



May 25, 2023

Sent Via Email

City of Brisbane
 Attn: John Swiecki, AICP
 Community Development Director
 50 Park Place
 Brisbane CA 94005

Subject: Revised Notice of Preparation of an Environmental Impact Report for the Brisbane Baylands Specific Plan

Dear Mr. Swiecki,

Thank you for the opportunity to comment on the Revised Notice of Preparation of an Environmental Impact Report (EIR) for the Brisbane Baylands Specific Plan.

The Local Agency Formation Commission (LAFCo) is a state mandated agency established in every county to oversee the boundaries of cities and special districts. San Mateo LAFCo has jurisdiction over the boundaries of the 20 cities, 22 independent special districts, and many of the 33 active county and city governed special districts serving San Mateo County.

The Notice of Prepetition (NOP) for the Brisbane Baylands Specific Plan (Project) identifies a proposed development of up to 2,200 residential units and 6.5 million square feet of commercial use. The February 2020 NOP stated that the project would also include the acquisition of an annual water supply of 2,400 acre-feet from the Oakdale Irrigation District. The Project site is proposed to be served by City of Brisbane for water service and Bayshore Sanitary District for sewer service.

The Revised NOP from April 26, 2023 states that the project applicant has entered to a Memorandum of Understanding with the Contra Costa Water District (CCWD) for up to 2,500 acre-feet of water annually from CCWD's Los Vaqueros Reservoir Expansion Project along with 10,000 acre-feet of storage in Los Vaqueros Reservoir. Acquisition of water supply from the Oakdale Irrigation District is no longer proposed.

COMMISSIONERS: ANN DRAPER, CHAIR, PUBLIC ▪ KATIE MARTIN, VICE CHAIR, SPECIAL DISTRICT ▪ HARVEY RARBACK, CITY ▪ TYGARJAS BIGSTYCK, CITY ▪ WARREN SLOCUM, COUNTY ▪ RAY MUELLER, COUNTY ▪ VACANT, SPECIAL DISTRICT

ALTERNATES: CHRIS MICKELSEN, SPECIAL DISTRICT ▪ ANN SCHNEIDER, CITY ▪ JAMES O'NEILL, PUBLIC ▪ NOELIA CORZO, COUNTY

STAFF: ROB BARTOLI, EXECUTIVE OFFICER ▪ SOFIA RECALDE, MANAGEMENT ANALYST ▪ TIM FOX, LEGAL COUNSEL ▪ ANGELA MONTES, CLERK

July 20, 2021

Page 2

LAFCo has the following comments regarding the Revised NOP:

The Project proposes the acquisition of an annual water supply of 2,500 acre-feet from the Contra Costa Water District. The acquisition of this water may require LAFCo approval pursuant to Government Code Section 56133. The EIR should fully explore the environmental impacts of the transfer of this water, including the impacts on the water supply of the Contra Costa Water District, the sustainability of the water source, and if the water to be furnished by the District will be potable or treated. The EIR should also consider alternative sources of water supply for the Project.

Information about the agreement between the project applicant and the Contra Costa Water District should be provided as part of the EIR as well in order for LAFCo to determine if approval is needed under the relevant Government Code Sections.

If approval from LAFCo is required, San Mateo LAFCo would be a Responsible Agency under California Environmental Act (CEQA) (CEQA Guidelines 21069). The Contra Costa Water District located within Contra Costa County. If LAFCo action is required, Contra Costa LAFCo would also be Responsible Agencies. Before action could be taken by any LAFCo, the City of Brisbane must certify the EIR.

San Mateo LAFCo looks forward to reviewing all future environmental documents, including circulation CEQA documents, and other referrals related to the Project.

Sincerely,

Rob Bartoli

Rob Bartoli
Executive Officer

CC: Lou Ann Texeira, Executive Officer, Contra Costa LAFCo