

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 #: 2021090249

Project Title: Downtown Precise Plan Plan-Wide Amendments – Final SEIR/Responses to Comments

Lead Agency: City of Redwood City

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Project Location: Redwood City San Mateo
City County

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

The proposed DTPP Plan-Wide Amendments would consist of amendments to the DTPP and the Redwood City General Plan to revise certain DTPP development standards, guidelines and policies, including those regarding permitted or conditionally permitted land uses (including allowing Research and Development Laboratory space as a conditional use); streets and circulation (including pedestrian, bicycle, and vehicular circulation; updating the typology of some streets; and potentially eliminating some planned but unbuilt streets); building height and massing (including allowing the development of recreational rooftop structures within existing height limitations); parking; historical resources; and open space. The proposed amendments would also allow for exceptions, at certain sites, to requirements concerning building placement, minimum heights, and stepdown zones. Finally, the amendments would add 80,000 square feet to the maximum office development cap (reserved for small office projects of 20,000 new square feet or less). The City Council will consider making these policy changes in advance of consideration by the City of six so-called "Gatekeeper" development projects to ensure these projects 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 negotiate Development Agreements. The SEIR also evaluates a potential future northward extension of the DTPP between El Camino Real and the Caltrain tracks and the potential for total new office development up to 1,167,100 square feet and 830 new residential units in the amended DTPP area.

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

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

The Draft Subsequent EIR identified the following impacts that **would not be** new or more severe than the impacts identified in the DTPP Final EIR. The following impact was determined to be significant and unavoidable in the DTPP Final EIR (for properties containing historical resources) and was similarly found in the Subsequent EIR to be significant and unavoidable (including for adjacent resources): **Impact CR-1/C-CR-1:** historical resource impact (The following mitigation measures by project applicants would reduce the severity of the impact, but not to a less-than-significant level: applicant to comply w/Secretary of the Interior's Standards if feasible; relocate resource; document resource; reuse resource as feasible; salvage character-defining features or resource; interpretation of the significance of resource; review subsequent development project impacts on adjacent historic resource; and reduce ground-borne vibration levels during demolition and construction activities).

The following impacts likewise **would not be** new or more severe than the impacts identified in the DTPP Final EIR, and DTPP Final EIR mitigation measures (summarized in parentheses), amended for clarity in many instances, and/or applicant mitigation measures identified in the SEIR were determined to be sufficient to address the impacts of the project: **Impact CR-2:** archaeological resource impact (applicant to stop work if resources identified consultation with appropriate Native American representatives and determining treatment of resources); **Impact CR-4:** Tribal cultural resource impact [not separately analyzed in DTPP FEIR] (applicant to stop work if resources identified consultation with appropriate Native American representatives and determining treatment of resources); **Impact TR-4:** emergency access (less-than-significant impact in SEIR); **Impact TR-2:** traffic impacts (less-than-significant impact in SEIR due to change from LOS to VMT); **Impact NO-1:** construction noise (applicant to implement construction noise reduction measures); **Impact NO-3:** construction vibration (vibration reduction measures); **Impact AQ-4:** generation of objectionable odors (controlled by compliance with BAAQMD regulations); **Impact BIO-1:** special status species impacts (applicant to complete nesting bird surveys); **Impact BIO-2:** Riparian habitat and other sensitive communities (applicant to comply with Stormwater Pollution

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Protection Program and obtain permits from applicable resource agencies and comply with required mitigation); **Impact BIO-3:** effects on wetlands (applicant to obtain permits from applicable resource agencies and comply with required mitigation); **Impact BIO-4:** migratory bird impacts (applicant to complete nesting bird surveys); **Impact BIO-5:** tree preservation ordinance (applicant to complete review process specified in tree preservation ordinance); **Impact GEO-2:** soil erosion or loss of topsoil (applicant to implement SWPPP and BMPs during construction); **Impact GEO-4:** expansive or corrosive soil (applicant to comply with design-level geotechnical investigations, specifications for buried metal infrastructure and concrete mix designs); **Impact GEO-6:** paleontological resources (applicant to assess potential to affect unique paleontological resources; avoidance, in-place preservation, and/or complete data recovery)

The Draft Subsequent EIR identified the following impacts that would be new or more severe and accompanying mitigation measures (summarized in parentheses): **Impact AE-5:** shadow on open spaces (applicant to conduct shadow study to confirm no adverse effect [impact less than significant with mitigation]); **Impact UT-1:** emergency water supply (applicant to pay fair-share contribution towards cost of providing emergency water storage [impact less than significant with mitigation]) and water, wastewater, and stormwater infrastructure (applicant to provide engineering study and needed improvements); **Impact UT-2:** recycled water infrastructure (applicant to extend recycled water supply pipeline s[impact less than significant with mitigation]); **Impact UT-8:** alteration of drainage conditions resulting in flooding (applicant to provide for stormwater detention [impact less than significant with mitigation]); **Impact NO-2:** operational stationary source noise impacts (applicant to demonstrate compliance with operational noise performance standard and incorporate design measures, if required [impact less than significant with mitigation]); **Impact AQ-2/C-AQ-1:** project and cumulative construction and operational criteria pollutant emissions (applicant to provide best management practices for construction dust suppression, clean construction equipment, operational emission reductions, emission offsets [impact **significant and unavoidable** with mitigation]); **Impact AQ-3/C-AQ-2:** project and cumulative construction health risk (applicant to provide project-specific health risk assessment, emission reduction measures for subsequent projects exceeding health risk thresholds from construction [impact less than significant with mitigation]); **Impact CC-1/C-CC-1:** GHG emissions (applicant to comply with no natural gas requirement and with EV charging requirements of Reach Codes/CalGreen Tier 2 [impact **significant and unavoidable** with mitigation]); **Impact CC-2/C-CC-1:** project and cumulative GHG plans, policies, or regulations (applicant to comply with no natural gas requirement and with EV charging requirements of Reach Codes/CalGreen Tier 2 [impact **significant and unavoidable** with mitigation]).

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

- Land Use and Planning
- Population and Housing
- Aesthetics and Shadows
- Cultural and Historic Resources (including Paleontological and Tribal Cultural Resources)
- Public Services (including Recreation)
- Transportation
- Utilities and Infrastructure (including Hydrology and Water Quality) [Water Supply]
- Noise and Vibration
- Air Quality
- Climate Change (Greenhouse Gas Emissions, Energy and Sea Level Rise)
- Hazards and Hazardous Materials
- Biological Resources
- Geology and Soils

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

Amendment of the General Plan and DTPP to implement the DTPP Plan-Wide Amendments is not anticipated to require review and/or approval from other jurisdictional agencies, with the possible exception of transportation improvements (Caltrain and/or Caltrans); however, future individual development projects may require approvals from: Caltrain (Peninsula Corridor Joint Powers Board); Caltrans; City/County Association of Governments of San Mateo County, through its Airport Land Use Commission; Bay Area Air Quality Management District; Regional Water Quality Control Board; California Department of Fish & Wildlife; U.S. Army Corps of Engineers; U.S. Department of Fish & Wildlife