

**Community Development  
Department**

Planning and Housing Division  
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## **NOTICE OF PREPARATION and NOTICE OF PUBLIC SCOPING MEETING**

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**Date:** August 25, 2021

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

**Subject:** **Notice of Preparation and Scoping Meeting for a Draft Environmental Impact Report for the Proposed 505 E. Bayshore Road Project.**

The City of Redwood City (City), acting as Lead Agency, will prepare a Draft Environmental Impact Report (DEIR) for the 505 E. Bayshore Road Project (project) as identified above and described in the attached materials.

The City is interested in the views of your agency as to the appropriate scope and content of the Draft EIR, as well as any recommended mitigation measures related to responsible and trustee agencies' statutory responsibilities. Please note responsible and trustee agencies will need to use the EIR prepared by the City when considering permits or other approvals required for the project.

The City will consider all comments received in response to the Notice of Preparation (NOP) during the drafting of the EIR. The project location, summary description, a list of potential environmental effects, and the time and location of a public scoping meeting for the project are included. The current project plans may be viewed on-line at: <https://www.redwoodcity.org/city-hall/current-projects/development-projects?id=102>.

**Pursuant to the time limits mandated by State law, responses to this Notice of Preparation must be sent to the City at the earliest possible date, but not later than thirty (30) days after receipt of this notice. Please send written comments to the address below by September 24, 2021.**

Redwood City Planning Services  
Attention: Curtis Banks, Contract Principal Planner  
1017 Middlefield Road, Redwood City, California 94063.  
(650) 780-7363 | [cbanks@redwoodcity.org](mailto:cbanks@redwoodcity.org)

Pursuant to CEQA Guidelines section 15082(c), notice is hereby given that the City of Redwood City will conduct a public **Scoping Meeting** on Thursday, September 16, 2021 at 3 pm. as a Zoom Teleconference accessible at the following: **Zoom Meeting ID 959 9436 1157**

A handwritten signature in black ink, appearing to read "C. Banks".

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Curtis Banks, Contract Principal Planner

August 20, 2021

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Date

# **Notice of Preparation for an Environmental Impact Report for the City of Redwood City 505 E. Bayshore Road Project**

**Date of Distribution: August 25, 2021**

## **Introduction**

The purpose of an Environmental Impact Report 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 Draft 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
  - (1) growth-inducing effects
  - (2) significant unavoidable impacts
  - (3) irreversible environmental changes
  - (4) cumulative impacts, and
  - (5) effects found not to be significant.

## **Project Location**

The 2.54-acre project site is located at 505 E. Bayshore Road in Redwood City. The site is currently developed with several corrugated metal warehouse buildings and outdoor storage facilities associated with an existing industrial facility. The remainder of the site is an undeveloped vacant lot. The site is bordered by E. Bayshore Road to the west, a car dealership to the south, an unoccupied former movie theater property to the east, and Smith Slough and Bair Island to the north. Please refer to Figures 1-3 for maps showing the project location and surrounding context.

## **Project Description**

The project proposes to demolish the existing development on the site to construct 56 townhouses, of which 51 would be base density units and five would be bonus density units. Eight of the units would be sold at moderate below market levels. The townhouses would consist of two-, three-, and four-bedroom units, ranging from roughly 1,200 square feet to roughly 1,700 square feet of livable space. Each unit would include, at minimum, a two-car garage. The units would be divided between nine buildings which would be three-story wood-framed structures on top of at-grade concrete foundations.

An internal roadway would provide access to E. Bayshore Road. A public trail would be constructed along the northern boundary of the site, providing access between E. Bayshore Road and a planned public trail

segment to be located on the adjacent property to the east, expanding and enhancing public access along the shoreline. Please refer to Figure 4 - Site Plan, which shows the proposed development.

### **Required Project Approvals**

- 1) CEQA Compliance (project-specific EIR)
- 2) General Plan Amendment from Commercial Regional to Mixed Use – Waterfront Neighborhood.
- 3) Rezoning from CG (General Commercial) to MUWF (Mixed Use Waterfront).
- 4) Affordable Housing Plan
- 5) Application of State Density Bonus Law
- 6) BCDC Shoreline Band Permit for shoreline improvements
- 7) ALUC (San Carlos Airport) Consistency Review (for rezoning)
- 8) Ministerial permits (e.g., demolition, grading, building, certificates of occupancy)

### **Potential Environmental Impacts of the Project**

The EIR will identify the significant environmental effects anticipated to result from development and operation of the project as proposed. The EIR will include the following specific environmental categories as related to the proposed project:

#### *1. Aesthetics*

The EIR will describe the existing visual setting of the project area and the visual changes that are anticipated to occur as a result of the proposed project. The EIR will also discuss possible light and glare issues from the proposed development. Mitigation measures will be identified for significant impacts, as warranted.

#### *2. Agricultural and Forestry Resources*

The EIR will describe the project's impact (if any) on existing farmland, forest land, and timberland.

#### *3. Air Quality*

The EIR will address the regional air quality conditions in the Bay Area and discuss the proposed project's impacts to local and regional air quality by comparing construction and operational emissions to relevant thresholds. Impacts associated with exposure of future residents of the project to toxic air contaminant (TAC) emissions from existing sources in the project area will be discussed in the context of the project's consistency with relevant City policies related to exposure of residents to potential hazards. Mitigation measures will be identified for significant impacts, as warranted.

#### *4. Biological Resources*

The project site is developed with several corrugated metal warehouse buildings and outdoor storage facilities. The remainder of the site is an undeveloped vacant lot. Vegetation on the site is limited to sparse trees and shrubs on the site boundary. The site is, however, adjacent to Smith Slough and associated wetland habitats. The EIR will provide a discussion of impacts to special-status species and sensitive/regulated habitats. The analysis will also include a discussion of potential bird strikes. Mitigation measures will be identified for significant impacts, as warranted.

5. *Cultural Resources*

The project site is adjacent to Smith Slough which was historically tidal marshland. The EIR will address the potential for prehistoric and/or historic artifacts to be found on-site.

6. *Energy*

The EIR will address energy usage on-site and proposed design measures to reduce energy consumption. Mitigation measures will be identified for significant impacts, as warranted.

7. *Geology and Soils*

The project site is in one of the most seismically active regions in the United States. The EIR will discuss the possible geological impacts associated with seismic activity and the existing soil conditions on the project site. Mitigation measures will be identified for significant impacts, as warranted.

8. *Greenhouse Gas Emissions*

The EIR will address the proposed project's contribution to global greenhouse gas (GHG) emissions. Proposed design measures to reduce energy consumption, which in turn would reduce GHG emissions, will be discussed, as will the project's consistency with applicable plans adopted at the state, regional, and local level to reduce GHG emissions. Mitigation measures will be identified for significant impacts, as warranted.

9. *Hazards and Hazardous Materials*

The EIR will summarize known hazardous materials on and adjacent to the project site and will address the potential for the proposed project to result in hazardous materials impacts. The project's compatibility with the San Carlos Airport will be discussed, both in terms of proposed building heights and placement of residential uses in the vicinity of an airport. Mitigation measures will be identified for significant impacts, as warranted.

10. *Hydrology and Water Quality*

Based on the Federal Emergency Management Agency (FEMA) flood insurance rate maps, the project site is located in Zone AE, which is a 100-year flood zone with a base flood elevation of 10 feet. The EIR will address the possible flooding issues on the site, as well as the potential for sea level rise to impact the site. The EIR will also address the effectiveness of the storm drainage system and the project's effect on stormwater quality consistent with the requirements of the Regional Water Quality Control Board. Mitigation measures will be identified for significant impacts, as warranted.

11. *Land Use*

The City of Redwood City's General Plan designates the project site as Commercial Regional, and the site is zoned CG – Commercial General. The project proposes a General Plan Amendment to Mixed Use – Waterfront Neighborhood and a rezoning to MUWF (Mixed Use Waterfront). The site is located in a developed urbanized area adjacent to Smith Slough and Bair Island to the north, E. Bayshore Road to the west, commercial land uses and Highway 101 to the south, and commercial land uses to the east.

The EIR will describe the existing land uses adjacent to and within the project area. Land use impacts that would occur as a result of the proposed project will be analyzed, including the consistency of the project with the City's General Plan and zoning code and compatibility of the proposed and existing land uses in the project area. The effect of the project on the City's jobs/housing balance will also be analyzed along with the project's potential interface with San Carlos Airport. Mitigation measures will be identified for significant impacts, as warranted.

#### *12. Noise and Vibration*

The existing noise environment on-site is created primarily by traffic on Highway 101 and E. Bayshore Road. The EIR will discuss the potential for the project to result in an increase in noise, including temporary construction noise. Noise levels generated by the project will be evaluated for consistency with applicable standards and guidelines in the City. Impacts associated with exposure of future residents of the project to noise from existing sources in the project area will be discussed in the context of the project's consistency with relevant City policies related to exposure of residents to excessive noise levels. Mitigation measures will be identified for significant impacts, as warranted.

#### *13. Mineral Resources*

The EIR will describe if the project would result in the loss of availability of a known mineral resource or locally-important mineral resource recovery site.

#### *14. Population and Housing*

The EIR will discuss the potential for the project to induce substantial growth in the area or displace substantial numbers of houses or residents.

#### *15. Public Services*

Implementation of the proposed project will increase the permanent resident population of the City and will result in an increased demand on public services, including police and fire protection, schools, parks and recreational facilities, and libraries. The EIR will address the availability of public facilities and service systems and the potential for the project to require the construction of new facilities. Mitigation measures will be identified for significant impacts, as warranted.

#### *16. Recreation*

The EIR will describe the available recreational facilities in the project vicinity and the potential for the project to require the expansion or construction of new recreational facilities and/or substantially accelerate the deterioration of those facilities.

#### *17. Transportation*

The EIR will describe the existing transportation network serving the project area and will evaluate the project's impacts to vehicle miles traveled (VMT) as well as the transportation network (e.g., impacts on transit, bicycle, and pedestrian facilities). Due to the limited number of ingress/egress points in the project area, potential impacts related to emergency access and evacuation will also be analyzed.

18. *Tribal Cultural Resources*

The EIR will identify whether tribal cultural resources have been identified in the area, per Assembly Bill 52. Mitigation measures will be identified for significant impacts, as warranted.

19. *Utilities*

Implementation of the proposed project may result in a demand for utilities greater than the demand of the existing on-site development. The EIR will examine the impacts of the project on utilities such as water, sanitary sewer, storm drains, and solid waste management. Mitigation measures will be identified for significant impacts, as necessary.

20. *Wildfire*

The proposed project is located within an urbanized area of Redwood City. The EIR will discuss if the proposed project would impact or exacerbate wildfire risk and/or impair emergency response.

21. *Alternatives*

The EIR will examine alternatives to the proposed project including a “No Project” alternative and one or more alternative development scenarios depending on the impacts identified. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the proposed project while achieving most of the identified objectives of the project.

22. *Significant Unavoidable Impacts*

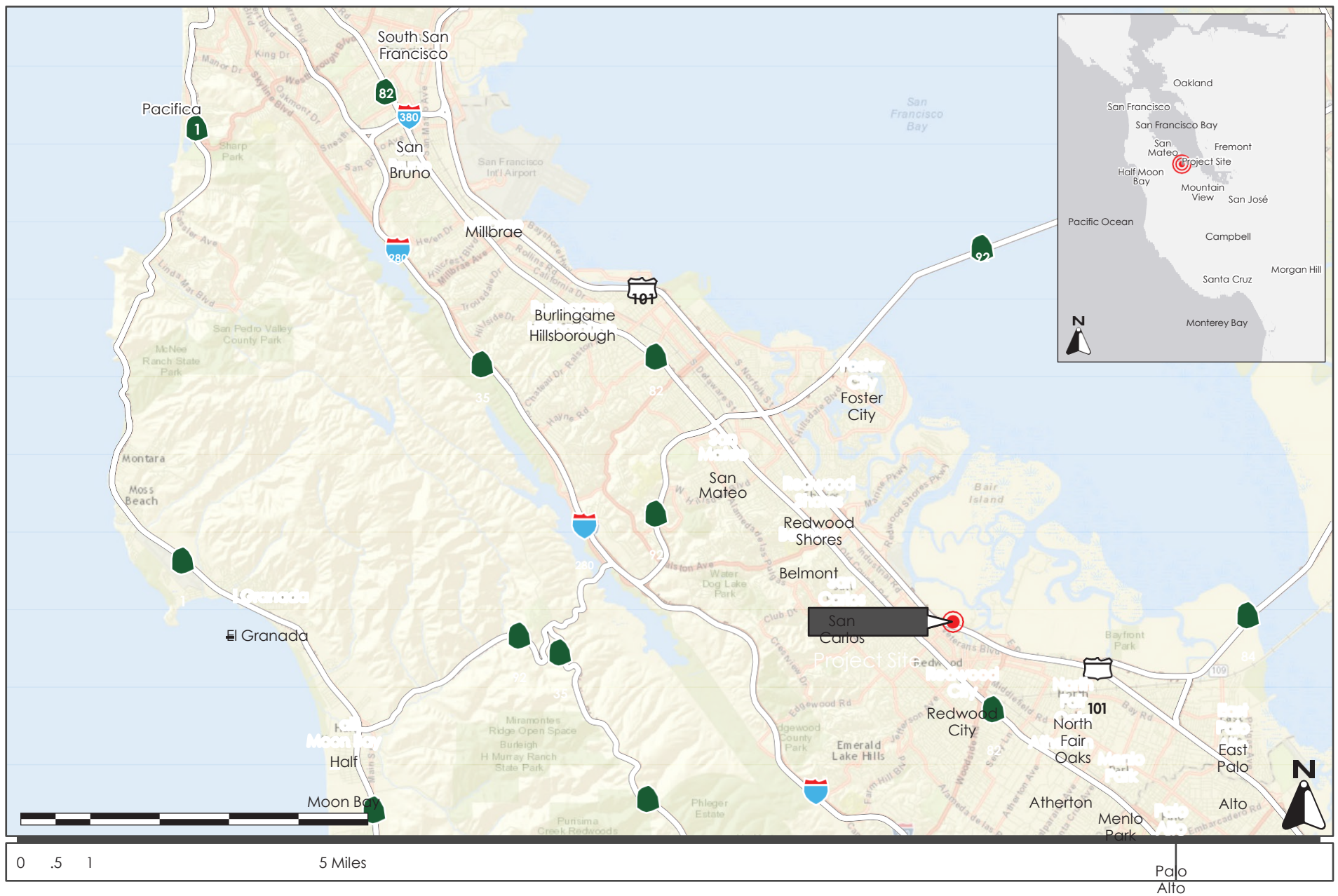
The EIR will identify those significant impacts that cannot be avoided, if the project is implemented as proposed.

23. *Cumulative Impacts*

The EIR will include an analysis of potentially significant cumulative impacts of the project when considered with other past, present, and reasonably foreseeable future projects in the development area.

24. *Other Required Sections*

In conformance with the CEQA Guidelines, the EIR will also include the following sections: 1) growth-inducing impacts, 2) significant irreversible environmental changes, 3) references and organizations/persons consulted, and 4) EIR authors.



REGIONAL MAP

FIGURE 1



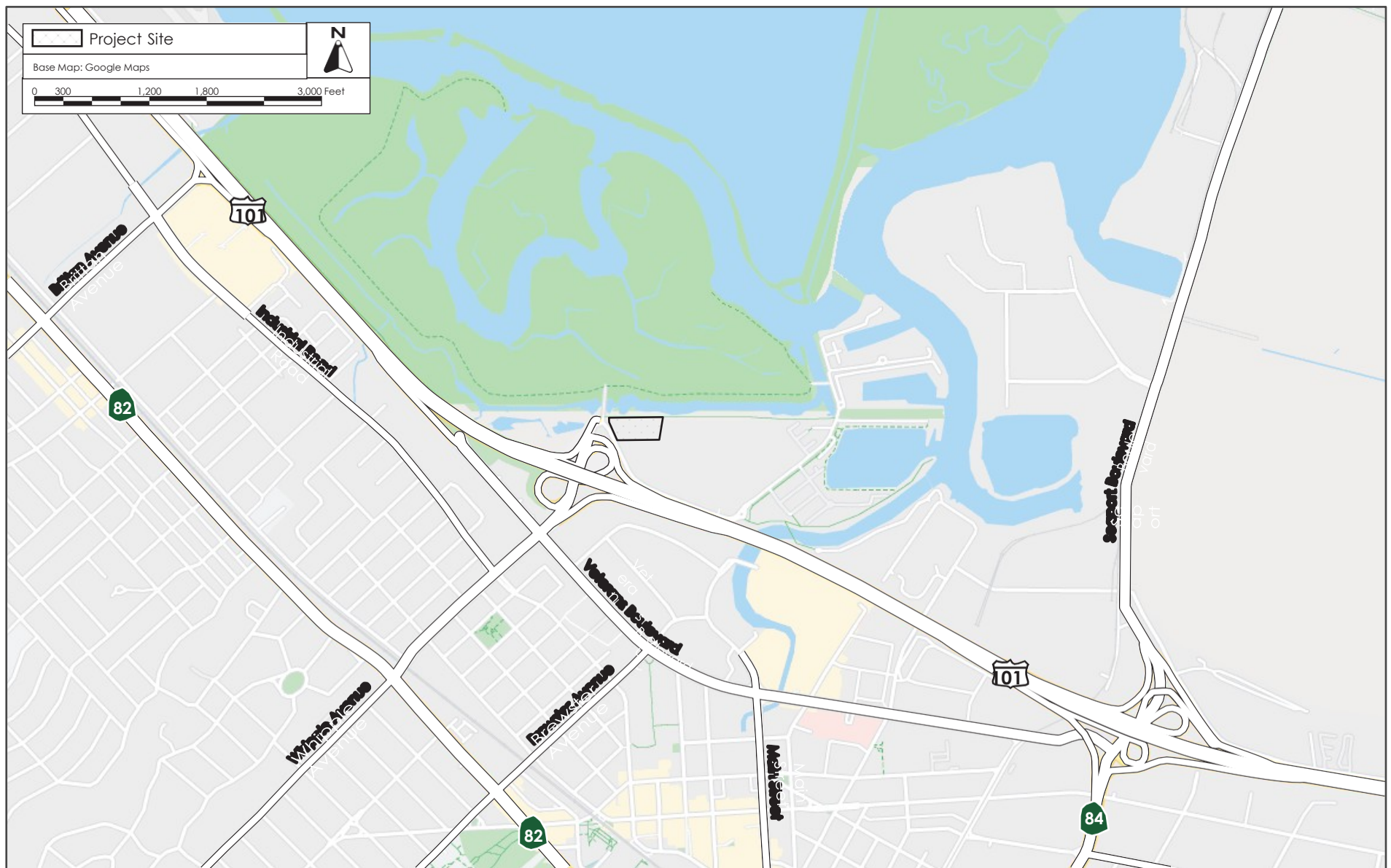


FIGURE 2





AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3





Source: Dahlin Group Architecture, June 25, 2021.

SITE PLAN

FIGURE 4