



City of Brisbane
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NOTICE OF AVAILABILITY
of a Draft Environmental Impact Report for the
Guadalupe Quarry Redevelopment Project
City of Brisbane

Date: October 7, 2024

To:	State Clearinghouse State Responsible Agencies State Trustee Agencies Other Public Agencies Interested Organizations and Individuals Property Owners in the Vicinity	From:	Kelly Beggs Consulting Planner City of Brisbane 50 Park Place Brisbane, CA 94005 quarry@brisbaneca.org
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Subject: Notice of Availability of a Draft Environmental Impact Report for the Guadalupe Quarry Redevelopment Project (SCH#: 2022060358)

Lead Agency: City of Brisbane

Project Title: Guadalupe Quarry Redevelopment Project

Project Location: 1 Quarry Road, Brisbane, San Mateo County, California 94005, (See Figure 1)

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 Guadalupe Quarry Redevelopment 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.

The City has prepared a Draft EIR to examine the environmental impacts associated with the Project (as described in the Project description below, or in Chapter 2 of the Guadalupe Quarry Redevelopment Project Draft EIR). The Draft EIR evaluates the Project's changes in the environment resulting from redevelopment of the existing Guadalupe Quarry as described in the Project Description below. The Draft EIR evaluates the potentially significant impacts of the Project, on a direct, indirect, and cumulative basis, identifies mitigation measures to lessen or avoid significant impacts, and identifies Project alternatives that could reduce or avoid significant impacts.

The Draft EIR identifies significant impacts to the following resources that can be mitigated to a less-than-significant level:¹

- Aesthetics and Visual Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Recreation
- Transportation and Circulation (Impacts TRAN-2 and TRAN-3)

¹ When a resource area has significant impacts that can be mitigated to less than significant *and* significant and unavoidable impacts, the relevant impacts are shown in parenthesis for reference.

- Utilities and Service Systems (Impact UTIL-2)
- Wildfire

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

- Energy
- Greenhouse Gas Emissions
- Noise
- Transportation and Circulation (Impact TRAN-1 and Cumulative Transportation Impact)
- Utilities and Service Systems (Impact UTIL-1 and Cumulative Utilities Impact)

HAZARDOUS MATERIALS/WASTE ON SITE: The Project contains sites listed on State databases compiled pursuant to California Government Code Section 65962.5. The existing Guadalupe Quarry and Martin/San Francisco Substation are included in these databases.

DOCUMENT AVAILABILITY: The Draft EIR, including the technical appendices, can be reviewed on the City's website at <https://www.brisbaneca.org/cd/project/guadalupe-quarry-redevelopment-project>. 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

60-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 60-day Draft EIR public review period will begin on **October 7, 2024**, and end on **December 6, 2024**. Please provide your written/typed comments (including names, affiliation, telephone number, and contact information) to Kelly Beggs, Consulting Planner, at the mailing or email address shown below by **5:00 p.m., Friday, December 6, 2024**, with **"Guadalupe Quarry Redevelopment Project Draft EIR"** as the subject. Public agencies that provide comments are asked to include a contact person for the agency.

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Email: quarry@brisbaneca.org

PROJECT LOCATION AND EXISTING CONDITIONS: The Project is located within unincorporated San Mateo County and, except for a small portion of the proposed secondary access route, within the City of Brisbane's Sphere of Influence. The Project site is surrounded on the east, west, and south by San Bruno Mountain State and County Park (SBMP), and to the north by Crocker Industrial Park. Jurisdictions adjoining Brisbane are San Francisco to the north, Daly City and unincorporated San Mateo County to the west, and South San Francisco to the south. The area surrounding the Project site includes open space to the west, east, and south, and commercial uses in Brisbane to the north. Central Brisbane is approximately 0.5 mile east of the Project site. Caltrain, a major commuter line connecting San Francisco with communities in the Peninsula region and San Jose, operates on tracks east of central Brisbane, approximately 1.1 miles northeast of the Project site. The San Francisco Bay is approximately 1.75 miles east of the Project site. A regional location map is shown in **Figure 1**.

For purposes of this NOA and the Draft EIR, the "Project site" encompasses a total of approximately 153 acres, as shown in **Figure 2**. The Project site includes the existing Guadalupe Quarry (originally called Visitacion Quarry), existing and proposed access routes, and undeveloped land on San Bruno Mountain. The Project site is predominantly comprised of an active quarry and undeveloped hillside land located on the east face of San Bruno Mountain. The Project site is

designated as Heavy Industrial, General Industrial, and Open Space by San Mateo County's General Plan with a zoning classification of Heavy Industrial (M-2). With the exception of the proposed secondary access route, the Project site is designated Planned Development – Trade Commercial and Open Space in the City's General Plan.

PROJECT DESCRIPTION: Orchard Partners, LLC, Project Applicant, filed applications with the City to construct the Project, a three-story unrefrigerated warehouse facility at the existing Guadalupe Quarry. The Project would consist of the following:

- Closure and reclamation of the existing quarry
- Construction and operation of a warehouse facility, access routes, and ancillary site modifications
- Dedication and/or protection of upper benches and undeveloped areas of the quarry as open space

Project Site: Approximately 69 acres of the Project site would be within the Project development area. The Project development area encompasses the warehouse building and ancillary facilities as well as road improvements. The proposed warehouse building would have a footprint of approximately 500,000 square feet, with a total floor area of approximately 1.3 million square feet, and a maximum height of approximately 100 feet, measured from the lowest grade to the top of the parapet. The building would include warehouse and ancillary office uses on all three floors. The proposed warehouse building would be surrounded by parking, including a truck court, passenger vehicle parking, surface parking around the perimeter of the on-site development footprint, and a 35-foot tall, three-level parking garage. Other associated ancillary facilities and improvements would include site circulation, on-site utility connections, landscaping, on-site stormwater infrastructure, and lighting and security elements. Approximately 82 acres of the Project site outside of the Project development area would be conserved as open space, with 36 acres protected via a conservation easement annexed to the City and 46 acres dedicated to San Mateo County as Open Space. A conceptual illustration of the key components of the Project site are shown in [Figure 3](#).

Primary access to the warehouse facility would be provided via an existing driveway referred to as "Quarry Road," an approximately 0.5-mile-long, two-lane driveway providing access to the quarry site from South Hill Drive. The existing driveway would be improved with a sidewalk, widened from 40 feet to 57 feet, and shifted to the north to reduce the slope from 16 percent to 8 percent. A new secondary access route is also proposed that would provide access to the Project site from South Hill Drive, approximately 0.5 mile west of the existing primary access via Quarry Road. The secondary access route would include two-lanes (each 20 feet wide), a Class III bicycle route, and a pedestrian sidewalk, totaling approximately 45 feet wide, and 1,200 feet in length.

Offsite Improvements: Offsite improvements include approximately two miles of underground electrical line connection and modifications to the existing Pacific Gas and Electric Company Martin/San Francisco Substation.

Required Land Use Approvals: The Project would require various land use entitlements and approvals, including a General Plan amendment and pre-zoning designations for land that is proposed for annexation into the Brisbane city limits; subdivision of the quarry property into four parcels and a designated remainder; an amendment to the San Bruno Mountain Habitat Conservation Plan (HCP); a sphere of influence amendment and annexation into the City of Brisbane; and a vesting tentative map, design permit, and development agreement from the City.

The General Plan amendment would change the City land use designation (pre-annexation) for the Project development area from Planned Development – Trade Commercial to Trade Commercial designation. The land proposed for conservation easement would continue to be designated as Open Space. The Project development area and conservation easement area would be annexed to the City, while the open space land offered for dedication to San Mateo County would remain within unincorporated San Mateo County. The proposed Project includes pre-zoning of the Project development area encompassing the warehouse and primary and secondary access routes within the bounds of the recorded roadway easements to Quarry Trade Commercial (TC-3), a new zoning district designation. The proposed pre-zone boundaries and regulations would become a final zoning designation upon annexation into the City.

PUBLIC HEARING: Notice is hereby given that a **hybrid public hearing** will be held by the City of Brisbane Planning Commission on **Thursday, October 24, 2024, at 7:30 p.m., allowing public participation in-person AND virtually** to provide an additional opportunity for public comment on the Draft EIR. 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 October 24, 2024 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 forty-eight hours prior to the meeting at (415) 508-2120 or planning@brisbaneca.org.

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.

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Figure 1 Regional Location Map

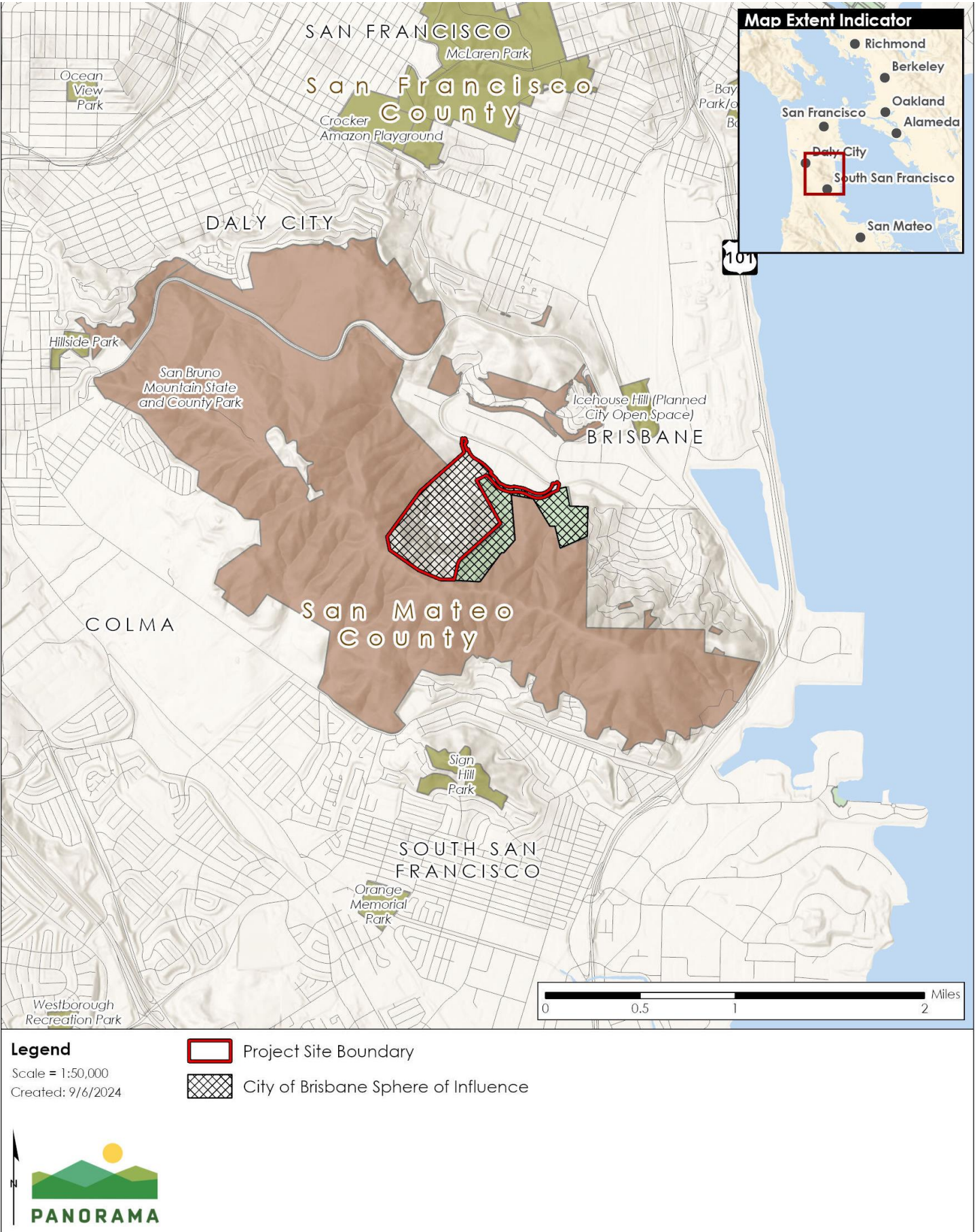


Figure 2 Project Site Map

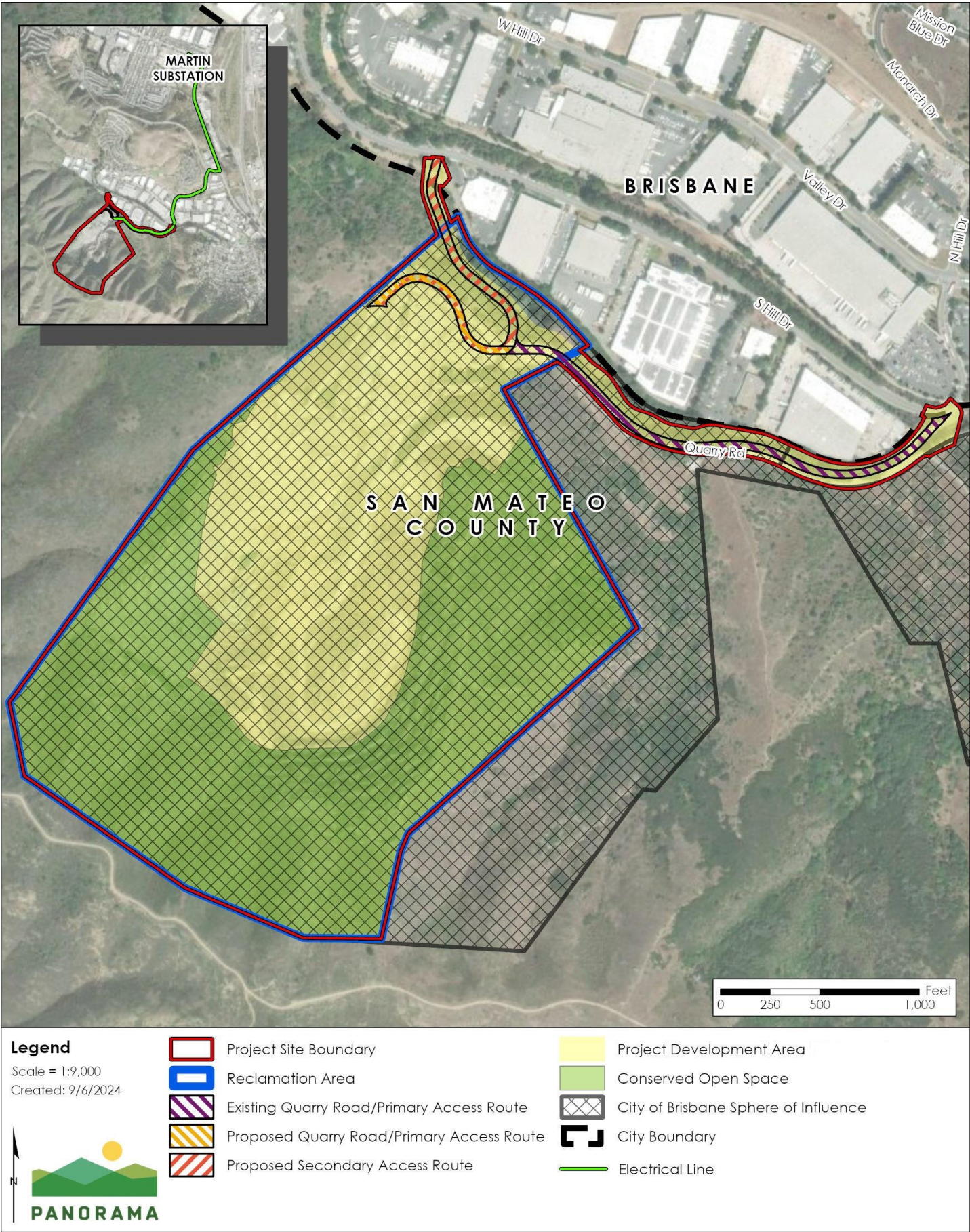


Figure 3 Project Development Area – Key Components (Conceptual Illustration)

