

BRISBANE, SAN MATEO COUNTY, CALIFORNIA

QUARRY INNOVATION CENTER

PROJECT DESCRIPTION



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Lead Agency:

City of Brisbane

Prepared for:

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Benchmark Resources

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1. OVERVIEW

The Guadalupe Quarry Redevelopment Project (now referred to as Quarry Innovation Center or Project) is a mine closure and redevelopment plan to allow development and construction of a light fabrication facility for advanced manufacturing uses as an extension of the Crocker Industrial Park. The Project envisions development on approximately 61 acres of the approximately 145 acres that comprise the existing Guadalupe Quarry, an active hard rock mine in unincorporated San Mateo County (County) that has served the San Francisco Bay Area since 1895 (Quarry Site), and approximately 8 acres of off-site improvements for roads and ancillary facilities (together with the Quarry Site, the Project Area). Mine closure and redevelopment of the quarry floor will also facilitate voluntary preservation of the remaining site acreage (approximately 82 acres). The development site would be annexed into the City of Brisbane (City), requiring several actions for land use entitlements by the City as well as coordination with the County.

2. BACKGROUND

The Quarry Site is an active quarry operation located in San Mateo County with a history of providing construction materials for regionally important projects. In addition, areas surrounding the Quarry Site have been the subject of preservation of locally important open space and the protection of special status species. The Quarry Site has been subject to development proposals, voter referendums, and independent land use analysis in efforts to develop or identify environmentally and politically acceptable development for this unique site given its location, size, limitations due to mined conditions, and economics.

2.1 Mining Operations

Aside from cattle grazing that historically occurred on the Quarry Site, mining (including asphalt production) is the oldest and only remaining land use activity on the site. The Quarry Site is considered one of the oldest mine sites in northern California, with mining activity beginning in 1895. Mining at Guadalupe Quarry (originally called Visitacion Quarry) has provided aggregate materials to many of the largest and most significant developments in the history of the San Francisco Bay region, including Bayshore Highway (1928), San Francisco International Airport (1934), and Crocker Industrial Park (1952).

Although the mine operator has largely suspended operations under an Interim Management Plan agreement with County while Orchard Partners seeks entitlements for the Project, Guadalupe Quarry continues to operate under the authority of a County-

approved surface mining permit (SMP) (SMP 87-1) and reclamation plan (American Rock and Asphalt, Inc. 1994), prepared in conformance with the California Surface Mining and Reclamation Act (SMARA). In September 2020, an Interim Management Plan (IMP) was approved by the County (updated in September 2025). An IMP is required under SMARA when production is curtailed by more than 90 percent and when production is intended to resume. The IMP provides erosion control, revegetation, public safety, maintenance and monitoring requirements that must be complied with until production levels exceed the “idle” definition. Return to full quarry and asphalt operations is planned by the operator should the proposed closure and redevelopment of the site not be approved by the City and other responsible agencies.

2.2 San Bruno Mountain State and County Park

San Bruno Mountain State and County Park (SBMP) was established in 1978 through the purchase of 1,100 acres by the County and by the donation of approximately 456 acres to the County. Subsequent acquisitions and donations of land have resulted in the protection of approximately 2,600 acres of San Bruno Mountain’s 3,400 acres. The County Parks Department manages the SBMP. The SBMP provides a range of activities including hiking trails, picnic sites, overnight youth camp facilities, and various events throughout the year that provide visitors an understanding of the area’s unique natural environment and history.

The SBMP also is the subject of the nation’s first Habitat Conservation Plan (HCP), adopted to provide conservation planning in connection with incidental take coverage under the Federal Endangered Species Act. The San Bruno Mountain HCP was established in 1982 and is designed to preserve and enhance habitat for three endangered butterfly species, including the Mission blue, San Bruno elfin, and Callippe silverspot, and the San Francisco garter snake. The County Parks Department and the San Bruno Mountain HCP Technical Advisory Committee administer the HCP and report to HCP Trustees, which are comprised of the County Manager and City Managers of Brisbane, Daly City, and South San Francisco.

2.3 Prior Proposals for Mine Closure and Redevelopment

The Quarry Site has been the subject of prior development proposals, including a residential development and commercial pad development. An EIR was completed by the City in 2006; however, the residential development was subsequently defeated that year by referendum of Brisbane voters. A reclamation plan amendment (RPA) application was submitted to the County in 2013 by the owner and operator of Guadalupe Quarry. The 2013 RPA proposed to close and convert the Quarry Site to commercial development pads. The applicant chose to suspend processing the 2013 RPA, and no RPA

was required for continued quarry operations. Both proposed developments would have accelerated the reclamation and closure of Guadalupe Quarry and resulted in the Quarry Site's conversion to an alternative land use, as envisioned by SMARA.

Considering the history of difficulties in agreement on future land use, the City and other stakeholders worked with the Urban Land Institute to convene a Technical Assistance Panel (TAP) in 2014 to analyze long-term options for the property. The TAP prepared a report that described one of the primary development challenges for the Quarry Site as follows:

Quarry Development: Community Desires Versus Economic Reality: The community expressed the desire to convert the Quarry into a recreation space or restore it for habitat. The economic reality is that the Quarry is fully operational and economically viable for at least another 25–30 years. Any plans to convert the Quarry into a park or butterfly preserve must include paying a fair sale price for the Property, as well as capital costs for reclamation and restoration.

Guadalupe Quarry continues to operate and is overseen by the County, which monitors operations consistent with SMARA and the County mining ordinance.

3. PROJECT OBJECTIVES

Pursuant to Section 15124(b) of the California Environmental Quality Act (CEQA) Guidelines, a project description must include “[a] statement of objectives sought by the proposed project. The statement of objectives should include the underlying purpose of the project.” The Project’s overall objectives are:

- Complete final closure and reclamation of Guadalupe Quarry as a modern industrial facility.
- Reduce the current aesthetic of an operating quarry and its associated activities thereby minimizing concerns about noise, dust, etc.
- Allow for types of development that are compatible with adjacent land uses and can utilize the unique constraints of the mined property. 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.
- 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.

Additional specific objectives based on the underlying purpose for the Project are as follows:

- Redevelopment of quarry site, consistent with local general plan policies, that takes advantage of the proximity to nearby commercial/industrial land uses, regional transportation network (U.S. 101 and San Francisco International Airport), and regional population center.
- Address a market need for a modern and functional mix of industrial uses within an urban environment with limited industrial infill development opportunities.
- Provide light fabrication facility uses that support quality employment opportunities.
- Development of a Project Site that is economically viable and provides long term fiscal and community benefits to the City and its residents.

4. SITE SETTING

4.1 Project Location and Size

The Quarry Site is located on the San Francisco Peninsula, approximately 4 miles east of the Pacific Ocean and 1½ miles west of the San Francisco Bay. The site is located entirely within unincorporated San Mateo County, California, adjacent to the City of Brisbane boundary to the north (see Figure 1, "Regional Location"). The site is approximately 1 mile west of central Brisbane and within its Sphere of Influence (SOI) for planning purposes. The Guadalupe Quarry address is 1 Quarry Road, Brisbane, California, 94005 (see Figure 2, "Site Location"). Regional access to the site is from Highway 101 via the South San Francisco interchange (Exit 425c). Local access to the site is provided via Quarry Road, accessed from South Hill Drive in Brisbane. The Brisbane Crocker Park Bay Area Rapid Transit (BART) shuttle currently serves the Bayshore Caltrain Station and provides passengers rides to designated shuttle stops within the Crocker Industrial Business Park. Four shuttle stops are located on South Hill Drive and near Quarry Road.

The Quarry Site occupies approximately 145 acres, located generally within the Rancho Canada De Guadalupe la Visitacion land grant. The site is one legal parcel and is identified by the County Assessor as four separate tax parcels, owned by 1 Quarry Road, LLC and CLC Associates, LLC (see Figure 3, "Assessor's Parcels," and Table 1, "Quarry

Site Parcels”). As described in Section 6 below, some infrastructure improvements will require offsite disturbance and are shown in Figure 4, “Offsite Parcels—Infrastructure Improvements.” Table 2 summarizes the Project Area’s components, including the Quarry Site and off-site.

TABLE 1
QUARRY SITE PARCELS

APN	Parcel Acreage	Owner	San Mateo County General Plan	San Mateo County Zoning
ONSITE PARCELS				
005-270-110	136.5	1 Quarry Road, LLC; CLC Associates LLC	Heavy Industrial/ Open Space	Heavy Industrial (M-2)
005-270-090	0.9	1 Quarry Road, LLC; CLC Associates LLC	Heavy Industrial/ Open Space	Heavy Industrial (M-2)
005-270-070	4.5	1 Quarry Road, LLC; CLC Associates LLC	Heavy Industrial	Heavy Industrial (M-2)
005-270-080	2.5	1 Quarry Road, LLC; CLC Associates LLC	Heavy Industrial	Heavy Industrial (M-2)
TOTAL	144.4			

Table Source: San Mateo County 2021.

Table Note: APN = assessor’s parcel number.

TABLE 2
PROJECT COMPONENTS

Project Component	Description	Acreage*
Project Area	The overall Project area including the Quarry Site, open space area, Quarry Road, improvements to the secondary access road, electrical transmission service from the western ridge, and utility connections.	153
Quarry Site	The 145-acre Quarry parcel	145
Project Development Area	<ul style="list-style-type: none"> Approximately 61 acres of the Quarry Site, including the light fabrication building, site circulation, parking, utilities, landscaping, stormwater infrastructure, lighting and security elements. Approximately 8 acres of adjacent off-site improvements related to the primary and secondary access roads. 	69

Project Component	Description	Acreage*
Conservation Area	<ul style="list-style-type: none"> Approximately 36 acres would be protected via a conservation easement with a funding mechanism for long-term maintenance and annexed to the City but would not be developed Approximately 46 acres that would be dedicated to the County and would not be annexed to the City or developed. 	82
Off-Site Utility Improvements	<ul style="list-style-type: none"> Project includes installation of solar photovoltaics and battery storage. A 49.9-megawatt (MW) substation would be constructed on an approximately 2.6-acre pad in the western portion of the site. Power would be delivered to the property via continuous overhead transmission lines originating from existing PG&E high-tension power lines west of the property and terminating at an onsite switching station. 	1

Table Note: *Totals may not sum due to rounding. Acreages and other units approximate for purposes of development application and environmental analysis requirements. Actual development may vary.

4.2 Existing Land Uses and Entitlements

4.2.1 Guadalupe Quarry

Guadalupe Quarry has been mined for more than 125 years. The current SMP and reclamation plan were approved in 1995 and allowed continued mining of the site. Figure 5, “Existing Conditions Aerial Photograph,” shows existing site operations and processing. Guadalupe Quarry is a hard rock quarry producing construction aggregates and asphalt. Operations at the site use conventional mining practices common in the industry, and involve blasting, extraction, transport, and processing. Extraction of aggregate takes place in areas where topsoil and overburden material have already been removed by previous mining operations and lowering the quarry floor. Successive benches are developed as the quarry progresses downward. Benches created by mining activities have a slope of 0.75H:1V and are 20 feet tall by 12 feet wide. The maximum approved depth of excavation is approximately 230 feet, mean sea level (msl). The quarry has disturbed approximately 81.5 of the 145 acres with active mining occurring in the central portion of the site.

The approved SMP allows a maximum annual quarry production of 600,000 tons per year. The volume of reserves anticipated in 1994 was approximately 6.5 million tons. In addition to other conditions of approval of the SMP, the operator is permitted to import approximately 1 million tons of recycled aggregate material over a 10-year period. Typical quarry operating hours are from 7:00 a.m. to 4:00 p.m., Monday through Friday. To accommodate the aggregate needs and construction hours of the California Department of Transportation and other public agency projects, the site may operate at

night from 10:00 p.m. to 5:00 a.m., with truck traffic limited to 120 truckloads (240 truck trips) for a maximum of 100 days in a calendar year, and 75 truckloads (150 truck trips) for the remaining days in the calendar year. The site does not operate on weekends or holidays. Traffic enters and exits the Quarry Site via Quarry Road. Trucks access the regional transportation network by exiting the Quarry Site on Quarry Road, turning left onto South Hill Drive, and turning right onto Bayshore Boulevard to U.S. Highway 101. Three processing plants are located on-site: an aggregate processing plant, an asphalt batch plant, and a recycled material plant. Each plant produces a specific commodity using slightly different processing methods. All crushing, conveying, and processing units operate according to permits issued by the Bay Area Air Quality Management District. Ancillary and support facilities include access roads, equipment storage, scales, office buildings, and stockpile areas.

The approved reclamation plan describes that the quarry floor, approximately 46 acres, is to be graded to create four buildable pads, an access road, and a debris catchment ditch. The pads are to step from approximately 420 feet msl down to 230 feet msl nearest the existing entrance at the site's northeastern corner. Fill (retained on-site and imported) is to be used to raise the quarry floor to prescribed elevations. Future uses of the pads anticipated by the reclamation plan include light manufacturing, administrative office, sales, and service and warehouse facilities. The reclaimed excavated slopes are planned to be 0.75H:1V, with benches 20 feet tall by 12 feet wide. The slopes between the reclaimed development pads are planned to be 2H:1V. The approved reclamation plan anticipates revegetation using five vegetation communities: grassland, coastal scrub, oak woodland, large scale vegetation, and tree barrier.

4.2.2 *Open Space and Waters*

The lands surrounding Guadalupe Quarry to the east, west and south are open space with no development and limited surface disturbance. Topography in the vicinity ranges from steep hillsides to flat plains. Elevations on the site range from approximately 150 feet mean sea level (msl) to 1,200 feet msl. Drainage for the site flows to the north and east until it eventually empties into the San Francisco Bay. The site supports several distinct plant communities including: 1) an unnamed drainage, 2) northern coastal scrub, 3) non-native annual grassland, 4) valley bunchgrass grassland, 5) barren areas/active quarry, 6) ruderal vegetation/disturbed habitat, 7) grassland/coastal scrub matrix, 8) willow scrub, 9) eucalyptus grove, and 10) restored quarry terraces/slopes. Over the years, non-native trees (including eucalyptus and pine) have been planted along the access road to the quarry for erosion control, wind control, and as a visual buffer between the quarry and the Crocker Industrial Business Park immediately to the north. Approximately 0.052-acre of waters of the United States and 1.34-acres of non-

jurisdictional features that are predominantly part of the storm water sediment catchment and treatment areas for the quarry are present within the Project Area. All basin treatment systems, including ditches between basins and actively quarried areas, were examined by the Army Corps of Engineers, and confirmed to be mostly non-jurisdictional features since these features are routinely maintained and moved as necessary to catch sediment loads from actively quarried areas.

4.3 Surrounding Land Uses

The Project Area lies approximately 1 mile west of central Brisbane. The SBMP surrounds the Project Area on the east, west, and south sides. North of the Project Area is Crocker Industrial Park, in the City of Brisbane, which comprises warehouses and industrial manufacturing facilities. Figure 4 and Table 3, “Surrounding Land Uses and Closest Receptors,” provide a summary of surrounding land uses and closest receptor locations to the Project Area.

TABLE 3
SURROUNDING LAND USES AND CLOSEST RECEPTORS

Direction	Land Use	Closest Receptor (Approximate Distance from Center of Site)
North	Industrial and residential	Business Park/warehouse ($\frac{1}{3}$ mile) and residential ($\frac{1}{2}$ mile)
West	San Bruno Mountain State Park	Residential ($\frac{3}{4}$ mile)
South	San Bruno Mountain State Park	Residential ($\frac{3}{4}$ mile)
East	San Bruno Mountain State Park	Residential ($1\frac{1}{4}$ miles)

4.4 Land Use Designations

4.4.1 General Plan Land Use Designations

The Project Area, except for a portion of Quarry Road, lies within an unincorporated area of the County designated as Heavy Industrial (applicable to the Quarry Site itself) and Open Space pursuant to County Code (see Figure 6, “General Plan Designations”). The Land Use Element (Chapter 7) of the *San Mateo County General Plan* (County General Plan) (San Mateo County 1986) states that the Open Space land use category is intended for resource management and production uses, including agriculture and oil and gas exploration. Heavy Industrial lands are described in the County General Plan as manufacturing and processing uses, including refining, smelting, fabricating, assembling, and storing products. A portion of Quarry Road is located in the City of Brisbane, with a land use designation of Open Space.

4.4.2 Zoning Classifications

The County zoning classification for the entire unincorporated Project Area is Heavy Industrial (M-2). Heavy Industrial zoning allows uses such as distillation of bones; drilling for or removal of oil, gas, or other hydrocarbon substances; refining of petroleum or its products; smelting of copper, iron, tin, zinc, or other ores; and other uses, which in the opinion of the County Planning Commission, are of the same general character as those listed (County Zoning Regulations, Section 6281, “Uses Permitted”). Although mining is not specifically listed as a use in this zoning district, Heavy Industrial zoning allows mining when a use permit is obtained. The current zoning for the Project Area is shown in Figure 7, “Zoning Land Use Designations.” Also refer to Table 1 for the assessor’s parcel numbers and land use category for each parcel affected by the Project.

4.4.3 City of Brisbane Sphere of Influence

The SOI is a planning boundary, outside the City’s legal boundary (i.e., city limit boundary), designating the City’s probable future boundary and service area for planning purposes. The City preliminarily assigned land use designations under the *City of Brisbane General Plan* (1994) (City General Plan) to parcels within the SOI. As shown on Figure 8, “City of Brisbane Sphere of Influence and Annexation Area,” the Project Area is within the City’s SOI, except for the area proposed for the secondary access road. Accordingly, the City has identified two preliminary land use designations under the City General Plan as follows (see Figure 9, “City of Brisbane Preliminary Land Use Designations”):

- **Planned Development—Trade Commercial:** This designation includes the quarry area and floor. The Planned Development (PD) designation is intended for subareas that are primarily vacant and that present unique development constraints. The Trade Commercial designation, which applies in combination with PD, “represents a mix of commercial uses including warehouses, distribution facilities, offices, retail uses, restaurants, commercial recreation, personal services, as well as light industrial, research and development, and uses of a similar character ...” (General Plan at V-11). With respect to the Quarry subarea in particular, the General Plan concludes that the following mix of uses would guide development of zoning district regulations for the Project development area:
 - Open Space,
 - Long-term Health Care Facilities,
 - Educational Facilities,
 - Commercial Recreation,
 - Trade Commercial, and

- Research and Development.
- Open Space: This designation surrounds the quarry area and floor. This designation is intended for properties that have been purchased, given, or offered for dedication to a public agency for open space use or conservation purposes and are essentially unimproved by urban structures.

4.4.4 San Bruno Mountain Habitat Conservation Plan

As discussed in section 2.3 and 4.3 above, the SBMP, subject to the HCP, surrounds three sides of the Project Area. The SBMP provides a range of activities including hiking trails, picnic sites, overnight youth camp facilities, and various events throughout the year that provide visitors an understanding of the area's unique natural environment and history. The HCP is designed to preserve and enhance habitat for three endangered butterfly species, including the Mission blue, San Bruno elfin, and Callippe silverspot, and the San Francisco garter snake.

The HCP, together with an Incidental Take Permit, provides the basis for Endangered Species Act coverage on "planned parcels," where certain activities can occur despite the potential to cause incidental take of endangered species. This coverage does not extend to "unplanned" parcels, such as the Quarry Site. Because the Quarry Site is not within the HCP's "planned parcels," it does not qualify for incidental take coverage under the HCP. However, the HCP provides a process to change a parcel from "unplanned" to "planned" status and become eligible for Endangered Species Act coverage.

4.4.5 Mineral Resource Zone

The *Mineral Land Classification for the South San Francisco Bay Production-Consumption Region*, published by the DOC, Division of Mines and Geology in 1996, classifies aggregate resource areas of the site as Mineral Resource Zone (MRZ) 2. For a mineral deposit to be considered significant, and therefore eligible for MRZ-2 classification, it must meet criteria established by the State Mining and Geology Board for material quality, marketability, and economic value. MRZ-2a is defined as areas underlain by mineral deposits where geologic data indicate that significant measured or indicated resources are present.

5. GUADALUPE QUARRY RECLAMATION AND CLOSURE

Mine reclamation is required by SMARA, which requires mines to be reclaimed to a condition readily adaptable for an alternative land use that creates no danger to public health or safety. Closure of the mining operation in a manner that meets the requirements of the approved reclamation plan will require coordination with the County. The approved reclamation plan provides for development pads suitable for future

construction of commercial or industrial uses. To close the site, the County must determine that the reclamation plan requirements have been met (and receive concurrence from the State Division of Mine Reclamation). This may require approval of a reclamation plan amendment by the County.

6. QUARRY INNOVATION CENTER

The Project would establish a development framework for future construction of an approximately 69-acre area. Future development envisions closure of the Guadalupe Quarry, annexation of the site into the City, and construction of a building for light fabrication, a 49.9 MW substation and switching station, and offsite road and infrastructure improvements. The remaining acreage of the Quarry Site, not subject to development, would be voluntarily preserved and dedicated in part to the San Bruno Mountain State and County Park and in part to a third-party conservation easement holder. The following sections describe the proposed building and improvements, associated land use entitlements, development standards, and various utility and operational details.

6.1 Project Footprint and Layout

The site plan envisions the construction and operation of a two-story facility for light fabrication and a 49.9 MW substation (see Figure 10, “Conceptual Site Plan”). The development would utilize approximately 61 acres of the approximately 145-acre Quarry Site, plus approximately 8 acres of off-site improvements. Table 4, “Building Summary,” below provides a breakdown of the anticipated building footprint, square footage, and uses. These estimates are based on typical planning assumptions. Actual building sizes and uses may vary within expected ranges but are not anticipated to substantially alter the environmental analysis.

TABLE 4
BUILDING SUMMARY

Building Level	Square Footage (approx.)	Dimensions in Feet (Length x Width) (approx.)	Proposed Permitted Uses
LIGHT ASSEMBLY BUILDING			
1	446,000	1,270 x 374	<ul style="list-style-type: none"> • Light Fabrication, Manufacturing, Assembling, Processing • Accessory Storage and Distribution • Accessory Office, data processing and R&D
2	446,000		
TOTAL	892,000		

The proposed light fabrication building would have a footprint of approximately 446,000 square feet, with a total area of approximately 892,000 square feet, a maximum height of approximately 86 feet, and would be designed to accommodate light fabrication and accessory uses. Specifically, light fabrication uses are proposed to be for advanced manufacturing, which refers to commercial and industrial properties explicitly designed or adapted to support cutting-edge manufacturing technologies and processes. These facilities go beyond traditional factories by integrating digital tools, automation, and smart infrastructure to enable high-efficiency production. The building would be surrounded by parking, staging, internal access roads, and loading areas for employees, delivery vans, and trailers. The building would be surrounded by parking and a yard for secured equipment. A 49.9 MW substation would be constructed on an approximately 1-acre pad within an approximately 2.63-acre parcel in the western portion of the site that would also house a utility company switching station. Other associated facilities and improvements would include landscaping, guard booth and security gates, lighting, perimeter fencing/walls, and drainage facilities. The 49.9 MW is a transmission service and will be conveyed via overhead lines from the existing 1115KV transmission lines on the ridge west of the project site. The service will be continuous over head from the ridge to the site without intermediate landing points in the HCP areas. It is anticipated that the lines will be installed via aerial helicopter delivery.

6.2 Architecture and Design

The light fabrication¹ building would consist of two levels and would be constructed with concrete tilt-up panels on levels one and two. The building exterior would have articulation and fenestration for daylighting of the interiors and would be texturized and painted earth tones. The office use would be concentrated in the north facing portion of the building. Windows would have low reflectivity and have bird-friendly glazing. The building colors will be earth tones to blend with the surrounding area.

6.3 Sustainable Design

The building would be designed to meet sustainability goals, including the California Green Building Standards Code, Title 24 energy efficiency requirements, and Assembly Bill 1881 water efficient landscape requirements.

6.4 Lighting

The building would require outdoor and indoor lighting. All lighting would comply with applicable California Building Code requirements and the City of Brisbane's Dark Sky

¹ Defined by the City as a use engaged in the fabrication, predominantly from previously prepared materials, of finished products or parts, including processing, assembling, treating, and packaging, and including the incidental storage, sales, and distribution of these products; references to 'advanced manufacturing' elsewhere in this document are included in this definition.

Ordinance. Full cutoff light fixtures will be provided for site lighting. These fixtures are independently certified by the manufacturers, and do not allow light to be emitted above the fixture and the fixture reduces glare by limiting the light output to less than 10 percent and below 10 degrees below the horizontal.

LED lighting will be provided surrounding the buildings, on the parking garage and access ramps, within the surface parking areas, and on all parking garage levels. Light pole bases will be concrete and integrated into crash walls where applicable, with aluminum light poles extending upward to the light fixture connection. Lights in the surface parking areas and access ramps will be mounted approximately 20-25 feet above the finished surface.

6.5 Landscape and Vegetation

Proposed landscaping will be a mix of trees, shrubs, perennials, and ground cover vegetation. The proposed landscape area will total approximately 875,648 square feet and will include areas of irrigated and non-irrigated vegetation. All proposed vegetation will include low water consumptive plants that are drought resistant. In addition, vegetation that supports fire prevention and safety will be selected. Invasive plant species listed by the California Invasive Plant Council will be prohibited. Exposed ground surfaces will be covered in rock or mulch.

Approximately 155,472 square feet of the landscaped area will require temporary irrigation following planting. This area will include new trees that will help shield the building. Temporary irrigation is proposed for a maximum of five years following construction to establish the proposed vegetation using a water-conserving drip and bubbler system equipped with a weather-based controller with rain shut-off. The automatic sprinklers will be equipped with a sensor to gauge soil moisture and rain and battery back-up in the event of power outages. Manual shut-off valves will be installed near the point of connection of the water supply, and all irrigation emission devices (e.g., sprinkler heads) will meet ANSI standards and water efficiency requirements. Approximately 720,176 square feet of the landscape area would consist of xeriscape and be planted with non-irrigated hydroseed mix.

Approximately 491 trees would be removed from the Project Area. The majority of the tree removal would occur along the secondary access route alignment and along the realigned Quarry Road, to accommodate construction of the new access route and improvements to Quarry Road. The proposed landscape plan includes replacement of 202 trees with predominantly native tree species such as coast live oak, western redbud, canyon live oak, and interior live oak.

6.6 Land Use Designations

The City's SOI, as shown in the City's General Plan, includes the entire 153-acre Project Area as shown in Figure 8, except for the proposed secondary access road. As discussed in Section 4.4 above, the parcels within the Project Site have been pre-designated by the City (see Figure 9). Table 5, "Parcel Land Use and Zoning Designations," provides existing County and City General Plan land use designations and zoning.

TABLE 5
PARCEL LAND USE AND ZONING DESIGNATIONS

APN	County Designations		City Designations (pre-annexation)	
	General Plan	Zoning	General Plan	Zoning
005-270-110	Heavy Industrial & Open Space	M-2	Planned Development-Trade Commercial & Open Space	NA
005-270-090	Heavy Industrial & Open Space	M-2	Planned Development-Trade Commercial & Open Space	NA
005-270-070	Heavy Industrial & Open Space	M-2	Planned Development-Trade Commercial & Open Space	NA
005-270-080	Heavy Industrial & Open Space	M-2	Planned Development-Trade Commercial & Open Space	NA

6.6.1 Proposed City General Plan Pre-Land Use Change

To accommodate the Project, a General Plan amendment is required to change the City General Plan (pre-annexation) land use designation of the approximately 61-acre portion of the Quarry Site to be developed from Planned Development–Trade Commercial to Trade Commercial. The 36-acre conservation easement area proposed to be annexed but not subject to development, as well as the 8 acres developed with access roads, would remain designated as Open Space. The remaining 46-acre portion of the Quarry Site to be dedicated to the County would not be annexed into the City and no General Plan amendments would be proposed for this acreage.

6.6.2 Proposed City Pre-Zoning

To accommodate the Project's permitted uses, a pre-zoning of the approximately 61-acre portion of the Quarry Site to be developed to Quarry Trade Commercial District (TC-3) is required. The 36-acre conservation easement area proposed to be annexed but not subject to development, as well as the 8 acres developed with access roads, would have a pre-zone designation of Open Space (O-S). The proposed pre-zone boundaries would become a final zoning designation upon annexation into the City. The remaining 46-acre portion of the Quarry Site to be dedicated to the County would not be annexed into the City and no pre-zoning would be proposed for this acreage.

6.7 Development Standards

The TC-3 zoning district will provide tailored development standards to accommodate the Project's size, scale and range of potential uses. As explained above, only an approximately 61-acre area will be designated TC-3. Permitted uses would include light fabrication, manufacturing, assembling, and processing. These uses would be supported by accessory space for offices, storage/distribution, research and development, and data processing, product/merchandise movement equipment, loading areas, trailer docks, and associated support facilities. Conditional uses could include a variety of uses such as warehousing, freight forwarding, freestanding data centers, food preparation, commercial recreation, educational facilities, last mile delivery, and medical facilities. Any development would include parking, staging, internal access roads, and loading areas for employees, delivery vans, and trailers. Table 6, "TC-3 Development Standards Summary," provides the proposed development standards.

TABLE 6
TC-3 DEVELOPMENT STANDARDS SUMMARY

Development Regulation	Requirement
Minimum Lot Size	10,000 square feet
Maximum Lots	6 (including PG&E switching station parcel)
Maximum Structure Coverage	60%
Maximum Structure Height	90 feet
Maximum Floor Area Ratio	Permitted uses: 0.60 Conditional uses: as determined by use permit

The construction of any building in the TC-3 district shall be subject to the granting of a design permit in accordance with the provisions of Chapter 17.42 of the City Municipal Code.

6.8 Utilities and Public Services

Utility and public services currently exist at the Quarry Site and are serviced by local providers. As discussed below, the Project Area will need modifications to support the Project. Table 7, "Utilities Providers and Service Improvements," provides a summary of existing utility service available, the service provider, and potential service improvements to support development. The following sections provide a description of the utility service, demand anticipated by proposed development, and needed facility improvements.

TABLE 7
UTILITIES PROVIDERS AND SERVICE IMPROVEMENTS

Utility	Service Provider	Facility Improvements
Electricity	Peninsula Clean Energy and PG&E	The project would be served by a 49.9-megawatt (MW) overhead transmission service from west of the site. Project also includes installation of solar photovoltaics and battery storage.
Sewer	City of Brisbane	New connection to City's public sewer
Water	City of Brisbane - Guadalupe Valley Municipal Improvement District	New water connection(s) to City's municipal water system
Garbage & Recycling	South San Francisco Scavenger Company, Inc.	Will serve letter
Telecommunication/Internet	AT&T, Comcast, or similar	Installation of new underground telecommunication line

6.8.1 Water

The Guadalupe Valley Municipal Improvement District (GVMID) operates and manages the water system supply grid serving the Quarry Site. Existing water conveyance facilities include a 10-inch water main located in South Hill Drive. The Project Area would be connected to this existing water main with two new 10-inch fire service laterals, one 4-inch domestic service lateral, and one 4-inch landscape irrigation service lateral. All new service laterals would have backflow and surge prevention devices as required by the City of Brisbane. Booster pumps would be installed to achieve appropriate pressure at the point of use. The fire booster pump would be fed from two new 280,000-gallon tanks that are filled with the new fire service laterals flowing through an air gap as required by Title 24 regulations. Water demands for the project are anticipated to be consistent with typical light manufacturing uses.

6.8.2 Energy

Peninsula Clean Energy and the Pacific Gas & Electric Company (PG&E) provide electrical service to customers located within the area. Power is currently transmitted to the Quarry Site through overhead lines by PG&E. The Project is expected to be all-electric (i.e. no natural gas usage).

The Project will include 49.9 MW of electric capacity. The power will be delivered to the property via continuous overhead transmission lines from existing PG&E high tension power lines to the west of the property, terminating at an onsite switching station.

The Project would include photovoltaic panel installation on the rooftop of the building and canopies on top of the parking garage that are expected to produce 7 MW of

electricity. The PV panels on the roof of the second floor of the light fabrication building would be installed with the correct orientation (generally toward the south) and appropriate tilt, to maximize solar exposure and produce maximal energy. Battery storage would be installed within the Project development area, adjacent to the northeast corner of the light fabrication building.

A small pad adjacent to the northeast corner of the building shell would be used for battery storage, supplied with electricity generated from rooftop solar panels.

6.8.3 Sewer

The Quarry Site currently utilizes a septic system. To adequately serve the Project Area, a new connection to the City's sewer infrastructure would be required. The Project requires a new 6-inch sewer line that would extend through the Project Area to the northwest, eventually following the new secondary access route alignment until its intersection with South Hill Drive.

The sewer line would continue east for approximately 440 linear feet within the South Hill Drive right-of-way and connect with the existing City sewer line.

6.8.4 Storm Drainage

All storm water runoff from impervious surfaces would be treated by utilizing bio-retention as required by the San Francisco Regional Water Quality Control Board. Storm water "run on" will either be diverted to its natural discharge point on site or will be collected using six bio-retention basins totaling approximately 1.2 acres. Stormwater collected in the bio-retention basins would be infiltrated consistently with regulatory requirements, and excess water would be discharged to the private underground storm drainage system that would connect to the Brisbane Municipal Storm Drain system via an existing storm drain located in South Hill Drive. The Municipal Storm Drain system discharges directly to the tidally influenced waters of the San Francisco Bay through a closed conduit or hardened channel system.

6.8.5 Telecommunication/Internet

Telecommunications, internet, and other associated infrastructure will be delivered to the site via an underground fiber extension from the connection point at the Quarry Road and South Hill Drive intersection. The 0.85-mile-long fiber extension would be routed along Quarry Road in a joint trench shared with the electrical route from South Hill Drive.

6.8.6 Police and Fire Service

The City currently provides police and fire protection to the Quarry Site, which would continue to be served by the City of Brisbane Police Department and Brisbane Fire Department, Fire Station 81.

6.9 Transportation, Circulation, and Access

6.9.1 Site Access and Circulation

Primary access to the Project would be provided via one new and one existing road (see Figure 11, “Conceptual Site Access Roads”). The existing road at Quarry Road, which is an approximately 40-foot-wide, 0.5-mile-long, two-lane driveway that connects to South Hill Drive, would be improved and continue to provide access to the northeastern portion of the Project, as well as public access to parking for the trailhead. Proposed improvements include adding a sidewalk to the entire length of the driveway and shifting the driveway to the north to minimize the grading required to bring the driveway from a 16 percent slope to an 8 percent slope. The driveway would remain within the existing access and utility easement across City property and roadway easement across State of California property between South Hill Drive and the Project Area. The improved driveway width would be 57 feet, including the new sidewalk. Portions of the existing driveway would remain to accommodate access to San Bruno Mountain State and County Park.

A second, new access road approximately 45 feet wide (including the Class III bicycle route) and 1,200 feet in length would be constructed from South Hill Drive approximately ½ mile west of the eastern entrance. These two roads would intersect on site and combine into a single 60-foot-wide, two-lane access road leading to the Project site. Vehicles would be directed on paved internal access roads to various parking, staging, loading, or unloading areas based on vehicle type and function. The secondary access route would be aligned to minimize impacts to an existing drainage ditch that flows east, adjacent, and parallel to South Hill Road, and then eastward along the southern boundary of Crocker Industrial Park where the drainage flows into the City storm drain system via an existing culvert.

The access route driveway terminates at the Project in front of a three-level parking garage. Vehicles can either turn left or proceed straight to access the parking garage, trailer parking, and surface parking along the east and west sides of the warehouse building.

6.9.2 Vehicle Trips

As described above, vehicle traffic will enter and exit the Project via one of two roads off South Hill Drive. Vehicle trips will include employee passenger vehicles, outside services (e.g., maintenance, deliveries), freight trucks and trailers, and delivery vehicles.

6.9.3 Parking

As shown on Figure 10, the Project provides parking spaces for passenger vehicles and trailers. Parking on the site would include a three-level parking structure consisting of approximately 837 stalls, designed to match the height of the light fabrication building. The parking garage would be constructed with concrete and include elevators, exit stairwells, fire sprinklers and lighting. The parking structure would include standard Americans with Disabilities Act (of 1990) (ADA)-accessible parking spaces, Level 2 Electric Vehicle (EV) Ready circuit parking spaces, and Level 2 EV charging spaces.

Portions of the parking lot would be utilized to support two shuttle stops and food truck amenity areas in several locations. The Project also includes up to 565² surface parking spaces and 40 surface trailer parking spaces. The parking areas will include Level 2 EV charging spaces pursuant to Chapter 15.84 of the City's Municipal Code, as well as comply with CALGreen Tier 2 EV charging requirements.

In addition to the proposed parking lot and garage, 30 street parking spaces were considered as a possible option to enhance park access, contingent upon coordination with the City, County, and CDFW.

6.9.4 Pedestrian and Bicycle Access

A sidewalk for pedestrians will be constructed along Quarry Road and the secondary access road. In addition, a Class III shared bikeway would be striped within the secondary access road. The sidewalk and bikeway will provide employees and guests pedestrian and bicycle access to the future development area consistent with the vision, goals, and policies of the City's *Brisbane Bicycle and Pedestrian Master Plan* (February 2017).

7. CONSERVATION AREA DEDICATIONS

As discussed in Sections 2.2 and 4.4.4, the property is surrounded by the SBMP. The area is an important local recreation area, but it also provides special status species habitat conservation and preservation for three endangered butterfly species, including the Mission blue, San Bruno elfin, Bay checkerspot, and Callippe silverspot, and the San Francisco garter snake. As shown on Figure 10, the development would occupy

² Parking has been estimated using a standard ratio of 1.5 parking spaces per 1,000 square feet of building area. Applying this ratio to the proposed 892,000-square-foot building yields approximately 1,338 parking spaces (892,000 / 1,000 x 1.5)

approximately 69-acres of the 153-acre Project Area. Approximately 82 acres in total of open space within the existing Quarry Site would be offered for permanent conservation (the “Conservation Area”). Approximately 46 acres of the Conservation Area would be offered for dedication to San Mateo County for use as HCP conserved habitat and approximately 36 acres of the Conservation Area would be protected in perpetuity via a conservation easement and managed by a qualified third-party entity. The Conservation Area includes both high quality habitat undisturbed by historic mining and reestablished habitat on previously disturbed lands. Reestablished habitat includes a combination of natural recruitment and reclamation planting completed by the existing quarry operator on benches and steep rock faces of the uppermost terraces on the south side of the Quarry Site. Some of the uppermost southeast benches were specifically seeded/planted with varicolored lupine (*Lupinus variicolor*) and stonecrop (*Sedum spathifolium*) (host plants for the Mission blue butterfly and San Bruno elfin butterfly, respectively). No ground disturbing activities are proposed within the Conservation Area; however, management activities such as manual removal of invasive weed species would occur. Public access, trails, information areas, and similar public spaces could be accommodated subject to restrictions relating to habitat and species protection, quarry slope maintenance and safety considerations, and funding.

7.1 Geologic Hazard and Abatement District

The applicant proposes establishing a Geologic Hazard Abatement District (GHAD) pursuant to Public Resources Code section 26500 et seq. that will create a funding mechanism and governance for the ongoing maintenance and monitoring of geotechnical conditions in the former quarry. The GHAD would also be the owner of 36 acres of open space which would be protected and maintained under a conservation easement.

8. OPERATIONS AND MAINTENANCE

Occupancy is anticipated immediately following construction completion, starting in the second quarter of 2029. During operation of the light fabrication facility, an average of [890 to 1,964] workers would be employed, depending on the tenant(s). The workforce could include office management and administration staff, warehouse workers including loaders, clerks, machine operators, and material handlers, and delivery and truck drivers.

The light fabrication facility may be operational between 5:00 a.m. and 10:00 p.m., 7 days a week, depending on the final occupant.

9. CONSTRUCTION SEQUENCE AND SCHEDULE

Construction would occur in two general phases: (1) horizontal site development, which includes grading, site preparation, reclamation, and retaining walls and utilities that is anticipated to take 12 months, and (2) vertical building development, which includes foundations, walls, enclosures, and the parking garage that is anticipated to take 18 months. Construction is expected to commence in the fourth quarter of 2026 and be completed in the second quarter of 2029.

Construction would occur between 7 a.m. and 7 p.m. Monday through Friday, consistent with City code. Weekend work, while not anticipated, would occur between 9 a.m. and 7 p.m. on Saturday and Sunday, consistent with City code. Any night work, if required, would be coordinated with the City per its exception permit provisions for construction occurring outside of codified time limits.

Temporary construction staging areas would be located to the northwest and southeast of the warehouse footprint, within the proposed truck court area. Construction staging areas would be used for the storage of equipment, vehicles, construction materials, waste bins, stockpiles, and various other construction-related uses. All construction staging would occur within the Quarry Site in areas previously disturbed by mining activities. The location and size of construction staging areas would depend on the current stage of construction. These areas may be graded dirt pads or graveled, depending on the equipment or materials stored.

10. ANTICIPATED ENTITLEMENTS AND OTHER GOVERNMENTAL APPROVALS

10.1 City of Brisbane

The Project is anticipated to require the following discretionary approvals, in addition to other potential actions that may be identified as the development review process proceeds:

- Certification of an Environmental Impact Report; Adoption of CEQA Findings of Fact, Mitigation Monitoring Plan, and potentially, a Statement of Overriding Considerations for Significant and Unavoidable Impacts
- General Plan Amendment
- Zoning Ordinance Amendment
- Pre-zoning for Project site
- Development Agreement
- Vesting Tentative Map
- Design Permit

- Use Permit
- Grading Permit
- Exception to Chapter 8.28, Noise Control of the Brisbane Municipal Code
- Pre-Annexation Agreement
- Annexation into the City of Brisbane (including Quarry Rd. and the secondary access road)

10.2 County of San Mateo

The County administers compliance with the SMARA which applies until such time that the site is reclaimed and closed. Reclamation and closure of the current mining operation is anticipated prior to development of the project, which may or may not require processing of an amendment to the reclamation plan. A lot line adjustment is also required for the construction of the secondary access road.

10.3 Local Agency Formation Commission

The City's SOI includes the parcel that comprises the existing Quarry Site. Approximately 0.6 acres of the secondary access route falls outside of the City's SOI but would be incorporated into the SOI through a SOI amendment with San Mateo Local Agency Formation Commission (LAFCO) prior to annexation. The open space area that would be dedicated to the County would also be removed from the City's SOI.

LAFCO is responsible for reviewing and approving proposed jurisdictional boundary changes, spheres of influence, incorporations of new cities, formations of new special districts, and consolidations, mergers, and dissolutions of existing districts. Applications for SOI amendment and annexation would be filed with the San Mateo LAFCO. Assuming Project approval, LAFCO's approval would occur following the City's actions.

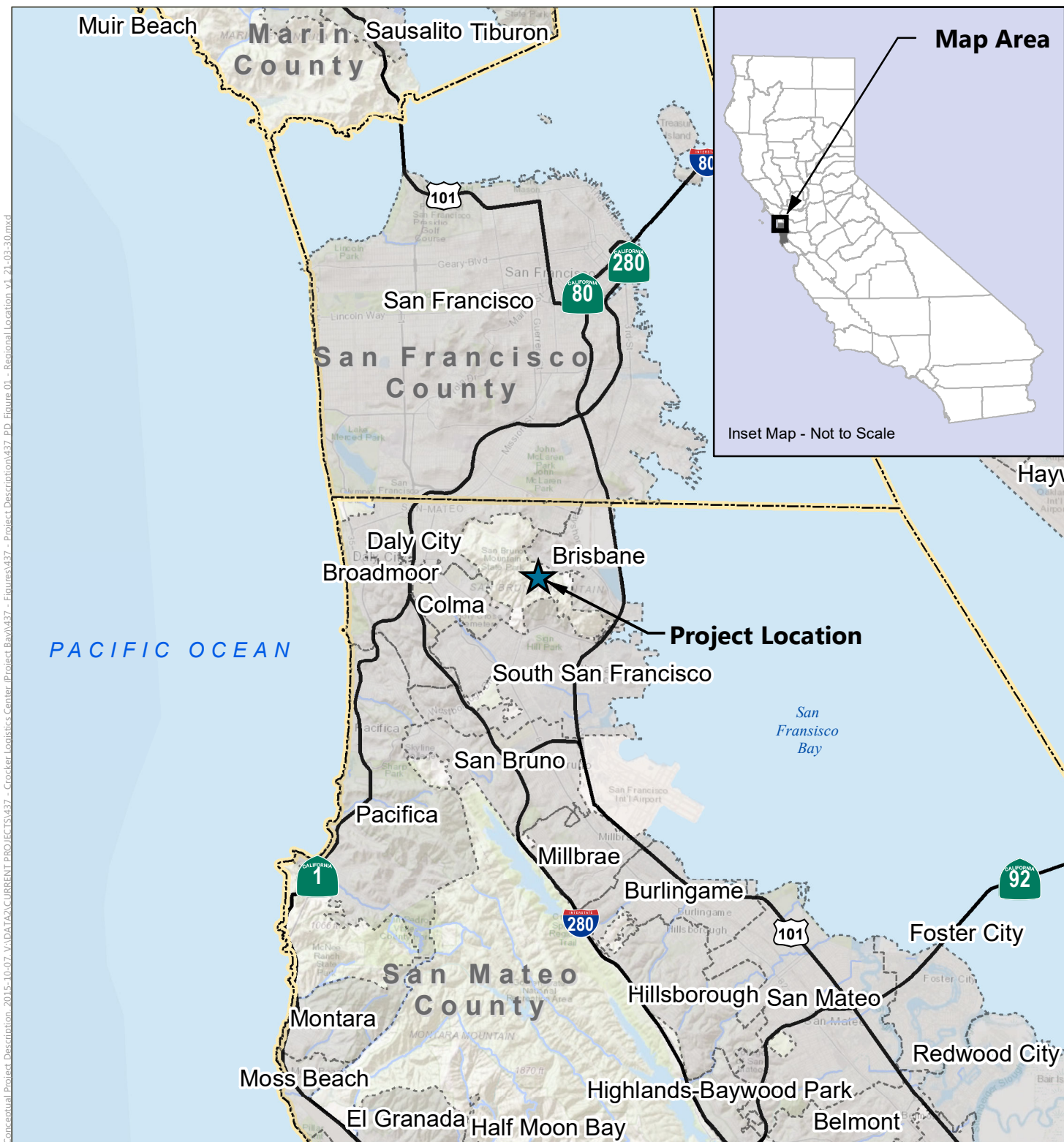
10.4 Responsible and Trustee Agencies

The environmental document prepared for the Project is intended to be used by responsible and trustee agencies (as defined by Sections 15381 and 15386 of the State CEQA Guidelines) that may have review or discretionary authority over the Project. Agencies, in addition to the City, County, and LAFCO that may use this environmental document in their review of the Project or that may have responsibility over approval of certain aspects of the Project may include, but are not limited to, the following:

- United States Army Corps of Engineers,
- United States Fish and Wildlife Service,
- California Department of Transportation,

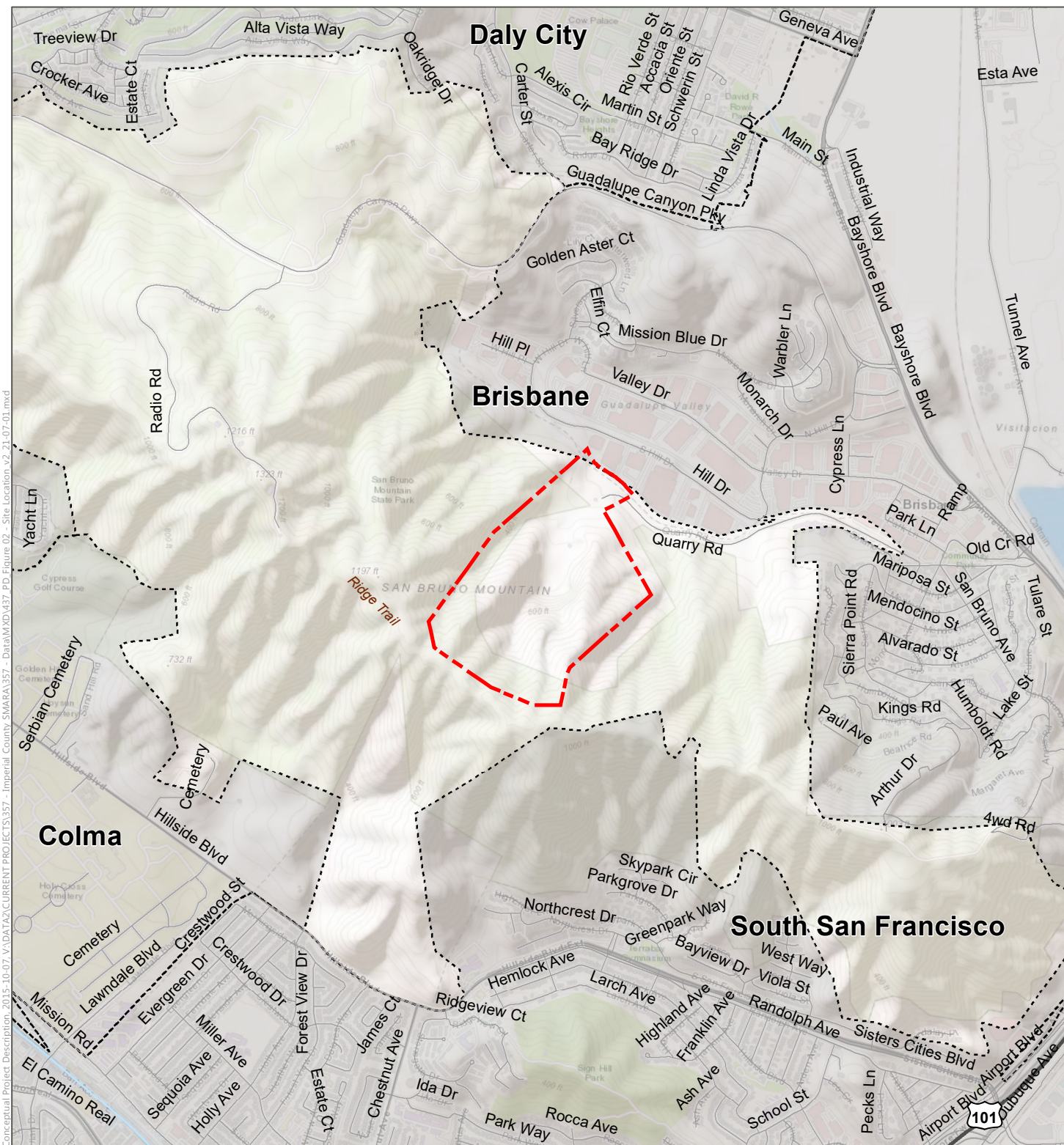
- California Department of Fish and Wildlife,
- California Department of Health Services,
- San Francisco Bay Regional Water Quality Control Board,
- Bay Area Air Quality Management District

FIGURES

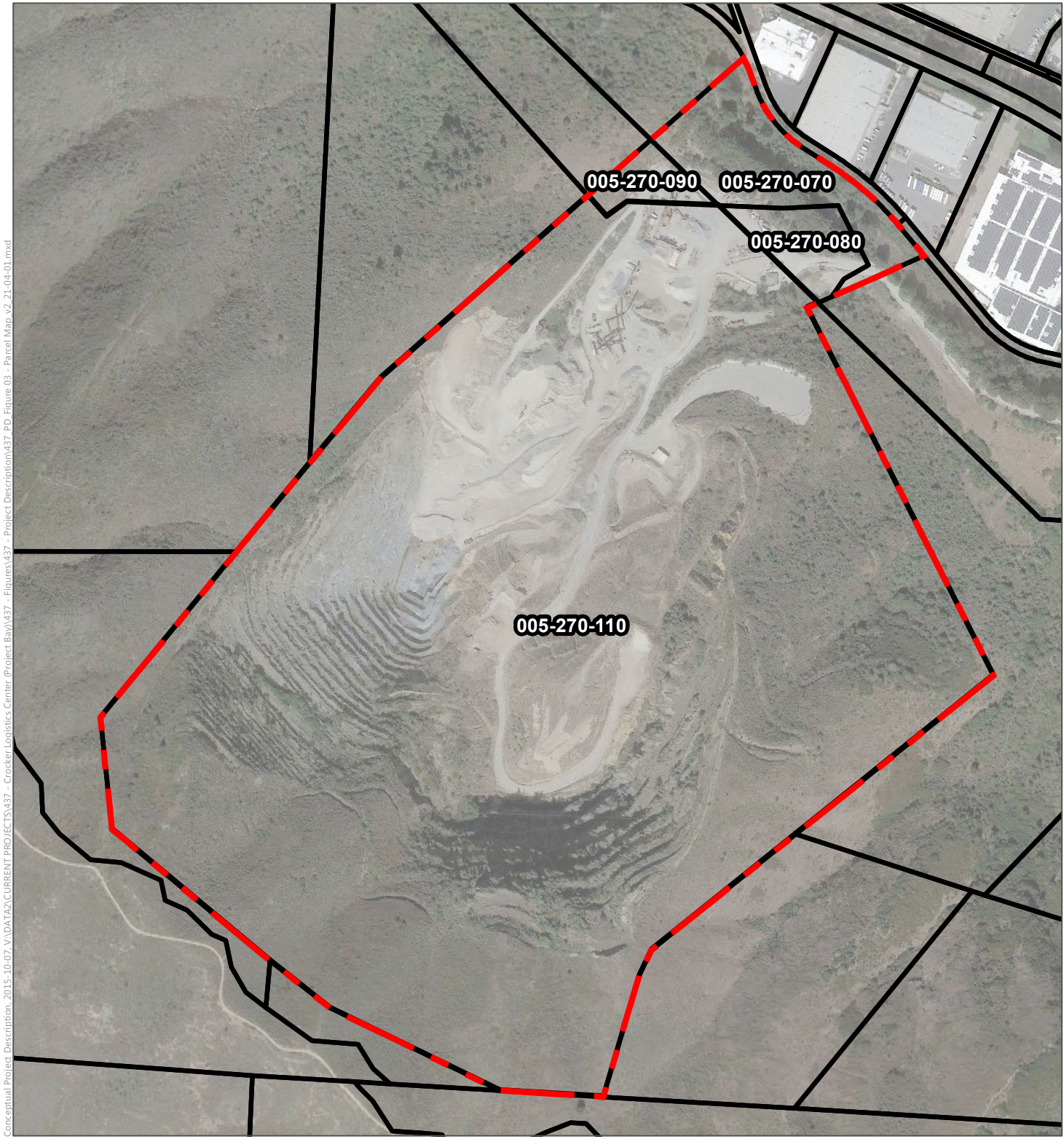


SOURCES: ESRI World Shaded Relief accessed April 2021, ESRI World Topographic Map accessed April 2021; ESRI World Streetmap, 2009; compiled by Benchmark Resources in 2021

- Site Location
- City Boundary
- County Boundary
- Major Highway
- River
- Water Body



SOURCES: ESRI World Shaded Relief accessed April 2021; ESRI World Topographic Map accessed April 2021; ESRI World Streetmap, 2009; adapted by Benchmark Resources in 2021



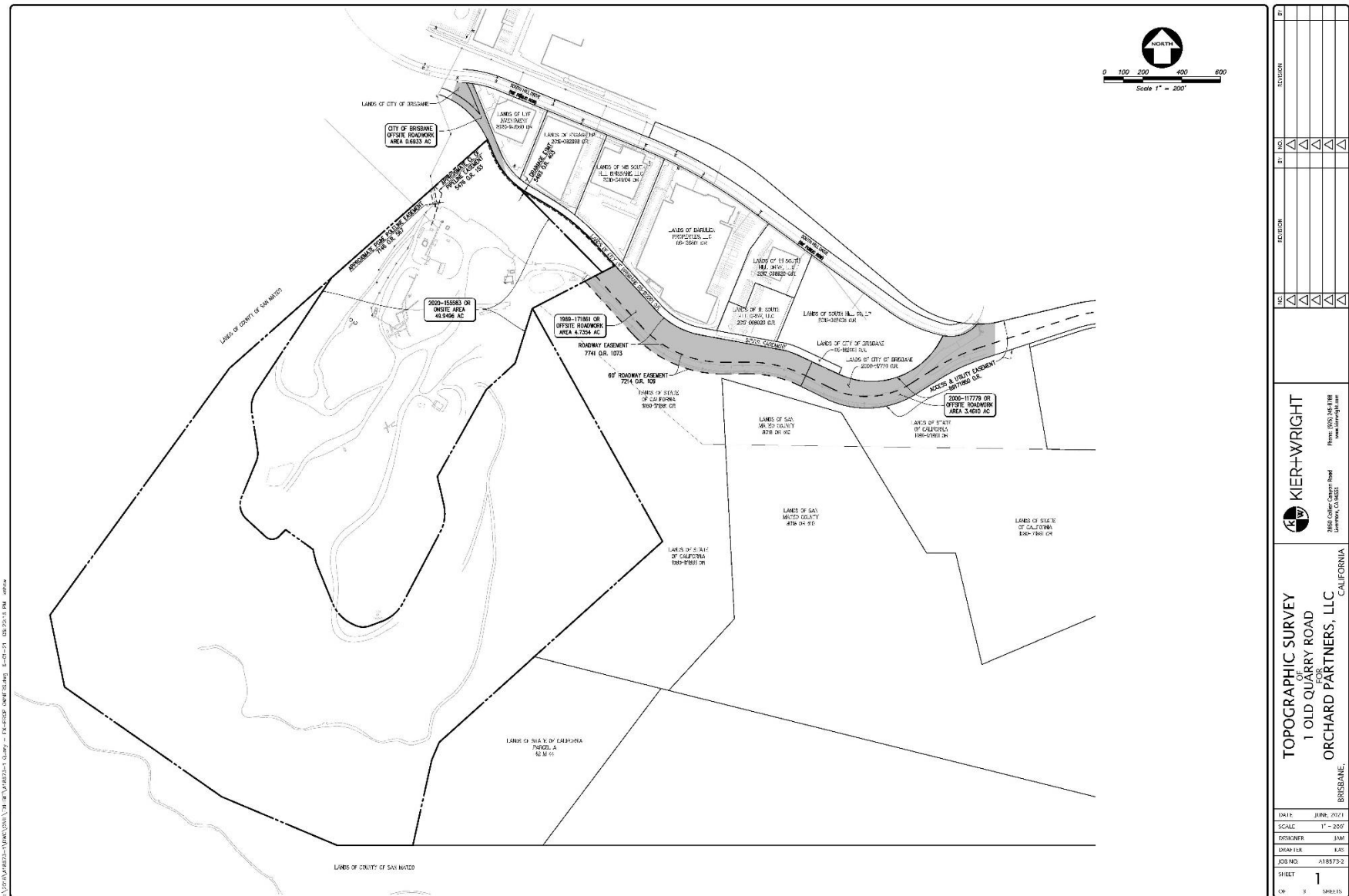
Conceptual Project Description, 2015-10-07, V:\DATA\CURRENT PROJECTS\437 - Crocker Logistics Center (Project Bay)\437 - Figures\437 - Project Description\437 PD Figure 03 - Parcel Map v2 21-04-01.mxd

SOURCES: Aerial—Google Earth (dated 9-26-2020); Parcels—San Mateo County Assessor Department, 2001; California Department of Conservation, Division of Land Resource Protection, 2016; ESRI World Streetmap, 2009; compiled by Benchmark Resources in 2021

NOTES:

1. Numbers shown over parcels represent assessor's parcel numbers.

 Site Boundary
 Parcel
 Street



SOURCES: Kurtright, June 2021; assembled by Benchmark Resources in 2021

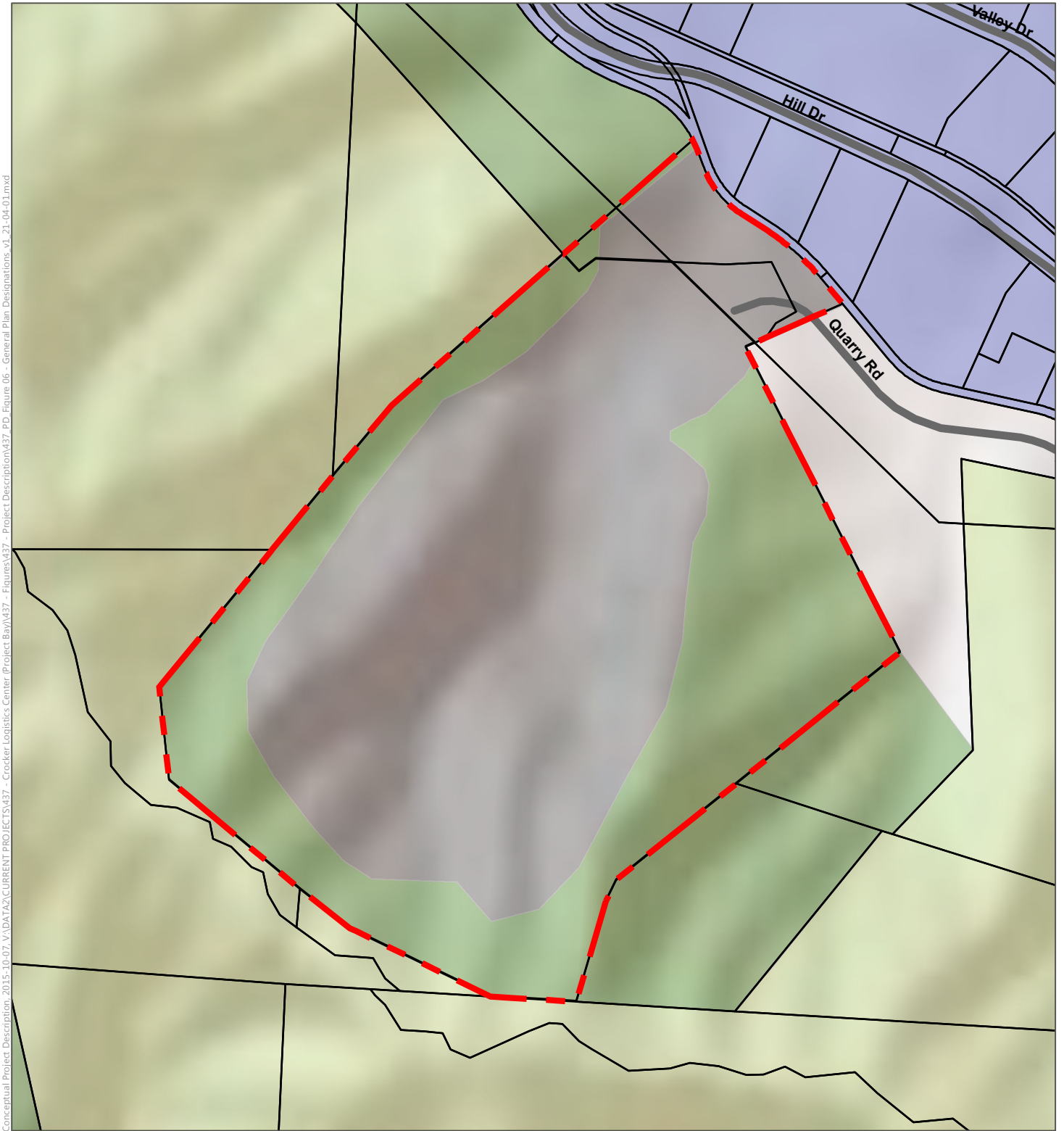
NOTES:

1. Figure not to scale.



SOURCE: Aeria-Google Earth (dated 9-26-2020; compiled by Benchmark Resources in 2021

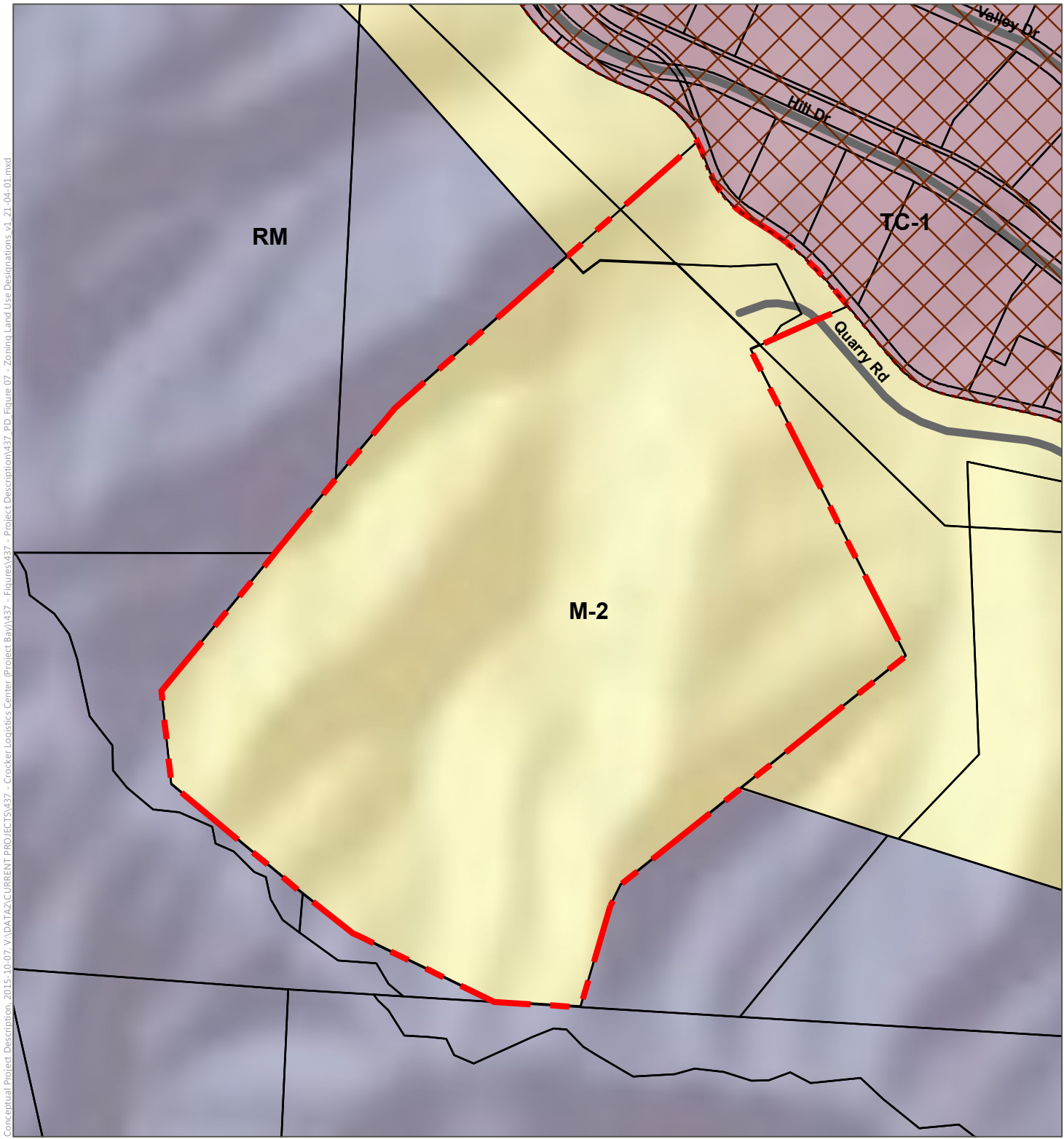
--- Site Boundary



SOURCES: Parcels—San Mateo County Assessor Department, 2001; ESRI World Shaded Relief, accessed April 2021, compiled by Benchmark Resources in 2021

- - - - - Site Location
- Assessor Parcel
- Street
- City of Brisbane

- General Industrial
- Heavy Industrial
- Open Space
- Public Recreation



SOURCES: Unincorporated Zoning—County of San Mateo Planning and Building Map Viewer; City Zoning—City of Brisbane Zoning Map, April 2019; Parcels—San Mateo County Assessor Department, 2001; ESRI World Shaded Relief accessed April 2021; compiled by Benchmark Resources in 2021

- | | | | |
|--|-----------------|--|--|
| | Site Location | | City of Brisbane |
| | Assessor Parcel | | Heavy Industrial |
| | Street | | Resource Management |
| | | | Crocker Park Trade Commercial District |

Conceptual Project Description, 2015-10-07, V:\DATA\CURRENT PROJECTS\437 - Crocker Logistics Center (Project Bay)\437 - Figures\437 - Project Description\437 PD Figure 08 - City of Brisbane Sphere of Influence v1 21-04-01.mxd



SOURCES: Aerial—Google Earth (dated 9-26-2020; Sphere of Influence—San Mateo County GIS & ArcGIS Hub; compiled by Benchmark Resources in 2021





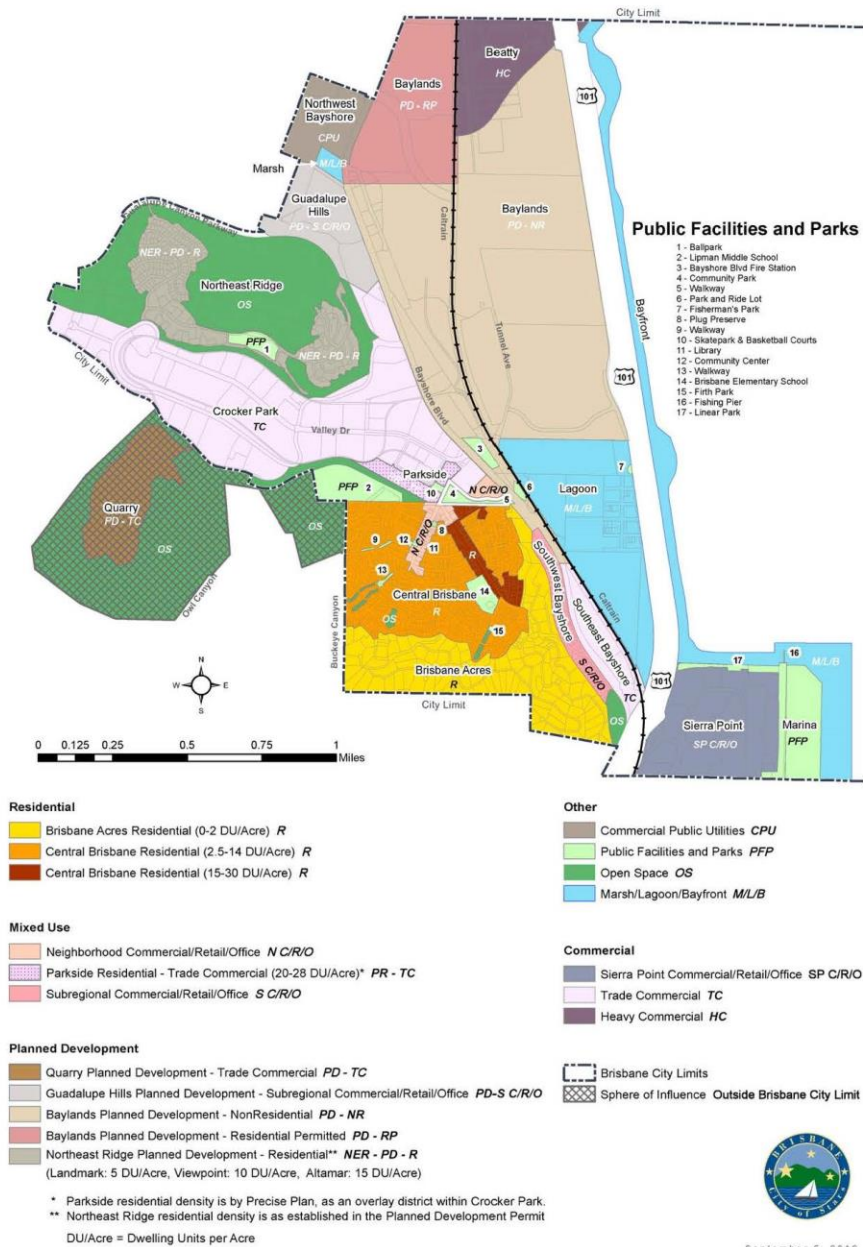
-  Site Location
-  Street
-  City of Brisbane
-  City of Brisbane Sphere of Influence

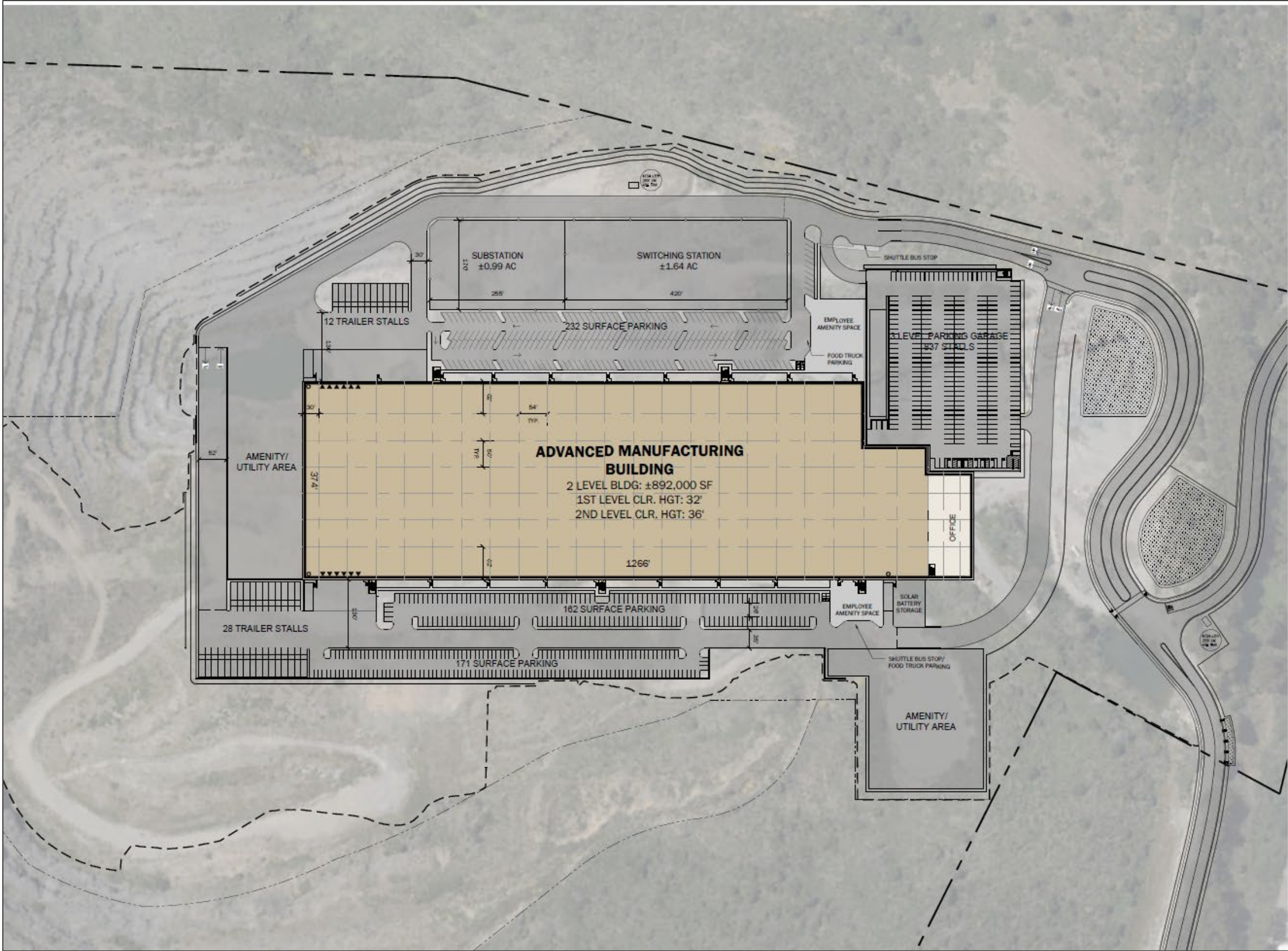
Figure LU - 1: Land Use Diagram



SOURCES: City of Brisbane (9-5-2019); assembled by Benchmark Resources in 2021

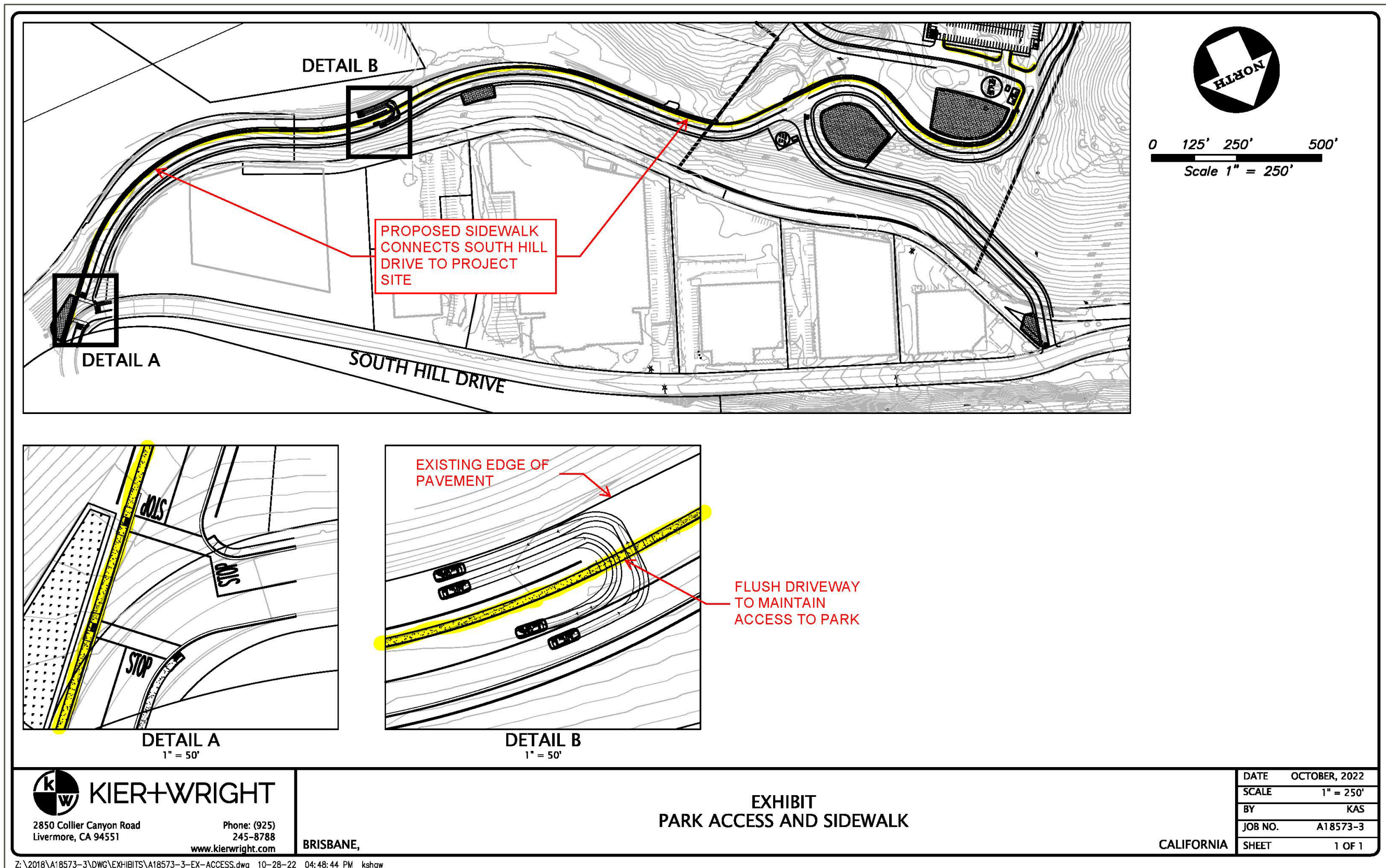
NOTES:

1. Figure not to scale.



DEVELOPMENT STANDARDS		
Zoning	Jurisdiction	City of Brisbane
	Zoning Designation	TC3
	Max Building Coverage	60%
	Max F.A.R	0.60
	Max Height	90 FT ¹
	Req. Landscape	15%
	Building Setbacks	
	Front	25 FT
	Side	10 FT
	Rear	10 FT
Parking Standards	Min Stall Size	9X18
	Drive Aisle	26 FT
	Fire Lane	26 FT
Required Parking	Office	1/300 SF
	Manufacturing	1/1000 SF
PROJECT DATA		
Site Summary		
	Gross Site Area	6,289,308 SF 144.38 AC
	Proposed Development Pad Area	2,674,584 SF 61.40 AC
	Total Building Area(s)	
	Gross Floor Area	892,000 SF
	Footprint	446,000 SF
Proposed Development Coverage	Gross	17%
Proposed Development FAR	Gross	0.33
Maximum Building Height		90 FT
Advanced Manufacturing Building		
	Building Area(s)	
	Level 1 Office	18,180 SF
	Level 1 Advanced Manufacturing	427,820 SF
	Level 2 Office	18,180 SF
	Level 2 Advanced Manufacturing	427,820 SF
	Gross Floor Area	892,000 SF
Cars Required		977 Stalls
Cars Provided	@1.57/1,000 SF	1,402 Stalls
	Req. Accessible	28 Stalls
Drive-in Doors		3
Docks	@1/74,333 SF	12
Trailers		40 Stalls
Notes		
¹ Applicant proposes a reduction of Max Building Height in draft TC3 Zoning text from 100 feet to 90 feet, with the actual height of Project estimated to be 86 feet.		

SOURCE: Ware Malcomb(2025-10-07); compiled by Benchmark Resources in 2025. Image is not printed to scale.



SOURCE: Kier & Wright, 2022; assembled by Benchmark Resources in 2022

NOTES:

1. Figure not to scale.