

Welcome

Welcome to our Community Open House! We are so glad that you joined us.

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



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



Proposed Project Objectives

Project Objectives Explained

The basic Project objectives are introduced in Draft EIR Chapter 2, Project Description, and include:

- Close the Guadalupe Quarry and cease related operational dust and noise, in the City of Brisbane.
- Allow for types of development that are compatible with adjacent land uses and can utilize the unique constraints of the mined property.
- Provide a positive fiscal impact on the local economy through the creation of jobs, generation of tax revenue, and payment of other development fees that contribute to the City's ability to provide services.
- Provide City control over development in the quarry area which lies within the City's sphere of influence.
- Provide public access for pedestrians to safely access the San Bruno Mountain State and County Park trail network.
- Enhance public safety by improving emergency access within the area.
- Preserve habitat of the upper benches and undeveloped areas of the quarry and protect and enhance preserved habitat areas to support the conservation of special status species.
- Incorporate sustainable features into Project and site design.



Proposed Project Overview

Project Objectives Explained

Orchard Partners, LLC, (Project Applicant) filed applications with the City to construct and operate a three-story warehouse facility at the existing Guadalupe Quarry. 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, measured from lowest grade to top of parapet. **The building would include warehouse, and ancillary office uses on all three floors, employing an average of 800 to 1,000 workers and a maximum of 1,200 to 1,500.**

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.**



Proposed Project Description

Project Description

Table 2.6-1 Project Components

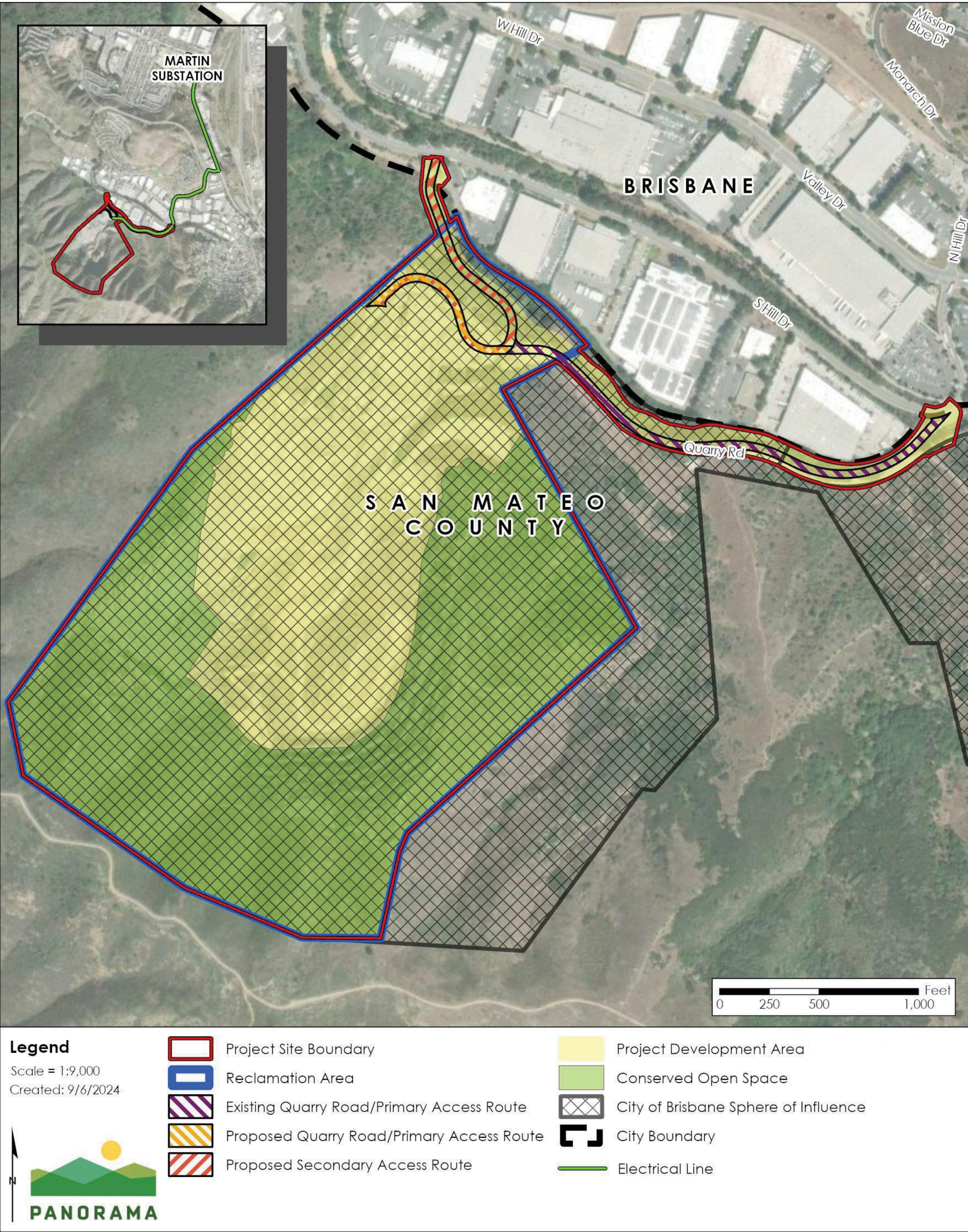
Project Area	Description	Acreage Affected (acres) ^a
Project site	The existing 145-acre quarry site, including the on-site development footprint and open space area, Quarry Road, the proposed new secondary access route, and utility connections extending from South Hill Drive into the on-site development footprint.	153
Project development area	<div>The areas proposed for development, which include:<ul style="list-style-type: none">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; andup to approximately 8 acres of improvements related to the primary and secondary access routes for the proposed Project.</div>	69
Conservation easement area ^b	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 ^b	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:

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

(Ware Malcomb 2024)

Figure 2.2-2 Project Site Map



Proposed Project CEQA Alternatives

Alternatives Analysis Explained:

An EIR must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. The range of alternatives addressed in an EIR should be governed by a “rule of reason” that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. Not every conceivable alternative must be addressed and an EIR is not required to consider infeasible alternatives

(CEQA Guidelines Section 15126.6(a)). When addressing feasibility, factors that may be taken into account include site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and the proponent’s ability to reasonably acquire, control, or otherwise have access to an alternative site (CEQA Guidelines Section 15126.5(f)(1)). An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative. (CEQA Guidelines, § 15126.5(f)(3).)

Alternatives Considered but Modified or Rejected From Further Analysis

Table 5.2-1 Alternatives Considered but Modified or Rejected from Further Analysis

Alternative	Source of Alternative	Meets Project Objectives?	Determination
Botanical Garden Scoping comment suggested planting a botanical garden in the quarry to educate people about the importance of endangered species that use San Bruno Mountain.	Scoping comments	No. A botanical garden would not contribute to the City’s ability to provide public services or provide a positive fiscal impact on the local economy. A botanical garden would not enhance public safety by improving emergency access in the Project area.	Rejected. The alternative would not meet most of the basic Project objectives.
Light Industrial Buildings Scoping comment suggested having three light industrial buildings of moderate size.	Scoping Comments	Yes. The alternative would meet Project objectives.	Modified. Not enough information was stated in the scoping comment to effectively evaluate the alternative; therefore, Alternative 2 was developed to evaluate a three-building light industrial development.



Proposed Project CEQA Alternatives

Alternatives to the Project

The alternatives that were selected for analysis in this EIR are described below. Alternatives were selected because either they are required under CEQA (e.g., the No Project Alternative), or they would reduce or avoid significant effects of Project, while attaining most of the Project objectives. The alternatives that have been evaluated in this EIR include:

Alternative 1: Reduced-Density

Warehouse. This alternative includes the same land use to the Project but with a 25 percent reduction in the warehouse square footage relative to the proposed Project. The development area would be the same as the Project development area. The secondary access, the annexation area, and open space protections would remain the same as the proposed Project.

Alternative 2: Industrial Park. This alternative includes development of an industrial park on approximately 68 acres of the disturbed quarry floor. Alternative 2 would be constructed in accordance the quarry reclamation plan approved by the County in 1995.

Alternative 3: Combined Warehouse/ Data Center. This alternative includes the same site development plan as the Project but with one floor of the building developed with a data center. The data center use requires fewer employees than the proposed Project warehousing use. The development area, access improvements, annexation, and open space protections would remain the same as the proposed Project.

No Project Alternative – Continuation of Existing Plan, Policy, or Operation. Under this No Project Alternative, the Project site would continue to operate as a hard rock quarry, consistent with the existing surface mining permit. Mining would include active mining operations until approximately 2027, at an average annual production level of 257,000 tons per year, followed by 7 years of post-mining reclamation activities (Evans Brothers 2020).

No Project Alternative – No Build Scenario. Under this No Project Alternative, the Quarry activities would be consistent with existing quarry operating conditions, which includes production of less than 10,000 tons of sand and gravel per year (San Mateo County 2022).



San Bruno Mountain Butterflies

Listed Butterfly Species and their Habitats

Habitat for each of the four protected butterfly species on San Bruno Mountain includes:

- Larval hostplants at high densities
- Nectar resource plants used by the adult butterflies
- Narrow set of conditions that let butterflies successfully complete their lifecycle.

Because the project is situated on an active quarry site, the proposed development impacts a small number of butterfly host plants. The very few individual larval hostplants and few potential nectar sources that occur in and on the margins of the active quarry reflect the frequent, high-intensity disturbance that comes with quarry operations.

Butterfly habitat is not solely determined by the presence of larval host plants. The project development footprint (69 acres) has a small number of host plants, but does not have all the elements to be suitable butterfly habitat.

Greater numbers of host plants are found on the 82 acres of open space that the project will be permanently protecting. This land will be conserved and will benefit from targeted restoration and/or habitat management. That area could be managed to support one or more of the listed butterflies and do have the elements that comprise suitable butterfly habitat, including nearby nectar resources.

Butterfly Larval Host Plants

Mission blue -- *Lupinus albifrons* and *Lupinus littoralis*

Callippe silverspot -- *Viola pedunculata*

San Bruno elfin -- *Sedum spathifolium*

Bay checkerspot -- *Plantago lanceolata* and *Plantago erecta*

Source: Draft EIR

Individual plants within the proposed project footprint	Hostplants within areas to be dedicated and conserved
27	183
2	1670
1	7360
180	800



San Bruno Mountain Butterflies

Project Benefits to the San Bruno Mountain HCP and Listed Butterfly Species

The project increases protected open space and habitat for threatened and endangered butterflies

The proposed project permanently protects and maintains approximately 82 acres of open space that is contiguous with HCP lands.

It adds 46 acres to San Bruno Mountain Park and protects an additional 36 acres under a conservation easement.

The project contributes funds for ongoing resource management actions and activities under the San Bruno Mountain HCP

The project will make a significant \$1+ million up-front contribution to the San Bruno Mountain Habitat Conservation Plan (HCP) to support:

- Removing invasive plants and common native coastal scrub species where they are encroaching on high-priority grassland communities, enhancing the extent and quality of habitats for Mission blue, Callippe silverspot, and Bay checkerspot butterflies.
- Managing for desired butterfly resources and expanding the footprints of butterfly habitats.



- Areas of Preservation/Dedication (81.26 Acres)
- Preserved Area Under Conservation Easement
- Project Footprint
- Overall Project Acreage (~153 Acres)



Preserved Area Under Conservation Easement

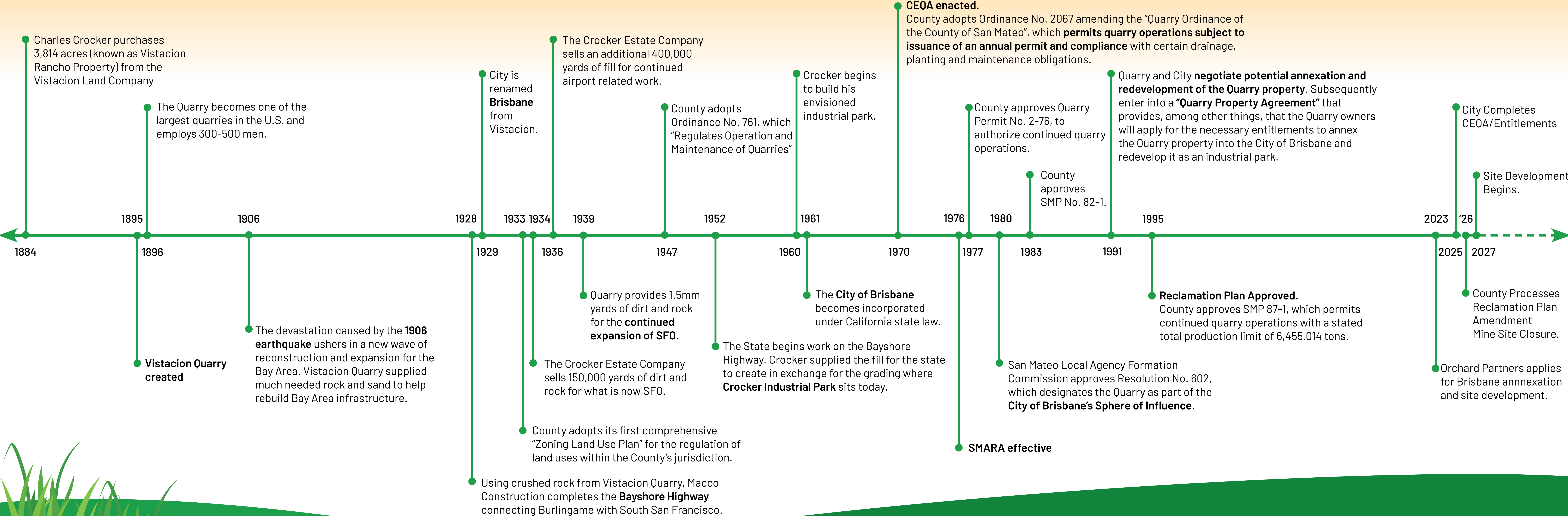
Areas for Dedication to County

0 100 200 400 600 800 1,000 Feet





History of the Guadalupe Quarry



Overview of Mine Reclamation

The California Surface Mining and Reclamation Act of 1975 (SMARA) Purpose and Intent

"The Legislature hereby finds and declares that . . ."

- *"... the extraction of minerals is essential to the continued economic well-being of the state and to the needs of the society, and that the reclamation of mined lands is necessary . . ."*
- *"... the reclamation of mined lands as provided in this chapter will permit the continued mining of minerals and will provide for the protection and subsequent beneficial use of the mined and reclaimed land . . ."*
- *"... surface mining takes place in diverse areas where the [physical and social] conditions are significantly different and that reclamation . . . specifications therefore may vary accordingly."*
- *"the production and development of local mineral resources are necessary to build the state's infrastructure are vital to reducing transportation emissions . . ."*
- *"... the need of the state to provide local governments, . . . and other relevant planning agencies with the information necessary to identify and protect mineral resources . . ."*
- *"... the state's mineral resources are vital, finite, and important natural resources and the responsible protection and development of these mineral resources is vital to a sustainable California." (SMARA § 2711)*

Reclamation Defined

"Reclamation" means the combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines, **so that mined lands are reclaimed to a usable condition that is readily adaptable for alternate land uses** and create no danger to public health or safety. (SMARA § 2733)

The Reclamation Plan

"The reclamation plan shall be applicable to a specific piece of property or properties, shall be based upon the character of the surrounding area and such characteristics of the property as type of overburden, soil stability, topography, geology, climate, stream characteristics, and principal mineral commodities, and shall establish site-specific criteria for evaluating compliance with the approved reclamation plan, including topography, revegetation and sediment, and erosion control". (SMARA § 2773)



Benefits to the City of Brisbane

Funds Vital Services

The project will create a significant source of new revenue for the City of Brisbane, including a substantial one-time payment, as well as ongoing tax revenues estimated to be \$1 million + annually. These funds are critical to fund vital City services such as police, fire, street maintenance and parks, as well as infrastructure improvements.

Improves Local Infrastructure

The project will reconstruct and enhance Quarry Road, including adding pedestrian and bicycle amenities to help improve safety for San Bruno Mountain visitors. The enhanced Quarry Road and new secondary road will also provide improved rockfall protection barriers to further protect public safety.

Creates Quality Jobs for the Future

The project is anticipated to support more than 500 high-quality union jobs during construction. Depending on the scope, the project will likely create 1,000+ mid- and high-skill permanent jobs once operational.

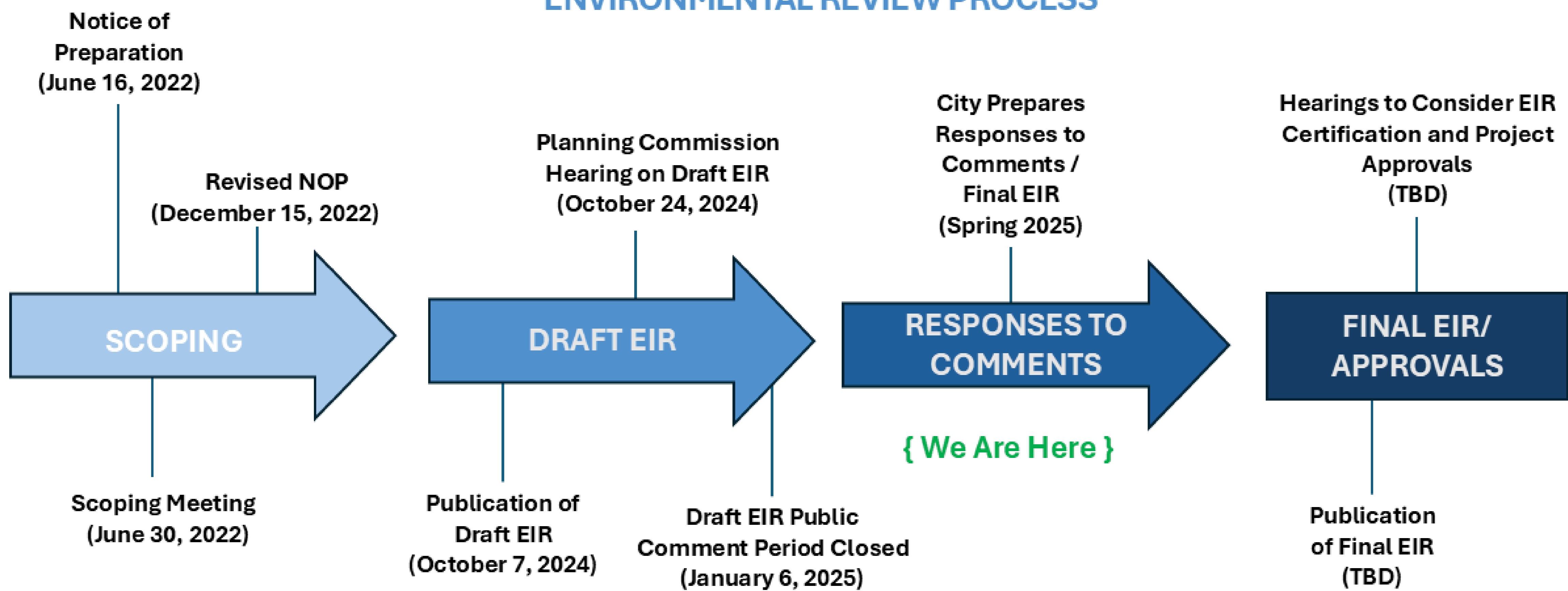
Expands Recreational Opportunities

The project includes new trailhead parking on South Hill Road and improved pedestrian connections along Old Quarry Road. The project will improve existing recreational use of Owl and Buckeye Canyons on San Bruno Mountain.



Where Are We in the Environmental Impact Report Process?

GUADALUPE QUARRY REDEVELOPMENT PROJECT ENVIRONMENTAL REVIEW PROCESS



We encourage everyone to visit the City of Brisbane's Planning Department website for more information about the project. Please scan the QR code below for the link to the website.

[Scan here for more information from the City of Brisbane:](#)





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:

- | | | | |
|--------------------------|---------------------------------|------------------------|-------------------------------|
| • 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.

Sustainability Guiding Principles

Guadalupe Quarry Redevelopment's Contribution to a Green Future

This Sustainability Plan focuses on Guadalupe Quarry Redevelopment's five Sustainability Guiding Principles. The Guiding Principles inform all aspects of the facility, from construction of the building to onsite operations to deliveries. Preservation of the local flora and fauna and increased opportunities for the local community are also central to the facility's sustainability principles.

The Project strives to create an example for future warehouse developments, both in accelerating to the transition to sustainable operations and in creating benefits to the local ecosystem and community.



Community Input

We Want Your Feedback!

- What did you see that you liked?
- What did you see that you'd like changed?
- Do you still have questions? Let us know what those questions are!
- Come use stickers, markers, post-its and pens and tell us what you think!

