



PLANNING COMMISSION AGENDA REPORT

Meeting Date: October 24, 2024

From: Kelly Beggs, Consulting Principal Planner

Subject: 2021-GPA-1-ER-1 Guadalupe Quarry Redevelopment Project Draft Environmental Impact Report Public Comment Hearing.

Background

The City of Brisbane, as the lead agency under the California Environmental Quality Act (CEQA), published a Draft Environmental Impact Report (Draft EIR) for the Guadalupe Quarry Redevelopment Project. The Draft EIR identifies the likely environmental impacts associated with the implementation of the proposed project and recommends mitigation measures to reduce potentially significant impacts.

The purpose of this Planning Commission Hearing is to provide the public with the opportunity to comment on the Draft EIR. Comments received at this public hearing and any written correspondence received during the public review period (October 7, 2024 - December 6, 2024, at 5 PM) will be included in and responded to in the Final EIR.

The Planning Commission's role in the EIR process is to review the Final EIR and make recommendations to the City Council. Along with the Final EIR, the Planning Commission will also consider the proposed planning permits described in the project description below and make recommendations to the City Council. The Final EIR and project planning applications will ultimately be subject to City Council review.

While a project description is provided for reference below, the planning applications are not under consideration at this hearing and comments should be focused on the project's environmental impacts, and not what decision should be taken on the project. The public will have the opportunity to comment on the planning applications at a later public hearing.

Project Description

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, pre-zoning, and annexation of approximately 104 acres of the existing quarry property into the City. The project applicant submitted Design Permit and Vesting Tentative Map applications in November 2022, for the development of an approximately 1.3 million square-foot warehouse within a portion of the Guadalupe Quarry site.

The Project would consist of the following:

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

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. The proposed building includes 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, and a 35-foot tall, three-level parking garage containing 698 spaces. 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 would be conserved as open space, with 36 acres protected via a conservation easement and 46 acres dedicated to San Mateo County as Open Space. The 46 acres of land proposed for dedication to San Mateo County is not proposed to be annexed into the City of Brisbane.

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. 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. 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.

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.

The Draft EIR Project Description (Draft EIR Chapter 2) provides a more detailed description of the proposed project.

CEQA Overview

An informational sheet with frequently asked questions about CEQA is attached to this staff report for reference. In summary, EIR preparation begins with initial project review, circulation of a Notice of Preparation (NOP) and scoping. A NOP for the Project EIR was released to receive written comments and suggestions as to the appropriate scope of analysis in the EIR from all interested parties from June 16, 2022, to July 18, 2022. A scoping meeting was held on June 30, 2022, at 7:00 p.m. A revised Notice of Preparation of an Environmental Impact Report (EIR) for the Project was released from December 15, 2022, to January 16, 2023. This NOP was recirculated to account for revisions to the project description, including the applicant's submission of a Design Permit for the warehouse to accompany the existing applications for Annexation and General Plan and Zoning Text Amendments.

Summary of Project Impacts

An EIR's analysis of environmental impacts is divided into resource areas, as shown in Table 2 below. The Draft EIR (Attachment 2) found significant and unavoidable impacts would result from the proposed project within five resource areas, impacts that are less than significant with mitigation for 11 resource areas, and less than significant impacts for five resource areas.

Table 1: Resource Area Impact Summary

Less-than-Significant or No Impacts	Less-than-Significant Impacts with Mitigation	Significant and Unavoidable Impacts
<ul style="list-style-type: none">• Agricultural and Forestry• Land Use• Mineral Resources• Population and Housing• Public Services	<ul style="list-style-type: none">• 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)• Utilities and Service Systems (Impact UTIL-2)• Wildfire	<ul style="list-style-type: none">• Energy• Greenhouse Gas Emissions• Noise and Vibration• Transportation and Circulation (Impact TRAN-1 and Cumulative Transportation Impact)• Utilities and Service Systems (Impact UTIL-1 and Cumulative Utilities Impact)

Note: 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.

These resource areas and mitigation measures are described in more detail in the Draft EIR, and a summary of all impacts and related mitigation measures is presented in the Draft EIR Executive Summary (see pages ES-12 to ES-55; pdf pages 38-81).

Next Steps

The public review period will be followed by preparation of a Final EIR, responding to comments received during the public Draft EIR review, as well as the preparation of a Mitigation, Monitoring, and Reporting Program (MMRP). The Final and Draft EIR document, along with the required project entitlements, will be reviewed by the Planning Commission and the City Council at additional noticed public hearings in the future prior to any decision on the project.

ATTACHMENTS

- A. [Draft EIR](#) (Appendices available on project website [here](#))
- B. CEQA FAQs


Kelly Beggs, Principal Consulting Planner


John Swiecki, Community Development Director



CEQA FAQ

City of Brisbane

What is CEQA?

The California Environmental Quality Act (CEQA) is a state law that requires state and local agencies to inform decisions makers and the public about the potential environmental impacts of proposed projects, and to identify ways to avoid or mitigate those impacts, if feasible. If a project has the potential to cause adverse impacts, the public agency must prepare an Environmental Impact Report (EIR).

What CEQA is and what CEQA is not:

- CEQA is a process, not a permit
 - It doesn't prescribe development standards.
 - It doesn't prescribe acceptable levels of risk.
 - It doesn't specify regulations that projects must follow (local, state, and federal codes apply).
 - It doesn't prescribe study methods.
 - It doesn't recommend whether a project should be approved or denied
- It does require analysis and disclosure of the project's potential impacts, mitigation when feasible, and discussion of those impacts through a public process.
- CEQA places primary responsibility in the hands of the Lead Agency, which is the public agency that has the principal authority for carrying out or approving a project.

What is an EIR?

An EIR is a document that contains in-depth studies of potential environmental impacts of a project, including construction and operation of a project, mitigation measures to reduce or avoid significant impacts, and an analysis of alternatives. The EIR itself does not determine whether a project will be approved; instead, it is an informational and disclosure document taken under consideration during the City's decision-making process.

What are the contents of an EIR?

Generally, an EIR covers the following resource areas:

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

An EIR also includes a project description, describes the environmental setting, identifies significant project and cumulative impacts, growth-inducing impacts, feasible mitigation measures to avoid or lessen any significant environmental impacts, and alternatives to the project.

When is CEQA compliance required, and who is responsible for certifying an EIR?

A public agency must comply with CEQA when it undertakes an activity defined by CEQA as a "project." A project is an activity undertaken by a public agency or a private activity that requires discretionary approval from a public agency and may cause either a direct physical change or a reasonably foreseeable indirect change in the environment. Discretionary approval means that there is an exercise of judgment or deliberation by a governing body, such as the Planning Commission or City Council, in determining whether a project will be approved or a permit will be issued. Discretionary approvals include Design Permits, Conditional Use Permits, and legislative actions such as Zoning Amendments and General Plan Amendments.

Who prepares the EIR and who pays for it?

An EIR must reflect the independent judgement of the lead agency. The lead agency contracts with a qualified environmental consultant to prepare an EIR. The applicant is responsible for paying for the cost of EIR preparation through a reimbursement agreement with the City.

What are the major steps to the CEQA Process and when can I provide input on a CEQA document?

Public input is a critical component of the CEQA environmental review process. There are many opportunities to participate including via email, mail, or during public meetings. Additionally, when a Draft EIR has been completed, the City must notify the public that the Draft EIR is available for review and comment through the Notice of Availability (NOA). The NOA will include general information about a project; the comment period; the date, time, and location of public hearings; and the location where the Draft EIR and supplemental information is available for review. The public review and comment period is generally 45 days.

Major steps include:

Activity	Purpose	Public Participation Opportunity
1 Notice of Preparation (NOP)	Communicates to the public, agencies, and organizations an EIR is being prepared. Also serves to solicit input on the scope and content of the environmental information to be included in the EIR.	Public Comment. The NOP is typically circulated to nearby property owners, posted on the project website, mailed to responsible agencies, and filed with the County Clerk and the State Clearinghouse. The public may submit comments at any time during the public comment period. Public Meeting. A public meeting is held to solicit scoping comments from the public.
2 Draft EIR	The Draft EIR includes a project description, identification of significant environmental impacts, feasible mitigation measures and alternatives	The Draft EIR includes publication of NOP public comments.
3 Notice of Availability (NOA)	An NOA signals that the Draft EIR is available for public review and comment for no less than 45 days. The NOA also identifies where the Draft EIR may be reviewed and how to submit comments on the Draft EIR.	Public Comment. The NOA is typically circulated to nearby property owners and interested parties, posted on the project website, and filed with the County Clerk and the State Clearinghouse. The public may submit comments at any time during the public comment period. Public Meeting. A public meeting is held to solicit comments from the public on the Draft EIR.
4 Final EIR	A Final EIR includes the Draft EIR, responses to public comments received during the Draft EIR comment period and any additional relevant project information.	The Final EIR includes comments and responses to Draft EIR public comments.
5 Certification	A certification is an official position taken by the City indicating that the EIR has complied with CEQA for the identified project.	Public Meeting. The decision-making body certifies the EIR with a portion of the meeting dedicated to public comment.

How does the Final EIR respond to public input?

The Final EIR includes the Draft EIR, comments received on significant environmental issues, and responses to such comments. Comments should focus on the sufficiency of the Draft EIR in identifying and analyzing environmental

impact, and ways in which the significant environmental effects of the project might be avoided or reduced. The City, as the lead agency for the project, in turn, must evaluate all comments on significant environmental issues received on the Draft EIR and prepare a written response. The written response must address the significant environmental issue raised.

How Does an EIR Influence Decision-making?

The Lead and Responsible Agencies must consider the information in the EIR before taking final action on the project. Feasible mitigation must be incorporated into the approval, reducing the project's environmental impacts. Mitigation becomes conditions of approval or other requirements enforced by the agency. The City Council must explain itself: findings are adopted to describe the disposition of each significant impact and rejected alternatives. A "Statement of Overriding Considerations" is adopted if any impacts are unavoidable.

Where can I learn more about the CEQA Process?

The California Governor's Office of Land Use and Climate Innovation provides additional material and links to learn about CEQA. Please visit <https://lci.ca.gov/ceqa/> for more information.