



## NOTICE OF PREPARATION and NOTICE OF PUBLIC SCOPING MEETING

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**DATE:** Friday, March 4, 2022  
**TO:** Reviewing Agencies, Interested Parties and Organizations  
**FROM:** City of Redwood City, Lead Agency  
**APPLICANT:** City of Redwood City  
**SUBJECT:** Notice of Preparation and Scoping Meeting for a Program  
Environmental Impact Report

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**PROJECT TITLE:** City of Redwood City Focused General Plan Update Related to the Housing, Land Use and Public Safety Element, Environmental Justice goals, policies, and programs and Associated Zoning and Municipal Code Amendments (the “Project”).

**PURPOSE OF THIS NOTICE:** This is a notification that the City of Redwood City will be the Lead Agency and will prepare a programmatic Environmental Impact Report (**Program EIR**) for the Project. The City is requesting comments and guidance on the scope and content of the Program EIR from responsible and trustee agencies, interested public agencies, organizations, and the public (CEQA Guidelines 15082).

**30-DAY PUBLIC REVIEW PERIOD ENDING MONDAY, APRIL 4, 2022, AT 5:00 p.m.:** You are invited to submit written comments and recommendations regarding the scope and content of the Program EIR that is being prepared. The project description, location maps, and preliminary identification of the potential environmental issues to be explored are attached to this notice.

**SCOPING MEETING:** The Planning Commission will conduct a scoping meeting via teleconference on **Tuesday, March 15, 2022, at 6:00 p.m.** to collect oral comments on the scope of the EIR. See the instructions posted on the agenda 72 hours in advance on how to join the meeting will be available at the [www.redwoodcity.org/pc](http://www.redwoodcity.org/pc) on the Friday before the meeting.

**MAKING A COMMENT:** Comments should focus on discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project consistent with the purpose of the environmental review. Note that if you challenge this Program EIR in court, you may be limited to raising only those issues you or someone else raised during the review period of the EIR.

Please provide a contact name, phone number and email address with your comments and specify "Focused General Plan EIR" in the subject line. All comments or questions must be sent to:

Diana O'Dell, Principal Planner  
City of Redwood City  
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(650) 780-7236 | [dodell@redwoodcity.org](mailto:dodell@redwoodcity.org)



March 4, 2022

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Diana O'Dell, Principal Planner  
City of Redwood City

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Date

**PROJECT LOCATION:** The project will encompass the entirety of the City, which is located in the San Francisco Bay Area on the San Francisco Peninsula in southeastern San Mateo County. It is bounded on the west by the cities of San Carlos and Foster City, the cities of Atherton and Menlo Park on the east, the Town of Woodside, and unincorporated San Mateo County on the south, and by the San Francisco Bay to the north (Figure 1). The City of Redwood City encompasses approximately 19 square miles (approximately 34 square miles including the Bay and the sphere of influence), nearly all of which are developed with urban land uses (Figure 2).

**Figure 1 Regional Context Map**

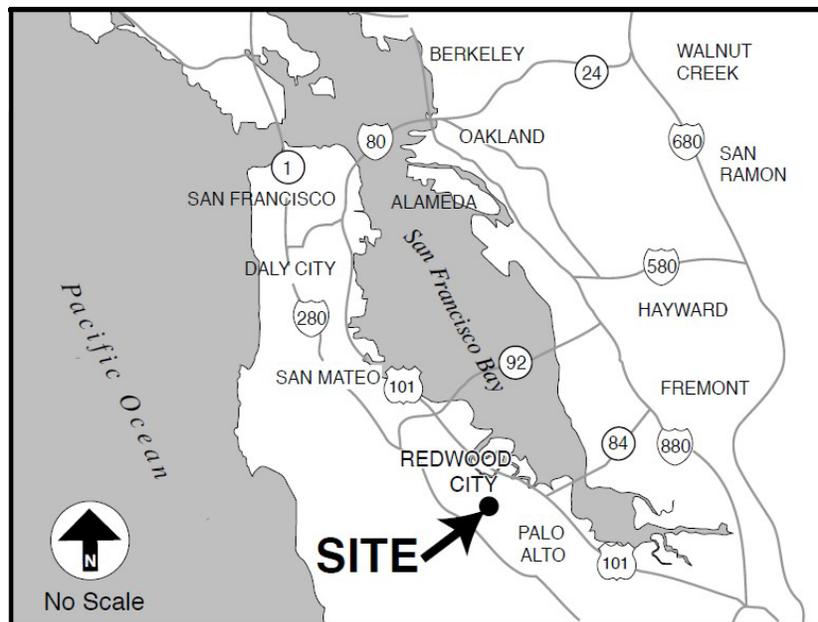


Figure 2 - Redwood City General Plan – Planning Area Map



**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, with the units distributed among the four income categories as shown in Figure 3. 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 address the jobs/housing imbalance. It would also increase opportunities for affordable housing to be constructed, benefitting low-income households. For these reasons, the City is targeting at least 150% of the required RHNA, or approximately 6,880 homes.

**Figure 3 - Regional Housing Needs Allocation 2022-2031**

Income Group	% of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low <sup>1</sup>	0-50%	1,115	24%
Low	>50-80%	643	14%
Moderate	>80-120%	789	17%
Above Moderate	120%+	2,041	44%
Total	--	4,588	100%

*Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely*

*low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Using the 50/50 calculation, the City's very low-income RHNA of 1,115 units can be split into 558 extremely low-income and 557 very low-income units.*

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, to removing the residential limit, or “cap,” for the Downtown Precise Plan, 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.

**PROJECT OBJECTIVES:** The Project promotes the objectives listed below for the long-term growth and enhancement of the community.

1. **Housing** - Comply with State law requiring an update to the Housing Element to incorporate the City's RHNA obligations.
2. **Housing** - Locate housing in places close to services, transit, and jobs and in existing high opportunity residential neighborhoods.
3. **Land Use Element** – To achieve consistency with the proposed Housing Element goals, policies, and programs
4. **Safety Element** - Comply with State law requiring an update to the Safety Element to incorporate information, goals, policies, and programs to address climate change, resiliency, sea level rise, flooding, and wildfire risk.
5. **Environmental Justice Goals, Policies and Programs** – Comply with State law and guidelines to implement goals, policies, and programs that address pollution burdens and population characteristics in environmental justice communities.

**SCOPE OF PROGRAMMATIC EIR:** As the lead agency, the City of Redwood City has determined that the proposed Project will require preparation of a Program EIR pursuant to the California Environmental Quality Act (CEQA). The Program EIR will evaluate the environmental impacts resulting from implementation of the Project and will recommend mitigation measures to avoid or reduce significant impacts, where applicable. The Program EIR also is intended to help the City review future project proposals pursuant to section 15168 (Program EIR) of the CEQA Guidelines. The following environmental topics will be evaluated in the Program EIR:

- Aesthetics
- Agriculture and Forestry
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Transportation and Circulation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Cumulative Impacts
- Alternatives to the Proposed Project