



Amendment to Draft Environmental Impact Report for Sequoia Hospital Precise Plan

NOTICE OF COMPLETION AND AVAILABILITY OF AN AMENDMENT TO THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SEQUOIA HOSPITAL CAMPUS PRECISE PLAN (SCH#2005012083)

Notice is hereby given that the City of Redwood City (the "City") is making available for public review an amendment to the Draft Environmental Impact Report (the "DEIR") for the Sequoia Hospital Campus Precise Plan.

The 45-day public circulation of the Draft Environmental Impact Report (DEIR) for the Sequoia Hospital Campus/Precise Plan started on March 21, 2007. The amendment to the DEIR contains corrections to the text and conclusions in the DEIR circulated on that date.

The amendment to the DEIR updates the intersection analysis for the El Camino Real/Whipple Avenue intersection in Redwood City, California. The updated analysis corrects the assumptions regarding the signal timing at this intersection; as a result, a new significant traffic impact has been identified. The new impact relates to an increase in the average seconds of additional delay at this intersection. The project is projected to increase the average delay by 5.1 seconds, which exceeds the City's significance threshold of five seconds or more of additional delay. The amendment includes changes to the summary, transportation, cumulative impacts, and alternatives sections of the DEIR to reflect the revised analysis and that a new significant, unavoidable transportation impact has been identified.

PROJECT DESCRIPTION AND PURPOSE

The proposed project has not changed as a part of or as a result of the DEIR amendment. The Sequoia Hospital Campus/Precise Plan project proposes: 1) text changes to the General Plan; 2) adoption of a Precise Plan; and 3) zoning changes from PO (Professional Office) and R1 (Residential) to Planned Community District (P District) within the 18-acre Precise Plan area. The proposed zoning and Precise Plan would allow construction of new hospital facilities, a medical office building, and parking facilities to support the campus. The Sequoia Hospital Precise Plan is proposed to guide future growth within the entire 18-acre Plan area including building orientation, vehicular and pedestrian circulation, parking and emergency vehicle access, building heights, setbacks, and architectural character.

The DEIR is intended to inform City of Redwood City decision-makers, other responsible agencies, and the general public of the proposed Sequoia Hospital Campus Precise Plan and the potential environmental consequences of its approval.

LEAD AGENCY: City of Redwood City

ADDRESS WHERE COPIES OF THE AMENDMENT TO THE SEQUOIA HOSPITAL CAMPUS DRAFT EIR ARE AVAILABLE:

Redwood City Planning Department
1017 Middlefield Road
Redwood City, California 94063

Redwood City Main Library
Copies are also available on the City's website:
www.redwoodcity.org

DRAFT EIR PUBLIC REVIEW PERIOD: The 45-day review period started on **March 21, 2007** and concludes on **May 4, 2007**.

EXTENDED REVIEW PERIOD FOR REVISED PORTIONS OF THE DEIR: The review period for the revised portions of the DEIR is extended for an additional 45-day period, starting on April 20, 2007 and concluding on

June 4, 2007. Between May 5, 2007 and June 4, 2007 new comments may be submitted only on the revised portions of the EIR.

You are being sent this notice because you own and/or reside at property located within 300 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.

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 Public Hearing described in this notice or in written correspondence delivered to Planning Services as follows:

Comments on the sections of the DEIR *that have not been revised* must still be received in writing to Planning Services by no later than **May 4, 2007** at 5:00pm.

The DEIR amendment is being circulated for a new 45-day comment period in accordance with CEQA Guidelines Section 15088.5. Comments on the revised portions of the DEIR included in the DEIR amendment may be submitted in writing to Planning Services by no later than **Monday June 4, 2007** at 5:00 pm

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Notice published in newspaper on April 20, 2007; Sent to property owners, tenants, and interested parties on April 18, 2007