



LAUREL WAY COMMUNITY WORKSHOP

October 19, 2007

The City of Redwood City has received a planning application to construct single family homes on Laurel Way. Laurel Way is a cul-de-sac located on a hillside in western Redwood City. See map on reverse. The eastern portion of the street is developed with single family residences. The western portion of the street, which comprises the project site area, consists mostly of undeveloped parcels.

The City has determined that an Environmental Impact Report (EIR) will be necessary to determine, evaluate and identify mitigation for the potential environmental impacts associated with this proposal. The Redwood City Planning Commission will hold a community workshop to discuss the project and discuss any issues that should be evaluated as part of the planning process. The workshop will be held on **Tuesday, October 30, 2007, beginning at 7:00 PM at City Hall**, located at 1017 Middlefield Road, Redwood City, CA.

The focus of the meeting will be on the potential development issues associated with the project. The workshop will provide the community with an opportunity to provide verbal and written input regarding the development. No decision on the project will be made at this meeting. The EIR will first have to be completed before any decisions are made on the project. The EIR is the planning document which describes the environmental impacts associated with the project and must be considered as part of the approval process. The EIR is expected to be completed in spring 2008.

PROJECT DESCRIPTION: Laurel Way is a substandard private street which is part of a residential subdivision that was created in 1929. The vacant parcels along Laurel Way are characterized by steep slopes and thick vegetation. The subdivision was annexed into the City in 1969, but the street was not accepted for public dedication by the City due to its substandard width. (In 1970, the City did prepare some improvement plans for the street including retaining walls, but the improvements were never constructed due to lack of interest by some of the property owners).

In 1988, the City Council established a policy that an Environmental Impact Report (including all necessary technical studies) be prepared prior to any new development on Laurel Way. The EIR was to examine the full build-out of the street, and provide comprehensive information (engineering, geology, biology, and other studies) necessary to guide development on Laurel Way. The City policy represents a comprehensive approach to examine the environmental issues associated with development on Laurel Way, and possibly establish development guidelines within that environmental context. The City wished to avoid "piecemeal development" of an area that has so many planning, environmental and engineering-related issues. The City Council reaffirmed this policy in 2000.

As mentioned previously, no construction on the undeveloped portion of Laurel way is allowed until an EIR and all appropriate technical studies are prepared to determine the environmental impacts of any future development on any of the remaining vacant lots. This policy does not restrict additions or modifications to *existing* homes on Laurel Way. It only pertains to remaining vacant lots on Laurel Way. The City has concerns about the substandard street, steep and narrow lots, vegetation, slope stability, drainage, grading, poor access, and other issues. An EIR will examine these issues in light of any pending development and will propose appropriate mitigation measures. Upon completion of the EIR, the City will then hold public hearings to consider the merits of the project.

For any specific questions or comments on the proposed project please contact Sailesh Mehra, Associate Planner, 1017 Middlefield Road, Redwood City, CA 94064-0391, (650) 780-7278; smehra@redwoodcity.org. The application and relevant documents can be accessed via the City's web site (www.redwoodcity.org/laurelway). You may also send any written comments to the Planning Commission at the address above.