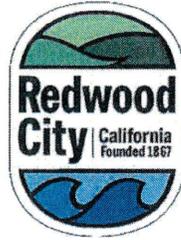


**Community Development
Department**

Planning Division
1017 Middlefield Road
Redwood City, CA 94063



(650) 780-7234
planning@redwoodcity.org
www.redwoodcity.org

**NOTICE OF PREPARATION and
NOTICE OF PUBLIC SCOPING MEETING**

DATE: July 9, 2019
TO: Responsible Agencies, Trustee Agencies, and Other Interested Parties
FROM: City of Redwood City, Lead Agency
APPLICANT: Greystar Development
SUBJECT: Notice of Preparation and a Scoping Meeting for a Draft Environmental Impact Report for the Proposed South Main Mixed-Use Project

The City of Redwood City (City) is considering the proposed South Main Mixed-Use Project and determined that an Environmental Impact Report (EIR) will be necessary to evaluate environmental impacts of the project, per the California Environmental Quality Act (CEQA). In compliance with CEQA, the City will be the Lead Agency and will prepare the EIR. Attached are the project description, location maps, and preliminary identification of the potential environmental issues to be explored. The project-specific Initial Study is also attached and/or available at the web link provided below.

The City is requesting comments and guidance on the scope and content of the EIR and the Initial Study from responsible and trustee agencies, interested public agencies, organizations, and the general public (CEQA Guidelines 15082). If your agency is a responsible agency as defined by Section 15381 of the CEQA Guidelines, your agency may use the environmental documents prepared by the City when considering permits or approvals for action regarding the project.

Public Review Period: July 9, 2019 to August 9, 2019. The City requests review and consideration of this notice and the Initial Study, and invites comments regarding the preparation of the EIR. The Notice of Preparation and Initial Study are available for review online at:

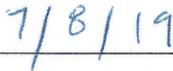
www.redwoodcity.org/developmentprojects

Comments and responses to this notice must be in writing and submitted by the close of business on the last day of the comment period. Please provide a contact name, phone number and email address with your comments. All comments must be sent to:

City of Redwood City, Planning Services
Attention: Lindy Chan, Principal Planner
1017 Middlefield Road, Redwood City, CA 94063
(650) 780-7237 | lchan@redwoodcity.org

The public **Scoping Meeting** on the Draft Environmental Impact Report for the proposed project will be held on **July 30, 2019 at 7:00pm** at the City of Redwood City, City Hall Council Chamber.


Lindy Chan, Principal Planner, City of Redwood City


Date

Governor's Office of Planning & Research

JUL 09 2019

STATE CLEARINGHOUSE



**Notice of Preparation for an Environmental Impact Report for the City of Redwood City
South Main Mixed-Use Project**

Date of Distribution: July 9, 2019

Project Title and Applicant

South Main Mixed-Use Project by Greystar Development

Project Location

The project site is located at the periphery of the City's Downtown core and is composed of five contiguous blocks totaling 8.30 acres (Parcels A through E) and one separate block of approximately 0.15 acre (Parcel F), as shown in Figure 1.

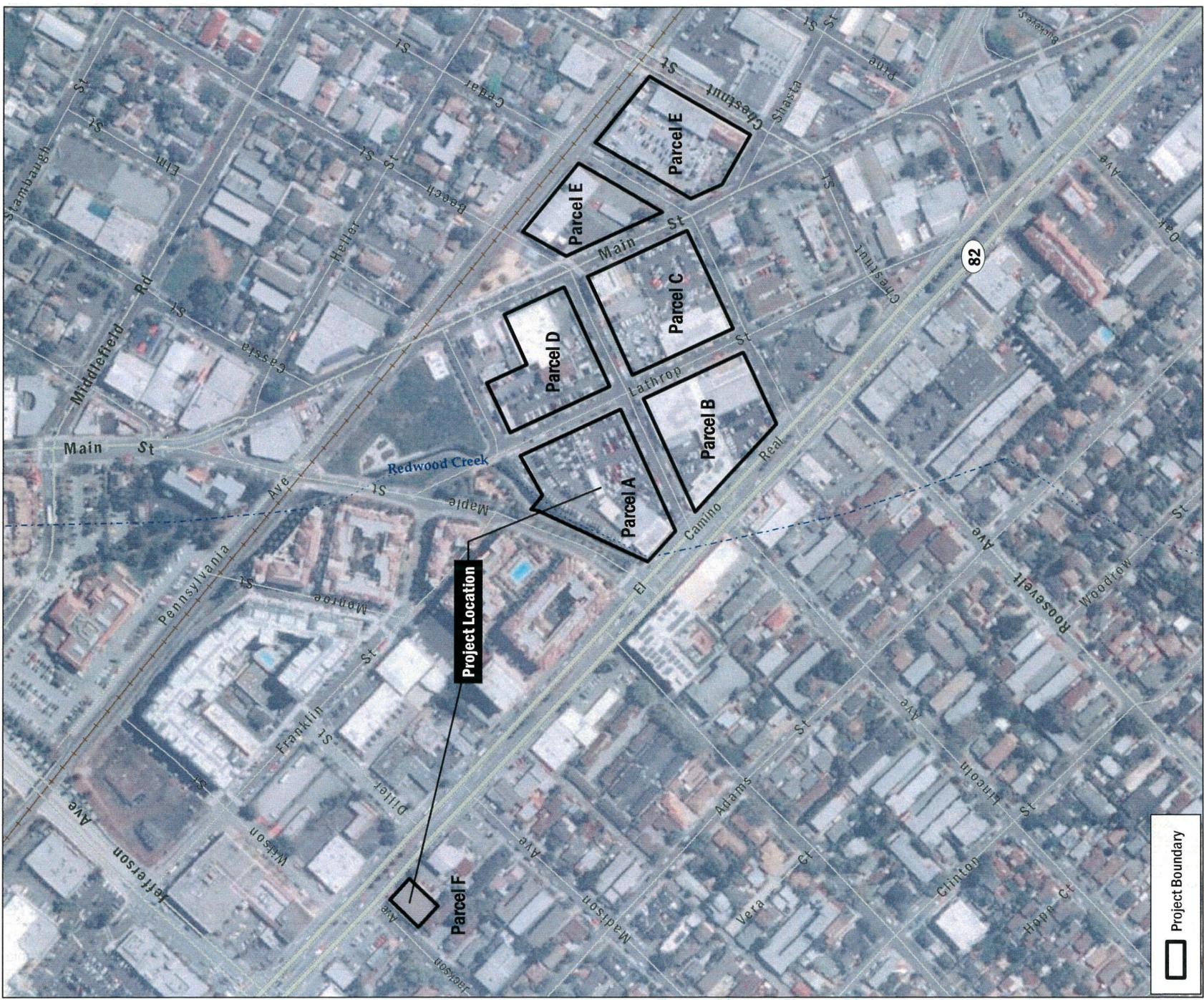
Parcels A through E are bounded by El Camino Real, Maple Street, Elm Street, Main Street, Caltrain right-of-way, Chestnut Street, Shasta Street, and Cedar Street. Parcel F is approximately 1,000 feet northwest of Parcels A through E at the southwest corner of El Camino Real and Jackson Avenue. Lathrop Street and Main Street run through Parcels A through E in a north-south direction and Beech Street and Cedar Street in an east-west direction.

Project Description

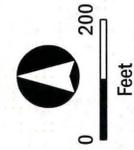
The proposed project would include one building each on Parcel A and F, developed with primarily residential uses; and five additional buildings on Parcels B through E, where the primary use would be commercial office space. Figure 2 shows the proposed building footprint and open space for Parcels A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

The proposed project would develop 291 multifamily residential units, including 252 units on Parcel A and 39 units on Parcel F. The project would also include approximately 550,000 square feet of office uses, an 8,500-square-foot childcare facility (not including 5,800 square feet of dedicated outdoor space), and 28,000 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** – office space, and private open space.
- **Parcel E** – office space, retail, and public and private open space.
- **Parcel F** – multifamily residential uses.



Data Source: ESRI, 2019.



PROJECT SITE
 South Main Mixed-Use Development Project
 City of Redwood City, California

FIGURE 1

07/02/19 h:\115726r-market.us\jara\data\GIS\Neshare\GIS\Graphics\City of Redwood City\Figs_RedwoodCity_EIR\Folder\Figs_RedwoodCity_EIR.inod



Source: WRNS STUDIO, 2019.

PROPOSED PROJECT SITE

South Main Mixed-Use Development Project
City of Redwood City, California

FIGURE 2

Required Approvals

City of Redwood City Discretionary Approvals. Project implementation would require the following discretionary approvals by the City of Redwood City:

- Use Permits
- Downtown Planned Community Permit
- Vesting Tentative Tract Map
- Abandonment of a segment of a public street (Shasta)
- Abandonment of a segment of a public street and conversion to a private street (Cedar)
- Acquisition of a City-owned parcel (1306 Main Street)
- Affordable Housing Plan
- Architectural Permit
- Tree Removal Permit
- Grading Permit
- State Density Bonus concessions and waivers

Approval of the above-listed discretionary approvals will also require certification of the EIR and adoption of a Mitigation Monitoring Reporting Program (MMRP). The project will also require approval of a number of ministerial approvals such as demolition, excavation, shoring, grading, encroachment, and building permits

Other Government Agency Approvals. The project could require review and/or approval from the Regional Water Quality Control Board (RWQCB) for a General Construction Storm Water Permit that will require preparation of a Stormwater Pollution Prevention Plan, and an encroachment permit from Caltrans for construction work with El Camino Real. Proposed pedestrian improvements over Redwood Creek may require permits from the U.S. Army Corps of Engineers, RWQCB, and California Department of Fish and Wildlife.

EIR Purpose

The purpose of an EIR is to inform decision-makers and the general public of the environmental impacts of a proposed project that an agency (in this case, the City of Redwood City) may implement or approve. The EIR process is intended to: (1) provide information sufficient to evaluate a project and its potential for significant impacts on the environment; (2) examine methods (e.g., project-specific mitigations, uniformly applied development regulations) for avoiding or reducing significant impacts; and (3) consider alternatives to the proposed project.

In accordance with CEQA, the EIR will include the following:

- A summary of the project, its potential significant environmental impacts, and mitigations required to avoid or reduce those significant impacts;
- A project description;
- A description of the existing environmental setting, potential environmental impacts, and mitigations for the project;
- Alternatives to the proposed project; and
- Other environmental consequences of the project, including:
 - growth-inducing effects
 - significant unavoidable impacts
 - irreversible environmental changes
 - cumulative impacts, and
 - effects found not to be significant.

EIR Scope

The City of Redwood City has determined that the project will require preparation of an EIR pursuant to the CEQA. Based on the attached Initial Study, the following environmental topics will be evaluated in the EIR:

- Aesthetics
- Air Quality
- Cultural Resources
- Greenhouse Gas Emissions
- Noise
- 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).