

APPENDIX B: PUBLISHED NOTICES

Notice of Preparation prepared by the City of Brisbane

Revised Notice of Preparation prepared by the City of Brisbane

Notice of Availability of the Draft Environmental Impact Report



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

NOTICE OF PREPARATION
of an Environmental Impact Report for the
Guadalupe Quarry Annexation and General Plan/Zoning Amendment Project
City of Brisbane

Date: June 16, 2022

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
kbeggs@brisbaneca.org

Subject: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the
Guadalupe Quarry Annexation and General Plan/Zoning Amendment Project
Lead Agency: City of Brisbane
Project Title: Guadalupe Quarry Annexation and General Plan/Zoning Amendment 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) will be the Lead Agency, will prepare an EIR for the proposed Guadalupe Quarry Annexation and General Plan/Zoning Amendment Project (project), and will hold a public meeting to receive comments on the scope of the EIR, as detailed below. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15206, the proposed project is considered a project of Statewide, regional, or areawide significance.

The City will prepare an EIR to examine the environmental impacts associated with the project (as described in detail in the project description below) consistent with CEQA Guidelines Sections 15161. The EIR will evaluate the project's changes in the environment resulting from closure and reclamation of the existing Guadalupe Quarry and the maximum allowable development proposed for the property after annexation is completed. The EIR will evaluate the potentially significant impacts of the proposed project, on a direct, indirect, and cumulative basis, identify mitigation measures that may be feasible to lessen or avoid significant impacts, and identify project alternatives that could reduce or avoid significant impacts. The proposed project, its location, and its potential environmental effects are described below.

The City is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. **The NOP comment period will begin on June 16, 2022 and end on July 18, 2022, at 5:00 p.m.** Because of limits mandated by State Law, comments must be sent at the earliest possible date but not later than 30 days after receipt of this notice. Please send your written comments to Kelly Beggs, Consulting Planner, at the mailing or email address shown above with "Guadalupe Quarry Annexation and General Plan/Zoning Amendment Project EIR" as the subject. Public agencies that provide comments are asked to include a contact person for the agency.

A scoping session will be held on June 30, 2022, at 7:00 p.m. The public scoping meeting will be held remotely via Zoom. Details on how to attend the meeting can be accessed at:

<https://www.brisbaneca.org/meetings>

During the scoping session, the City will solicit input from the public and agencies on specific topics they believe should be addressed in the environmental analysis. The scoping process is designed to enable the City to determine the scope and content of the EIR and identify potentially significant environmental effects, alternatives, and mitigation measures to be analyzed in the EIR.

PROJECT LOCATION AND EXISTING CONDITIONS: The approximately 146-acre project site is located in unincorporated San Mateo County and within the City of Brisbane Sphere of Influence, as shown in Figure 1. The project site is located south and west of the City of Brisbane, west of US Highway 101 (US 101), and approximately 1.75 miles west of the San Francisco Bay. 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. A regional location map is shown in Figure 1.

The 146-acre project site lies within unincorporated San Mateo County and encompasses the existing Guadalupe Quarry (quarry) and includes approximately 59 acres of active quarry (the “annexation site”) and approximately 87 acres of undeveloped hillside land located on the east face of San Bruno Mountain (the “open space site”). Project site boundaries are shown in Figure 2. The project site is designated as Heavy Industrial and Open Space by San Mateo County (County) in its General Plan and has a County zoning classification of Heavy Industrial (M-2). The site lies within the City’s sphere of influence and the Brisbane General Plan designates the project site as Planned Development, Trade Commercial, and Open Space.

PROJECT BACKGROUND: The project applicant, Orchard Partners, LLC, filed applications with the City on July 2, 2021 for a General Plan Amendment and pre-zoning of the 59-acre annexation site to facilitate annexation and future development. The adoption of the proposed General Plan and Zoning Amendments are discretionary actions, which require environmental review under CEQA. Development activities, which may include construction and operation of a logistics center, last-mile delivery station, or similar use on approximately 59 acres, would require a future discretionary approval from the City, including a Design Permit, and is not part of the project application.

PROJECT DESCRIPTION¹: The proposed project includes closure of the Guadalupe Quarry and reclamation and annexation of approximately 59-acres into the City’s limits. To allow future development, the proposed project includes amendments to the City’s General Plan and Zoning Code for the 59-acre annexation site. The General Plan amendment would change the City General Plan land use designation from Planned Development, Trade Commercial, and Open Space to Trade Commercial. The pre-zoning of the 59-acre annexation site would create a new zoning district with specific development standards, use regulations, and other design and performance standards. The zoning district would allow a range of light industrial and warehousing/distribution uses. The approximate maximum development size permitted by the zoning district would be up to 326,373 square feet of last-mile delivery uses or up to 1,305,493 square feet of light industrial and warehousing/distribution uses.

To annex the project site in accordance with General Plan policies, the applicant plans to submit applications to the San Mateo County Local Agency Formation Commission (LAFCo), as well as applications for approvals and permits from the County of San Mateo and State Division of Mine Reclamation for the mine closure. Given the sensitive resources present in and surrounding the project site, including the sensitive species and habitats in the adjacent San Bruno Mountain State and County Park, the project is also expected to require approvals or authorizations from various federal and state agencies, including the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, and San Francisco Regional Water Quality Control Board.

¹ It should be noted that elements of the project may be subject to continued refinement after publication of this NOP and prior to consideration of project approval. The analysis in the EIR will evaluate the maximum development potential for the proposed project

PROBABLE ENVIRONMENTAL EFFECTS: An Initial Study was not prepared. Thus, the EIR will address the proposed project's potential impacts to the following environmental topics based on Appendix G of the State CEQA Guidelines:

Aesthetics	Land Use and Planning
Agricultural and Forestry Resources	Mineral Resources
Air Quality	Noise
Biological Resources	Population and Housing
Cultural Resources	Public Services Recreation
Energy	Transportation
Geology and Soils	Tribal Cultural Resources
Greenhouse Gas Emissions	Utilities and Service Systems
Hazards and Hazardous Materials	Wildfire
Hydrology and Water Quality	

EIR PROCESS: Following the close of the NOP comment period, a draft EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the draft EIR will be released for public review and comment for a required minimum 45-day review period. Following the close of the 45-day public review period, the City will prepare a Final EIR, which will include responses to all substantive comments received on the Draft EIR. The Draft EIR and Final EIR will be considered by the City in making the decision to certify the EIR and approve or deny the project.

SUBMITTING COMMENTS: Comments and suggestions as to the appropriate scope of analysis in the EIR are invited from all interested parties. Written comments should be directed to the City's Consulting Planner at the following address by **5:00 p.m. on July 18, 2022:**

Kelly Beggs, Consulting Planner
City of Brisbane
50 Park Place
Brisbane, CA 94005
kbeggs@brisbaneca.org



Kelly Beggs
City of Brisbane

Figure 1 **Regional Location Map**

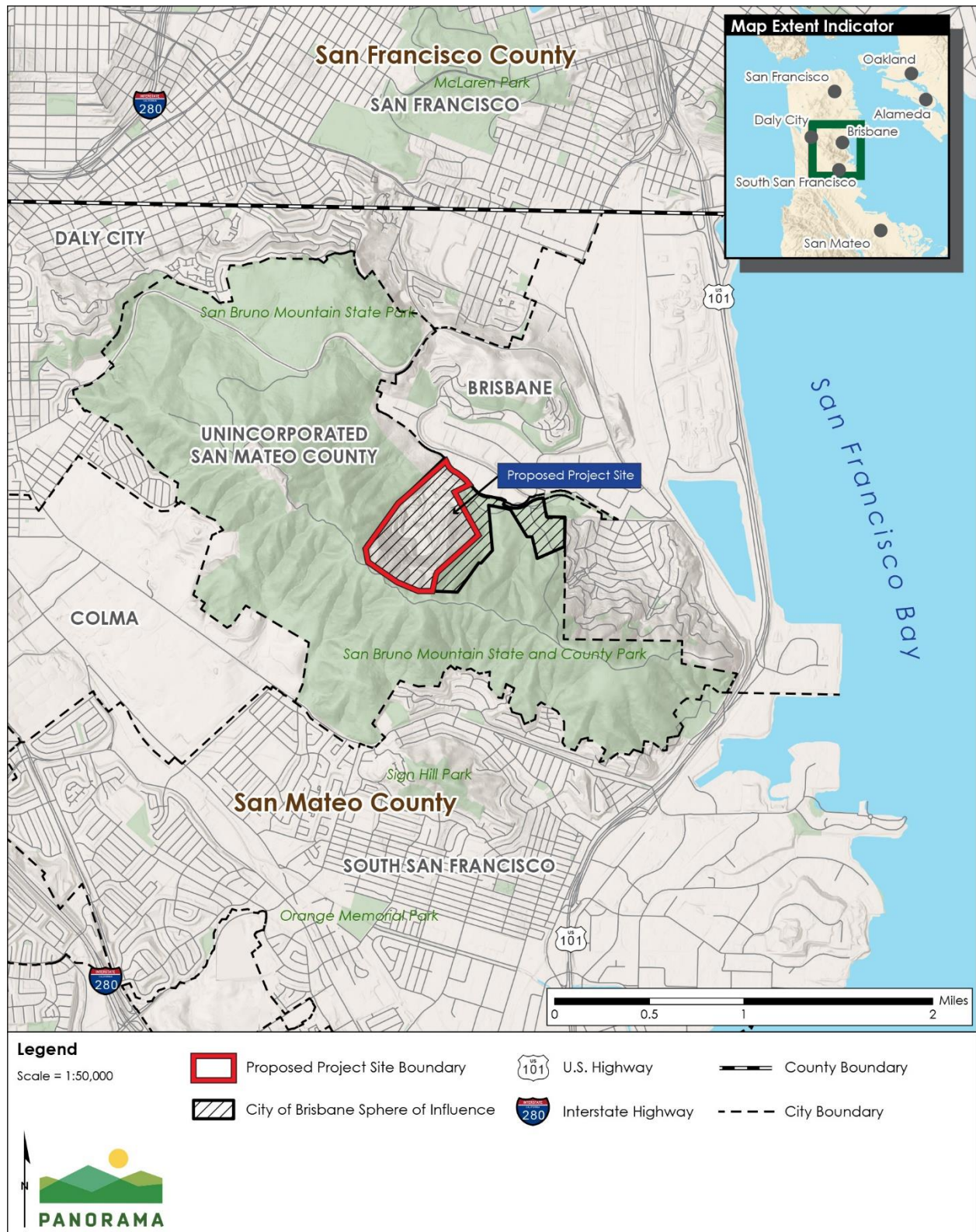
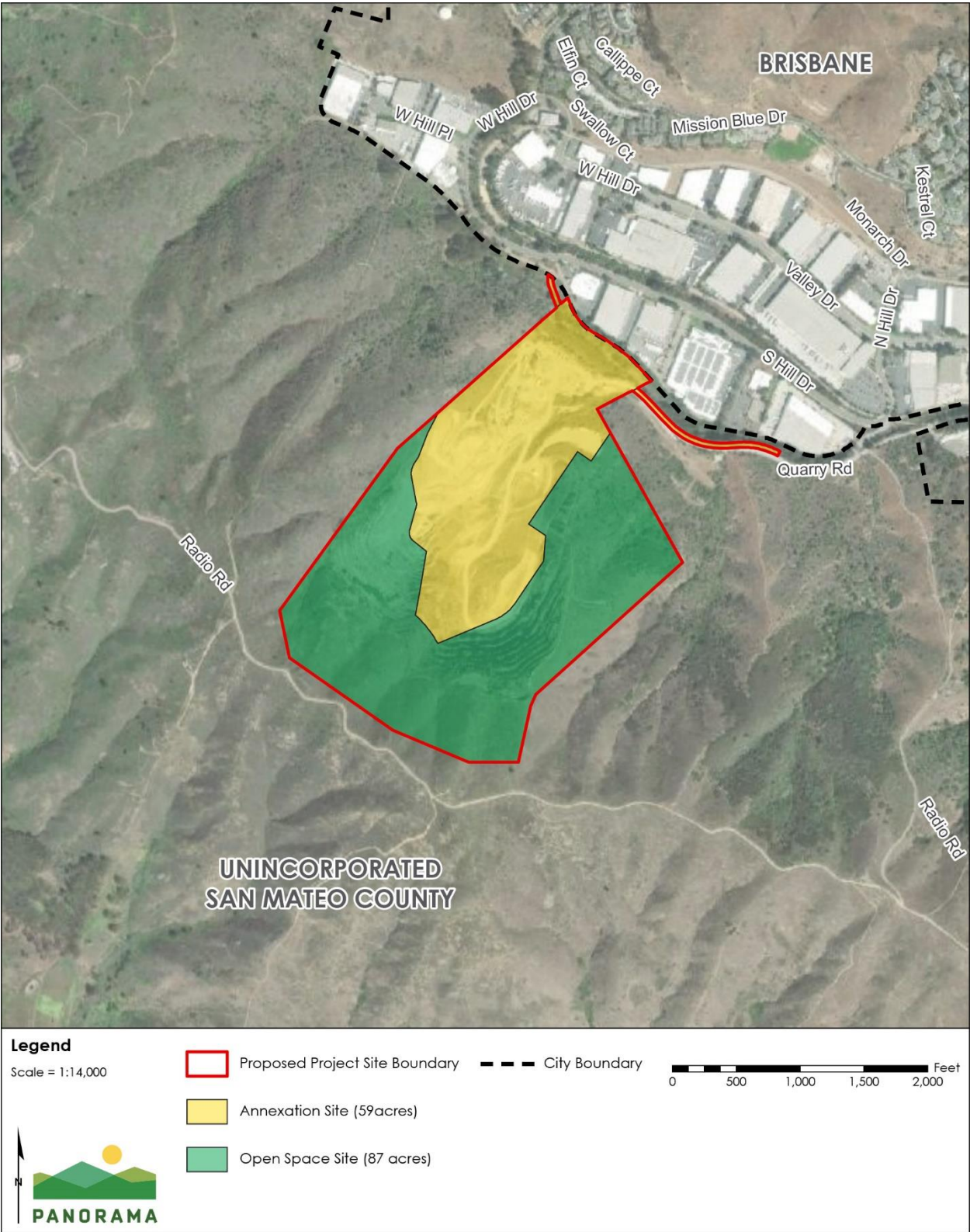


Figure 2 Project Site Map





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50 Park Place
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(415) 508-2100
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**REVISED NOTICE OF PREPARATION
of an Environmental Impact Report for the
Guadalupe Quarry Redevelopment Project
City of Brisbane**

Date: December 15, 2022

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
kbeggs@brisbaneca.org

Subject: Revised Notice of Preparation (NOP) of an Environmental Impact Report (EIR) 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)

This NOP is being recirculated to account for revisions to the project description for the Guadalupe Quarry Redevelopment Project, formerly titled the Guadalupe Quarry Annexation and General Plan/Zoning Amendment Project. Since the previous NOP was circulated, the applicant has submitted a Design Permit for a 1,319,000 square-foot warehouse to accompany the existing applications for Annexation and General Plan and Zoning Text Amendments.

Notice is hereby given that the City of Brisbane (City), as the Lead Agency, will prepare an EIR for the proposed Guadalupe Quarry Redevelopment Project (project). Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15206, the proposed project is considered a project of Statewide, regional, or areawide significance.

The City will prepare an EIR to examine the environmental impacts associated with the project (as described in detail in the project description below) consistent with CEQA Guidelines Sections 15161. The EIR will evaluate the project's changes in the environment resulting from redevelopment of the existing Guadalupe Quarry. The EIR will evaluate the potentially significant impacts of the proposed project, on a direct, indirect, and cumulative basis, identify mitigation measures that may be feasible to lessen or avoid significant impacts, and identify project alternatives that could reduce or avoid significant impacts. The proposed project, its location, and its potential environmental effects are described below.

The City is notifying public agencies, organizations, and the public of changes to the previous NOP issued in June 2022 and requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. **The revised NOP comment period will begin on December 15, 2022, and end on January 16, 2023, at 5:00 p.m.** Because of limits mandated by State Law, comments must be sent at the earliest possible date but not later than 30 days after receipt of this notice. Please send your written comments to Kelly Beggs, Consulting Planner, at the mailing or email address shown above with "Guadalupe Quarry Redevelopment Project EIR" as the

subject. Public agencies that provide comments are asked to include a contact person for the agency.

PROJECT LOCATION AND EXISTING CONDITIONS: The project is located in unincorporated San Mateo County and within the City of Brisbane’s Sphere of Influence, as shown in Figure 1. For purposes of this revised NOP and the EIR, the “project site” encompasses a total of approximately 146 acres identified in the adopted 1994 Brisbane General Plan as the Quarry Subarea and portions of Quarry Road (Figure 2). The project site is located south and west of the City of Brisbane, west of US Highway 101 (US 101), and approximately 1.75 miles west of the San Francisco Bay. 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 project site encompasses the existing Guadalupe Quarry (quarry) and includes predominantly active quarry and undeveloped land for roadway improvements and undeveloped hillside land located on the east face of San Bruno Mountain. Project site boundaries are shown in Figure 2. The project site is designated as Heavy Industrial and Open Space land use by San Mateo County (County) General Plan and Open Space and Quarry Planned Development – Trade Commercial by the City of Brisbane General Plan and has a zoning classification of Heavy Industrial (M-2) by San Mateo County.

PROJECT BACKGROUND: The project applicant, Orchard Partners, LLC, submitted a General Plan Amendment and a Pre-Zoning application with the City in July 2021, to facilitate land use designation changes and annexation of approximately 59 acres of the approximately 146-acre existing quarry property into the City, and submitted a Design Permit application in November 2022, for the development of a warehouse facility. The project applicant is also expected to submit a tentative parcel map application to facilitate the subdivision of land for the annexation into the City’s jurisdiction.

PROJECT DESCRIPTION¹: The proposed project includes closure, reclamation, and redevelopment of the existing Guadalupe Quarry to construct and operate a three-story warehouse facility and preserve habitat of the upper benches and undeveloped areas of the quarry as protected open space. The proposed warehouse building would have a footprint of approximately 500,000 square feet, with a total area of approximately 1,319,000 square feet, a maximum height of approximately 100 feet, and would include warehouse and office uses. The building would be surrounded by parking, staging, internal access roads, and loading areas for employees, delivery vans, and trailers. Other associated accessory facilities and improvements would include landscaping, guard booth and security gates, lighting, perimeter fencing/walls, and drainage facilities. The project would include improvements to Quarry Road, which provides access to the project site, and construction of a new secondary access road connecting South Hill Drive to the project site.

To facilitate the warehouse development, the project applicant has submitted an application with the City for a Design Permit, General Plan Amendment and Pre-Zoning and is expected to submit a tentative parcel map of the annexation site. The General Plan amendment would change the City General Plan land use designation (pre-annexation) from Planned Development-Trade Commercial to Quarry Trade Commercial. The pre-zoning of the annexation site would create a new zoning district with specific development standards, use regulations, and other design and performance standards. Land in the open space site with an existing Planned Development-Trade Commercial land use designation would change to an Open Space land use designation.

To annex the project site in accordance with General Plan policies, the applicant plans to submit applications to the San Mateo County Local Agency Formation Commission (LAFCo), as well as applications for approvals and permits from the County of San Mateo and State Division of Mine Reclamation for the mine closure. Given the sensitive resources present in and surrounding the project site, including the sensitive species and habitats in the adjacent San Bruno Mountain State and County Park, the project is also expected to require approvals or authorizations from various federal and state agencies, including the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, and San Francisco Regional Water Quality Control Board.

¹ It should be noted that elements of the project may be subject to continued refinement after publication of this revised NOP and prior to consideration of project approval.

PROBABLE ENVIRONMENTAL EFFECTS: An Initial Study was not prepared. Thus, the EIR will address the proposed project's potential impacts to the following environmental topics based on Appendix G of the State CEQA Guidelines:

Aesthetics	Land Use and Planning
Agricultural and Forestry Resources	Mineral Resources
Air Quality	Noise
Biological Resources	Population and Housing
Cultural Resources	Public Services
Energy	Recreation Transportation
Geology and Soils	Tribal Cultural Resources
Greenhouse Gas Emissions	Utilities and Service Systems
Hazards and Hazardous Materials	Wildfire
Hydrology and Water Quality	

EIR PROCESS: Following the close of the revised NOP comment period, a draft EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the draft EIR will be released for public review and comment for a required minimum 45-day review period. Following the close of the 45-day public review period, the City will prepare a Final EIR, which will include responses to all substantive comments received on the Draft EIR. The Draft EIR and Final EIR will be considered by the City in making the decision to certify the EIR and approve or deny the project.

SUBMITTING COMMENTS: Comments and suggestions as to the appropriate scope of analysis in the EIR are invited from all interested parties. Written comments should be directed to the City's Consulting Planner at the following address by **5:00 p.m. on January 16, 2023:**

Kelly Beggs, Consulting Planner
City of Brisbane
50 Park Place
Brisbane, CA 94005
kbeggs@brisbaneca.org



Kelly Beggs
City of Brisbane

Figure 1 Regional Location Map

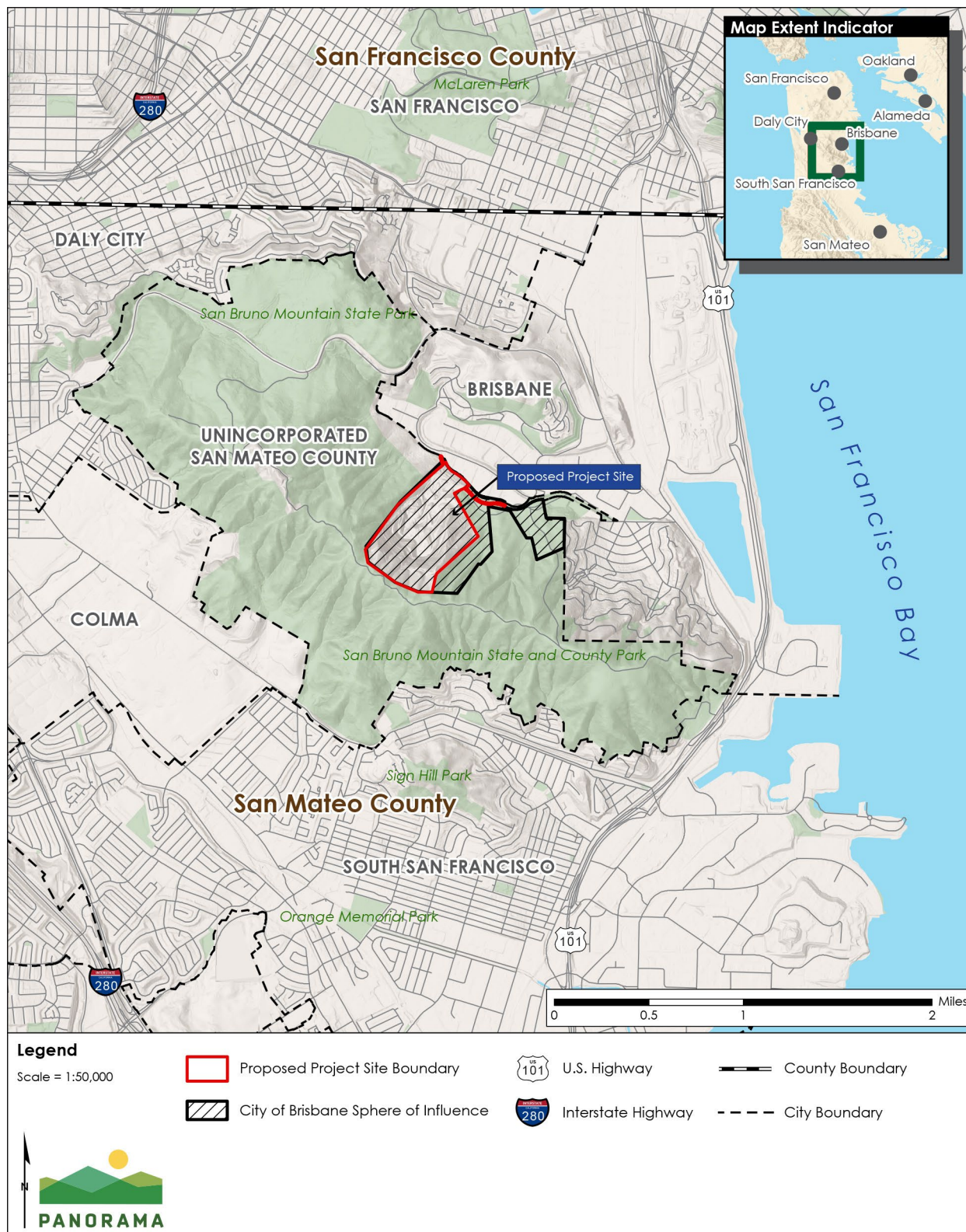
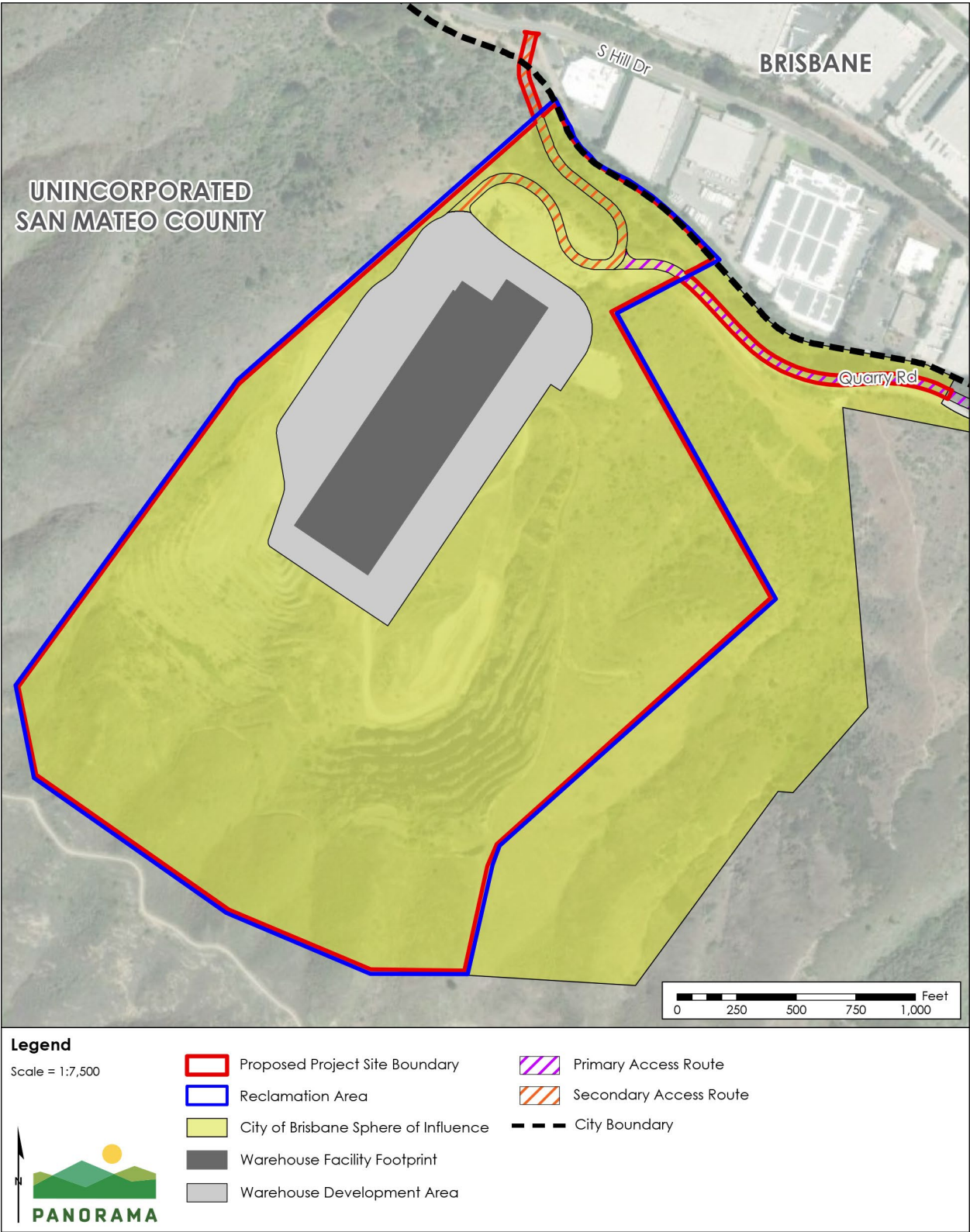


Figure 2 Project Site Map





City of Brisbane
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(415) 508-2100
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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.

Kelly Beggs, Consulting Planner
 City of Brisbane
 50 Park Place
 Brisbane, CA 94005
 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.

Kelly Beggs, Consulting Planner
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Brisbane, CA 94005
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Kelly Beggs
City of Brisbane

Figure 1 Regional Location Map

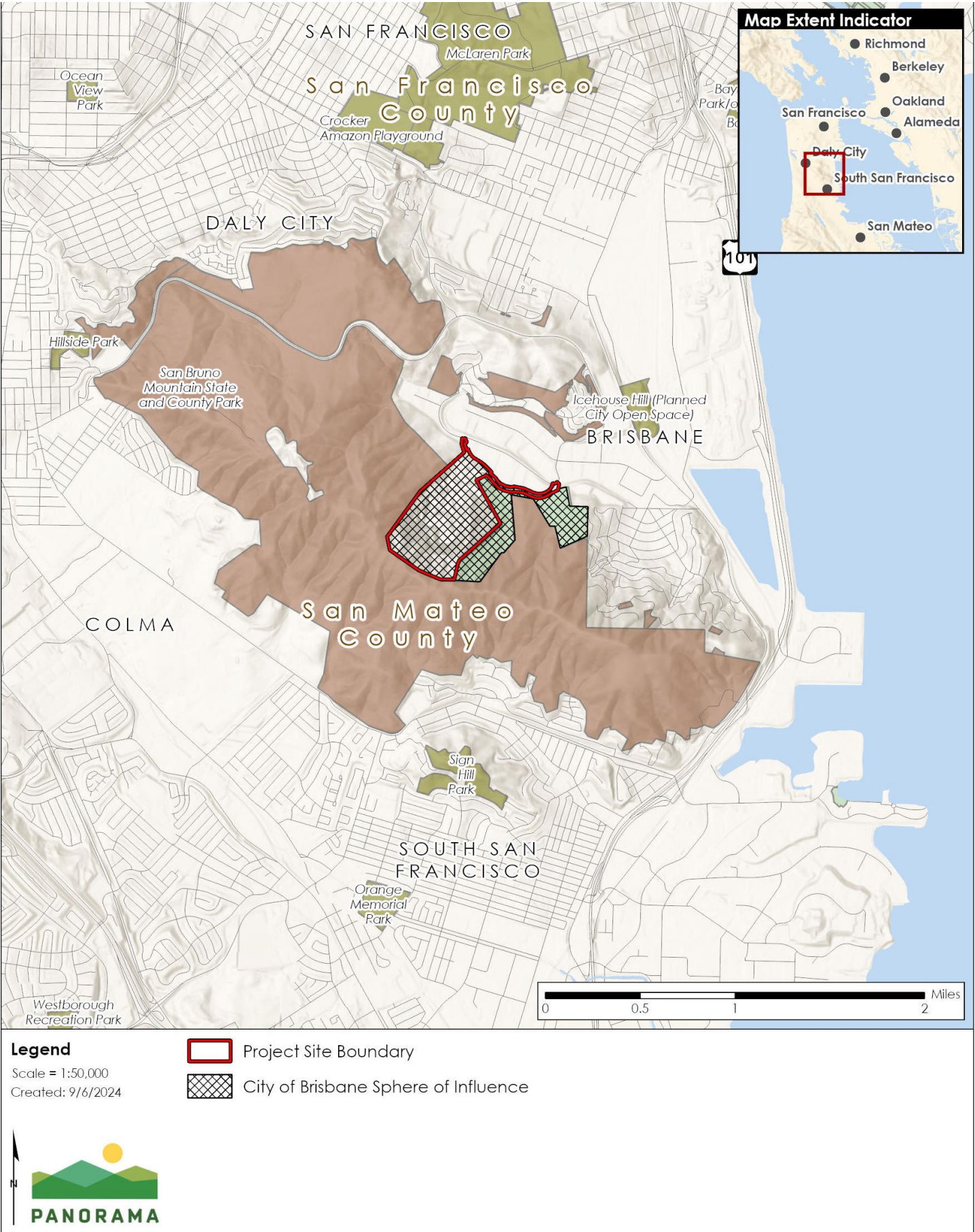


Figure 2 Project Site Map

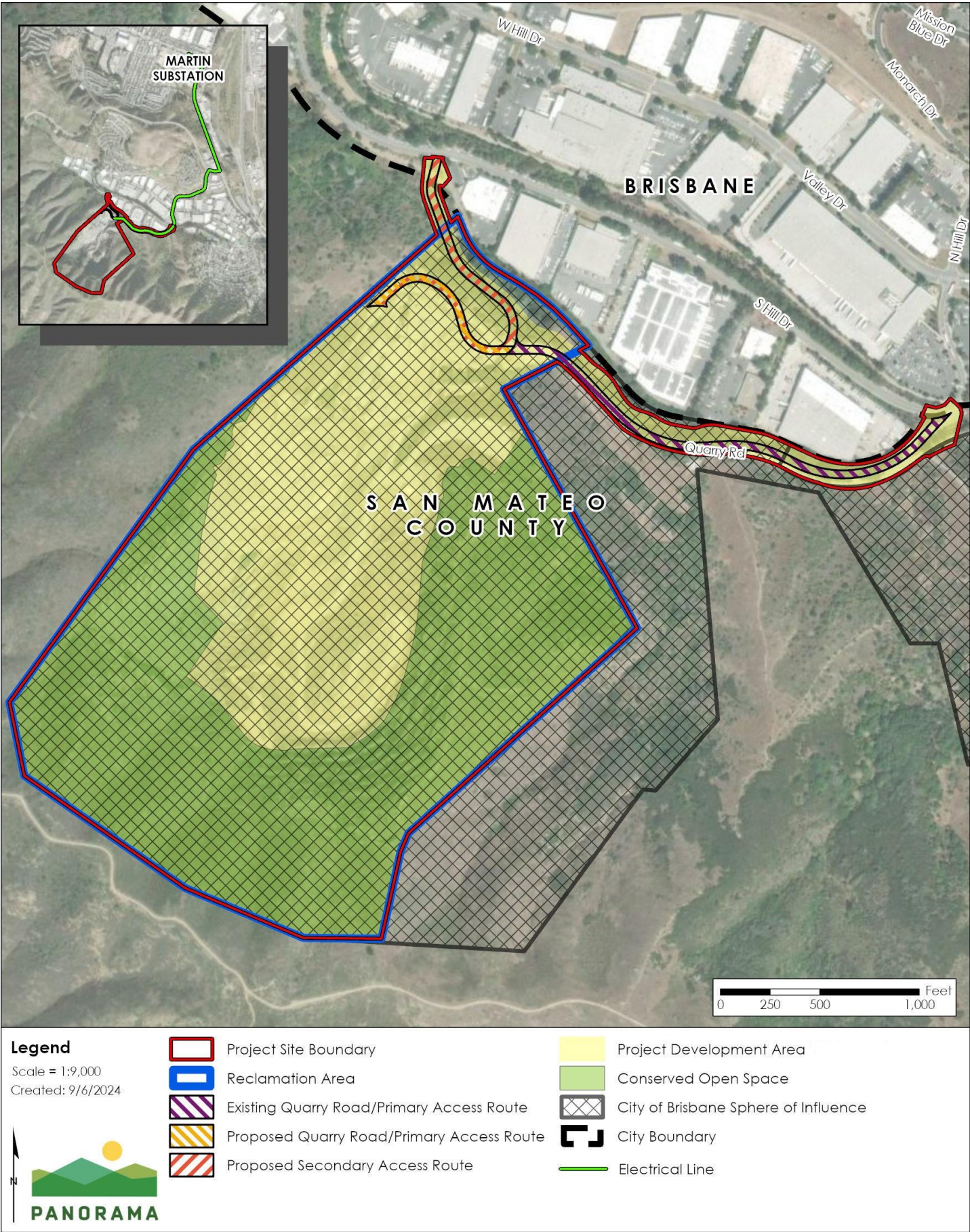


Figure 3 Project Development Area – Key Components (Conceptual Illustration)

