



## NOTICE OF PUBLIC HEARING AND EIR COMPLETION AND AVAILABILITY

### NOTICE OF PUBLIC HEARING AND COMPLETION AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE DRAFT DOWNTOWN PRECISE PLAN

Notice is hereby given that the City of Redwood City (the "City") has completed and is making available for public review a Draft Environmental Impact Report (the "Draft EIR") for the Draft Downtown Precise Plan. The City will hold public hearings to discuss both the Draft Downtown Precise Plan and the accompanying Draft Environmental Impact Report on **Tuesday, November 14, and Tuesday, December 12**, at 7:00 PM in the City Hall Council Chambers, 1017 Middlefield Road, Redwood City. The Draft EIR will be available for public review beginning on **Tuesday, November 7**. Information about the Draft Precise Plan and the availability of the Draft EIR follows below.

#### **PROJECT DESCRIPTION AND PURPOSE**

The proposed project is the adoption and implementation of the Draft Downtown Precise Plan proposed by the City of Redwood City. The project will require a general plan amendment and rezoning of the area.

The Draft Downtown Precise Plan is a blueprint for the City's future downtown. It outlines the Downtown's future urban design, land use, housing, and other development objectives. It then describes the regulations and guidelines necessary to reach those goals. The document also serves as a visionary and marketing tool, presenting images of the future and the certainty of what the City wants in its downtown. The Downtown Precise Plan area is shown on the map below.

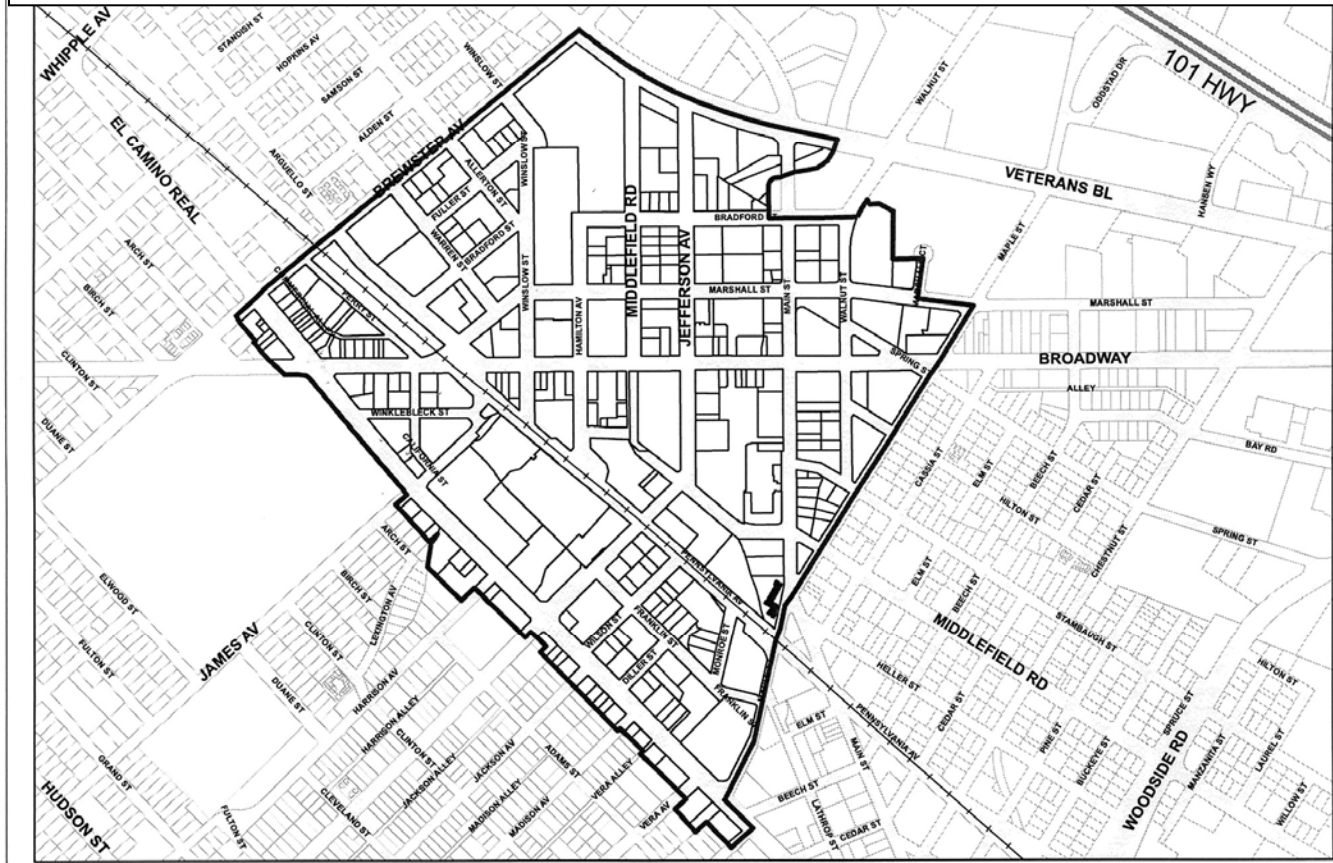
The Draft Downtown Precise Plan has been under preparation for the last several years. During that time there have been numerous workshops, public hearings, and meetings with downtown businesses and property owners, other interested stakeholders, and the general public.

#### **ANTICIPATED SIGNIFICANT ENVIRONMENTAL IMPACTS**

A Draft EIR has been prepared for the Draft Downtown Precise Plan. The Draft EIR has identified potentially significant environmental impacts in the following areas: population and housing, transportation and circulation, aesthetics and visual resources, cultural and historic resources, public services, utilities and infrastructure, noise, air quality, biological resources, and geology and soils. All of these impacts could be mitigated to less-than-significant levels except for transportation and circulation, and long-term air emissions. The Precise Plan area is not included on the lists enumerated under Government Code section 65962.5, including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites, and others.

The Draft EIR has been prepared by the City of Redwood City pursuant to all relevant sections of the California Environmental Quality Act (CEQA). The Draft EIR is intended to inform City of Redwood City decision-makers, other responsible agencies, and the general public of the proposed Downtown Precise Plan and the potential environmental consequences of its approval.

## REDWOOD CITY DOWNTOWN PRECISE PLAN AREA BOUNDARY



**LEAD AGENCY:** City of Redwood City

**ADDRESS WHERE COPIES OF THE DRAFT DOWNTOWN PRECISE PLAN AND DRAFT EIR ARE AVAILABLE:**

Redwood City Planning  
Department  
1017 Middlefield Road  
Redwood City, California 94064

Redwood City Main and all Branch Libraries  
Copies also available on the City's website:  
[www.redwoodcity.org](http://www.redwoodcity.org)

**DRAFT EIR PUBLIC REVIEW PERIOD:** 45-day review period, starting Tuesday, November 7, 2006 and concluding on Friday, December 22, 2006.

**PUBLIC HEARING:** The Planning Commission will hold public hearings on **Tuesday, November 14 and Tuesday, December 12 at 7:00 PM in the City Hall Council Chambers**, 1017 Middlefield Road, Redwood City, to comment on both the Draft Downtown Precise Plan and the Draft EIR. The public may use either this forum to comment on the EIR or may send written comments anytime during the public review period.

**CONTACT PERSON:**  
Tom Passanisi  
Principal Planner  
City of Redwood City  
Telephone: (650) 780-7237; e-mail: [tpassanisi@redwoodcity.org](mailto:tpassanisi@redwoodcity.org)  
FAX: 780-0128