

# Notice of Completion and Environmental Document Transmittal (Appendix C)

For US Mail: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044  
For Hand Delivery: 1400 Tenth Street, Sacramento, CA 95814 (916) 445-0613

SCH# 2014112027

Project Title: Redwood City Inner Harbor Specific Plan and Harbor View Project EIR  
Lead Agency: City of Redwood City Contact Person: Steven Turner, Redwood City Planning Manager  
Street Address: 1017 Middlefield Road, P.O. Box 391 Phone: (650) 780-5934  
City: Redwood City, CA Zip Code: 94064 County: San Mateo

## Project Location

County: San Mateo City/Nearest Community: Redwood City  
Cross Streets: Blomquist Street and Maple Street Zip Code: 94904 Total Acres: 94.9  
Longitude/Latitude (degrees, minutes and secs): 37° 29' 37" N / 122° 13' 09" W  
Assessor's Parcel No. multiple Section: \_\_\_\_\_ Twp: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
Within 2 Miles: State Hwy #: Highway 101 Waterways: San Francisco Bay  
Airports: San Carlos Railways: Caltrain Schools: Redwood City SC

## Document Type

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplemental/Subsequent  EA  Final Document  
 Neg Dec  EIR (Prior SCH No.)  Draft EIS  Other \_\_\_\_\_  
 MitNeg Dec  Other: \_\_\_\_\_  FONSI

## Local Action Type

General Plan Update  Specific Plan  Rezone (SP and Project)  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
(SP and Project)  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan (Harbor View Project)  Land Division (Subdivision, Parcel Map, Tract Map, etc.)  Other

## Development Type

Residential: Units 550 (SP) Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Office: Sq. ft. 1.2 msf Acres \_\_\_\_\_ Employees \_\_\_\_\_  
(Project)  
 Commercial: Sq. ft. 1.2 msf Acres \_\_\_\_\_ Employees \_\_\_\_\_  
office; 40 ksf retail (SP)  
 Industrial: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
Total Acres (approx.) 94.9 (SP) 99 ac. (Project)  
 Water Facilities: Type \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ Watts \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other \_\_\_\_\_

## Project Issues Discussed in Document

Aesthetic/Visual  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Agricultural Land  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Air Quality  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Archaeological/Historical  Minerals  Soil Erosion/Compaction/Grading  Wildlife  
 Coastal Zone  Noise  Solid Waste  Growth Inducing  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Land Use  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Cumulative Effects  
 Fiscal  Recreation/Parks  Vegetation  Other: \_\_\_\_\_

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**Present Land Use/Zoning/General Plan Designation:**

Mixed-Use - Waterfront Neighborhood, Commercial - Regional, Industrial - Light; Industrial - Port-Related

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**Project Description:**

**Specific Plan:** The Plan will include detailed recommendations for the Plan Area, and through its planning framework and policies, guide development-related actions in the Plan Area through 2040. The draft land use concept plan includes up to 1.2 million square feet of commercial office space, 40,000 square feet of retail space, 550 residential units, and 3.2 acres of active play fields. The Plan will provide new land use policies and designations, zoning, and development standards; urban and landscape design guidelines; a framework for circulation and parking improvements, including new and improved roads and pedestrian and bicycle networks; a framework for utilities improvements; measures to address risks associated with sea level rise; and policies and measures to ensure that existing view corridors will be considered in detailed site planning.

**Harbor View Project:** The Harbor View project proposes 1,250,468 square-foot, high tech office campus with four 9-story buildings and three parking structures. The overall project concept is four office buildings surrounding an approximately four-acre green space with a series of landscaped spaces of varying scale and programmed uses. The development program, building heights, and intensity (floor area ratio [FAR]) proposed by the Harbor View project exceed those currently allowed by the General Plan as well as the proposed Specific Plan. If the City elects to approve the Harbor View project (which it would consider subsequent to the Specific Plan), the project would require an Inner Harbor Specific Plan amendment to expand the Specific Plan Area to encompass the entire Harbor View project site and amendments to the relevant site development regulations.

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**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

X	Air Resources Board		Forestry and Fire Protection, Department of
S	Boating & Waterways, Department of		General Services, Department of
	of		Health Services, Department of
S	Office of Historic Preservation		Housing and Community Development
	Office of	X	Native American Heritage Commission
	Public School Construction	S	Office of Historic Preservation
	California Emergency		Office of Public School Construction
	Management Agency		Parks and Recreation, Department of
	Parks & Recreation, Department of		Pesticide Regulation, Department of
	California Highway Patrol		Public Utilities Commission
S	Caltrans District #4	S	Regional WQCB #2
	Caltrans Division of Aeronautics		Resources Agency
S	Caltrans Planning		Resources Recycling and Recovery, Department of
	Central Valley Flood Protection	S	S.F. Bay Conservation & Development Comm.
	Board		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Coachella Valley Mtns.		San Joaquin River Conservancy
	Conservancy	S	Santa Monica Mtns. Conservancy
	Coastal Commission		State Lands Commission
	Colorado River Board		SWRCB: Clean Water Grants
X	Conservation, Department of		SWRCB: Water Quality
	Corrections, Department of Delta		SWRCB: Water Rights
	Protection Commission		Tahoe Regional Planning Agency
	Education, Department of		Toxic Substances Control, Department of
	Energy Commission		Water Resources, Department of
S	Fish & Game Region #_3		
	Food & Agriculture, Department of	S	Other: Midpeninsula Regional Open Space District
		S	Other: U.S. Army Corps of Engineers

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date: October 26, 2015

Ending Date: January 25, 2016

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**Lead Agency (Complete if applicable):**

Consulting Firm: ESA  
Address: 550 Kearny Street, Suite 800, San Francisco,  
CA 94108  
Contact: Crescentia Brown  
Phone: 415-896-5900

Applicant: City of Redwood City, Steven Turner,  
Planning Manager  
Address: 1017 Middlefield Road, P.O. Box 391  
City/State/Zip: Redwood City, CA 94064  
Phone: 650-780-7234

**Signature of Lead Agency Representative**

Date: October 20, 2015