



**City of Brisbane**  
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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

<b>To:</b> State Clearinghouse State Responsible Agencies State Trustee Agencies Other Public Agencies Interested Organizations and Individuals Property Owners in the Vicinity	<b>From:</b> Kelly Beggs Consulting Planner City of Brisbane 50 Park Place Brisbane, CA 94005 kbeggs@brisbaneca.org
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**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 DESCRIPTION<sup>1</sup>:** 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.

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<sup>1</sup> 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](mailto:kbeggs@brisbaneca.org)



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Kelly Beggs  
City of Brisbane

**Figure 1 Regional Location Map**

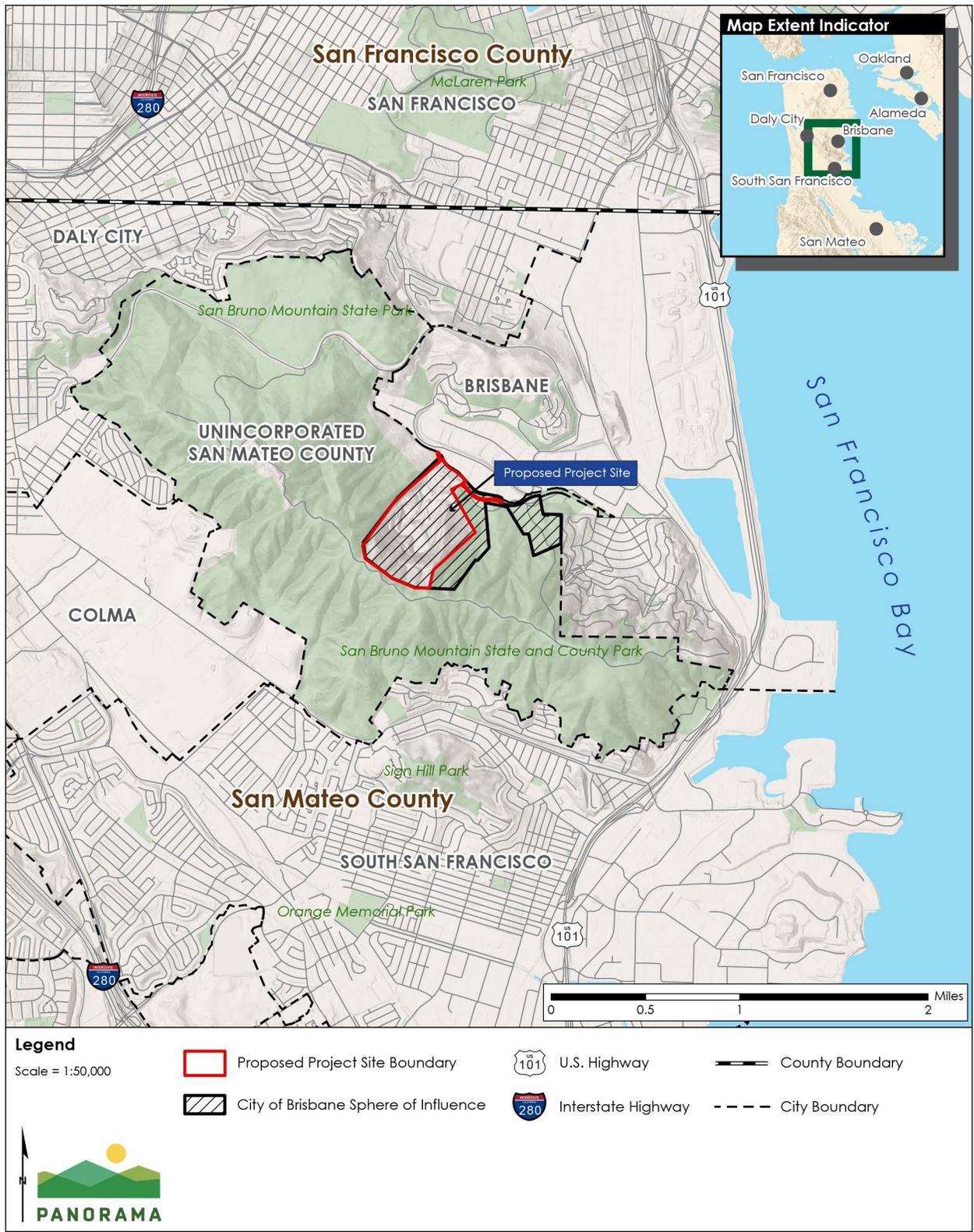


Figure 2

Project Site Map

