



# CITY OF REDWOOD CITY PUBLIC NOTICE

## NOTICE OF AVAILABILITY AND PUBLIC HEARING

**52-Day Public Review Period**  
for the Draft Environmental Impact Report  
(EIR)

Beginning on: **January 16, 2019**  
Ending on: **March 8, 2019**

**City Council Public Hearing**  
for Public Comments on the Draft EIR

**February 11, 2019 at 7:00 p.m.**  
Council Chambers, City Hall  
1017 Middlefield Road, Redwood City  
*No decision will be made at this meeting.*

**Project:** The proposed Harbor View Project would develop a 27.08-acre site with a high tech office campus including 1,144,748 square feet of commercial office use in four office buildings, a 35,000 square foot employee amenity building, two parking structures and surface parking containing 3,855 spaces, and associated green space/landscaping, circulation, and infrastructure improvements.

**Applicant:** Jay Paul Company

**Lead**

**Agency:** City of Redwood City



**How to get more information:** The Draft EIR is available for review online at <https://www.redwoodcity.org/city-hall/current-projects/development-projects?id=53> or in person 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.
- **Redwood City Main Public Library** at 1044 Middlefield Road, Redwood City during business hours, including weekends.

**How to provide comments:** Comments on the draft EIR must be given at the public hearing or in writing by **March 8, 2019 at 5:00 p.m.** Comments on the project generally may be given in writing at any time or at the public hearing. All written comments should be directed to:

Steven Turner, Planning Manager  
sturner@redwoodcity.org | (650) 780- 5934  
1017 Middlefield Road, Redwood City 94063

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

**Project Description:** The proposed project is a high tech office campus with four 7-story office buildings, one 4-level and one 6-level parking structure, and a 2-story employee amenities building. The overall project concept is an office campus centered with an approximately four-acre green space with a series of landscaped spaces that comprise approximately 36% of the project site. The central green space connects all the project buildings with a landscaped promenade. The proposed project also includes 10% of the site reserved for public access with perimeter landscaped pedestrian and bicycle pathways and seating areas.

The proposed project will develop 1,144,748 square feet (sq.ft.) of commercial office use, in addition to 35,000 square feet of amenities use. The four proposed office buildings are each approximately 286,000 sq.ft. in floor area and 100 feet tall (plus mechanical equipment screen). The proposed 2-story amenities building is approximately 30 feet tall. The project proposes up to 3,855 on-site parking spaces. The project applicant proposes to implement a Transportation Demand Management Program (TDM) to reduce vehicle trips.

The project proponent requests a General Plan and Zoning Map Amendment to change the General Plan land use designation from Industrial-Light (LI) and Industrial-Port Related (IP) to Commercial Office Professional/Technology (CP) and change the Zoning Map district from Industrial Restricted (IR) and General Industrial (GI) to Commercial Park (CP).

**Draft EIR:** In accordance with State California Environmental Quality Act (CEQA) guidelines, a Draft EIR has been prepared by the City (Lead Agency) to examine the potential environmental effects of the project. The Draft 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. The project site is a listed toxic site as identified under Section 65962.5 of the Government Code. The project may have significant impacts in the following areas:

- Air Quality
- Biological and Cultural Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Transportation and Traffic

The following areas have some impacts that are significant and unavoidable even with mitigation:

- Air Quality
- Transportation and Traffic