



City of Brisbane
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**NOTICE OF PREPARATION
of an Environmental Impact Report for the
Sierra Point Towers Project
City of Brisbane**

Date: February 28, 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 Sierra Point Towers Project

Lead Agency: City of Brisbane

Project Title: Sierra Point Towers Project

Project Location: 2000 Sierra Point Parkway and 8000 Marina Boulevard, Sierra Point Peninsula, City of Brisbane (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 Sierra Point Towers 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, acting as the Lead Agency, determined that the proposed project could result in potentially significant environmental impacts and that an EIR is required.

The City will prepare an EIR to examine the environmental impacts associated with the project consistent with CEQA Guidelines Sections 15161. The EIR will evaluate the project's changes in the environment resulting from all phases of development, including planning, construction, and operation. The EIR will evaluate the potentially significant impacts of the proposed project, on a direct and cumulative basis, identify mitigation measures that may be feasible to lessen or avoid significant impacts, and identify project alternatives that could reduce 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. **Due to the time limits mandated by State law, comments on the NOP must be sent at the earliest possible date but no later than 30 days after the receipt of this notice, or by 5:00 p.m. on March 29, 2022.** Please send your written comments to Kelly Beggs, Consulting Planner, at the mailing or email address shown above with "Sierra Point Towers 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 March 15, 2022, at 7:00 p.m. In response to the ongoing COVID-19 pandemic, 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/bc-pc/page/notice-preparation-nop-environmental-impact-report-eir-sierra-point-towers-project>

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 15.84-acre project site is located at 2000 Sierra Point Parkway and 8000 Marina Boulevard at the center of the Sierra Point Peninsula at the southern end of the City of Brisbane, San Mateo County, as shown in Figure 1. The project site is located east of US Highway 101 (US 101), which traverses Brisbane’s San Francisco Bay shoreline to the east in a north-south direction. The project site is bordered by the Marina Boulevard loop road to the north, east, and west, and Sierra Point Parkway to the south.

Land uses on the Sierra Point Peninsula include office, biotechnology and life sciences, lodging, marina, and recreational uses. The project site is designated as Sierra Point Commercial/Retail/Office on the City’s General Plan Land Use Map and is within the Sierra Point Commercial Zoning District. Development standards for the Sierra Point Commercial Zoning District are set forth by Brisbane Municipal Code Chapter 17.18 and by the Combined Site and Architectural Design Guidelines for Sierra Point. The project site is currently developed with two office buildings, one that is eight (8) stories in height and one that is twelve (12) stories, which total approximately 427,283 square feet and are generally located on the southern half of the project site. A three-story parking garage is located on the eastern portion of the project site, and the remainder of the improvements on the project site contains surface parking and ornamental landscaping. Historically, the project site and surrounding parcels were used as a landfill for the City of San Francisco until approximately 1972, at which time sand and clay fill was placed over the refuse.

PROJECT BACKGROUND: The project sponsor, Healthpeak Properties, Inc., submitted a pre-application on May 21, 2021, and a formal application for the proposed project on September 23, 2021. The project sponsor presented a preview of the project to the City of Brisbane Planning Commission on June 24, 2021.

PROJECT DESCRIPTION: The proposed project includes demolition of the existing parking garage and surface parking lots on the project site and construction of three new buildings and a new parking garage. Two existing office buildings on the project site would be retained and incorporated into the site design to create a life science campus.

The new buildings would include two new office/life sciences buildings (Buildings 1 and 2), an amenity building, and a parking structure. Building 1 would be located near the northern boundary of the project site and would be approximately 14 stories in height and approximately 494,340 square feet in size. Building 2 would be located near the eastern boundary of the project site and would be approximately 9 stories in height and approximately 317,000 square feet in size.¹ These buildings would be connected by a multi-level connector of 11,880 square feet. The proposed amenity building would be located near the southwest corner of the project site. The amenity building would be two (2) stories in height, a maximum of 45 feet to the top of the rooftop penthouse, and approximately 40,000 square feet in size. In total, the proposed project would result in approximately 863,220 square feet of new building construction and retention of 427,283 square feet of existing building space, for a total of approximately 1,290,503 square feet of office/life science uses, and a total of 3,858 parking spaces.

¹ It should be noted that proposed square footages and other 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.

The proposed 12-story parking structure would contain approximately 3,771 parking spaces, with vehicular access from both Sierra Point Parkway and Marina Boulevard. An additional 87 surface parking spaces would be provided throughout the project site and primarily within two parking areas located along the western border of the project site adjacent to Marina Boulevard and immediately north of the proposed amenity building.

The proposed project would also include common and public outdoor recreational space and associated circulation and infrastructure improvements, as shown in Figures 2 and 3. A total of approximately 362,090 square feet of open space would be provided throughout the project site. As shown in Figure 4, a large central open space would be provided between the existing and proposed buildings, referred to as “the Quad,” which would include a tree grove near the center, and flexible space for large gatherings, as well as outdoor work spaces, barbeques, fire pits, and outdoor game areas. A total of 284 existing trees would be removed and approximately 527 new trees would be planted throughout the project site.

PROBABLE ENVIRONMENTAL EFFECTS: The comprehensive 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 |
| Geology and Soils | Transportation |
| Greenhouse Gas Emissions | Tribal Cultural Resources |
| Hazards and Hazardous Materials | Utilities and Service Systems |
| Hydrology and Water Quality | Wildfire |

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 Planning Commission and City Council 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 March 29, 2022:**

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



Kelly Beggs
City of Brisbane



LSA

FIGURE 1



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FEET

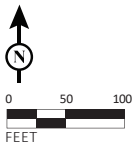
SOURCE: Esri World Street Map (2021)

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FIGURE 2

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SOURCE: DES; Healthpeak, 8/27/2021

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Sierra Point Towers Project NOP
Proposed Conceptual Site Plan



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FIGURE 3



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FIGURE 4