



City of Brisbane
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NOTICE OF PREPARATION
of an Environmental Impact Report for the
Sierra Point Hotel and Life Science Project
City of Brisbane

Date: January 23, 2023

To: State Clearinghouse State Responsible Agencies State Trustee Agencies Other Public Agencies Interested Organizations and Individuals Property Owners in the Vicinity	From: Dara Sanders Consulting Planner City of Brisbane 50 Park Place Brisbane, CA 94005 dsanders@ci.brisbane.ca.us
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Subject: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Sierra Point Hotel and Life Science Project

Lead Agency: City of Brisbane

Project Title: Sierra Point Hotel and Life Science Project

Project Location: 9000 Marina Boulevard, Sierra Point Peninsula, City of Brisbane (See Figure 1)

Notice is hereby given that the City of Brisbane (City) will be the Lead Agency, will prepare an EIR for the proposed Sierra Point Hotel and Life Science Project (project), and will hold a public meeting to receive comments on the scope of the EIR, as detailed below. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15206, the proposed project is considered a project of Statewide, regional, or areawide significance. The City, acting as the Lead Agency, determined that the proposed project could result in potentially significant environmental impacts and that an EIR is required.

The City will prepare an EIR to examine the environmental impacts associated with the project consistent with CEQA Guidelines Sections 15161. The EIR will evaluate the project's changes in the environment resulting from all phases of development, including planning, construction, and operation. The EIR will evaluate the potentially significant impacts of the proposed project, on a direct and cumulative basis, identify mitigation measures that may be feasible to lessen or avoid significant impacts, and identify project alternatives that could reduce significant impacts. The proposed project, its location, and its potential environmental effects are described below.

The City is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations, and individuals. **Due to the time limits mandated by State law, comments on the NOP must be sent at the earliest possible date but no later than 30 days after the receipt of this notice, or by 5:00 p.m. on February 22, 2023.** Please send your written comments to Dara Sanders, Consulting Planner, at the mailing or email address shown above with "Sierra Point Hotel and Life Science 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 Tuesday February 7, 2023, at 6:30 p.m. in the Community Meeting Room at the Brisbane City Hall located at 50 Park Place, Brisbane, CA 94005. Details on how to attend the meeting can be accessed at: <https://www.brisbaneca.org/cd/project/9000-marina-hotel-and-life-science-tower>

In response to the COVID-19 pandemic, the public scoping meeting will may also be viewed remotely via Zoom. Details on how to attend the meeting can be accessed at:

<https://www.brisbaneca.org/bc-pc/page/notice-preparation-nop-environmental-impact-report-eir-sierra-point-hotel-and-life>

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

PROJECT LOCATION AND EXISTING CONDITIONS: The approximately 6.12-acre project site is located at 9000 Marina Boulevard in the eastern portion of the Sierra Point Peninsula at the southern end of the City of Brisbane, San Mateo County, as shown in Figure 1. The project site is located east of US Highway 101 (US 101), which traverses Brisbane’s San Francisco Bay shoreline to the east in a north-south direction. The project site is bordered by parking lots for the Brisbane Marina to the north and east, Marina Boulevard to the west, and Sierra Point Parkway to the south.

Permitted land uses on the Sierra Point Peninsula would include office, biotechnology and life sciences, lodging, marina, and recreational uses. The project site is designated as Sierra Point Commercial/Retail/Office on the City’s General Plan Land Use Map and is within the Sierra Point Commercial Zoning District. Development standards for the Sierra Point Commercial Zoning District are set forth by Brisbane Municipal Code Chapter 17.18 and by the Combined Site and Architectural Design Guidelines for Sierra Point. The project site is currently undeveloped aside from a raised berm and 12-inch underground storm drains on the southern half. Historically, the project site and surrounding parcels were used as a landfill for the City of San Francisco until approximately 1972, at which time sand and clay fill was placed over the refuse.

The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (commonly referred to as the ‘Cortese List’).

PROJECT DESCRIPTION: The proposed project includes the construction of two new buildings, consisting of a hotel and a life science uses, on top of a shared parking podium that would include one below-grade level, that would total approximately 1.2 million square feet of building space. The proposed hotel building would be located near the northern boundary of the project site and would be approximately 508,000 square feet in size and contain 608 guest rooms. The hotel building would be 12 stories and approximately 200 feet in height, consisting of 11 floors of guest rooms above the ground floor and podium and mezzanine levels. The ground floor would include two retail spaces and the podium level would include an approximately 20,000-square-foot event space.

The proposed life science building would be located near the southern boundary of the project site and would be approximately 658,000 square feet in size. The life sciences building would be 11 stories and approximately 206 feet in height to the top of the mechanical penthouse, consisting of 11 floors above the ground floor and podium level. It is currently assumed that up to 50 percent of the life science floor area would be occupied by research and development (R&D) uses, while the remaining 50 percent would be occupied by office uses. The ground floor of the life sciences building would include an office lobby and approximately 3,700 square feet of active use space that would consist of uses meant to serve the tenants of the building, such as retail or café space.

The orientation of the proposed buildings would create a publicly-accessible central open space that would be approximately 75,239 square feet in size located on the roof of the parking podium. The central open space would include

various courtyards, large grass areas, moveable furniture, and an evergreen grove of trees. The proposed project would include a shared parking podium that would include one below-grade level garage. The parking garage would be approximately 257,263 square feet in size and accommodate 1,200 vehicles in both an automated, driverless mechanical parking lift system and standard parking spaces for self-parking and valet parking.

PROBABLE ENVIRONMENTAL EFFECTS: The comprehensive EIR will address the proposed project’s potential impacts to the following environmental topics based on Appendix G of the State CEQA Guidelines:

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|-------------------------------------|-------------------------------|
| Aesthetics | Land Use and Planning |
| Agricultural and Forestry Resources | Mineral Resources |
| Air Quality | Noise |
| Biological Resources | Population and Housing |
| Cultural Resources | Public Services |
| Energy | Recreation |
| Geology and Soils | Transportation |
| Greenhouse Gas Emissions | Tribal Cultural Resources |
| Hazards and Hazardous Materials | Utilities and Service Systems |
| Hydrology and Water Quality | Wildfire |

EIR PROCESS: Following the close of the NOP comment period, a draft EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the draft EIR will be released for public review and comment for a required minimum 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 draft EIR. The draft EIR and final EIR will be considered by the Planning Commission and City Council in making the decision to certify the EIR and approve or deny the project.

SUBMITTING COMMENTS: Comments and suggestions as to the appropriate scope of analysis in the EIR are invited from all interested parties. Written comments should be directed to the City’s Consulting Planner at the following address by **5:00 p.m. on February 23, 2023:**

Dara Sanders
Consulting Planner
City of Brisbane
50 Park Place
Brisbane, CA 94005
dsanders@ci.brisbane.ca.us



Dara Sanders
City of Brisbane