

# Welcome

## Welcome to our second Community Open House! We heard you.

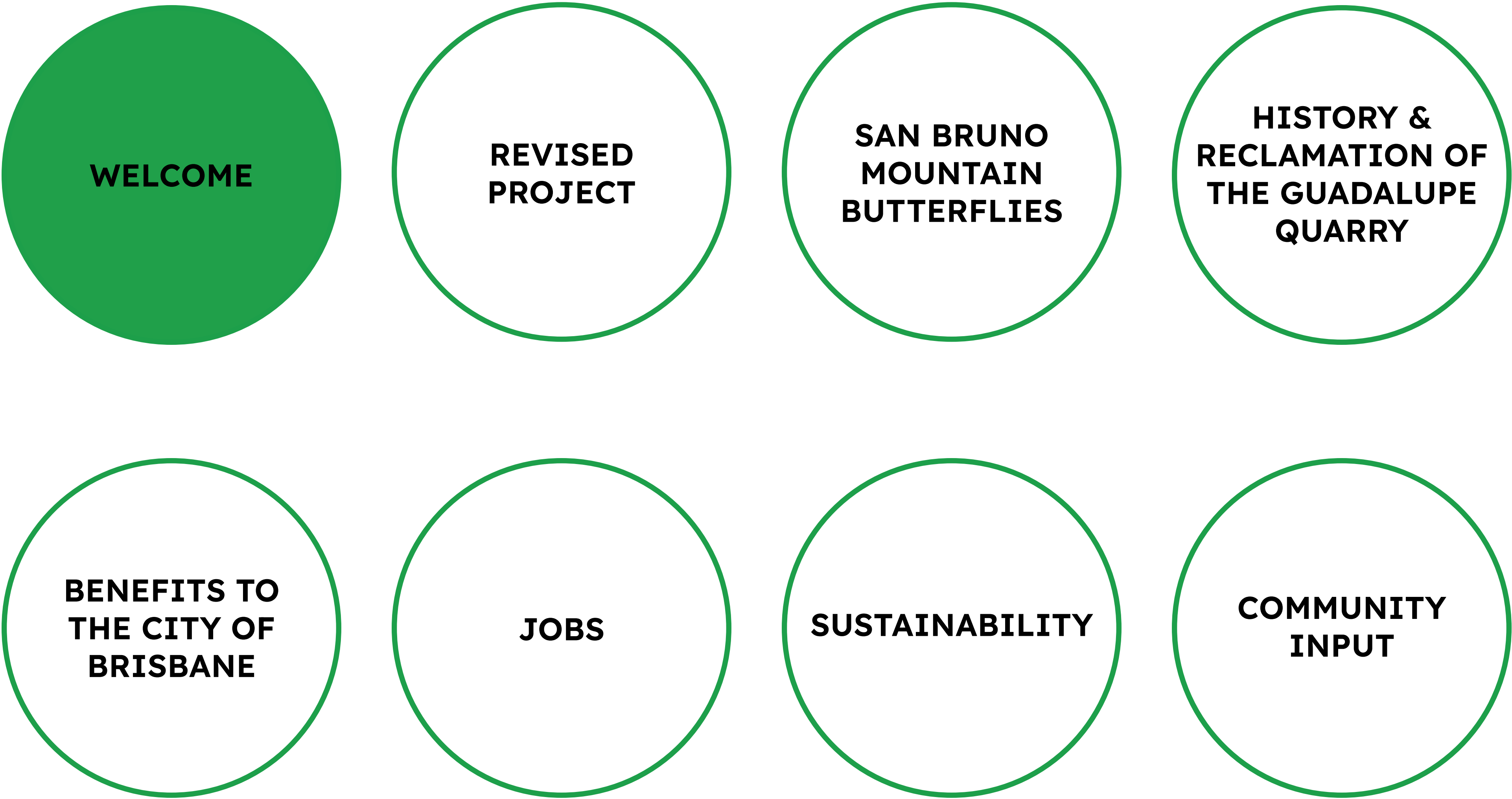
Folks are interested in different topics, which is why we have information stations around the room, with subject matter experts who can answer your questions.

Feel free to go to any stations you like, in any order you like.

We are very interested in your feedback on our project!

There is a “feedback” station where we welcome your comments, suggestions and input.

If you have additional questions or comments that occur to you after tonight’s event, please call or text Kit Cole at 818-822-6378 or email her at [kit@kitcoleconsulting.com](mailto:kit@kitcoleconsulting.com)



Without the Guadalupe Quarry Redevelopment Project, mining activity on San Bruno Mountain will continue and could increase for at least another 30 years.





# The Quarry Today

The Project site is an active quarry operation situated on the San Francisco Bay Peninsula. Areas surrounding the Project site include San Bruno Mountain State and County Park (SBMP), which provides locally important open space and the protection of special status species, including federally protected wildlife species.

Evans Brothers, Inc., continues to operate the Guadalupe Quarry today by the authority of a surface mining permit (SMP 87-1) and reclamation plan (American Rock and Asphalt, Inc. 1994), prepared in conformance with the California Surface Mining and Reclamation Act (SMARA) and approved by San Mateo County.

**Return to full quarry operations is allowed at the discretion of the operator consistent with SMARA requirements.**



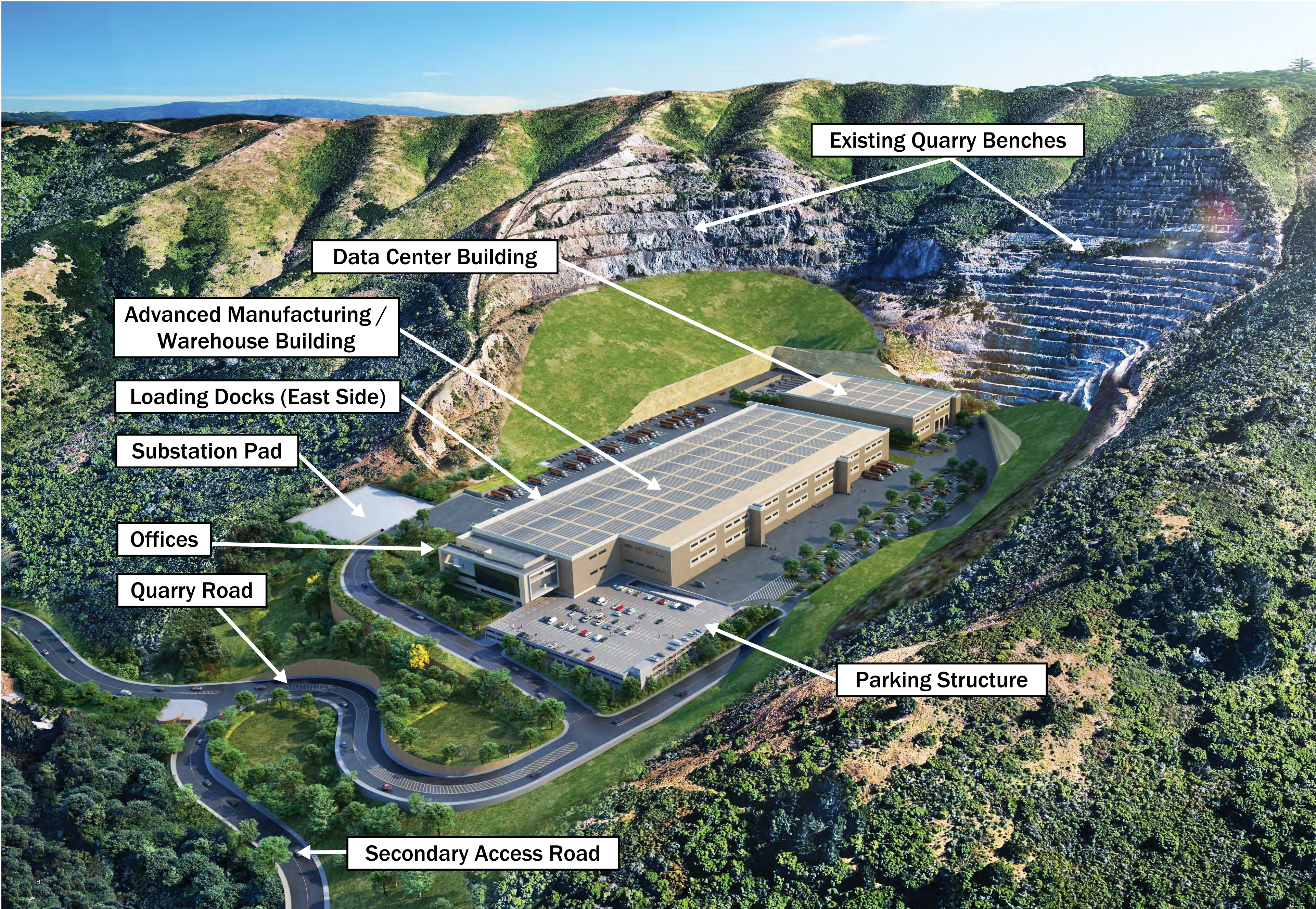


# Revised Project Overview

Updated plans propose construction of a mixed use development, consisting of two industrial buildings totaling 895,000 square feet on separate parcels.

Building One is a two-level data center building. 181,000 square feet.

Building Two is a two-level industrial building for advanced manufacturing/warehouse use. 714,000 square feet.





# Land Use Description

Table 2.6-1 Project Components

Project Area	Description	Acreage Affected (acres) <sup>a</sup>
Project site	The existing 145-acre quarry site, including the on-site development footprint and open space area, Quarry Road, the proposed new secondary access route, and utility connections extending from South Hill Drive into the on-site development footprint.	153
Project development area	<div>The areas proposed for development, which include:<ul style="list-style-type: none"><li>approximately 61 acres development for the warehouse facility and ancillary site modifications including site circulation, parking, on-site utility connections, landscaping, on-site stormwater infrastructure, lighting and security elements; and</li><li>up to approximately 8 acres of improvements related to the primary and secondary access routes for the proposed Project.</li></ul></div>	69
Conservation easement area <sup>b</sup>	Open space area that would be protected via a conservation easement and annexed to the City but would not be developed.	36
Open space area <sup>b</sup>	Open space area that would be dedicated to the County and would not be annexed to the City or developed.	46
Off-site improvements	Portions of the proposed utility connections that are outside the existing project site boundary, including two miles of underground trench and upgrades within the Martin/San Francisco Substation.	1

Note:

- <sup>a</sup> Acreages of Project components are approximate.
- <sup>b</sup> The conservation easement area and open space area are shown together as “Conserved Open Space” in figures in this EIR.

(Ware Malcomb 2024)



# CONSERVATION IS CENTRAL TO THE PROJECT

Crocker Industrial Park

Development  
Parcel

**144**  
ACRES project site

**82**  
ACRES PRESERVED

**57%** of all property  
PRESERVED

0 100 200 400 600 800 1,000 Feet





# COASTAL SCRUB MANAGEMENT TO SUPPORT BUTTERFLY HOST PLANTS & NECTAR SPECIES

Scrub quickly becomes very dense & eliminates open niches that support these species

HCP Funding =  
**\$1.8** MILLION  
UP FRONT

+ annual funding  
(not provided by the  
Quarry at present)



# HCP'S GRASSLAND MANAGEMENT

ensures that San Bruno Mountain's  
butterflies are protected

HCP Funding =  
**\$1.8** MILLION  
UP FRONT

+ annual funding  
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# FISCAL BENEFITS TO BRISBANE

- \$2+ million (est.) gross annual tax revenue to City
- Funding for City's \$25 million infrastructure maintenance & improvement needs
- Provides critical funds for police & fire services





# PUBLIC ACCESS IMPROVEMENTS



New trailhead parking  
on South Hill Drive

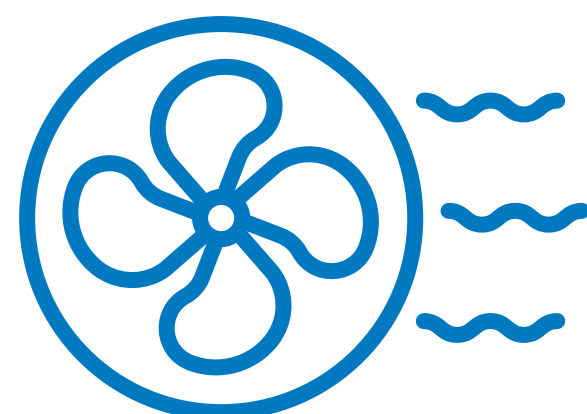


Improves pedestrian  
connections along  
Old Quarry Road &  
Crocker Industrial  
Park Trail





# WHAT IS A DATA CENTER?



**Cooling**  
will use air,  
not water

A **data center** is a physical facility that houses computer systems, servers, storage devices, and networking equipment and is:

Designed to support the storage, processing, and distribution of large amounts of data for companies and organizations.

Crucial for enabling various online services and applications, including cloud computing, e-commerce, social media, online banking, email and streaming services.

## Key Components:

Centers typically include servers, storage systems, networking equipment (like routers and switches), and power and cooling systems.

## Sustainability:

Sustainable data centers feature green design to minimize environmental impact while maintaining high performance and reliability, including:

**ENERGY STAR for Data Centers Certification** – a program run by the U.S. Environmental Protection Agency (EPA) that identifies energy-efficient data centers based on their actual energy performance, not just design.

**Rainwater** harvesting that helps meet the facility's water needs and stores water for other uses.

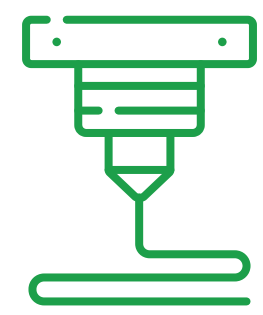
**High-efficiency servers** and processors that use less energy





# WHAT IS ADVANCED MANUFACTURING?

**Advanced manufacturing** refers to the use of innovative technologies and processes to improve products or production methods in manufacturing including:



Using cutting-edge tools—like automation, robotics, artificial intelligence (AI), 3D printing, and advanced materials



Using data-driven decision-making to increase efficiency, flexibility, and competitiveness

## Manufacturing in California and the Bay Area

### California

has a strong manufacturing economy which generates:

**\$397 Billion**

in annual gross domestic product

**1.3 Million**

manufacturing jobs throughout the state

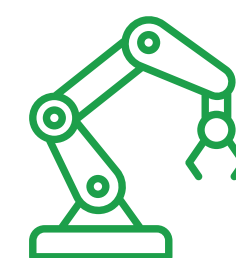
### Bay Area

manufacturing supports more than

**400,000**

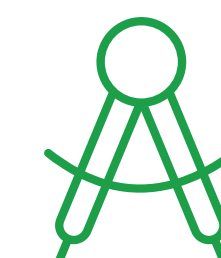
jobs

## Defining Manufacturing Subsectors in California



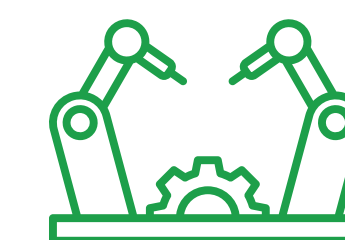
### GENERAL

Producing goods on a large-scale using machinery and assembly lines, typically for mass-market products



### PRECISION

High-accuracy production processes, often used for intricate components in industries like aerospace or life sciences

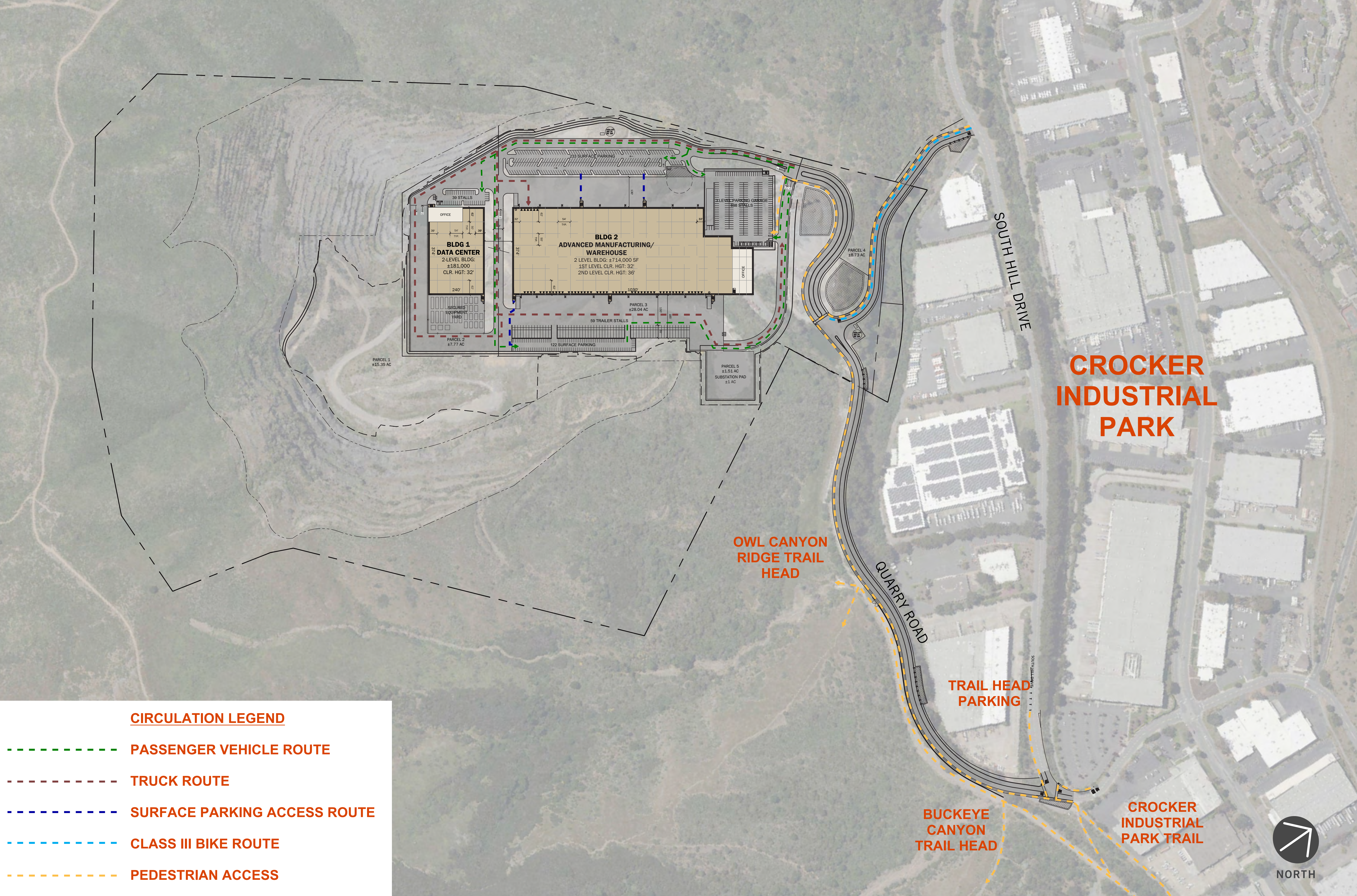


### ADVANCED

Technology-driven manufacturing incorporating automation and robotics for enhanced efficiency and customization







### CIRCULATION LEGEND

----- PASSENGER VEHICLE ROUTE

----- TRUCK ROUTE

----- SURFACE PARKING ACCESS ROUTE

----- CLASS III BIKE ROUTE

----- PEDESTRIAN ACCESS























