

Mayor Barbara Pierce  
Vice Mayor Rosanne Foust

Council Members  
Alicia Aguirre  
Ian Bain  
Jim Hartnett  
Diane Howard  
Jeff Ira



City Hall  
1017 Middlefield Road  
Redwood City, CA 94063  
Voice (650) 780-7220  
Fax (650) 261-9102  
mail@redwoodcity.org  
www.redwoodcity.org

## NOTICE OF PREPARATION

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**To:** Responsible Agencies, Trustee Agencies, and Other Interested Parties

**Subject:** **Notice of Preparation of a Draft Environmental Impact Report for the Redwood City Downtown Precise Plan<sup>1</sup>**

**From:** City of Redwood City

**Street Address:** 1017 Middlefield Road, P.O. Box 391

**City/State/Zip:** Redwood City, California 94064

**Contact:** Tom Passanisi, AICP, Principal Planner

The City of Redwood City will be the Lead Agency and will prepare a Draft Environmental Impact Report (DEIR) for the proposed project identified below. We are interested in the views of your agency as to the appropriate scope and content of the DEIR's environmental information pertaining to your agency's statutory responsibilities in connection with the proposed project.

The proposed project, its location, and its potential environmental effects are described in the attached Initial Study and Environmental Checklist.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date but **not later than 30 days** after receipt of this notice.

Please send your response to the Redwood City Planning Department, Attention: Tom Passanisi, AICP, Principal Planner, 1017 Middlefield Road, P.O. Box 391, Redwood City, California 94064. Please provide a contact name for your agency with your comments.

**Project Title:** Redwood City Downtown Precise Plan

**Project Applicant:** City of Redwood City

**Project Location:** Generally bounded by Veterans Boulevard, Maple Street, El Camino Real, and Brewster Avenue, Redwood City, San Mateo County, California

**Project Description:** The City of Redwood City is proposing to adopt and implement the Redwood City Downtown Precise Plan. The Precise Plan is intended to establish a contemporary vision and set forth the specific land use parameters, development standards, and urban design criteria necessary to facilitate and guide successful development within the City downtown core over the next 10 to 20 years.

The Precise Plan objective is to assist the City and its Redevelopment Agency in providing for and encouraging buildout of a unique and robust downtown. The draft Precise Plan provides for restructuring land use, density, architectural character, streetscapes, and parking provisions as necessary to create a well-designed, contemporary, pedestrian-friendly and financially viable downtown core.

The draft Precise Plan includes contemporary standards and guidelines for site development (e.g., land use, building heights, setbacks, frontages), streets and open space, parking, architecture, and signage in the Precise Plan area.

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<sup>1</sup>References: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15163, and 15375.

A particular objective of the proposed Precise Plan is to provide housing concentrated in the downtown. The draft Precise Plan, in concert with the City's draft General Plan *Housing Element*, is intended to provide for the expansion of city housing choices by encouraging compact, transit-accessible, pedestrian-oriented housing and mixed use (commercial/housing) development within the downtown core in densities and heights greater than currently permitted. Implementation of the Redwood City Downtown Precise Plan is expected to require the following City actions: (1) adoption of the Downtown Precise Plan itself; (2) adoption of associated amendments to the 1990 City of Redwood City Strategic General Plan (text and map) to create consistency between the General Plan and Downtown Precise Plan provisions for land use mix and other policies for the downtown area; and (3) approval of associated rezonings to reflect and implement land uses, development standards, and design criteria specified by the Downtown Precise Plan (e.g., rezoning to the City's AP@ [Planned Community District] zone to allow housing and mixed use development).

**DEIR Scope:** The City has prepared the attached Initial Study and Environmental Checklist in CEQA-recommended format to focus the EIR on potentially significant effects.

**Notice of Scoping Meeting:** Pursuant to CEQA Guidelines section 15082(c) (Notice of Preparation and Determination of Scope of EIR), the City will conduct a scoping meeting for the purpose of soliciting views of the County of San Mateo, responsible agencies, agencies with jurisdiction by law, trustee agencies, and interested parties requesting notice, as to the appropriate scope and content of the EIR.

The scoping meeting will be held on Tuesday, May 30, 2006, 7:00 PM,  
in the Redwood City Council Chambers,  
1017 Middlefield Road, Redwood City.  
Please contact Tom Passanisi, AICP, Principal Planner, for further information.

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Tom Passanisi, AICP, Principal Planner  
Telephone: (650) 780-7234  
FAX: (650) 780-0128

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Date