



City of Brisbane
50 Park Place
Brisbane, CA 94005-1310
(415) 508-2100
(415) 467-4989 Fax

NOTICE OF AVAILABILITY
of a Draft Environmental Impact Report for the
Brisbane Baylands Specific Plan Project
City of Brisbane

Date: April 3, 2025

To: State Clearinghouse State Responsible Agencies State Trustee Agencies Other Public Agencies Interested Organizations and Individuals Property Owners in the Vicinity	From: John Swiecki, AICP Community Development Director City of Brisbane 50 Park Place Brisbane, CA 94005 baylands@brisbaneca.org
--	--

Subject: Notice of Availability of a Draft Environmental Impact Report for the Brisbane Baylands Specific Plan Project (SCH#: 2006022136)

Lead Agency: City of Brisbane

Project Title: Brisbane Baylands Specific Plan Project

Project Location: Bayshore Boulevard and U.S. 101, Brisbane, San Mateo County, California 94005, (See Figure 2)

NOTICE IS HEREBY GIVEN that the City of Brisbane (City), as the Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the proposed Brisbane Baylands Specific Plan Project (Project), which is now available for public review. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15206, the Project is considered a project of Statewide, regional, or areawide significance.

DOCUMENT AVAILABILITY: The Draft EIR, including the technical appendices, can be reviewed on the City’s website at <https://www.brisbaneca.org/baylands>. Hard copies of the Draft EIR can also be reviewed at the following locations:

Community Development Department Planning Counter
Brisbane City Hall
50 Park Place
Brisbane, CA 94005

Brisbane Library
163 Visitacion Avenue
Brisbane, CA 94005

151-DAY COMMENT PERIOD ON DRAFT EIR: The City is soliciting comments from responsible agencies, trustee agencies, public agencies, organizations, and members of the public regarding the Draft EIR. In exceedance of the required 45-day public comment period established by CEQA, the 151-day Draft EIR public review period will begin on **April 3, 2025**, and end on **September 2, 2025**. Please provide your written/typed comments (including names, affiliation, telephone number, and contact information) to John Swiecki, Community Development Director at the mailing or email

address shown below by **5:00 p.m., Tuesday September 2,2025**, with **“Baylands Specific Plan Project Draft EIR”** as the subject. Public agencies that provide comments are asked to include a contact person for the agency:

John Swiecki, AICP
Community Development Director
City of Brisbane
50 Park Place
Brisbane, CA 94005
Email: baylands@brisbaneca.org

PUBLIC MEETING: Notice is hereby given that a public meeting will be held by the City of Brisbane Planning Commission in the Community Meeting Room, City Hall, 50 Park Place, Brisbane on **June 12, 2025, at 7:30 p.m., allowing public participation in-person AND virtually** to provide an additional opportunity for public comment on the Draft EIR. No action will be taken on the Draft EIR or the proposed project at the meeting. The public may observe the Planning Commission meeting and/or address the Commission remotely or in person. Planning Commissioners shall attend in person unless remote participation is permitted by law.

Members of the public have the following options for participating in the meeting:

- In person at the Community Meeting Room, Brisbane City Hall, 50 Park Place, Brisbane.
- Join the Zoom webinar listed on the June 12, 2025 agenda.

Members of the public also have the following options for viewing the meeting:

- The City’s YouTube channel at <https://youtube.com/BrisbaneCA>.
- Local Comcast Channel 27

Written information or comments that may include a person’s name, address, email address, etc., submitted to the City, City Council, Council Commissions and Committees and City staff are public records under the California Public Records Act, are subject to disclosure and may appear on the City’s website. Any attendee who wishes accommodation for a disability should contact the Community Development Department at least 48 hours prior to the meeting at (415) 508-2120 or planning@brisbaneca.org.

Description

The City has prepared a Draft EIR that evaluates the potentially significant impacts of the Project based on the summarized Project description provided below and the detailed Project Description provided in Chapter 3 of the Brisbane Baylands Specific Plan Draft EIR) on a direct, indirect, and cumulative basis. Because an EIR was certified for development of the Project site in August 2018 for the 2011 Baylands Specific Plan (Brisbane Baylands Program EIR [2018 PEIR], State Clearinghouse Number 2006022136), analysis was undertaken to determine whether the 2025 Specific Plan in relation to CEQA Section 21166 and CEQA Guidelines Section 15162 requirements for preparation of a subsequent or supplemental EIR to the 2018 PEIR. The environmental analyses provided in Chapter 4 of the Brisbane Baylands Specific Plan Draft EIR evaluates the extent to which implementation of 2018 PEIR mitigation measures would reduce the significant environmental effects of the 2025 Specific Plan project. Where application of the 2018 PEIR mitigation measures would not reduce impacts to a less-than-significant level, additional measures are provided to mitigate new or substantially more severe impacts associated with the 2025 Specific Plan Project.

Resource topic areas that would result in new significant impacts or substantially more severe significant impacts include: land use and planning policy, population and housing, aesthetics and visual resources, biological resources, cultural resources and tribal cultural resources, transportation, air quality, greenhouse gas emissions, noise and vibration, hazards and hazardous materials, hydrology and water quality, geology and soils, public services and facilities, and wildland fire (See Chapter 9: Subsequent EIR Analysis and Findings)

The Draft EIR identifies significant impacts to the following resources that can be mitigated to a less-than-significant level:

- Land Use and Planning (Impact LUP-1, LUP-2)
- Aesthetic Resources (Impact AES-1, AES-2, AES-3, AES-4, and AES-5)
- Biological Resources (Impact BIO-1, BIO-2, BIO-3, and BIO-5)

- Cultural Resources and Tribal Cultural Resources (Impact CUL-1 and CUL-2)
- Transportation (Impact TRA-2, TRA-3, and TRA-4)
- Air Quality (Impact AQ-2 and AQ-3)
- Greenhouse Gas Emissions (Impact GHG-3)
- Noise (Impact NOI-4, NOI-5 and NOI-6)
- Hazards and Hazardous Materials (Impact HAZ-1 and HAZ-2)
- Hydrology and Water Quality (Impact HWQ-1 and HWQ-3)
- Geology and Soils (Impact GEO-4 and GEO-6)
- Public Services (Impact PUB-1)

The Draft EIR identifies significant impacts to the following resources that would be significant and unavoidable:

- Air Quality (Impact AQ-1)
- Greenhouse Gas Emissions (Impact GHG-1)
- Noise (Impact NOI-1, NOI-2, and NOI-3)

HAZARDOUS MATERIALS/WASTE ON SITE: The Project contains sites listed on State databases compiled pursuant to California Government Code Section 65962.5. Various portions of the Project site are included in these databases.

PROJECT LOCATION AND EXISTING CONDITIONS: The Baylands Specific Plan area (Project site) encompasses approximately 680.1 acres (558.3 acres of existing land area and 121.8 acres of lagoon) within the City of Brisbane in northeast San Mateo County (see **Figure 1**). The Project site, locally referred to as the “Baylands,” is generally triangular in shape and is bounded on the north by the City and County of San Francisco, on the east by the US 101 freeway, and on the west and south by Bayshore Boulevard (see **Figure 1 and Figure 2**). The Project site is bisected in a north-south direction by the Caltrain railroad tracks and in an east-west direction by Visitacion Creek. The Bayshore Caltrain Station is located at the north end of the Project site. The Project site is separated from San Francisco Bay by the US 101 freeway right-of-way and approximately 400 feet from the Bay.

The Project site is largely characterized by disturbed open lands that were formerly part of the Brisbane Landfill (east of the rail corridor) and the former SPRR maintenance yard (west of the rail corridor), with remnant railroad buildings, such as the Roundhouse and the Machinery & Equipment building. The Brisbane Bayshore Industrial Park, which contains warehousing and supply-related service uses that occupy the area east of Bayshore Boulevard along Industrial Way. Mission Blue Nursery, a native plant nursery operated by the Friends of San Bruno Mountain, is also present within the western portion of the Baylands. Since the landfill’s closure in 1967, the eastern portion of the Baylands has been used as a repository and recycling area for materials from construction sites in the region, such as sand, dirt, and gravel. Soil recycling operations have ceased operation; Brisbane Recycling Company continues to operate on the former landfill. Several interim uses operate along Tunnel Avenue south of Golden State Lumber. The City’s existing corporation yard is located along Tunnel Avenue south of the Kinder Morgan tank farm on land leased from Kinder Morgan. The Bayshore Caltrain station platform is located in the northernmost portion of the Baylands, including a parking lot west of Tunnel Avenue.

The Project site is designated as Baylands Planned Development (Residential Permitted), Baylands Planned Development (Residential Prohibited), Heavy Commercial, Marsh/Lagoon/Bayfront, and Public Facilities and Parks. Six zoning districts currently apply within the Baylands Specific Plan area. The southern and eastern parts of the site are zoned Marsh Lagoon Bayfront (MLB), and the northern and western parts are zoned Commercial Mixed-Use (C-1). Lands along Industrial Way are currently zoned Manufacturing (M-1), and lands in the northeastern portion of the Baylands are zoned Heavy Commercial (C-3).

PROJECT BACKGROUND: On July 19, 2018, the City approved General Plan Amendment GP-1-18 permitting development of 1,800 to 2,200 dwelling units and up to 6.5 million square feet of non-residential use, with an

additional 500,000 square feet of hotel use (total of 7.0 million square feet of non-residential development), within the Baylands Subarea. General Plan Amendment GP-1-18 was submitted to and approved by Brisbane voters as Measure JJ in November 2018. The applicant has revised the Specific Plan consistent with the provisions of Measure JJ.

PROJECT DESCRIPTION: The Brisbane Baylands Specific Plan consists of the following components (see Figure 3 for the proposed land use plan):

General Plan Amendment

Modify the Land Use Element to:

- Adjust the northerly boundary of the Baylands Subarea to reflect the northern Specific Plan boundary area east of the Caltrain right-of-way and thereby place the entirety of the Specific Plan area within the Baylands Subarea.

Modify the Circulation Element to:

- Realign Lagoon Avenue to provide direct access to the southbound US 101 freeway on- and off-ramps adjacent to the current terminus of Sierra Point Parkway;
- Extend Sierra Point Parkway from its current terminus at the US 101 freeway on- and off-ramps north to Geneva Avenue;
- Add Baylands roadways to the circulation map; and
- Add a new roadway type, "Green Local Street."

Specific Plan

- Development of 2,200 residential units clustered in the northwestern portion of the site in proximity to the Bayshore Caltrain station; 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; and open space/open area, parks, and trails.
- The Specific Plan also includes extensive water, recycled water, sewer, drainage, electrical, and other utilities improvements.
- Approximately 157 acres of the site's 532.3-acre Year 2100 land area (29.5 percent) would be devoted to conservation and outdoor recreation.
- The land use character in the northern portion of the Baylands would be transit-oriented with the highest intensity development, including residential uses combined with a mix of retail, commercial, a major office cluster, hotels, and entertainment uses. The primary focus in the west central portion of the site around the historic Roundhouse, which is to be restored for adaptive reuse, would be on lower density housing, a middle school, and campus-style office development. Lower density commercial office and infrastructure uses would be provided within the eastern portion of the site.
- **Bayshore Mobility Plan.** The primary purpose of this plan is to enhance mobility for Brisbane residents and businesses by implementing a "road diet" along Bayshore Boulevard. The Mobility Plan proposes reducing the number of travel lanes along Bayshore Boulevard from four lanes (two in each direction) to two lanes (one in each direction) south of Geneva Avenue, along with providing a median, turn pockets, and a multi-use pathway and bicycle facilities along the corridor within the City of Brisbane.
- **Establishment of a second school for the Bayshore School District.** The Bayshore School District's Bayshore School currently serves grades pre-kindergarten (PK) through grade 8. To accommodate new students from the Baylands, the Bayshore School District would establish a new grade 6–8 Middle School within the Baylands and convert the existing grade PK–8 Bayshore School to a grade PK–5 Elementary School.
- **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.** By establishing Cal Water as the water agency for the Baylands, Sierra Point, and Beatty areas, an adequate water supply would become available for buildout of the Baylands Specific Plan, the Sierra Point and Beatty areas, and the balance of the City of Brisbane. In exchange for the provision of potable water supply by Cal Water, the proposed Baylands water recycling facility would provide up to 0.43 million gallons per day of recycled water for irrigation purposes to Cal Water for use within its South San Francisco District as well as within the Sierra Point subarea of Brisbane.
- **Relocate Brisbane's existing Fire Station No. 81 and establish a second fire station.** Brisbane existing fire station would be relocated from its existing site at 3445 Bayshore Boulevard to a new 2-story, 10,000-square-foot facility at 140 Valley Drive. The existing Fire Station No. 81 site would be used for firefighter training once the new station is operational. The relocated Station No. 81 would house the

existing Engine Company No. 81 and temporarily house a new ladder truck company until such time as a new fire station within the Baylands would be established. When completed, the new Baylands station would house the ladder truck company and a squad.¹

Required Land Use Approvals: The Project would require various land use entitlements and approvals, including General Plan amendments described above; rezoning Commercial Mixed-Use (C-1), Marsh Lagoon Bayfront (MLB), Manufacturing (M-1) to Baylands Specific Plan and conforming amendments; amendments to Title 17, Zoning, of the Brisbane Municipal Code to establish the land use regulations and development standards set forth in the Specific Plan as the regulatory authority governing future development within the Specific Plan area; approval of the Bayshore Mobility Plan; and approval of a Development Agreement.

In addition to City approvals, Baylands development would require permits, authorizations, or other approvals from the following state, regional and local public agencies other than the City of Brisbane:

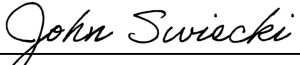
- City of Brisbane and California Water Service Company (Cal Water) agreement to provide water service for the Baylands, Sierra Point, and Beatty Subareas would require approvals from the following state, regional and local public agencies.
 - Approval by the San Mateo County Local Agency Formation Commission to identify Cal Water rather than the City of Brisbane as the water service agency for the Baylands and Sierra Point Subareas.
 - Approval by the California and San Francisco Public Utilities Commissions for Cal Water to expand its service area to include the Baylands and Sierra Point areas.
 - Approval by the Regional Water Quality Control Board and the San Francisco Public Utilities Commissions of a discharge permit for the Baylands Recycled Water Facility.
- Agreements to coordinate and implement roadway and other transportation improvements and services within and adjacent to the Baylands Specific Plan area between the City of Brisbane and the City and County of San Francisco, San Francisco County Transportation Authority, San Mateo Congestion Management Agency, San Mateo County Transit District, Caltrans, and the City of Daly City.
- Approvals of requests by developers of the Baylands for habitat, recreational improvements, and/or roadway bridge improvements within:
 - The 100-foot shoreline band along Visitacion Creek and the Brisbane Lagoon (Bay Conservation and Development Commission [BCDC]); and
 - Filled and unfilled tidelands and submerged lands sold into private ownership by the State Lands Commission that remain submerged (State Lands Commission).
- Lease(s) for any habitat or recreational improvements within the Guadalupe Canal (State Lands Commission) within those portions of the Baylands subject to State Lands Commission jurisdiction.
- Approval of requests by developers of the Baylands for infilling of existing rip rap lining the Brisbane Lagoon (BCDC, Regional Water Quality Control Board [RWQCB], State Lands Commission, US Army Corps of Engineers).
- Water quality certification, NPDES permit, and waste discharge requirement compliance for future Baylands development (RWQCB).
- Incidental Take Permit, if necessary, for Baylands development affecting special-status species (CDFW).
- Streambed Alteration Agreement (CDFW) and Section 404 permit (Corps of Engineers) for activities in or around Visitacion Creek as part of landfill closure requirements of the RWQCB.
- Bay Trail Review (Association of Bay Area Governments) requested by future developers of the Baylands.
- Air quality permits (BAAQMD) requested by future developers of and specific uses within the Baylands requiring such permits.
- Approval for construction of the Geneva Avenue bridge crossing over the existing Caltrain right-of-way (California Public Utilities Commission).
- Approval for construction of an electric powered conveyor system over the existing Caltrain right-of-way to move soil from the eastern to the western portion of the Baylands in lieu of soil movement via truck (California Public Utilities Commission).

¹ "Squad" refers to a specialized company whose primary focus may be suppression but carry specialized equipment and are trained to perform hazmat, rescue, and other special functions.

- Approval of utility-scale battery storage facility requested by developers of the Baylands (California Independent System Operator).
- Approval for development of an electrical substation, along with electrical facilities undergrounding of existing overhead electrical lines within the Baylands, construction of new underground electrical facilities to serve new development, connections of facilities to the existing Pacific Gas and Electric (PG&E) Martin Substation, and improvements within the Martin Substation (California Public Utilities Commission) as would be requested by PG&E.
- Encroachment permits for construction activities that may need to occur within the California Department of Transportation right-of-way (Caltrans).
- Encroachment permits should any construction be required within the right-of-way owned by the Peninsula Corridor Joint Powers Board (Caltrain).
- Required approvals for location, design, and construction of a middle school to serve Baylands students (State of California and Bayshore School District).

NEXT STEPS: Following the close of the public review period, the City will evaluate comments on significant environmental issues from commenters who reviewed the Draft EIR and prepare a Final EIR. The Final EIR will be considered by the City in making the decision to certify the EIR and approve or deny the Project.

John Swiecki, AICP
Community Development Director
City of Brisbane
50 Park Place
Brisbane, CA 94005
baylands@brisbaneca.org



John Swiecki
City of Brisbane

Figure 1 Regional Location



Figure 2 Baylands Specific Plan Area (Project Site)



Figure 3 Proposed Land Use Plan

