

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2006022136**

**Project Title:** Brisbane Baylands Specific Plan

Lead Agency: City of Brisbane Contact Person: Julia Ayers, Acting Community Development Director  
 Mailing Address: 50 Park Place Phone: 415.508.2120  
 City: Brisbane Zip: 94005 County: San Mateo

**Project Location:** County: San Mateo City/Nearest Community: Brisbane  
 Cross Streets: Bayshore Boulevard, Highway 101 Zip Code: 94005

Longitude/Latitude (degrees, minutes and seconds): 37 ° 41 ' 22 " N / 122 ° 20 ' 25 " W Total Acres: 680.1

Assessor's Parcel No.: Book 005, multiple pages and parcels. See separate page. Section: 3 & 10 Twp.: 3S Range: 5W Base: Mt. Diablo

Within 2 Miles: State Hwy #: 101 Waterways: SF Bay, Brisbane Lagoon, Visitation Creek  
 Airports: n/a Railways: Caltrain Schools: Brisbane El, Lipmann Intermediate

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) 2006022136  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: Final EIR/Subsequent EIR  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 2200 Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. 6,500,000 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type Switching Substation MW  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: Middle School  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: Hotel (800 rooms, 500,000 sf), Open space (157 acres), Battery storage  
 Water Facilities: Type Water Recycling Facility MGD 1.0

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Vacant, maintenance yard, industrial park, nursery. Zoning: C-1/MLB/M-1/C-3. General Plan: Baylands Planned Development (Residential Permitted), Baylands Planned Development (Residential Prohibited), Heavy Commercial, Marsh/Lagoon/Bayfront, and Public Facilities and Parks.

**Project Description:** (please use a separate page if necessary)

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.

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input checked="" type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>4</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>2</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input checked="" type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input checked="" type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>High Speed Rail Authority</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date N/A Ending Date N/A

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>Baylands Development Inc.</u>
Address: <u>575 Market Street, Suite 3700</u>	Address: <u>150 Executive Park Blvd, Suite 4000</u>
City/State/Zip: <u>San Francisco, CA 94105</u>	City/State/Zip: <u>San Francisco, CA 94134</u>
Contact: <u>Terri Avila</u>	Phone: <u>415.508.2129</u>
Phone: <u>415.896.5900</u>	

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Signature of Lead Agency Representative: Julia Ayres

Digitally signed by Julia Ayres  
Date: 2026.05.11 09:25:05 -0700

Date: 5/11/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## 2026 Brisbane Baylands Specific Plan Final Environmental Impact Report

### Assessor's Parcel Numbers for Notice of Completion

005152060	005320020	007143100
005152240	005340030	007143110
005152250	005340040	007147010
005152260	005340050	007147020
005152270	005340060	007147030
005162190	005340080	007147040
005162200	005340090	007148010
005162210	005340100	007148020
005162220	005340110	007148030
005162240	005340120	007148040
005162250	005350020	007148050
005162260	005350060	007148060
005162270	005350070	007150020
005162280	005350080	007150060
005162300	007136010	007580020
005162320	007136020	096010030
005162330	007136030	
005162350	007136040	
005162360	007136050	
005162370	007136060	
005162390	007136070	
005162400	007136080	
005162410	007137010	
005162420	007137020	
005162430	007138010	
005165010	007138020	
005250020	007138030	
005311010	007138040	
005311020	007139010	
005311070	007139020	
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005311100	007143020	
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