



NOTICE OF AVAILABILITY

CITY OF REDWOOD CITY FINGER AVENUE RESIDENTIAL PLANNED DEVELOPMENT

DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)

JULY 22, 2011

Lead Agency:

City of Redwood City
City Planning Department
Attn: Maureen Riordan, Senior Planner
1017 Middlefield Road
Redwood City, California 94063
Email: mriordan@redwoodcity.org
Fax: (650) 780-7236

Project Location:

The project site is located at 50, 80, and 88 Finger Avenue (APNs 052-61-170, -180, -200) in the City of Redwood City north of Whipple Avenue and west of El Camino Real on the north side of Finger Avenue adjacent to Cordilleras Creek and the City of San Carlos.

Project Description:

The project site is 1.69 acres in size, generally level and is currently developed with six dwelling units: three primary single-family homes and three subordinate cottage-type dwelling units. The project involves the removal of all existing structures and re-subdivision of the three existing parcels into nine lots to construct nine, two-story, single-family homes. Vehicular and pedestrian access to the site would be via a private one-way street off of Finger Avenue. The applicant proposes the private one-way roadway at 22-feet wide, where a minimum 25-foot width is normally required in Redwood City for a two-way private street. The proposed lots would range in size from 6,000 to 8,214 square feet. The homes would range in size from 2,725 to 3,500 square feet plus attached two car garages ranging in size from 441 to 576 square feet.

In 2006 Redwood City adopted the Stormwater Treatment Ordinance to "minimize the discharge of pollutants in stormwater runoff and to reduce erosion and sedimentation in existing streams, lagoons, and wetlands." (Section 32.12 Purpose) Section 32.12 (F)(3) provides that no structures are allowed in the setback area of 25-feet from the top of bank unless it is proven

1. the development will not disturb riparian vegetation
2. the development will maintain the stability of the slopes of the creek bank
3. the development will be designed to avoid discharge of pollutants directly to the watercourse.

Portions of the proposed homes on Lots 1 – 4 are within the 25-foot setback. The closest of the proposed units would be sited within 15 feet of the top of bank of

Cordilleras Creek. The project site currently contains 44 mature trees, including 26 native trees such as coast live oak, valley oak, bay, redwood, and elderberry trees. The applicant proposes to remove 10 trees from the project site and plant 52 replacement trees. Four of the remaining trees will be relocated on site.

The proposed on-site storm drainage system would filter and treat storm drainage after which it would be conveyed at discharge rates and duration to match pre-project rates into a storm water system in Finger Avenue that will run into the City's storm drain system at El Camino Real.

Public Review Period:

A 45-day **public review period** for the Draft EIR will **commence on July 22, 2011 and end on September 6, 2011** for interested individuals and public agencies to submit written comments on the document. Any written comments on the Draft EIR must be received at the above address within the public review period. Copies of the Draft EIR are available for review at Redwood City City Hall located at the above address, the Redwood City Main Public Library located at 1044 Middlefield Road and on the City's website at www.redwoodcity.org (click on *Hot Topics*, then *More*, then *Finger Avenue Development Proposal*).

Public Hearing:

A Planning Commission public hearing to discuss this project and the Draft EIR has been scheduled for **7 PM on August 16, 2011** at the Redwood **City Council Chambers** located at the address above. Written and oral comments on the Draft EIR will also be taken at this public hearing. The Planning Commission will not be taking any action on the Draft EIR or on the project proposal at this hearing.

CONTACT PERSON:

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