

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022060358

Project Title: Guadalupe Quarry Redevelopment Project

Lead Agency: City of Brisbane

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Project Location: Brisbane

*City*

San Mateo

*County*

Project Description (Proposed actions, location, and/or consequences).

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. The Project includes the following components: closure and reclamation of the Guadalupe Quarry; construction and operation of a warehouse facility, access routes, and ancillary site modifications; a new underground electrical line extension to the Project Site from the PG&E Martin/San Francisco Substation and Substation improvements; dedication and protection of upper benches and undeveloped areas of the quarry as open space; a General Plan amendment; pre-zoning of the Project development area to Quarry Trade Commercial (TC-3); subdivision; an amendment to the San Bruno Mountain Habitat Conservation Plan; Sphere of Influence amendment; annexation of approximately 104 acres into the City of Brisbane.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR identifies 19 significant project impacts that can be mitigated to a less than significant level and 10 significant and unavoidable project and/or cumulative impacts that would occur under the Project. Mitigation is included to reduce or avoid impacts related to: potential to disturb unknown paleontological, archaeological, and tribal resources and human remains during construction excavation; potential to encounter hazardous materials associated with previous land uses in soils or groundwater during construction; potential impacts to special-status plant species, monarch butterflies, special status bees, nesting birds and roosting bats during construction; potential impacts to riparian and sensitive vegetation communities; generation of construction air emissions; transportation demand management measures; hazards to cyclists, vehicles, and pedestrians; construction and operational water supply; construction lighting glare; wildfire risk; and disruptions of recreational trail use during construction.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Based on the comments received during the public scoping period, issues of concern for the proposed Project include the following: Hazards and Hazardous Materials (concerns were raised about the stability of the quarry slopes and potential rockfall hazards); Hydrology and Water Quality (concerns were raised about how the site development will affect runoff); Biological Resources (concerns were raised that the Project would affect endangered and rare species of plants and wildlife, including the San Bruno elfin butterfly (*Callophrys mossii bayensis*), Mission blue butterfly (*Icaricia icarioides missionensis*) and the James Roof manzanita bearberry plant (*Arctostaphylos uva-ursi*); would affect protected species covered by the San Bruno Mountain HCP and therefore requires approval from the HCP Manager; upper benches of the quarry are undeveloped hillside cliffs and light pollution coming from Project operations will impact endangered San Bruno elfin butterfly); Transportation (concerns were raised that commercial uses at the site will result in increased traffic and that added truck traffic from the Project will create dangerous conditions for pedestrians, particularly at intersections of Project access roads with South Hill Drive); Aesthetics (concerns were raised that nighttime lighting at the quarry would cause light pollution; concerns were raised about the appearance of rockfall protection and quarry stabilization infrastructure); Noise and Vibration (concerns were raised about 24-hour noise impacts from traffic and site operations); Recreation (concerns were raised about how project operations will affect recreational use of Quarry Road as a walkway); Alternatives (alternatives were suggested such as that the City should partner with other environmental organizations to create a botanical garden in the quarry; the Project should be located in vacant buildings within the industrial park; the Project should create three light industrial buildings of moderate size).

Provide a list of the responsible or trustee agencies for the project.

The Project may require approvals from other federal, regional and state entities, including, but not limited to, LAFCO, U.S. Fish and Wildlife Service (USFWS), San Mateo County, U.S. Army Corps of Engineers (USACE), State Historic Preservation Office, San Francisco Bay Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW).