

Community Development Department

Planning & Housing Services

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**NOTICE OF PREPARATION
NOTICE OF SCOPING SESSION**

To: Responsible Agencies, Trustee Agencies, and Other Interested Parties

Subject: **Notice of Preparation of a Draft Environmental Impact Report for the Proposed Redwood City Inner Harbor Specific Plan¹**

From: City of Redwood City

Address: 1017 Middlefield Road, P.O. Box 391, Redwood City, California 94064

Contact: Jill Ekas, Contract Planner, at (650) 780-7234 / innerharbor@redwoodcity.org or Steven Turner, Planning Manager, at (650) 780-7234 / sturner@redwoodcity.org

The City of Redwood City (City) will be the Lead Agency and will prepare a Draft Environmental Impact Report (DEIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed project identified below.

To Agencies: We are interested in the views of your agency as to the appropriate scope and content of the DEIR's environmental information pertaining to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by the City when considering your permit or other approval for the project. The proposed project, its location, and its potential environmental effects are described below.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date but **not later than 30 calendar days** after receipt of this notice. The NOP was sent to state agencies on November 7, 2014 and a public notice regarding the Scoping Session and the availability of the NOP was published in *The Daily News* on November 8, 2014, and mailed or emailed to interested parties on or before November 8, 2014. The 30 day comment period for this NOP is **November 10 – December 11, 2014**. The final date for responses to the NOP to be received by the City of Redwood City is **December 11, 2014 by 5:00 PM**.

Please send your response to the Redwood City Planning Department, Attention: Jill Ekas, Contract Planner, 1017 Middlefield Road, P.O. Box 391, Redwood City, California 94064. Please provide a contact name with your comments.

Pursuant to CEQA Guidelines Section 15082(c) (Notice of Preparation and Determination of Scope of EIR) and Section 15083 (Early Public Consultation), the City of Redwood City Planning Commission will also conduct a scoping session for the purpose of soliciting views of the County of San Mateo,

¹ *References:* California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103 and 15375.

adjacent cities, responsible agencies, agencies with jurisdiction by law, trustee agencies, and interested parties, as to the appropriate scope and content of the EIR.

The scoping session will be conducted by the Planning Commission at its November 18, 2014 regular meeting, which begins at 7:00 PM, in the Redwood City Council Chambers, 1017 Middlefield Road, Redwood City.

Project Title: Redwood City Inner Harbor Specific Plan (IHSP or “project”)

Project Applicant: City of Redwood City

Project Location: See Figure 1, attached. The project site (Plan Area) is located on the San Francisco Bay side of U.S. Highway 101 (the Bayshore Freeway), within the Inner Bayfront Area of Redwood City, and is generally bounded by Highway 101 on the south, Redwood Creek on the west, Redwood Creek and Seaport Centre on the north, and Seaport Boulevard and Graniterock and Peninsula Building Materials on the east. Steinberger Slough bisects a portion of the Plan Area, separating the main land mass from open space in the northern part of the site.

The Plan Area totals approximately 94.9 acres and includes shoreline areas, wetlands, and waterways (creeks and sloughs). Existing uses in the Plan Area include marinas, maritime industry, office/research and development facilities, commercial uses, residential, public/institutional, and recreational uses. The area known as “Docktown,” which comprises approximately 100 watercraft on Redwood Creek, is located along the western border of the Plan Area. Outdoor storage uses are located on much of the western portion of the Plan Area, and public uses that include the Redwood City Police Department Headquarters, the San Mateo County Replacement Jail (under construction), and the County’s Women’s Correctional Facility and Maple Street Shelter are located in the southern/central portion of the Plan Area. The eastern portion of the Plan Area south of Blomquist Street includes the former site of the Malibu Golf and Grand Prix recreational facilities, and building and lumber supply operations and facilities. The remainder of the Plan Area, generally north of Blomquist Street, includes vacant land, the Bair Island Aquatic Center, and marshlands along Steinberger Slough.

The existing population of the Plan Area is approximately 233 people, which are accounted for by residents living in the marina at Docktown and by inmates in group living at a County Jail facility.

Project Description: The City is preparing the IHSP as part of its implementation of the City of Redwood City’s 2010 General Plan.

Specific Plan Framework. The IHSP will propose detailed recommendations for the Plan Area, and, through its planning framework and policies, will guide development-related decisions within the Plan Area through 2040. Specifically, the IHSP will provide the following elements for the Plan Area:

- Land use policies and designations, zoning, and development standards;
- Urban and landscape design guidelines and standards;

- A framework for circulation and parking improvements, including new and improved roads and pedestrian and bicycle networks;
- A framework for utilities improvements, including water, recycled water, stormwater and sanitary sewer, and gas and electric infrastructure;
- Measures to address risks associated with sea level rise; and
- Policies and measures to ensure that existing view corridors will be considered during detailed site planning.

Draft Land Use Concept Plan. See Figure 2, attached. Input from the IHSP Task Force process that occurred between June 2013 and May 2014 has informed the Draft Land Use Concept Plan for the IHSP. The long-range planning concept includes opportunities for:

- New bayside homes and commercial and office spaces;
- A new floating home community;
- A new employment center set in a campus-like setting;
- Enhanced or restored wetlands;
- Active parks including play fields;
- Walking, biking, and watercraft trails and paths;
- Water-oriented recreational activities; and
- A possible wetland or water-oriented nature center.

Under the IHSP Draft Land Use Concept Plan, a main open space area proposed between Blomquist Street and Steinberger Slough would include multi-use trails, open play areas, and two recreational fields. A landscape buffer up to 80 feet wide located along Redwood Creek would provide for the Bay Trail between the creek and adjacent development. Wetland areas, riparian-appropriate planting, and trails are envisioned within this zone. Additional open space and wetland areas would be located to the north across Steinberger Slough in an area known as the Ferrari Property. Further, the Redwood City Police Department headquarters and San Mateo County correctional facility (currently under construction) would remain.

The City has already received project development applications for properties within the Plan Area: a residential proposal (Watt Crossing) in the proposed Inner Harbor-1 area, and a major commercial office development (Harbor View) in the proposed Inner Harbor-2 area (see Figure 2, attached).

Maximum Theoretical Buildout. Within the framework of the Draft Land Use Concept Plan, the IHSP will allow the flexibility for variation in the distribution of development throughout the Plan Area. For example, more residential could be developed, but less commercial use would be permitted as a consequence. Table 1 shows the maximum theoretical buildout (MTB) of the Plan Area.

**TABLE 1
MAXIMUM THEORETICAL BUILDOUT UNDER THE IHSP**

Land Use	Proposed Maximum Theoretical Buildout	Unit
Commercial Office	1,200,000	sf
Commercial Retail ^a	40,000	sf
Residential	550	du
Active Playfields ^b	3.2	acres

^a Includes Visitor Accommodation and All Non-Wetland Open Space, except "Active Playfields."

^b Programmed uses with designated parking.

Required Actions. The City must take the following actions for the project:

- Certify the IHSP Final EIR pursuant to CEQA;
- Approve amendments to 2010 General Plan text and maps to reflect and implement new ISHP land use categories defined in the IHSP;
- Adopt a finding that the IHSP is consistent with the City's 2010 General Plan, pursuant to the proposed amendments, and adopt the Inner Harbor Specific Plan itself; and
- Approve associated amendments to the City's Zoning Ordinance and map as required to reflect and implement zoning districts, development standards, and design criteria specified in the IHSP.

After adoption of the IHSP, the City would consider site-specific applications for development, such as approval of one or more Development Agreements and associated tentative and final subdivision map approvals for specific subsequent projects.

EIR Scope and Probable

Environmental Effects: The City has determined that the proposed IHSP will require preparation of an EIR pursuant to CEQA. An EIR is warranted because there is reasonable potential that implementation of the IHSP may result in potentially significant environmental effects to the following CEQA factors that will be addressed in the EIR.

- **Aesthetics:** The EIR will describe and evaluate whether the changes resulting from the new and different development proposed by the IHSP would adversely affect the existing visual character or quality of the Plan Area, including any changes related to substantial nighttime lighting and glare, or to visual corridors as seen from important surrounding vantage points.
- **Air Quality:** The EIR will describe the potential short- and long-term impacts of IHSP buildout on local and regional air quality based on methodologies stipulated by the Bay Area Air Quality Management District (BAAQMD). Pursuant to BAAQMD's guidance for assessing Specific Plans, the EIR will examine the potential impact to air quality in several ways: 1) Consistency with the current air quality plan control measures; 2) The ratio of increase in vehicle-miles-traveled to population increases; 3) Identification of buffer zones around sources of toxic air contaminants and 4) Identification of buffer zones.
- **Agriculture and Forestry:** The Plan Area is not located on or near any agricultural land, forest land, or timberland, nor is the site zoned for agricultural uses. The EIR will briefly describe the land use conditions and confirm the Plan Area's designation, as established by the California Department of Conservation, Farmland Mapping and Monitoring Program.
- **Biological Resources:** The EIR will describe potential short- and long-term impacts of IHSP buildout on plant and wildlife species and associated habitats.
- **Cultural Resources:** The EIR will assess the potential for ground-disturbance associated with IHSP buildout to damage or destroy recorded or

unrecorded archaeological or paleontological resources, including consultation with Native American representatives, or paleontological resources. The EIR will also assess the presence and potential effects to historic resources.

- **Geology and Soils:** The EIR will describe potential impacts of IHSP buildout related to geology and soils, including the risk of geologic hazards associated with seismic events on future development. The EIR will also describe whether IHSP buildout would adversely affect any sensitive geological resources.
- **Greenhouse Gas Emissions and Energy:** The EIR will describe the potential short- and long-term contributions to global greenhouse gas emissions from IHSP buildout, as well as impacts related to energy use during construction or operation of the IHSP. The EIR will also assess the IHSP's alignment with local and regional plans and policies pertaining to GHG emissions and climate change.
- **Hazards and Hazardous Materials:** The EIR will describe any hazardous materials and hazardous waste disposal activities anticipated within the IHSP area and will evaluate the potential for increased risks associated with potential uses or accidental release of hazardous materials within or near the Plan Area. Potential impacts related to emergency access as a result of the Plan implementation will also be addressed.
- **Hydrology and Water Quality:** The EIR will describe any impacts to hydrological systems or water quality that could occur as the result of implementation of the IHSP, specifically associated with urban runoff and areas prone to flooding. The EIR will also evaluate potential effects to groundwater conditions and sources, in addition to the potential for inundation and sea level rise and adaptation.
- **Land Use and Planning:** The EIR will describe the General Plan amendment and rezoning actions necessary to implement the IHSP, and the potential impacts of IHSP buildout on existing and planned land use characteristics in the IHSP vicinity. The EIR will also describe and evaluate whether the proposed land use development is consistent with applicable local and regional plans and any applicable conservation plans.
- **Mineral Resources:** The EIR will assess whether IHSP buildout would result in the loss of available known mineral resources or important recovery site.
- **Noise:** The EIR will describe potential project-related construction period and long-term operation (traffic, mechanical systems, etc.) noise impacts. The EIR will consider the potential for ambient noise levels to exceed established standards and assess the land use compatibility of areas proposed for residential use (or other noise-sensitive land uses) based on monitored noise levels and the compatibility guidelines of the state.
- **Population and Housing:** The EIR will describe the anticipated effects of IHSP buildout on existing and projected population and housing characteristics, housing demands, and the local balance between housing and jobs in Redwood City. In particular, the EIR will discuss if the resulting population growth with IHSP buildout would be in a manner contemplated in the General Plan 2030, and assess if it would displace existing housing or people, necessitating the construction of replacement housing elsewhere in excess of that contained in the City's Housing Element.

- **Public Services and Recreation:** The EIR will address potential impacts that implementation of the IHSP could have to the demand for public services, including police protection services, fire protection and emergency services, parks, and public schools provided in Redwood City. Potential increases in demand for public services will be reviewed to determine if new facilities will be required to maintain acceptable levels of services. The EIR will also address potential physical impacts related to recreational facilities that could occur with implementation of the IHSP.
- **Transportation, Circulation and Parking:** The EIR will describe the transportation and circulation implications of the proposed IHSP, including its incremental contribution to daily and peak hour traffic on local and regional roadway facilities. The evaluation will include regional and local roadway system impacts, transit implications, pedestrian and bicycle provision impacts, and TDM opportunities.
- **Utilities and Service Systems:** The EIR will describe the IHSP buildout impacts on the local utility and service system infrastructure (water supply; sewer and wastewater treatment; storm drainage; and solid waste) serving the Plan Area and assess the adequacy of the infrastructure to serve future demand.

Alternatives. Pursuant to CEQA Guidelines Section 15126.6, the EIR will also identify and conduct a comparative evaluation of a reasonable range of alternatives to the IHSP. The EIR analysis will include, but not be limited to, examination of the CEQA-mandated No Project Alternative, and other potential alternatives that may be capable of reducing or avoiding potential environmental effects. To the extent it differs from the proposed IHSP, the aforementioned Harbor View development application proposed for the Inner Harbor-2 area of the Plan Area will be assessed within the context of the EIR alternatives.

Please contact Jill Ekas, Contract Planner, or Steven Turner, Planning Manager, for further information.



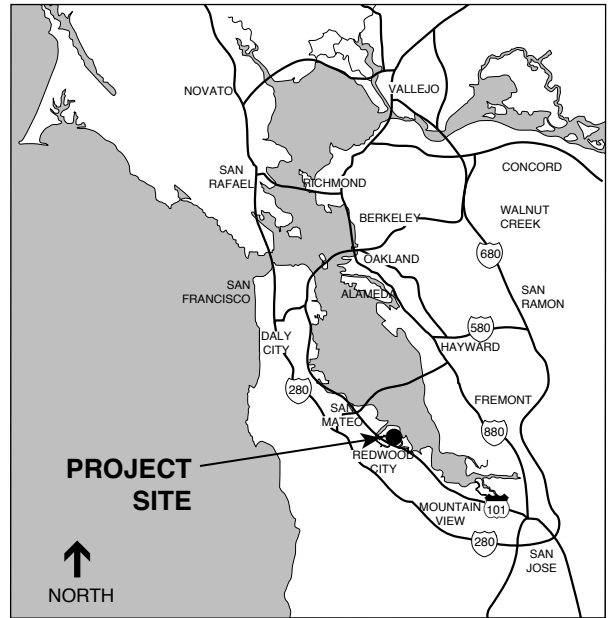
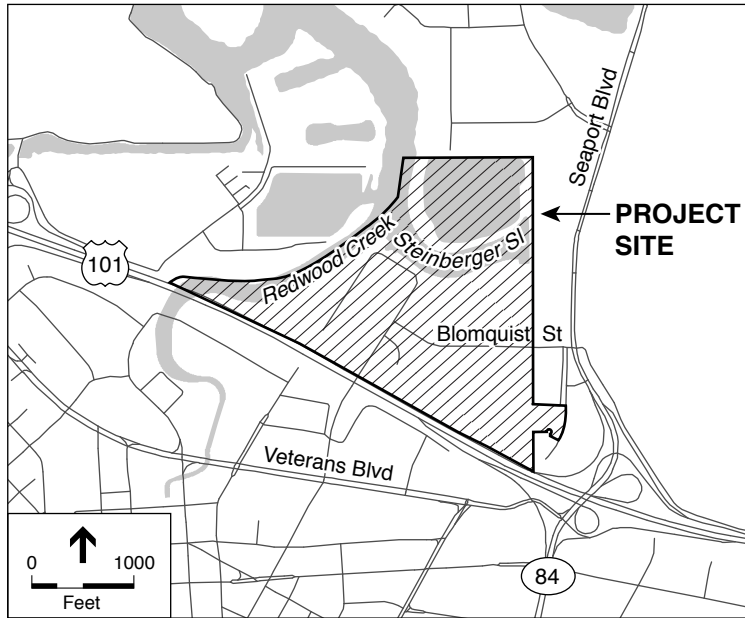
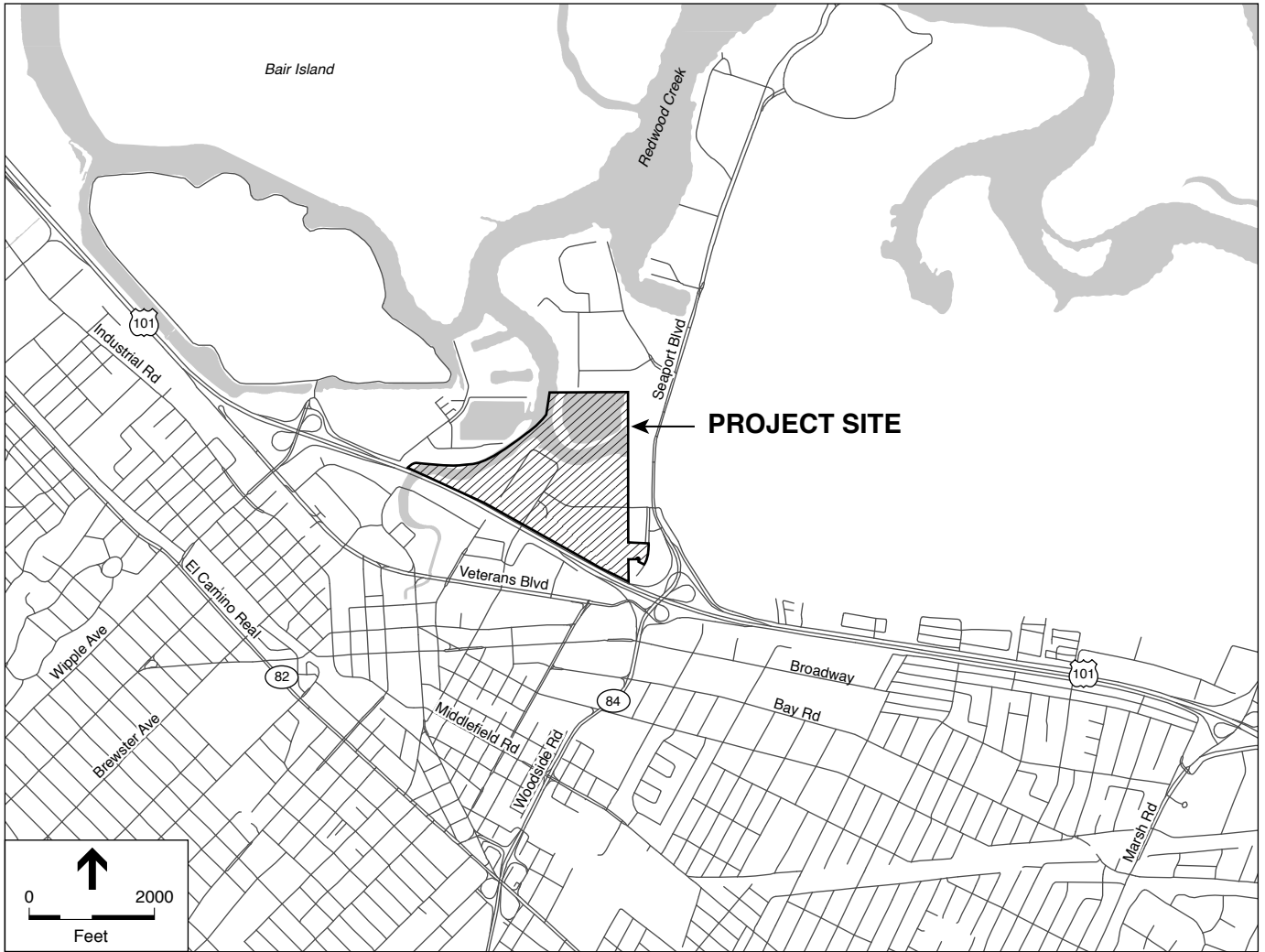
Steven Turner, Planning Manager
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11/6/14
Date

Attachments:

Figure 1 – Project Location Map

Figure 2 – Draft Land Use Concept Plan



SOURCE: ESA

Inner Harbor Redwood City . 130467

Figure 1
Project Location



SOURCE: MIG

Inner Harbor Redwood City . 130467
Figure 2
 Draft Land Use Concept Plan