



## ENVIRONMENTAL SCOPING MEETING

**January 22, 2009**

Notice is hereby given that the **Planning Commission** of the City of Redwood City, State of California, will hold a **Scoping Meeting** at the stated date, time, and place to consider the following matter:

**Date: Tuesday, February 3<sup>rd</sup>, 2009**

**Time: 7:00pm** or as soon thereafter as the normal course of business permits

**Place: Council Chambers, City Hall, 1017 Middlefield Road, Redwood City, California.**

**PROJECT DESCRIPTION:** The applicant, **Laurel Way Joint Venture**, proposes to develop eighteen residential parcels and one open space parcel on the unimproved properties at the terminus of **Laurel Way** in the **Emerald Hills** neighborhood of **Redwood City**. The project site is approximately 5.1 acres and is currently subdivided into twenty single-family residential lots dating to the original 1920's subdivision for the **Emerald Hills** neighborhood. The project includes construction of approximately 720 linear feet of roadway terminating in a cul-de-sac on the hill above **Glenwood Avenue**. The parcels range in size from 7,200 square feet to 13,700 square feet with slopes ranging from 22% to 40%. Proposed houses range in size from 3,240 square feet to 5,120 square feet. The existing zoning for the site is **Residential-Hillside**. Under current zoning regulations, individual house proposals would be required to obtain approval of a **Planned Development** permit. However, pursuant to **City Council** policy, an **Environmental Impact Report (EIR)** must first be completed before any individual building permits can be issued. A **Planned Development** permit is also proposed, which will include the entire project area.

The EIR is a document that must be prepared in accordance with the California Environmental Quality Act (CEQA) before any decisions are made on the proposed project. The EIR is the planning document that describes the environmental impacts associated with the project. The City of Redwood City will be the lead agency and will prepare an EIR to determine, evaluate and prepare mitigation for environmental impacts associated with a proposal for the development of the remaining undeveloped portion of **Laurel Way**. This Scoping Meeting will provide the Planning Commission and City Staff with an opportunity to consider verbal and written comments provided by the community, in addition to those comments received at the October 30, 2007 Community Workshop and June 3, 2008 Planning Commission Study Session, and will further guide and determine the focus of the EIR.

**PROJECT LOCATION:** **Laurel Way** is a cul-de-sac located on the City's west side. The first half of the street is paved and is developed with single family residences. The latter half of the street is unimproved and consists mostly of undeveloped parcels. The undeveloped parcels in the latter half of the street are considered the project site area.

You are being sent this notice because you own and/or reside at property located within 500 feet of the subject property (based on the latest equalized assessment rolls of record by the San Mateo County Assessor), you have indicated an interest in the project and/or have requested such notice be provided to you, or you may have expertise/experience regarding the project/site/issues.

All testimony must either be given in person at the time of the Study Session or received in writing by the Planning Division prior to the date of the Study Session. Testimony cannot be given over the telephone. If you challenge any of the foregoing described actions in court, an appeal first of said actions to the City Council within the time period established in the Municipal Code is required and you may be limited to raising only those issues you or someone else raised at the Study Session described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, said Study Session.

Additional information regarding this project may be obtained from:

Planning Services, City Hall  
1017 Middlefield Road, PO Box 391  
Redwood City, California 94064  
[www.redwoodcity.org/  
cds/planning/laurel/index.html](http://www.redwoodcity.org/cds/planning/laurel/index.html)

If you have any questions please contact the Project Planner:

**Heather Bradley**, Contract Planner  
Phone (650) 938-1111 x 103  
Email: [heather@mplanninggroup.com](mailto:heather@mplanninggroup.com)

**Sailesh Mehra**, Associate City Planner  
Phone: (650) 780-7278  
Fax: (650) 780-0128  
Email: [smehra@redwoodcity.org](mailto:smehra@redwoodcity.org)

NOTICE SENT TO SURROUNDING PROPERTY OWNERS AND INTERESTED PARTIES: Thursday, January 22, 2009  
PUBLISHED IN THE REDWOOD CITY DAILY NEWS: Saturday, January 24, 2009.

### Proposed Project Area

