



Tyler W Higgins
Managing Partner

Orchard Partners, LLC
3697 Mt. Diablo Blvd., Suite 200
Lafayette, CA 94549
Tel: 925 444 2202
Fax: 925 444 2252
thiggins@orchardpartners.com
www.orchardpartners.com

VIA E-Mail

August 24, 2026

**Quarry Innovation Center
Community Update: Where We Are and What Comes Next**

Dear Brisbane Residents, Business Owners, and Community Members:

Over the past several months, we have continued working with the City of Brisbane, San Mateo County, regulatory agencies, technical experts, and members of the community on the proposed Quarry Innovation Center at the Guadalupe Quarry. You can learn more about our project by visiting www.brisbanequarry.com.

All the while, we continue to listen to your questions and comments.

The project before the community today is different from the project originally presented in 2024. That evolution reflects both the environmental review process and feedback we have received from Brisbane residents, City officials, environmental organizations, businesses, labor representatives, and other stakeholders.

As we enter the next phase of the public review process, we thought it would be helpful to provide an update on where things stand, what is being studied, and what comes next.

A revised project and renewed environmental review

Earlier this month, the City issued a Revised Notice of Preparation of an Environmental Impact Report (EIR) for the Quarry Innovation Center. The revised project is an approximately 895,000-square-foot advanced manufacturing/light-fabrication development, together with supporting parking, infrastructure and a dedicated electrical substation and switching station. The project does **not** include a data center, and the proposed zoning regulations do not allow one.

The City will hold a public scoping meeting for the EIR on September 1st. The purpose of this process is important: it gives the community, public agencies, and other interested parties an opportunity to identify environmental issues that should be thoroughly evaluated in the Recirculated Draft EIR.

That environmental analysis will examine potential direct, indirect and cumulative impacts of the revised project, as well as mitigation measures and alternatives, and will provide the public with opportunities to provide input on all these components.

Moving the entitlement process forward

At the same time, several related processes are moving forward.

- **Development Agreement.** We have submitted terms for a proposed Development Agreement to the City. Ultimately, we expect this process to address not only the project's development obligations but also potential community benefits involving environmental stewardship, infrastructure, employment, economic development, workforce opportunities and other long-term commitments. Development Agreements are binding.
- **San Bruno Mountain Habitat Conservation Plan.** We are working through the process required to amend the San Bruno Mountain Habitat Conservation Plan to include the quarry property and clarify management obligations. This is a multi-agency process, and any amendment will require review and approval by the responsible public agencies.
- **Open space and habitat.** A central element of the proposal is reclamation of the site as quarry operations are brought to an end and the permanent protection of substantial portions of the property as open space. The project proposes conservation protections and financial commitments for upper portions of the property and a long-term framework for scrub-removal, invasive-species management, monitoring and stewardship.
- **Geologic Hazard Abatement District.** We intend to pursue creation of a Geologic Hazard Abatement District, or GHAD, to provide a long-term institutional and funding mechanism for managing specified geologic and potential hazards associated with the property.

These commitments will be defined through enforceable agreements and regulatory approvals, not simply promises made by the project applicant.

A transition from quarry operations

One of the most important aspects of the discussion is the long-term future of this property.

The Guadalupe Quarry has been an active industrial property for generations. If the Quarry Innovation Center is approved and developed, quarry operations would transition to permanent closure, reclamation and restoration while a portion of the already-disturbed property is put to a new economic use.

We understand that reasonable people can have different views about whether this is the right future for the property. We also believe those discussions are most productive when the alternatives, impacts and benefits are evaluated carefully and transparently.

Our objective is to find a path that allows economic development to occur on the disturbed portion of the property while providing durable protection, restoration and funding for habitat and open space elsewhere on the site, and by extension, San Bruno Mountain.

The issues we are focused on

We know there are important questions still to be answered.

Traffic and truck activity, habitat protection, grading, visual impacts, noise, air quality, utilities, access, infrastructure and the long-term enforceability and funding of conservation commitments all deserve careful analysis.

Those issues, and any others identified through the public scoping process, will be evaluated as the environmental review moves forward.

The revised project itself reflects what we learned during the earlier review process. We expect that continued public participation will help inform the project as well.

Continuing the conversation

Since beginning this process, we have participated in open houses, community meetings, City meetings, office hours, webinars, site visits and individual conversations with residents and stakeholders.

We appreciate both the support we have received and the concerns that have been expressed.

We do not expect everyone to agree about the Quarry Innovation Center. We do believe everyone should have good information about what is proposed, what its impact may be, what commitments are being offered, and what alternatives exist.

The upcoming environmental review, Development Agreement discussions, Habitat Conservation Plan process and other public proceedings will provide additional opportunities to answer those questions.

Following the scoping meeting and upcoming discussions regarding open space and ecology, we will provide another update addressing the principal issues we hear from the community, including concerns, questions, ideas and expressions of support.

It is a privilege to have this opportunity to create something remarkable with you to serve the Brisbane community. Thank you for continuing to participate in this process, and please continue sending us any questions or comments you may have regarding Quarry Innovation Center.

ORCHARD PARTNERS, LLC

A handwritten signature in black ink, appearing to read "Tyler", with a stylized flourish at the end.

Tyler W. Higgins