



City of Brisbane
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**CORRECTED REVISED NOTICE OF PREPARATION
of Recirculated Draft Environmental Impact Report for the
Quarry Innovation Center Project
City of Brisbane with Updated Comment Period**

Date: First Issued on August 5, 2026 and corrected on August 6, 2026

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations and Individuals
Property Owners in the Vicinity

From: Ralph Robinson
Consulting Planner
City of Brisbane
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Brisbane, CA 94005
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Subject: Revised Notice of Preparation of a Recirculated Draft Environmental Impact Report for the Quarry Innovation Center Project (SCH#: 2022060358)

Lead Agency: City of Brisbane

Project Title: Quarry Innovation Center Project

Project Location: 1 Quarry Road, Brisbane, San Mateo County, California 94005, (See Figure 1)

This Revised Notice of Preparation (NOP) is being circulated to account for revisions to the project description for the Quarry Innovation Center Project, formerly titled the Guadalupe Quarry Redevelopment Project. Since circulation of the previous NOP, the applicant has submitted revised Design Permit, General Plan Amendment, and Pre-zoning applications for an approximately 895,000 square-foot light fabrication building, including assembling, processing, treating, and packaging, with accessory uses including but not limited to office, research and development, storage, sales, and distribution; a 213,476 square-foot three level parking garage; amenity/utility areas; a 49.9-megawatt electrical substation and switching station; and overhead electrical transmission service with associated improvements, which would connect to existing high-tension electrical transmission lines owned and operated by Pacific Gas and Electric Company (PG&E) to the west of the Project site. These improvements, amendments and entitlements are collectively referred to as the Quarry Innovation Center Project (Proposed Project). The Proposed Project would not include a data center.

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15088.5(d) notice is hereby given that the City of Brisbane (City), as the Lead Agency, will prepare a Recirculated Draft Environmental Impact Report (Recirculated Draft EIR) for the Proposed Project. Pursuant to CEQA Guidelines Section 15206, the Proposed Project is considered a project of Statewide, regional, or areawide significance.

The City will prepare a Recirculated Draft EIR to examine the environmental impacts associated with the Proposed Project (as described in detail in the project description below) consistent with CEQA Guidelines Section 15161. The Recirculated Draft EIR will evaluate the Proposed Project's changes in the environment resulting from redevelopment of the existing Guadalupe Quarry. The Recirculated Draft EIR will evaluate the potentially significant impacts of the Proposed Project on a direct, indirect, and cumulative basis; identify mitigation measures that may be feasible to lessen or avoid significant impacts; and identify project alternatives that could reduce or avoid significant impacts. The Proposed Project, its location, and its potential environmental effects are described below.

In accordance with CEQA Guidelines Section 15082, the City has issued this corrected revised NOP to provide responsible agencies, trustee agencies, and other interested stakeholders with information describing the Proposed Project and its potential environmental effects. **A scoping session will be held on September 1, 2026, at 6:30 p.m.** The public scoping meeting will be held at the Community Meeting Room, Brisbane City Hall, 50 Park Place and remotely via Zoom. Details on how to attend the meeting can be accessed on the project website at: <https://www.brisbaneca.gov/Facilities/Facility/Details/Guadalupe-Quarry-Redevelopment-Project-29>.

During the scoping session, the City will solicit input from the public and agencies on specific topics they believe should be addressed in the EIR. The scoping process is designed to enable the City to determine the scope and content of the Recirculated Draft EIR and identify potentially significant environmental effects, alternatives, and mitigation measures to be analyzed in the Recirculated Draft EIR.

PROJECT LOCATION AND EXISTING CONDITIONS: The Project site is located in unincorporated San Mateo County and within the City of Brisbane’s Sphere of Influence, as shown in Figure 1. For purposes of this revised NOP and the Recirculated Draft EIR, the “Project site” encompasses a total of approximately 153 acres identified in the adopted 1994 Brisbane General Plan as the Quarry Subarea and portions of Quarry Road (Figure 2). The Project site is located south and west of Brisbane, west of US Highway 101 (US 101), and approximately 1.75 miles west of the San Francisco Bay. The Project site is surrounded on the east, west, and south by San Bruno Mountain State and County Park, and to the north by Crocker Industrial Park. Jurisdictions adjoining Brisbane are San Francisco to the north, Daly City and unincorporated San Mateo County to the west, and South San Francisco to the south.

The Project site encompasses the existing Guadalupe Quarry (quarry) and includes predominantly active quarry and undeveloped land for roadway improvements and undeveloped hillside land located on the east face of San Bruno Mountain. The Proposed Project also includes an off-site utility component. Project site boundaries are shown in Figure 2. The Project site is designated as Heavy Industrial and Open Space land use by San Mateo County General Plan and Open Space and Quarry Planned Development – Trade Commercial by the City of Brisbane General Plan and has a zoning classification of Heavy Industrial (M-2) by San Mateo County.

PROJECT BACKGROUND: In 2021, Orchard Partners, LLC, submitted General Plan Amendment and Pre-Zoning applications to the City to facilitate land use designation changes and annexation of approximately 59 acres of the approximately 146-acre existing quarry property into the City. In November 2022, Orchard Partners, LLC, submitted a Design Permit application for the development of a warehouse facility. In October 2024, the City circulated a Draft EIR analyzing the closure, reclamation, and redevelopment of the existing quarry to construct and operate a warehouse facility for public review and comment. In February 2025, the application and EIR processes were suspended at the direction of the applicant to facilitate a new project, which is the Quarry Innovation Center Project, as outlined in this NOP.

In November 2025, Orchard Partners, LLC, filed applications with the City to construct and operate the Proposed Project, an approximately 895,000 square-foot light fabrication building, including assembling, processing, treating, and packaging, with accessory uses including but not limited to office, research and development, storage, sales, and distribution at the existing Guadalupe Quarry site; a 213,476 square-foot three-level parking garage; amenity/utility areas; and a 49.9-megawatt electrical substation and switching station at the existing Guadalupe Quarry as well as an off-site utility component along an existing PG&E natural gas easement west of the Project site. The applicant is also expected to submit a tentative parcel map application to facilitate the subdivision of land for annexation into the City’s jurisdiction.

PROJECT DESCRIPTION¹: The Proposed Project includes closure, reclamation, and redevelopment of the existing Guadalupe Quarry to construct and operate a light fabrication building, a 49.9-megawatt electrical substation and switching station including associated electrical transmission lines and towers, and to preserve the upper benches and undeveloped areas of the quarry as protected open space. The proposed two-story light fabrication building would have a footprint of approximately 448,000 square feet, with a total area of approximately 895,000 square feet, and a maximum height of approximately 86 feet. A 49.9-megawatt substation would be constructed on an approximately

¹ It should be noted that elements of the Proposed Project may be subject to continued refinement after publication of this revised NOP and prior to consideration of project approval.

2.6-acre area in the western portion of the site that would also house a switching station to be operated by PG&E. The 49.9-megawatt substation and switching station is an electrical transmission service that would convey electricity via overhead electrical transmission lines from the existing 115 kilovolt electrical transmission lines on the ridge west of the Project site. The off-site utility component would consist of a new approximately 200-foot-tall electrical transmission tower at the western end of an existing PG&E natural gas easement within San Mateo County. Helicopters would be used to install the off-site electrical transmission tower and to install electrical transmission lines. A PG&E access road for its existing electrical transmission lines would be used to support construction of the new off-site electrical transmission tower. Approximately 1,700 feet of new overhead electrical transmission lines would be installed between the new off-site electrical transmission tower and a new approximately 200-foot-tall electrical transmission tower in the northwestern corner of the Project site. A third approximately 200-foot-tall electrical transmission tower would be constructed at the on-site switching station for final termination with approximately 1,120 feet of new overhead electrical transmission lines to be installed between the on-site electrical transmission towers. The light fabrication building and the substation and switching station would be surrounded by surface and garage parking; employee amenity space; internal access roads; and loading areas for employees, delivery vans, and trailers. Other associated accessory facilities and improvements would include landscaping, guard booth and security gates, lighting, perimeter fencing/walls, shuttle bus stops, food truck parking, and drainage facilities. The Proposed Project would include improvements to Quarry Road, which provides access to the Project site, and construction of a new secondary access road connecting South Hill Drive to the Project site.

To facilitate the development of the Quarry Innovation Center Project, the Applicant submitted a revised application with the City for a Design Permit, General Plan Amendment and Pre-Zoning and is expected to submit a tentative parcel map of the annexation site. The General Plan amendment would change the City General Plan land use designation (pre-annexation) from Planned Development-Trade Commercial to Quarry Trade Commercial. The pre-zoning of the annexation site would create a new zoning district with specific development standards, use regulations, and other design and performance standards. Approximately 2.1 acres of land in the open space site with an existing Planned Development-Trade Commercial land use designation would change to an Open Space land use designation. The Proposed Project would include annexation of approximately 104 acres of the Project site into the City of Brisbane, of which 36 acres would be designated open space protected via a conservation easement. Overall, the Project would preserve 82 acres of the Project site as dedicated public open space under San Mateo County's jurisdiction, or conserved habitat under a conservation easement that is annexed to the City of Brisbane.

To annex the Project site in accordance with General Plan policies, the Applicant is anticipated to submit applications to the San Mateo County Local Agency Formation Commission, as well as applications for approvals and permits from the County of San Mateo and State Division of Mine Reclamation for the quarry closure. Given the sensitive resources present in and surrounding the Project site, including the sensitive species and habitats in the adjacent San Bruno Mountain State and County Park, the Proposed Project is also expected to require approvals or authorizations from various federal and state agencies, including the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife, and San Francisco Regional Water Quality Control Board.

The Project site includes sites listed on State databases compiled pursuant to Government Code Section 65962.5, such as the California State Water Resources Control Board online GeoTracker database and the California Department of Toxic Substances Control online EnviroStor database. The existing Guadalupe Quarry is included in the GeoTracker database. The off-site utility interconnection area west of the quarry property is not listed on any State databases.

EIR SCOPE: An Initial Study was not prepared. As the Lead Agency, the City will describe and analyze the impacts of the Proposed Project on the physical environment. The Recirculated Draft EIR will identify potential impacts to the following environmental resources, based on Appendix G of the State CEQA Guidelines:

Aesthetics
Agricultural and Forestry Resources
Air Quality
Biological Resources
Cultural Resources
Energy
Geology and Soils

Greenhouse Gas Emissions
Hazards and Hazardous Materials
Hydrology and Water Quality
Land Use and Planning
Mineral Resources
Noise
Population and Housing

Public Services
Recreation
Transportation
Tribal Cultural Resources
Utilities and Service Systems
Wildfire

As required by CEQA Guidelines Section 15126.6, the Recirculated Draft EIR will analyze a range of reasonable alternatives to the Proposed Project that would feasibly attain most of the Proposed Project's basic objectives, while avoiding or substantially lessening any of the Proposed Project's significant effects on the environment. The Recirculated Draft EIR will also identify other alternatives that were initially considered, but rejected for reasons including, but not limited to, infeasibility due to economic, legal, or other considerations, inability to meet most of the Proposed Project's basic objectives, or failure to avoid or substantially lessen any of the Proposed Project's significant environmental impacts. The City is seeking input on alternatives as part of the NOP process.

In addition, the Recirculated Draft EIR will address cumulative impacts, growth inducing impacts, and other considerations required by CEQA.

EIR PROCESS: Following the close of the corrected revised NOP comment period, a Recirculated Draft EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the Recirculated Draft EIR will be released for public review and comment for the required 45-day review period. Following the close of the 45-day public review period, the City will prepare a Final EIR, which will include responses to all substantive environmental comments received on the Recirculated Draft EIR. The Recirculated Draft EIR and Final EIR will be considered by the City in making the decision to certify the Recirculated EIR and approve or deny the project.

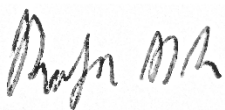
SUBMITTING COMMENTS:

The corrected revised NOP comment period began on August 6, 2026, and ends on September 8, 2026, at 5:00 p.m. Responsible and trustee agencies and other interested stakeholders are invited to provide written comments on the scope and content of the Recirculated EIR. Written comments should be directed to Ralph Robinson, the City's Consulting Planner, with "Quarry Innovation Center Project EIR" as the subject. Public agencies that provide comments are asked to include a contact person for the agency.

A scoping session will be held on September 1, 2026, at 6:30 p.m. The public scoping meeting will be held at the Community Meeting Room, Brisbane City Hall, 50 Park Place and remotely via Zoom. Details on how to attend the meeting can be accessed on the project website at: <https://www.brisbaneca.gov/Facilities/Facility/Details/Guadalupe-Quarry-Redevelopment-Project-29>.

Consistent with CEQA, comments should be submitted as early as possible, but no later than **5:00 p.m. on September 8, 2026**, by email or mail to:

Ralph Robinson, Consulting Planner
City of Brisbane
50 Park Place
Brisbane, CA 94005
rrobinson@brisbaneca.org



Ralph Robinson
City of Brisbane

Figure 1 Regional Location Map

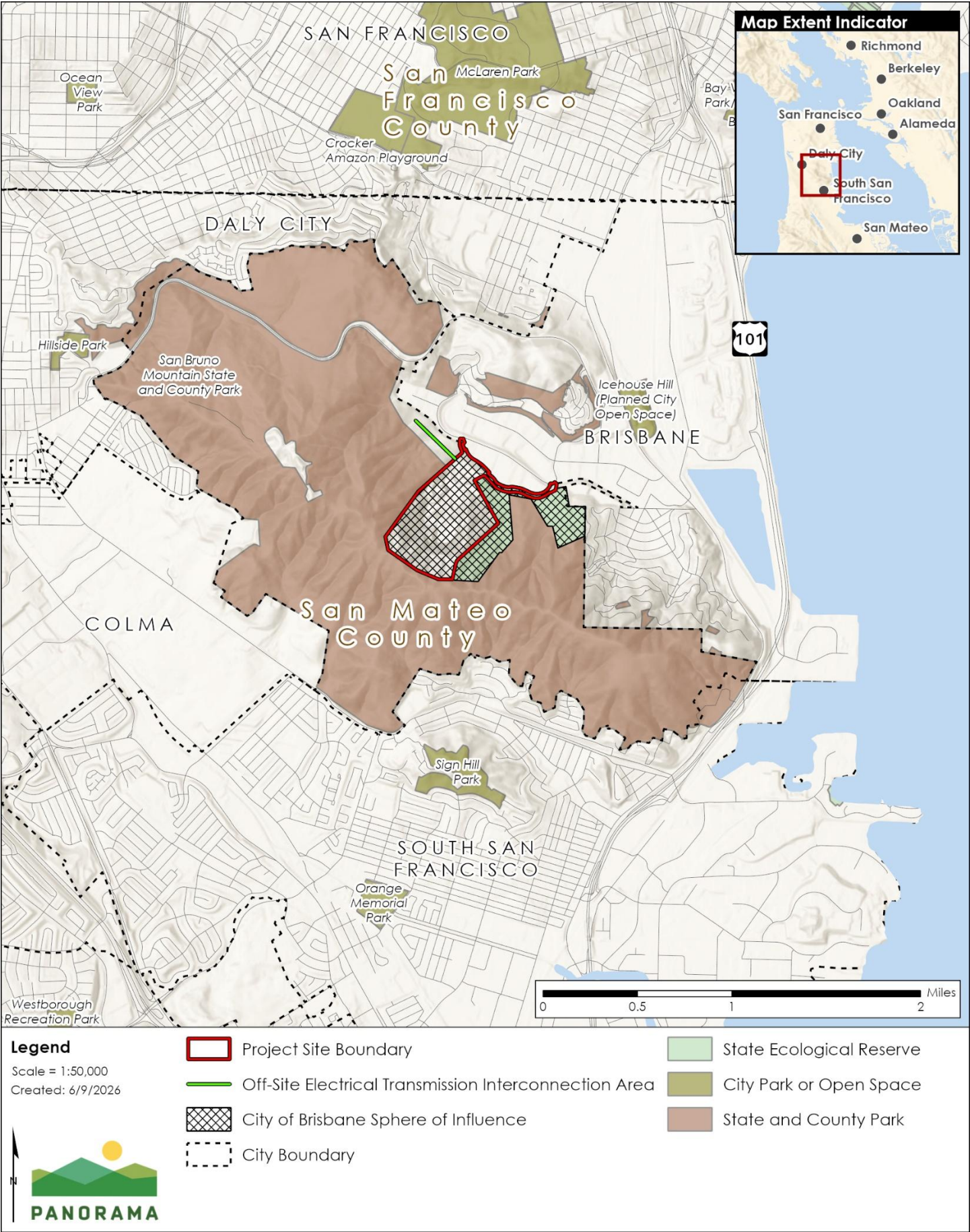


Figure 2 Project Site Map

