

20. APPENDICES

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APPENDIX 20.1: PROGRAM EIR AUTHORITY (CEQA SECTION 15168)

This EIR for the proposed Redwood City Downtown Precise Plan has been prepared as a program EIR under authority of section 15168 of the CEQA Guidelines. Section 15168 explains that a program EIR may be prepared on a series of actions that can be characterized as one large project and are related either: (1) geographically; (2) as logical parts in the chain of contemplated actions; (3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or (4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

The proposed Downtown Precise Plan, and the series of actions required for its implementation, are characterized by all four of these relationships. One, they are geographically related because the project, including all of its implementing actions, would occur in the same general area within the City of Redwood City. Two, the various local, state, and federal governmental approvals, entitlements, and permits that may be required for development of the project are all logical parts in the chain of actions contemplated by the Precise Plan. Three, development and redevelopment of the project would be undertaken in connection with the issuance of rules, regulations, plans, and other general criteria set forth as part of the Improvement Program Update. Four, activities under the Precise Plan would be comprised of various individual activities carried out under the statutory authority of the City of Redwood City that would generally have similar environmental effects that could be mitigated in similar ways.

Use of a program EIR can provide the following advantages. The program EIR can: (1) provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action; (2) ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis; (3) avoid duplicative reconsideration of basic policy considerations; (4) allow the lead agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts; and (5) allow reduction in paperwork.

Subsequent development activities must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared. If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration. If the lead agency finds that pursuant to section 15162, no new effects could occur or no new mitigation measures would be required, the lead agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required. Under CEQA section 15168, a lead agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into subsequent actions in the program. Where the subsequent activities involve site-specific operations, the lead agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.

A program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible. With a good and

detailed analysis of the program, many subsequent activities can be found to be within the scope of the project described in the program EIR, and no further environmental document would be required.

A program EIR can be used to simplify the task of preparing environmental documents on later parts of the program. The program EIR can: (1) provide the basis in an Initial Study for determining whether the later activity may have any significant effects; (2) be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole; and (3) focus an EIR on a subsequent project to permit discussion solely of new effects which had not been considered before.

APPENDIX 20.2

NOTICE OF PREPARATION AND INITIAL STUDY

APPENDIX 20.3

SUPPLEMENTAL NOISE INFORMATION

APPENDIX 20.4 EIR CONSULTANT TEAM

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