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1. INTRODUCTION

1.1 RELATIONSHIP BETWEEN DEIR AND FEIR

The final environmental impact report (Final EIR) for the proposed Bayside Gardens project has been prepared by the City of Redwood City in keeping with state environmental documentation requirements set forth in the California Environmental Quality Act (CEQA). The City has prepared the Final EIR pursuant to the CEQA Guidelines, including sections 15086 (Consultation Concerning Draft EIR), 15088 (Evaluation of and Response to Comments) and 15132 (Contents of Final Environmental Impact Report). In conformance with these guidelines, the Final EIR for the Bayside Gardens project consists of the following **two volumes**:

- (1) the **Draft EIR**, dated June 23, 2004, which was distributed for public review and comment on July 19, 2004; and
- (2) this **Final EIR document**, which includes a summary listing of all comments submitted to the City in letters, memoranda, e-mails and public testimony, during and immediately after the public review period on the Draft EIR; verbatim versions of the letters, memoranda, and e-mails received during and immediately after the Draft EIR review period; minutes from the August 25, 2004 special meeting and public hearing on the Draft EIR conducted by the City of Redwood City Planning Commission; the responses of the EIR authors to environmental issues raised in these written and oral comments; and associated revisions to the Draft EIR.

Both volumes of the Final EIR are available for public review at the City of Redwood City Community Services Department, City Hall, 1017 Middlefield Road, First Floor, Redwood City, California; telephone: (650) 780-7241.

Certification of this Final EIR by the City must occur prior to any formal action by the City on the proposed project.

1.2 PROJECT DESCRIPTION SUMMARY

This project description summary should not be relied upon for a thorough understanding of the details of the project, its individual impacts, and related mitigation needs. Please refer to Draft EIR chapter 3 for a complete description of the project, Draft EIR chapters 4 through 15 for a complete description of identified impacts and associated mitigation measures, and Draft EIR chapter 17 for an evaluation of alternatives to the project.

1.2.1 Proposed Development Program

The project applicant, BHV Innisfree Ventures, LLC, representing the property owner, Syufy Enterprises, has proposed the Bayside Gardens project on an approximately 14.13-acre project site located at 557 East Bayshore Road at the northern edge of Redwood City. The proposed project site is located on the San Francisco Bay side of U.S. Highway 101 (Bayshore Freeway) and is currently occupied by the Century Park 12 Theater, a 12-screen, 3,645-seat cinema complex, plus an associated expansive parking area with 901 surface spaces.

The proposed development program calls for a change in the General Plan designation and zoning classification of the project site from commercial to high density residential/planned development, demolition of the existing 12-screen cinema complex, and redevelopment of the site with a high density residential and retail development. The project includes approximately 600 rental apartments and associated recreational facilities (e.g., recreation center, two swimming pools, sports court, and play lawns), plus approximately 8,300 square feet of ground-floor retail floor area fronting on East Bayshore Road. The project would also provide approximately 1,208 on-site parking spaces, including 1,168 structured spaces and 40 surface spaces. The project includes improvements to an existing on-site public trail parallel to an existing, adjacent, off-site segment of the Bay Trail along the south side of the Smith Slough tidal channel. Vehicular, bicycle, and pedestrian access would be provided from East Bayshore Road.

The project would have a residential density of approximately 42.5 dwelling units per gross acre in three residential structures up to 60 feet (4 stories) in height, with the retail component on the ground floor of one of the 4-story structures. Three parking structures up to 55 feet in height (4.5 levels) would connect to each of the three residential structures.

1.2.1 Required Approvals from the City of Redwood City

Implementation of the proposed project would require the following approvals from the City of Redwood City:

- (a) Certification of the final environmental impact report;
- (b) Approval of a General Plan Amendment and Zoning Map Amendment in order to permit residential uses on the project site, and at a density (approximately 42.5 units per gross acre) above the current Redwood City Strategic General Plan maximum allowable residential density of 40 dwelling units per net acre;
- (c) Subdivision map approval;
- (d) Planned Development Permit approval;
- (e) Approval of a parking variance for the number of parking spaces proposed on-site;

- (f) Design Review (Architectural) Permit approval;
- (g) Improvement plan approval;
- (h) Grading permit approval;
- (i) Building permit approval; and
- (j) Various other approvals including water hook-up permits (including water supply assessment adoption) and sewer hook-up permits.

1.2.3 Other Required Approvals and Consultations

The project is also expected to require approvals from the following trustee and responsible agencies:

- (a) City/County Association of Governments of San Mateo County (C/CAG) approvals both in its designated role as the County's Congestion Management Agency and as the County's Airport Land Use Commission;
- (b) San Francisco Bay Conservation and Development Commission (BCDC) approval; and
- (c) Regional Water Quality Control Board approval (water quality certification).

Other public agencies with more limited project review or consultation roles (e.g., if improvements are needed to the project site's drainage outfall at Smith Slough) might include the U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, and/or State Department of Fish and Game.

