FOR BAYLANDS DEVELOPMENT

- 1800 – 2200 dwelling units
- 6.5 million s.f. commercial
 - Plus 500,000 s.f. of hotel use



GP-1-18 and Measure JJ set the rules for Baylands development

Single Specific Plan for the entire Baylands Subarea

Site remediation

- Residential areas to single family (highest) standards
- Approval of remedial action/landfill closure plans by regulatory agencies prior to Specific Plan
- Assurance for timely completion of remediation and landfill closure
- Assurance for ongoing performance of remediation and landfill closure

Reliable water supply to be secured

GP-1-18 and Measure JJ set the rules for Baylands development

Implement a sustainability program

Each increment of development is to:

- Pay for itself
- Be provided with appropriate infrastructure, facilities, and site amenities
- Be protected from the 100-year flood, including 100 years of projected sea level rise

Habitat areas to be protected

Roundhouse to be stabilized and restored

BRISBANE BAYLANDS PROGRAM EIR

Provided
programmatic
analysis adequate for
approval of GP-1-18
(Measure JJ)

Certified for
adoption of GP-1-18.

PROPOSED BAYLANDS DEVELOPMENT



PROPOSED LAND USE

- 2,200 residential dwelling units
- 6.5 million square feet commercial
- 500,000 hotel
- 25 percent of land area in open space/open area



BAYLANDS NOP

Figure 4
Proposed Land Use

LAND USE TYPES



Residential

High Density: up to 4-6 stories with specific sites up to 8 stories

Medium Density: up to 4 stories

Low Density: 3 story townhouse units



Commercial

High Tech Commercial - up to 6-10 stories (up to 12 stories adjacent to Caltrain station)

Biotech Commercial – 2-4 stories (30% up to 6 stories)

Campus Commercial - 1-2 stories



Elementary School

4.6 acres

CEQA PROCESS



A new Project-Level EIR will be prepared for the Proposed Baylands Specific Plan

Substantial changes in the project compared to development scenarios analyzed in the Program EIR

Substantial changes with respect to the circumstances under which the project is being undertaken:
updated CEQA Guidelines

New information of substantial importance

NOTICE OF PREPARATION (NOP)

Notice that an EIR is being prepared.

- Solicits input regarding the scope of analysis to be included in the EIR.

February 20, 2020

March 20, 2020

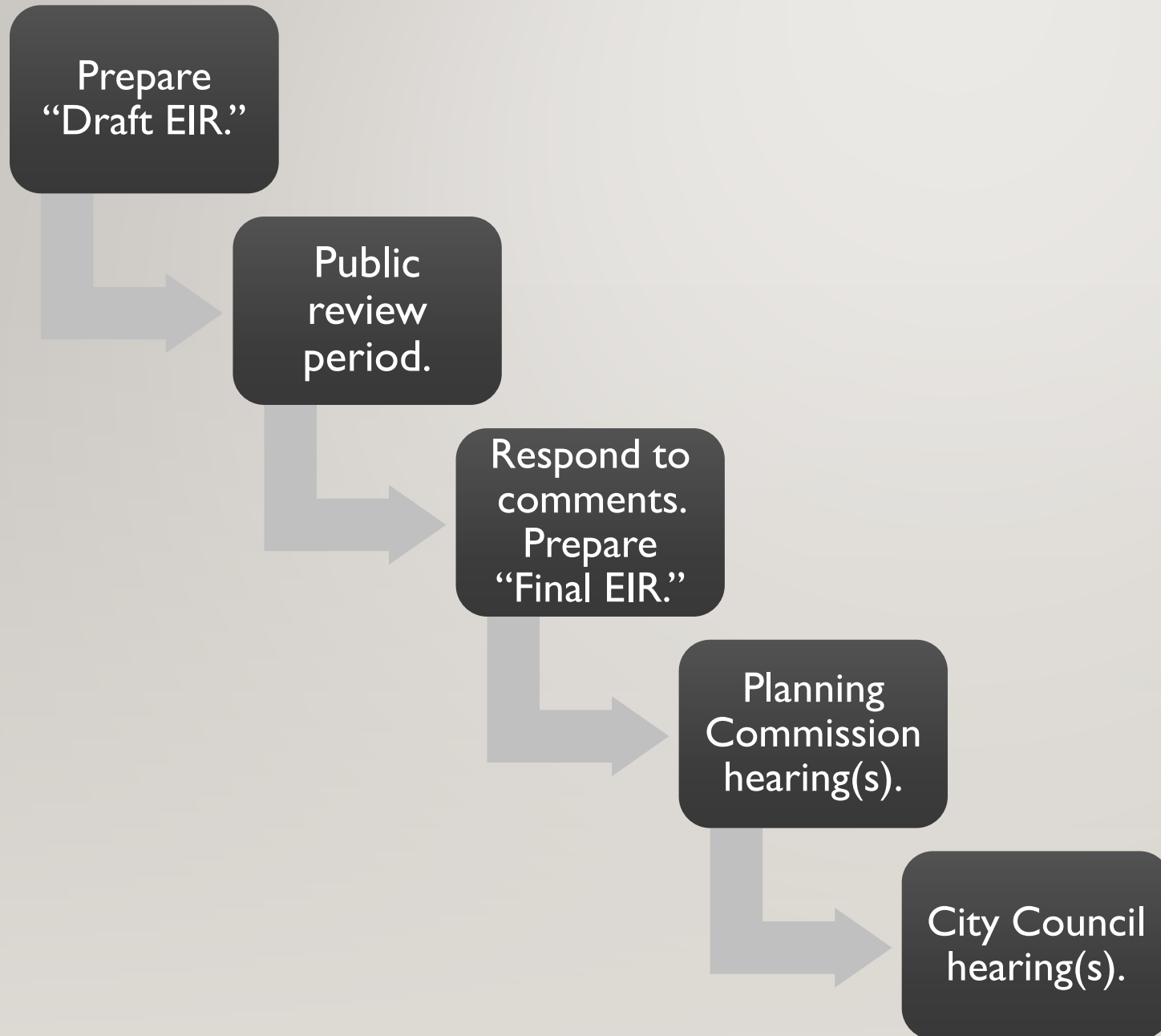
30-day NOP review period ends.

NOTICE OF PREPARATION WAS DISTRIBUTED PRIOR TO SUBMITTAL OF THE SPECIFIC PLAN TO...

Establish environmental baseline early.

- Spring rather than summer conditions.

Begin public discussion of EIR scope and content.



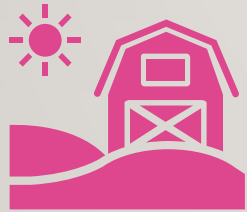
EIR PREPARATION AND REVIEW PROCESS

ISSUES TO BE ADDRESSED IN THE EIR

ENVIRONMENTAL ISSUES TO BE ADDRESSED

- Land Use and Planning
- Socioeconomic Effects
- Aesthetic Resources
- Biological Resources
- Cultural and Tribal Cultural Resources
- Transportation
- Air Quality
- Greenhouse Gas Emissions
- Energy Resources
- Noise
- Geology, Soils, and Seismicity
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Public Services and Facilities
- Recreation
- Utilities, Service Systems, and Water

EFFECTS FOUND NOT TO BE SIGNIFICANT



Agriculture



Mineral Resources



Wildland Fire
Hazards

OTHER EIR SECTIONS

- Alternatives to the proposed project.
- Cumulative effects.
- Growth inducing effects.

ADDITIONAL OPPORTUNITIES FOR PUBLIC COMMENT

- Environmental Impact Report:
 - Notice of Preparation - hand in comments or mail by March 20, 2020.
 - Draft EIR public comment period.
- Baylands Specific Plan:
 - Planning Commission Hearings.
 - City Council Hearings.

THANK YOU.
REMEMBER...

Written comments on the
Notice of Preparation
must be submitted by
March 20, 2020.