



CITY OF REDWOOD CITY PUBLIC NOTICE

Governor's Office of Planning & Research

NOV 17 2022

STATE CLEARINGHOUSE

NOTICE OF AVAILABILITY AND PUBLIC HEARING

45-Day Public Review Period for the
Draft Subsequent Environmental Impact Report (SEIR)

Planning Commission Public Hearing for
Public Comments on the Draft SEIR

Beginning on: **November 14, 2022**
Ending on: **December 29, 2022**

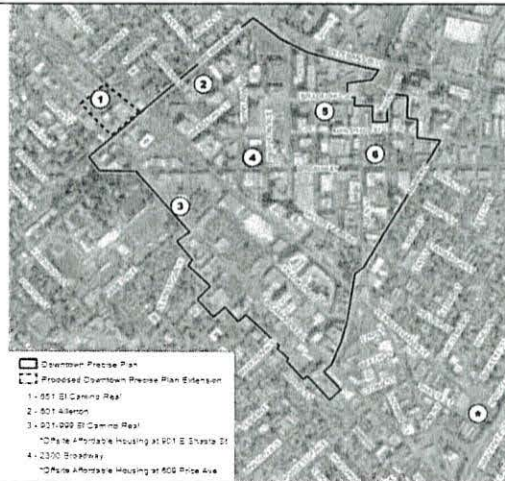
December 6, 2022 at 6:00p.m.
Council Chambers, City Hall *
1017 Middlefield Road, Redwood City
No decision will be made at this meeting.

* Participants will also be able join the meeting via teleconference. To view or participate in the meeting, see the instructions posted on the agenda 72 hours in advance at www.redwoodcity.org/pc

Project: Proposed amendments to the Downtown Precise Plan (DTPP) and General Plan revising certain development standards, guidelines, and policies and various clean up items and associated environmental analysis studying the addition of potential future office and residential development capacity in the DTPP associated with the Gatekeeper projects located in the DTPP and expanding the boundaries by approximately 0.1 acre.

Applicant: City of Redwood City

Lead Agency: City of Redwood City



How to get more information: The Draft SEIR and all documents referenced in the Draft SEIR are available for review online at <http://www.redwoodcity.org/gatekeeper> or in person at:

City Hall, 1017 Middlefield Road, Redwood City
between the hours of 10:00 a.m. to 4:00 p.m.,
Monday through Wednesday.

USB sticks are also available by request via mail.

How to provide comments: Comments on the Draft SEIR must be given at the public hearing or in writing by **5:00 p.m. on December 29, 2022**. Comments on the project generally may be given in writing at any time or at the public hearing. All written comments should be directed to the project planner:

William Chui, Senior Planner
wchui@redwoodcity.org | (650) 780-5916
1017 Middlefield Road, Redwood City, CA 94063

En español: Para más información en español, favor de comunicarse con (650) 780-7234 o planning@redwoodcity.org

PROJECT DESCRIPTION

The proposed DTPP Amendments would revise certain DTPP development standards, guidelines and policies, including those regarding permitted or conditionally permitted land uses; streets and circulation; building placement; minimum building height and massing; parking; historical resources; and open space, making policy changes in advance of consideration by the City of six so-called "Gatekeeper" development projects to ensure these project conform to the City's vision for the development of the Downtown. With the changes, City Council approval would be required for any Large Project requesting a General Plan Amendment; such projects would also be subject to Development Agreements. This SEIR also evaluates a potential future northward extension of the DTPP between El Camino Real and the Caltrain tracks; adding 80,000 sq. ft. to the maximum office development cap (reserved for small office projects of 20,000 new sq. ft. or less); and the potential for total new office development up to a 1,167,100 sq. ft. and 830 new residential units in the DTPP area. The project also includes DTPP Amendments based on the following direction:

1. Corrections and updates to address any factual inconsistencies
2. Amendments required to facilitate the study of the proposed Gatekeeper projects within the DTPP (including increased office and residential development capacity) (see Figure 1)
3. Amendments to the approval process to ensure City Council discretion when considering proposed projects

A draft of the DTPP Amendments can be found at www.redwoodcity.org/gatekeeper

The project site is not included on any of the lists of hazardous materials sites compiled pursuant to Government Code Section 65962.5, also known as the Cortese list.

ANTICIPATED SIGNIFICANT IMPACTS

The City certified the EIR for the Downtown Precise Plan (DTPP) in 2011. A Draft Subsequent EIR (SEIR) was prepared for this project which tiered from the certified DTPP Final EIR.

The Draft SEIR identified the following impacts that would not be new or more severe than the impacts identified in the DTPP Final EIR. DTPP Final EIR mitigation measures were determined to be sufficient to address the impacts of the project:

- Impact CR-2: Archaeological resource impact (stop work if resources identified consultation with appropriate Native American representatives and determining treatment of resources);
- Impact CR-4: Tribal cultural resource impact (stop work if resources identified consultation with appropriate Native American representatives and determining treatment of resources);
- Impact NO-1: Temporary construction noise (implement construction noise reduction measures);
- Impact NO-3: Temporary construction vibration (vibration reduction measures);
- Impact BIO-1: Special status species impacts (consultation with external agencies, nesting bird surveys, tree removal and ground disturbing activities outside of breeding season);
- Impact BIO-2: Riparian habitat disturbance (consultation with external agencies and compliance with the City's Stormwater Pollution Prevention Program
- Impact BIO-3: Wetland habitat disturbance (consultation with external agencies and obtaining permits from external agencies as required);
- Impact BIO-4: Migratory wildlife impacts (tree removal and ground disturbing activities outside of breeding season or nesting bird surveys);
- Impact BIO-5: Tree preservation ordinance (complete review process specified in tree preservation

ordinance);

- Impact GEO-2: Soil erosion or loss of topsoil (implement SWPPP and BMPs during construction);
- Impact GEO-4: Expansive or corrosive soil (design-level geotechnical investigations, specifications for buried metal infrastructure and concrete mix designs).
- Impact GEO-6: Paleontological resources (Paleontological evaluation and protection of resources).

The Draft SEIR identified the following impacts that would be new or more severe and accompanying mitigation measures, which would reduce the impacts to less than significant:

- Impact AE-5: Shadow of development project near shadow sensitive use (shadow studied required for certain projects)
- Impact UT-1: Emergency water supply, water system impacts, sanitary sewer system impacts, and stormwater system impacts (pay fair-share contribution towards cost of providing emergency water storage, subsequent development projects must submit an evaluation of water, stormwater, sewer capacity for project demands);
- Impact UT-2: Recycled water infrastructure (subsequent development projects to install extension of recycled water supply pipelines to each project);
- Impact UT-8: Drainage (If proposed realignment and alteration of Arroyo Ojo is approved, a 2 acre-feet of detention storage on the project site would be required to reduce water levels upstream and peak flows downstream)
- Impact C-UT-1: Project and cumulative increase in demand for utility services (pay fair-share contribution towards cost of providing emergency water storage, subsequent development projects must submit an evaluation of water, stormwater, sewer capacity for project demands, and extension of recycled water pipelines);
- Impact NO-2: Operational stationary source noise impacts (demonstrate compliance with operational noise performance standard and incorporate design measures, if required);
- Impact AQ-3/C-AQ-2: Project and cumulative construction health risk (project-specific health risk assessment, emission reduction measures for subsequent projects exceeding health risk thresholds from construction, specific requirements for deliveries associated with a R&D, Lab type use);

The Draft SEIR identified the following impacts that would result in potentially significant and unavoidable impacts with mitigation:

- Impact CR-1/C-CR-1: Project and cumulative potential for adverse impact to a historical resource (review subsequent development project impacts on adjacent historic resource and districts);
- Impact AQ-2/C-AQ-1: Project and cumulative construction and operational criteria pollutant emissions (best management practices for construction dust suppression, clean construction equipment, operational emission reductions, emission offsets);
- Impact CC-1: GHG emissions (no natural gas requirement and CalGreen Tier 2 compliance);
- Impact CC-2/C-CC-1: project and cumulative GHG plans, policies, or regulations (no natural gas requirement and CalGreen Tier 2 compliance).