

---

## CONTENTS

---

	<u>Page</u>
EXECUTIVE SUMMARY .....	ix
1. INTRODUCTION .....	1-1
1.1 EIR Purpose and Intended Use .....	1-1
1.2 Program EIR Approach and Assumptions.....	1-2
1.3 EIR Scope--Significant Issues and Concerns.....	1-4
1.4 "Significant Impacts" and Other Key EIR Terminology .....	1-4
1.5 Report Organization and Content .....	1-6
2. SUMMARY .....	2-1
2.1 Proposed Precise Plan (the "Project").....	2-1
2.2 Required Approvals .....	2-2
2.3 Precise Plan Buildout Alternatives .....	2-2
2.4 Environmental Issues .....	2-4
2.5 Summary of Significant Impacts and Mitigation Measures .....	2-5
2.6 Summary of Alternatives.....	2-58
2.7 Mitigation Implementation.....	2-58
3. PROJECT DESCRIPTION.....	3-1
3.1 Project Location.....	3-1
3.2 Project Background .....	3-5
3.3 Basic Project Objectives and Goals.....	3-5
3.4 Proposed Precise Plan Strategies and Actions .....	3-7
3.5 Proposed Precise Plan Development Regulations.....	3-10
3.6 Precise Plan Buildout Alternatives .....	3-13
3.7 Required Jurisdictional Approvals.....	3-15
3.8 Intended Uses of the Program EIR .....	3-16
4. GENERAL ENVIRONMENTAL SETTING.....	4-1
5. LAND USE AND PLANNING .....	5-1
5.1 Setting .....	5-1
5.2 Pertinent Plans and Policies .....	5-7
5.3 Impacts and Mitigation Measures .....	5-13

6.	POPULATION AND HOUSING.....	6-1
6.1	Setting.....	6-1
6.2	Pertinent Plans and Policies.....	6-4
6.3	Impacts and Mitigation Measures.....	6-6
7.	AESTHETICS AND VISUAL RESOURCES.....	7-1
7.1	Setting.....	7-1
7.2	Pertinent Plans and Policies.....	7-3
7.3	Impacts and Mitigation Measures.....	7-6
8.	CULTURAL AND HISTORIC RESOURCES.....	8-1
8.1	Setting.....	8-1
8.2	Pertinent Plans and Policies.....	8-13
8.3	Impacts and Mitigation Measures.....	8-16
9.	TRANSPORTATION AND CIRCULATION.....	9-1
9.1	Methodology.....	9-1
9.2	Setting.....	9-7
9.3	Pertinent Plans and Policies.....	9-23
9.4	Impacts and Mitigation Measures.....	9-30
10.	PUBLIC SERVICES, UTILITIES, AND INFRASTRUCTURE.....	10-1
10.1	Water.....	10-1
10.2	Wastewater.....	10-8
10.3	Storm Drainage and Water Quality.....	10-16
10.4	Police.....	10-25
10.5	Fire Protection/Emergency Medical Services.....	10-29
10.6	Parks and Recreation.....	10-34
10.7	Schools.....	10-41
10.8	Solid Waste Service.....	10-46
11.	NOISE.....	11-1
11.1	Setting.....	11-1
11.2	Pertinent Plans and Policies.....	11-9
11.3	Impacts and Mitigation Measures.....	11-12
12.	AIR QUALITY.....	12-1
12.1	Setting.....	12-1
12.2	Pertinent Plans and Policies.....	12-9
12.3	Impacts and Mitigation Measures.....	12-11
13.	HAZARDS AND HAZARDOUS MATERIALS.....	13-1
13.1	Setting.....	13-1
13.2	Pertinent Plans and Policies.....	13-6
13.3	Impacts and Mitigation Measures.....	13-10

14. BIOLOGICAL RESOURCES.....	14-1
14.1 Setting .....	14-1
14.2 Pertinent Plans and Policies .....	14-3
14.3 Impacts and Mitigation Measures .....	14-7
15. GEOLOGY AND SOILS .....	15-1
15.1 Setting .....	15-1
15.2 Pertinent Plans and Policies .....	15-3
15.3 Impacts and Mitigation Measures .....	15-3
16. PROJECT CONSISTENCY WITH LOCAL AND REGIONAL PLANS.....	16-1
16.1 Redwood City Strategic General Plan and Zoning Ordinance.....	16-1
16.2 Pertinent Regional Plans .....	16-3
17. CEQA-REQUIRED ASSESSMENT CONSIDERATIONS.....	17-1
17.1 Growth-Inducing Impacts.....	17-1
17.2 Unavoidable Significant Adverse Impacts .....	17-2
17.3 Irreversible Environmental Changes .....	17-5
17.4 Cumulative Impacts .....	17-5
17.5 Effects Found Not to be Significant.....	17-7
18. ALTERNATIVES EVALUATION OVERVIEW.....	18-1
18.1 Alternative 1: Precise Plan Maximum Intensity Scenario.....	18-4
18.2 Alternative 2: Precise Plan Moderate Intensity Scenario.....	18-7
18.3 Alternative 3: Modified Precise Plan--Reduced Height Alternative (9-Story Height Limit) .....	18-10
18.4 Alternative 4: No Project--Existing Land Use Policy (Zoning).....	18-12
18.5 Alternative 5: No Project--No Change In Existing Development.....	18-15
18.6 Conclusions: Environmentally Superior Alternative .....	18-17
19. ORGANIZATIONS AND PERSONS CONTACTED.....	19-1
19.1 City of Redwood City .....	19-1
19.2 Consulting Attorney to the City of Redwood City.....	19-1
19.3 Others.....	19-1
20. APPENDICES.....	20-1
20.1 Program EIR Authority	
20.2 Notice of Preparation and Initial Study	
20.3 Supplemental Noise Information	
20.4 EIR Consultant Team	

**List of Figures**

3.1 Project Location .....	3-2
3.2 Downtown Precise Plan Area.....	3-3
3.3 Project Vicinity Aerial Photo .....	3-4

5.1	Existing Land Use .....	5-2
5.2	Existing "Character Zones" .....	5-4
5.3	Existing General Plan Designations .....	5-8
5.4	Existing Zoning Designations .....	5-9
7.1	Existing "Building Footprint" Pattern in the Precise Plan Area .....	7-9
7.2	Existing Building Height Limitations (Zoning) .....	7-12
7.3	Proposed Building Height Limitations (Precise Plan).....	7-13
7.4	Existing Building Heights.....	7-14
7.5	Proposed Building Heights (Precise Plan).....	7-15
7.6	Proposed "Towerwall Setback" Concept .....	7-16
7.7	Proposed "Relational Height Limit" Concept .....	7-17
7.8	Proposed El Camino Real Vision (Precise Plan).....	7-18
8.1	Downtown Redwood City Historic and Potential Historic Resources .....	8-10
8.2	Redwood City Historic Districts .....	8-12
9.1	Study Intersections .....	9-3
9.2	Current and Proposed Downtown Bicycle Routes.....	9-8
9.3	Local and Regional Transit Routes .....	9-11
9.4	Existing Intersection Lane Configurations .....	9-14
9.5	Existing AM(PM) Peak-Hour Intersection Volumes .....	9-15
9.6	Existing Plus Background AM(PM) Peak-Hour Intersection Volumes.....	9-17
9.7	Project Trip Distribution.....	9-35
9.8	Maximum Intensity Project AM(PM) Peak-Hour Trip Assignments .....	9-36
9.9	Maximum Intensity AM(PM) Peak-Hour Intersection Volumes .....	9-38
9.10	Moderate Intensity Project AM(PM) Peak-Hour Trip Assignments .....	9-49
9.11	Moderate Intensity AM(PM) Peak-Hour Intersection Volumes.....	9-51
9.12	Cumulative (2020) Without Project AM(PM) Peak-Hour Intersection Volumes .....	9-60
9.13	Cumulative (2020) Maximum Intensity AM(PM) Peak-Hour Intersection Volumes.....	9-66
10.1	Existing Parks and Recreational Facilities.....	10-36
11.1	Noise Measurement Locations.....	11-5
13.1	San Carlos Airport Influence Area B with the Precise Plan Area .....	13-9

**List of Tables**

2.1	Redwood City Downtown Precise Plan: Summary of Permitted Increments of Change Under Proposed Precise Plan vs. Existing Land Use Policy .....	2-4
<b>2.2</b>	<b>Summary of Potentially Significant Impacts and Recommended Mitigation Measures .....</b>	<b>2-6</b>
3.1	Summary of Permitted Increments of Change Under the Proposed Precise Plan vs. Existing Land Use Policy.....	3-16
5.1	Existing Land Use in Precise Plan Area (approximations).....	5-5
5.2	Recently Approved and Currently Pending Development Projects in Redwood City .....	5-6
5.3	Potential Development Increment--Precise Plan vs. Current Zoning .....	5-17
5.4	Estimated Future Land Use Totals--Precise Plan vs. Current Zoning.....	5-18
6.1	ABAG-Projected Population and Housing Trends in Redwood City and San Mateo County, 2000 to 2020.....	6-2
6.2	ABAG-Projected Housing Needs in Redwood City by Income Category, 1999 to 2006...	6-3
8.1	List of Historic and Potential Historic Resources in the Redwood City Downtown .....	8-7
9.1	Signalized Intersection Level of Service Definitions .....	9-6
9.2	Unsignalized Intersection Level of Service Definitions .....	9-6

9.3	Intersection Levels of Service-- Existing Conditions .....	9-18
9.4	Freeway Segment Levels of Service--Existing Conditions.....	9-19
9.5	Background Conditions--Added Trip Generation.....	9-24
9.6	Intersection LOS Results--Existing Plus Background Conditions .....	9-25
9.7	Freeway Segment Operations--Existing Plus Background Conditions.....	9-26
9.8	Freeway Ramp Operations--Existing Plus Background Conditions .....	9-26
9.9	Project Trip Generation-- Maximum Intensity Alternative.....	9-34
9.10	Intersection LOS Results--Maximum Intensity Alternative .....	9-10
9.11	Freeway Segment Operations--Maximum Intensity Alternative .....	9-45
9.12	Freeway Ramp Operations--Maximum Intensity Alternative.....	9-47
9.13	Project Trip Generation--Moderate Intensity Alternative .....	9-48
9.14	Intersection LOS Results--Moderate Intensity Alternative .....	9-54
9.15	Freeway Segment Operations--Moderate Intensity Alternative.....	9-57
9.16	Freeway Ramp Operations--Moderate Intensity Alternative .....	9-59
9.17	Trip Generation--Cumulative (Without Project) Conditions .....	9-63
9.18	Intersection LOS--Cumulative (Without Project) Conditions .....	9-64
9.19	Freeway Segment Operations--Cumulative (Without Project) Conditions.....	9-66
9.20	Freeway Ramp Operations--Cumulative (Without Project) Conditions .....	9-66
9.21	Intersection LOS--Cumulative (With Project) Conditions .....	9-69
9.22	Freeway Segment Operations--Cumulative (With Project) Conditions.....	9-77
9.23	Freeway Ramp Operations--Cumulative (With Project) Conditions .....	9-78
10.1	Projected Wastewater Generation in the Precise Plan Area--Existing and Under the Maximum Intensity Alternative.....	10-12
10.2	Projected Wastewater Generation in the Precise Plan Area--Existing and Under the Moderate Intensity Alternative .....	10-14
11.1	Definitions of Acoustical Terms.....	11-2
11.2	Typical Sound Levels Measured in the Environment and Industry .....	11-3
11.3	Summary of Long-Term and Short-Term Noise Measurements .....	11-6
11.4	Redwood City Noise Guidelines for Land Use Planning .....	11-10
11.5	Construction Equipment Noise Level Ranges .....	11-15
11.6	Typical Noise Level Ranges at 50 Feet, $L_{eq}$ , at Construction Sites.....	11-16
12.1	Federal and State Ambient Air Quality Standards .....	12-4
12.2	Summary of Air Quality Data for Redwood City, 2001-2005.....	12-7
12.3	Summary of Measured Air Quality Exceedances .....	12-8
12.4	Future Incremental Emissions from Development in the Downtown Precise Plan Area .....	12-17
13.1	Summary of Recorded Sites Contaminated with and/or Generators of Hazardous Materials in the Project Vicinity .....	13-2
18.1	Redwood City Downtown Precise Plan: Summary Of Potential Development Increment Under the Project Alternatives .....	18-3
18.2	Trip Generation Comparison--Project Alternatives .....	18-6
18.3	Alternatives Comparison: Summary Overview .....	18-18

