

Saltworks Development Proposal Update

City of Redwood City

Spring 2010



An aerial view of the Cargill salt ponds property shows its relationship to downtown Redwood City, Highway 101, Bair Island, the Port of Redwood City, Greco Island and Bayfront Park.

The Saltworks Proposal and Review of Tier One Topics

The Review Process to Date

The City of Redwood City received a development proposal for the Cargill salt ponds property in May of 2009 and since then, City staff and its support consultants have been in the process of reviewing the submittal for adequacy and completeness.

In August 2009 the City Council agreed to evaluate a potential General Plan amendment. This allowed the City to hire consultants, prepare detailed analyses of the Saltworks proposal that was presented by the developer, DMB, and develop a thorough community involvement and public environmental review process.

The proposal submitted by DMB, known as the Saltworks proposal, outlines development plans for the 1,436-acre Cargill salt ponds property in northeastern Redwood City. The proposal envisions 50 percent of the property to be used for a mix of housing and commercial uses and 50 percent dedicated for wetlands restoration, open space and recreation. There are 355 acres of residential development proposed, which could accommodate 8,000-12,000 housing units.

Accepting and reviewing DMB's development application does not constitute denial or approval of the proposed project. By accepting the proposal for review, the City has started what could

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Next Steps

The City has prepared and distributed a Request for Qualifications to identify an environmental consulting firm capable of preparing an Environmental Impact Report (EIR). A short list of qualified firms with relevant environmental planning expertise will be developed and the interview and selection process will follow.

A public workshop is anticipated for Spring 2010 to provide the community with an opportunity to discuss the submitted Saltworks proposal. The City also plans pre-scoping meetings to assist the public in understanding the CEQA process so they may participate in an informed and effective manner. In general, the CEQA process will provide considerable opportunity for community engagement and participation.

Timeline

It is anticipated that during Spring 2010 the City will select an EIR consultant and host a public workshop on the Saltworks proposal. The City is working toward filing a Notice of Preparation for the EIR in the Summer/Fall 2010, and pre-scoping meetings to brief the public on the CEQA process will be held at that time. Scoping Meetings could be held in Fall 2010.

Tentative Timeline

Spring 2010

- RFQ released to begin selection process for CEQA Consultant
- Interview conducted for CEQA Consultant finalists
- City Council considers contract with CEQA consultant

Summer 2010

Notice of Preparation for EIR filed

Summer/Fall 2010

Pre-Scoping Informational Meeting

Fall 2010

EIR Scoping Meeting

CEQA Review Process Gets Under Way

The City Council has initiated the CEQA process to undertake a full environmental review of DMB's development application for the Saltworks proposal.

What is CEQA?

The California Environmental Quality Act (CEQA) is a state law that requires local and state governments to consider the potential environmental effects of a project before deciding whether or not to approve it. CEQA's purpose is to disclose potential impacts of a project, suggest ways to minimize the impacts, and discuss alternatives to the project.

The CEQA process allows the public and decision-makers to fully evaluate all potential environmental impacts, understand how they might be avoided or reduced, and develop alternatives to what is presented by the applicant. Its purpose is to ensure a transparent process that allows scrutiny of the decision-making process and guarantees significant public input. Through the CEQA process, the public has the opportunity to gain an understanding of the proposal and participate in the review process and debate the merits of the project.

How to Comment During the CEQA Process

During the CEQA process the public has many opportunities to submit comments.

Written and oral comments will be accepted during the initial Notice of Preparation (NOP) period, prior to the preparation of a full Environmental

"The Saltworks Proposal and Tier One" continued...

be a lengthy and thorough process of public review, comment and analysis. City leaders are committed to a transparent and objective review of the proposal.

Topics Identified for Additional Review

During the process of determining if the Saltworks application was adequate for the sake of continued review, City staff and their Peer Review Teams, which were made up of staff and their consultants, identified a set of significant topics regarding the proposal. While many of the topics are complex, there was sufficient information to determine that the majority of the topics were adequate to allow continued review, with the exception of three key topics. These were categorized as Tier One Topics; 1) Jurisdictional, 2) Water Demand/Supply and 3) Transportation/Circulation.

Those topics that contained enough information to proceed with further review were categorized as Tier Two and Tier Three Topics. One example was the topic of sea level change due to global warming. In its application, DMB addressed sea level rise with the positioning and height of levees, which are adjustable. There was enough information in the application to determine a direction and

strategy for resolving the issue. Other Tier Two and Tier Three Topics included geotechnical, stormwater management, utilities/sewer, tidal flat restoration, carbon emissions, cultural resources, environmental, land use, etc.

Determining that a topic is suitable for continued review is not a decision on the adequacy of the proposed solution or strategy. City staff and support consultants were not charged with judging the validity of a proposed solution. That determination can only be made after a full environmental review under the California Environmental Quality Act (CEQA). The CEQA process will provide the public with ample opportunities for input during the review process for the Saltworks proposal.

After three months of review by the Peer Review Teams, Tier One Summary Reports were submitted to the City Council during a Study Session on February 1, 2010. The Summary Reports concluded that the Tier One Topics did not contain any fundamental insurmountable issues that would preclude continued processing of the Saltworks application and the initiation of the CEQA process.

Land Use Proposal

- 8,000 - 12,000 dwelling units
- 5 schools
- 1M sq. ft. of office
- 140K sq. ft. of commercial
- 436 acres of habitat/wetlands
- 20 athletic fields
- 200 acre Bayside Park



Proposed land uses for the Saltworks project include housing, commercial and office space, parks, school sites and restored wetlands.

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Tier One Summary Reports

The Tier One Topics were reviewed by a team of expert consultants and an objective summary report was prepared. The objective of the reports was to conduct preliminary assessments of key issues such as entitlement requirements and challenges, project feasibility, potential policy decisions by the city and other government agencies and fundamental insurmountable issues that would preclude further processing of the development application.

The three summary reports concluded that the Saltworks development proposal does not have any fundamental insurmountable issues that would prevent the continued processing of the proposal and the initiation of the CEQA process. The Tier One Summary Reports are summarized as follows:

Jurisdictional Issues

Analysis of the Jurisdictional Issues included identification of the federal, state and local agencies that may have significant jurisdiction or permitting authority over the project and discussed the nature of that authority. While there are at least six federal and 13 state agencies with permitting authority or jurisdiction over the Saltworks project, the most noteworthy agencies are the U.S. Army Corps of Engineers (USACE), U.S. Environmental Protection Agency (EPA) and the San Francisco Bay Conservation and Development Commission (BCDC).

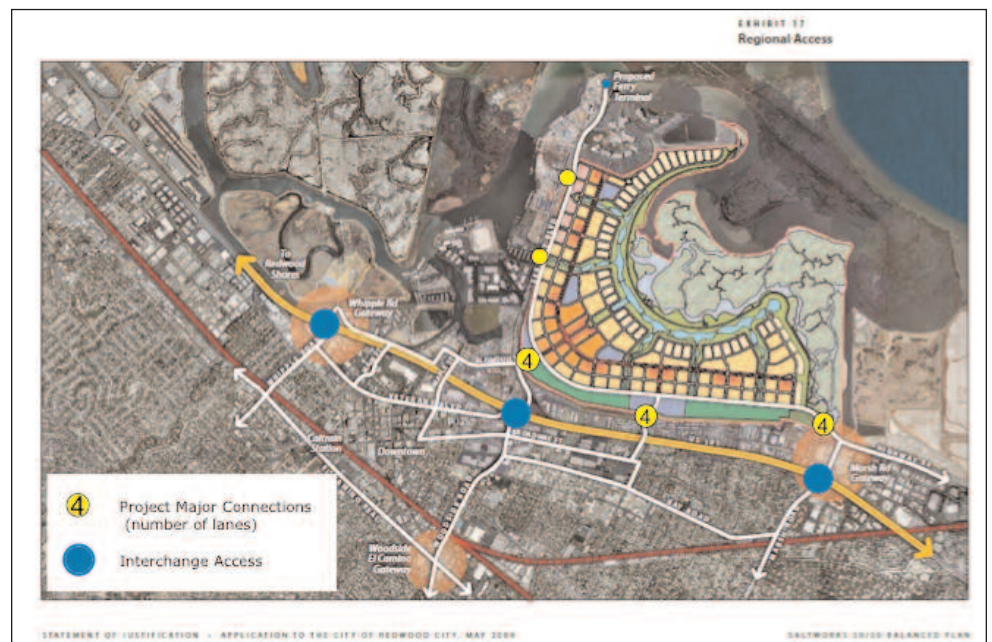
Uncertainty exists over the extent of USACE jurisdiction, in particular with regard to permits under the Clean Water Act and the Rivers and Harbors Act. The summary report notes that obtaining permits under from USACE may be challenging, but does not present an insurmountable obstacle to the project. In addition, the federal Environmental Protection Agency and the San Francisco Bay Regional Water Quality Control

Board will be involved in the permitting process and may differ in their views about jurisdiction and mitigating potential environmental impacts.

The project as proposed would require a major development permit under the BCDC's San Francisco Bay Plan. The agency has discretion over terms of a permit and the process that must be followed during the proposed conversion of the salt ponds to other uses.

the potable water demand for the Saltworks proposal range from 1,080 to 1,815 acre-feet per year, and DMB owns the rights to 8,393 AFY of Kern County water for 70 years.

One scenario to carry out the transfer involves locating an intermediary agency that is served by both the Department of Water Resources (DWR) and the San Francisco Public Utilities Commission, which operates the Hetch Hetchy system and serves the City of Redwood City. The intermediary agency would reduce its deliveries from the Hetch



This diagram shows the proposed Parallel Roadway System for the Saltworks project. The blue dots denote access points to Highway 101 interchanges. The yellow dots are major road connections, with four-lane sections labeled.

Water Demand/Supply

The Water Demand/Supply report evaluated the demand and supply options outlined by DMB and concluded that there were feasible options for potable and non-potable water supplies for the Saltworks project. Components of the water supply for the project include the potential for groundwater on the site, recycled water, graywater and rainwater.

A proposal to utilize a water transfer from the Nickel Family in Kern County could provide a reliable source of water for the Saltworks project. Estimates of

Hetchy system and increase by a corresponding amount its deliveries from DWR's California Aqueduct. The reduced deliveries from Hetch Hetchy to the intermediary agency would be offset by the increased deliveries to Redwood City. Net deliveries from Hetch Hetchy would not change.

The report notes that the proposal is complex, is likely to be controversial and would require the approval and participation of other public agencies. It concludes, however, that the proposal appears to be potentially feasible.

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Frequently Asked Questions

Why is the City reviewing the application?

The City Council has determined that it is in the public's interest to review the development proposal. Accepting and analyzing a development proposal does not constitute an approval or denial of a project. This is the beginning of what could be a multi-year process of public engagement and environmental review to shape the plan and its alternatives, and prepare for the decision-making process.

Where are Tier One Summary Reports?

The three Tier One Summary Reports are available on the City's Saltworks web page at www.redwoodcity.org/saltworks. This site contains many reports and background documents, as well as general information about the project and the review process.

When will the public be able to comment?

Members of the community will have numerous opportunities to ask questions and submit comments on the project throughout the CEQA process. A public

workshop on the submitted proposal is anticipated in the Spring. A pre-Scoping Meeting and a Scoping Meeting to take public input on the scope of the Environmental Impact Report are expected to be held in Summer and Fall of 2010.

How do I submit comments about the Saltworks proposal?

Comments on the project can be submitted orally during public meetings or in writing to the City Planning Department.

How do I stay informed of the review process?

The City's website has a Public Participation page that allows anyone to sign up for the Saltworks proposal mailing list to receive electronic updates of meetings and events.

Who pays for the environmental review process?

The project applicant pays all the costs of the environmental review process, including the cost of all consultants and the cost of City staff's time to process the application.

and the external connections would be needed to assess the feasibility of the major roadway connections and determine if alternate scenarios or alignments are required to provide adequate connections to the local and regional transportation network.

A greater level of detail is required for the plan's external pedestrian and bicycle connections, travel demand management program and parking management program. The cost and timing of a permanent transit system would need to be resolved through more detailed analyses.

"CEQA Review Process" continued from page 1...

Impact Report (EIR). The City will hold a public Scoping Meeting that will allow the public to offer input on what should be studied in the EIR.

During formulation of the draft and final EIR documents, the public will also be able to submit written and oral comments.

Commitment to a Transparent Process

Redwood City is committed to an open and transparent review process that fully involves the public and has established a website dedicated solely to the Saltworks proposal at www.redwoodcity.org/saltworks. The site contains numerous relevant documents and background materials about the proposal. The public is kept informed about the process, the schedule, and key topics through email distributions and announcements.

For Additional Information

If you have questions about the Saltworks proposal, please contact Blake Lyon at (650) 780-5934. Or visit www.redwoodcity.org/saltworks for more information. To receive email updates on the proposed Saltworks development, send an email to saltworks@redwoodcity.org or call us at (650) 218-3970.



www.RedwoodCity.org/Saltworks

"Tier One Summary" continued from page 3...

Transportation/Circulation

Many significant unresolved transportation and circulation issues were identified in the Transportation/Circulation Summary Report, but the review team concluded that they did not preclude the continued review of the proposal.

A comprehensive travel demand forecasting model will be required during the CEQA process to determine the local and regional changes in travel patterns. A more detailed description of the proposed parallel roadway system