

plants. This marsh type would provide habitat for many species, including upland habitat for the salt marsh harvest mouse and nesting habitat for the snowy plover.

5.8 Property Acquisition

Additional property rights or easements may need to be acquired for off-site infrastructure, however, the specific affected properties have not yet been identified.

5.9 Construction

The Project would be constructed in phases over 20-30 years.

The site grading and drainage concept would require importation of materials for building, landscape, and infrastructure purposes. As both rail and barge facilities are nearby, materials may be brought in by rail and barge, as well as by truck.

6.0 PERMITS AND APPROVALS REQUIRED

The Project would require land use entitlements and approvals from the City of Redwood City, as follows:

- **General Plan Amendment:** An amendment to the current Redwood City General Plan that would require the Project site to be developed in accordance with a Project Specific Plan;
- **Specific Plan:** A specific plan prepared in accordance with Government Code Section 65450 et seq. that would set forth goals and policies for implementation of the Project's land use concept;
- **Zoning Code Amendment:** An amendment to the City's zoning code to rezone the Project site with a "Planned Community (P)" zoning designation. Pursuant to this request, the Specific Plan would also serve as the "precise plan" required for all development projects located within the City's "Planned Community (P)" zoning district; and
- **Development Agreement:** A development agreement prepared in accordance with Government Code Section 65864 et seq. The development agreement would include terms and provisions obligating the applicant to provide the numerous community benefits proposed by the Project in a manner that ensures that all Project-related costs to the City are borne by the Project.
- **Large Lot Subdivision Map:** The applicant has indicated that they intend to submit a request for a large lot subdivision map for financing and conveyance purposes.

The following agencies may have approval or permitting authority or other jurisdiction over the Project. The following State and local agencies may therefore be Responsible Agencies.

Federal agencies:

- U.S. Army Corps of Engineers
- U.S. Environmental Protection Agency
- U.S. Fish and Wildlife Service
- NOAA Fisheries Service
- Federal Emergency Management Agency
- Federal Aviation Administration

State, regional and local agencies:

- San Francisco Bay Conservation and Development Commission
- Regional Water Quality Control Board (San Francisco Region)
- State Water Resources Control Board
- California Department of Fish and Game
- Caltrans – District 4
- State Lands Commission
- California Department of Conservation
- San Francisco Public Utilities Commission
- State Department of Water Resources
- California Air Resources Board
- Bay Area Air Quality Management District
- South Bayside System Authority
- San Mateo County Local Agency Formation Commission
- San Mateo County
- City of Menlo Park
- City of San Carlos
- Town of Atherton
- Town of Woodside
- Redwood City Elementary School District