



**City of Brisbane**  
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**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

<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:** 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 DESCRIPTION<sup>1</sup>:** 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.

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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 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](mailto:kbeggs@brisbaneca.org)



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Kelly Beggs  
City of Brisbane

**Figure 1 Regional Location Map**



Figure 2

Project Site Map

