



CITY OF REDWOOD CITY PUBLIC NOTICE

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NOTICE OF AVAILABILITY AND PUBLIC HEARING

**45-Day Public Review Period for the
Draft Environmental Impact Report (DEIR)**

Beginning on: **November 23, 2022**
Ending on: **January 6, 2023**

**Special Planning Commission Public Hearing
for Public Comments on the Draft EIR**

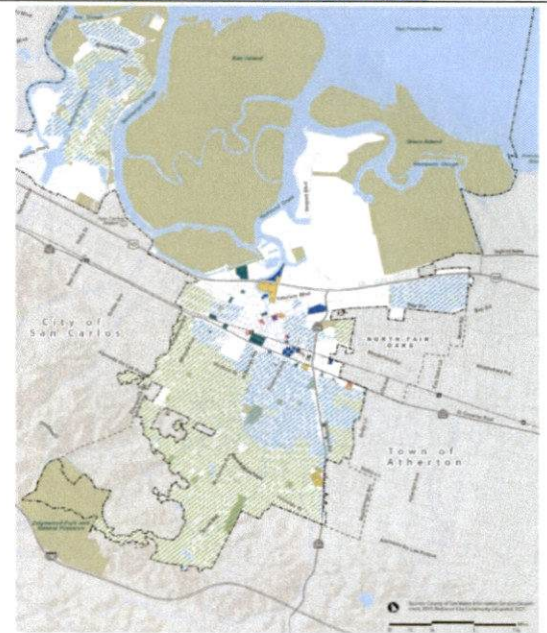
December 13, 2022 at 6:00 p.m.
Council Chambers, City Hall*
1017 Middlefield Road, Redwood City
No decision will be made at this meeting.

*Participants will also be able join the meeting via teleconference. To view or participate in the meeting, see the instructions posted on the agenda 72 hours in advance at www.redwoodcity.org/pc

Project: The Focused General Plan Update includes the Housing, Built Environment, Public Safety, Building Community, and Natural Resources Elements; Environmental Justice goals, policies, and programs; and Zoning and Municipal Code Amendments. The updated goals, programs, and policies in the Housing Element are required to meet Redwood City's Regional Housing Needs Allocation (RHNA) of 4,588 new housing units. Incorporating the RHNA, a RHNA "buffer," plus additional proposed rezonings, the Focused General Plan Update EIR evaluates a total of 11,277 potential new housing units.

Applicant: City of Redwood City

Lead Agency: City of Redwood City



How to get more information: The Draft EIR and all documents referenced in the Draft EIR are available for review online at <https://www.welcomehomerwc.org/> or in person at:

City Hall, 1017 Middlefield Road, Redwood City
between the hours of 10:00 a.m. to 4:00 p.m.,
Monday through Wednesday.

How to provide comments: Comments on the Draft EIR must be given in writing by **5:00 p.m. on January 6, 2023**. Comments on the project itself generally may be given in writing at any time. All written comments should be directed to the project planner:

Apollo Rojas, Senior Planner
arojas@redwoodcity.org | (650) 780-7365
1017 Middlefield Road, Redwood City, CA 94063

USB sticks are also available by request via mail.

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

PROJECT DESCRIPTION

The amendments to the Elements of the City's General Plan described below include goals, policies, and programs that provide City staff and discretionary bodies with a foundation for long-range planning related to physical development and public services.

Housing Element Update - All cities and counties in California are required to meet their fair share of the State's housing needs. The planning process for accomplishing this is typically implemented every eight years through an update of the Housing Element of each jurisdiction's General Plan, which is a long-range policy document mandated by the State and further required to be reviewed and certified by the State of California's Housing and Community Development Department (HCD).

California State law requires that each city and county have land zoned to accommodate its fair share of regional housing needs (the City's Regional Housing Needs Allocation or "RHNA") over the course of the Housing Element planning period. The Housing Element must identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and must make adequate provision for the existing and projected needs of all economic segments of the community. The RHNA for the Association of Bay Area Governments (ABAG) region is divided into four income categories: very low, low, moderate, and above moderate. Redwood City's RHNA for the 2022-2031 planning period is 4,588 housing units. Through the Housing Element process, Redwood City will ensure that it has sufficient capacity under existing land use policy to meet its 2022-2031 RHNA obligations.

State law requires the City to plan for 100% of RHNA goals. However, targeting 150% of RHNA makes Redwood City eligible for a "pro-housing" designation, which would allow the City to compete for a new selection of grants. Planning for more housing than the RHNA minimum would also allow for flexibility in future development and create additional opportunities to increase housing. It would also increase opportunities for affordable housing to be constructed, benefitting low-income households. For these reasons, the City is targeting 150% of the required RHNA.

The updated Housing Element portion of the Project would thus guide the City's future residential growth and development consistent with the City's RHNA obligations. The Housing Element will also incorporate State law requirements legislated since 2015.

Land Use Element Update – The Land Use Element update will amend General Plan policies and land use categories and descriptions to ensure consistency with the other proposed Housing, Safety, and Environmental Justice updates.

Safety Element Update – The Safety Element identifies natural and man-made hazards such as wildfire and flood zones and areas with hazardous materials. It establishes goals and programs to reduce the potential for short- and long-term risk of death, injury, property damage, and economic and social dislocation resulting from these hazards. The update to this Element will focus on ensuring compliance with recent State law which requires the Safety Element to be reviewed and updated in conjunction with Housing Element updates. The update will address the following:

- Fire risk for land classified as very high fire hazard severity zones
- Sea level rise
- Climate adaptation strategies
- Vulnerability assessment
- Local hazard mitigation
- Resiliency strategies
- Identification of areas that may require additional evacuation routes

Other General Plan Updates – Local jurisdictions are required to incorporate Environmental Justice goals, policies, and programs in their general plan if they have a disadvantaged community (“environmental justice community”) and are concurrently adopting or revising two or more elements of their general plan. Redwood City has identified three environmental justice communities and is proposing to both amend existing goals, policies, and programs as well as add new goals, policies, and programs to address environmental justice needs.

Zoning Ordinance and Municipal Code Amendments to Text and Map – The above updates to various General Plan Elements may require associated Zoning Ordinance and Municipal Code amendments, including rezoning additional areas to a Mixed-Use Zoning District and rezoning areas with mobile home parks to allow mobile homes by right. Zoning text amendments would include, but are not limited, increasing the densities and heights permitted in existing Mixed Use zoning districts, reducing zoning constraints to building medium-density housing in the R-2 through R-5 Zoning districts, and other associated amendments. These amendments would implement specific goals and policies to promote housing, streamline approvals, and affirmatively further fair housing and implement the goals and policies of other General Plan Elements, including Housing, Land Use, Safety, and Environmental Justice.

A draft of the Housing Element, Public Safety Element, and Environmental Justice goals, policies, and programs can be found at <https://www.welcomehomerwc.org/>.

ANTICIPATED SIGNIFICANT IMPACTS

The Draft EIR identified the following impacts that would result in less than significant impacts with mitigation:

- Impact BIO-1: Impacts to special-status species or their habitat - Less Than Significant (LTS) with Mitigation Measure BIO-1. Sensitive Biological Resources Identification, BIO-2a. Avoid Impacts to Special-Status Plant Species, BIO-2b. Compensate for the Loss of Special-Status Plant Species, BIO-3. Consult with the USFWS if Federally-Protected Animal Species or Habitats Supporting these Species are Present, BIO-4. Consult with CDFG if Habitats Potentially Supporting the Southwestern Pond Turtle or Crotch Bumble Bee are Identified, BIO-5. Avoid Impacts on Active Burrowing Owl Nesting and Wintering Burrows, BIO-6. Compensate for Impacts to Habitat for Special status species, BIO-7. Avoid Impacts on Nesting Birds, BIO-8a. Bat Habitat Assessment, BIO-8b. Dusk Emergence Bat Survey, and BIO-9. Require a Fuel Reduction Management Plan for Wildland Fire Protection Activities.
- Impact BIO-2: Substantial adverse effect on any riparian habitat or other sensitive natural community – Less than Significant (LTS) with Mitigation Measure BIO-1, BIO-10. Obtain Permits and Implement Conditions of State and Federal Permits for Impacts on Riparian Habitat, Wetlands, and Other Waters of the United States, BIO-11. Implement Best Management Practices to Control Invasive Weeds, and BIO-12. Implement Best Management Practices to Prevent Pollutant Spills, and Erosion and Sedimentation near Sensitive Habitats.
- Impact BIO-3: Substantial adverse effect on state or federally protected wetlands – Less than Significant (LTS) with Mitigation Measure BIO-1, BIO-10, BIO-11, and BIO-12.
- Impact BIO-4: Impacts to wildlife corridors or native wildlife nursery sites – Less than Significant (LTS) with Mitigation Measure BIO-7, BIO-8a, BIO-8b, and BIO-13. Require Uniformly Applied Standards for Housing Development.

- Impact CUL-2: Impacts to the significance of an archaeological resource – Less than Significant (LTS) with Mitigation Measures CUL-2a and CUL-2b.
- Impact CUL-3: Impacts to human remains – Less than Significant (LTS) with Mitigation Measures CUL-3a and CUL-3b.
- Impact NOISE-3: Generation of excessive ground-borne noise levels – Less than Significant (LTS) with Mitigation Measure NOISE-1.
- Impact TCR-1: Impacts to the significance of a tribal cultural resource – Less than Significant (LTS) with Mitigation Measures TCR-1a, TCR-1b, TCR-2a, TCR-2b, and TCR-3.

The Draft EIR identified the following impacts that would result in potentially significant and unavoidable impacts with mitigation:

- Impact AIR-2: Cumulatively considerable net increase of criteria pollutant(s) - Significant and Unavoidable (SU) with Mitigation Measure AIR-2. Require a Project-level Construction Assessment for New Discretionary Development Projects.
- Impact AIR-3: Exposure of sensitive receptors to substantial pollutant concentrations - Significant and Unavoidable (SU) with Mitigation Measure AIR-2. Require a Project-level Construction Assessment for New Discretionary Development Projects.
- Impact TR-2: Consistency with CEQA Guidelines Section 15064.3(b) - Significant and Unavoidable (SU) with Mitigation Measure TR-1 and TR-2.
- Cumulative Utilities and Service Systems Water Supply Impact – Significant and Unavoidable (SU)