REVISED NOTICE OF PREPARATION

30-Day Comment Period  
To get input on the scope of the environmental review for the project

From January 29, 2020  
 to February 28, 2020

Planning Commission Public Hearing  
To solicit comments on the appropriate scope and content of the EIR

February 18, 2020 at 7:00 pm  
Council Chambers, City Hall  
1017 Middlefield Road, Redwood City  
No decision will be made at this meeting.

Project: Mixed-use development on 6 blocks (8.3 acres) including 294 540 multifamily residential units (including 92 147 affordable units), 550,143-530,000 sq. ft. of office, 28,841 sq. ft. of retail, and a 8,367 sq. ft. child care facility generally located between El Camino Real, Maple Street, Cedar Street and Main Street. An offsite development at 1304 El Camino Real (at Jackson Avenue) would provide affordable housing associated with the development.

Applicant: Greystar

CEQA: An Environmental Impact Report will be prepared

Lead Agency: City of Redwood City

How to get more information: The revised project plans and prior Initial Study are available for review online at: www.redwoodcity.org/developmentprojects or at the following locations:

City Hall, 1017 Middlefield Road, Redwood City between the hours of 8:00 a.m. to 5:00 p.m., Monday to Friday.

How to provide comments: Comments on the scope of the draft EIR must be given at the public hearing or in writing by February 28, 2020. All written comments should be directed to the project planner:

Lindy Chan, Acting Planning Manager  
lchan@redwoodcity.org | (650) 780-7237  
1017 Middlefield Road, Redwood City 94063

En español: Para más información en español, favor de comunicarse con (650) 780-7234 o planning@redwoodcity.org
Project Description:

Revisions to the proposed project previously described in the July 9, 2019 NOP are summarized as follows:

- Addition of 249 residential units
- Reduction in office space by 19,000 square feet
- Reduction of off-street parking by 182 spaces (no change to on-street parking)

The proposed project would include one building each on Parcel A, D and F, developed with primarily residential uses; and four additional buildings on Parcels B, C and E, where the primary use would be commercial office space. Parcel E contains two buildings. Figure 2 shows the proposed building footprint and open space for Parcels A through F.

The proposed project as revised would develop 540 multifamily residential units, including 252 units on Parcel A, 249 units of Parcel D, and 39 units on Parcel F. The project would also include approximately 530,000 square feet of office uses, an 8,400-square-foot childcare facility (not including 5,800 square feet of dedicated outdoor space), and 29,000 square feet of retail uses, including 19,000 square feet of ground-floor space on Parcel B designed to accommodate retail/entertainment uses. The approximately 40,000 square feet of public open space proposed throughout the site would include a public creek walk and a park at Shasta Street and Chestnut Street. The following general land uses would be constructed at each parcel:

- Parcel A – multifamily residential uses and retail space, and public and private open space.
- Parcel B – retail and office space, along with a childcare facility, family-oriented entertainment/retail.
- Parcel C – office space, and private open space.
- Parcel D – multifamily residential uses and private open space.
- Parcel E – office space, retail, and public and private open space.
- Parcel F – multifamily residential uses and private open space.

Draft EIR: In accordance with State California Environmental Quality Act (CEQA) guidelines, the City will prepare an EIR to examine the potential environmental effects of the project, examine methods for avoiding or reducing significant impacts, and consider alternatives to the proposed project. The EIR is intended to inform Redwood City decision makers, other responsible agencies and the general public of the potential environmental consequences associated with the project and identify mitigation measures that would reduce or eliminate those impacts. Based on the Initial Study, the following environmental topics will be evaluated in the EIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Greenhouse Gas Emissions
- Transportation

Alternatives

The EIR will identify and compare a reasonable range of alternatives to the proposed project. Alternatives will be chosen based on their ability to avoid or reduce identified significant environmental impacts of the project while achieving most of the project objectives (CEQA Guidelines Section 15126.6).