

NOTICE OF PREPARATION and NOTICE OF PUBLIC SCOPING MEETING

DATE:	October 19, 2021
TO:	Reviewing Agencies, Interested Parties and Organizations
FROM:	City of Redwood City, Lead Agency
APPLICANT:	HMB Redwood City LLC
SUBJECT:	Notice of Preparation and Scoping Meeting for a Draft Environmental Impact Report and Initial Study for the Proposed 1125 Arguello Street Mixed-Use Development Project

PURPOSE OF THIS NOTICE OF PREPARATION

In accordance with the California Environmental Quality Act (CEQA), California Code of Regulations (CCR) Section [15082](#), the City has prepared this Notice of Preparation (NOP) to inform agencies and interested parties that a focused Environmental Impact Report (EIR) that scopes out several environmental review topics from further study will be prepared for the referenced project. The purpose of an NOP is to provide sufficient information about the project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed.

The project location, brief description, and potential environmental effects are summarized below. Additional details about the project's potential effects are included in the attached Initial Study.

The City of Redwood City is considering the proposed 1125 Arguello Street Mixed-Use Development Project and after completing an Initial Study has determined that a focused EIR will be necessary to evaluate environmental impacts of the project, per CEQA. In compliance with CEQA, the City will be the Lead Agency and will prepare the focused EIR. Attached are the project description, location maps, and preliminary identification of the potential environmental issues to be assessed. The project-specific Initial Study is also attached and is available at the web link provided below. The City is requesting comments and guidance on the scope and content of the focused EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public in accordance with CEQA Guidelines [15082](#).

Public Review Period (October 19 – November 18, 2021). The City requests review and consideration of this notice, and the Initial Study, and invites written comments regarding the preparation of the EIR be submitted by November 18, 2021. 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 to by the close of business on the last day of the 30-day comment period. Please provide a contact name, phone number and email address with your comments. All comments must be sent to:

Darryl Boyd, Contact Principal Planner
City of Redwood City
1017 Middlefield Road, Redwood City, CA 94063
(650) 780-7264 | dboyd@redwoodcity.org

The public **Scoping Meeting** on the Draft EIR for the proposed project will be held on **Tuesday, November 9, 2021 at 7:00 PM** via Zoom: [Zoom Meeting ID: 987 6043 3298](https://zoom.us/j/98760433298)



Darryl Boyd, Contact Principal Planner, City of Redwood City



Date



Notice of Preparation for an Environmental Impact Report 1125 Arguello Street Mixed-Use Development Project

Project Title and Applicant

1125 Arguello Street Mixed-Use Development Project by HMB Redwood City LLC

Project Location

The approximately 3.5-acre project site is located at 1111, 1125, 1203, 1209, 1219 and 1227 Arguello Street in Redwood City and is made up of six continuous legal lots, as shown in Figure 1 and Figure 2. The proposed project includes a tentative map which proposes to merge 1125, 1203, 1209, 1219, and 1227 into a single parcel with 1125 Arguello Street as the common address and modify the property line between 1125 and 1111 Arguello Street. Pursuant to the lot merger and line adjustment, and approval by the City of the tentative map, there would be two parcels for the project site. The project site is designated by the General Plan as Mixed-Use – Transitional and is zoned Mixed-Use – Transitional as well. The six contiguous parcels totaling 3.5 acres, are bounded by Whipple Avenue to the north, Arguello Street to the east, and Caltrain tracks to the west. Parcels 1203, 1209, 1219 and 1227 are located within the larger Mezesville Historic District that includes portions of the neighborhood across Arguello Street to the east.

Project Description

The proposed project includes a horizontal mixed-use development consisting of an approximately 55,052 square foot (sf) multi-family housing building comprised of 33 for-sale affordable units, approximately 300,000 sf of office space, and an approximately 4,132 sf childcare facility (Figure 3). In addition, in exchange for use of community benefits development standards, the project is proposing a Community Benefits Program which may include various neighborhood improvements; however, the final benefits are not determined at this time. The improvements will be determined and analyzed in the focused EIR. The Community Benefits are in addition to the otherwise required improvements and mitigation measures required by the project. In addition to the Community Benefits, the project is requesting a reduction in required parking spaces, open space, upper story setbacks, and personal storage for the residential development through the State Density Bonus Law (DBL). The project qualifies for the DBL due to the project constructing 100 percent affordable housing. The project's current DBL requests may be modified or augmented prior to the City's final decision making on the project.

The project proposes the demolition of all existing buildings located onsite except for the two historic buildings located at 1219 and 1227 Arguello Street which are planned for adaptive reuse. The proposed office space would be constructed of two connected, four-story commercial office buildings approximately 60 feet in height and totaling approximately 300,000 sf. The proposed office building would include 19,926 sf of open space and three levels of underground parking consisting of 751 parking spaces. The requested height increase from 40 to 60 feet requires Community Benefits.

The proposed 100 percent affordable housing building would include the development of an approximately 55,052 sf, four-story building consisting of 33 affordable multi-family residential units and ground level parking with 33 parking spaces. The units would have two or three bedrooms. The residential building would provide approximately 3,377 sf of private open space.

The proposed public-serving childcare facility is intended to have capacity for 30 children. The childcare facility would be approximately 4,132 gross sf, construction of which would include the adaptive reuse of the two historic houses located onsite and a new additional building expansion that would connect to one of the structures. The childcare center will be on the same lot as the office building.

Required Approvals

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

- Vesting Tentative Map (File No. TM 2020-006)
- Condominium Permit (CP 2020-040)
- Use Permit for Offices and Childcare Center (UP 2021-011)
- Planned Development Permit (PD 2020-005)
- Architectural Permit (AP 2020-057)
- Historic Resources Approval
- Affordable Housing Plan
- Tree Removal Permit
- Grading/Demolition Permit
- Encroachment Permit
- Community Benefits Bonus
- State Density Bonus Law Incentives/Concessions and Waivers

Other Government Agency Approvals. Review or approvals from other jurisdictional agencies might include, but are not limited to:

- San Francisco Bay Regional Water Quality Control Board (RWQCB)

EIR Purpose

The purpose of an EIR is to inform decision-makers and the general public of the potential physical 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 for avoiding or reducing significant impacts which may include project-specific mitigations or uniformly applied development regulations; 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
 - (1) growth-inducing effects
 - (2) significant unavoidable impacts
 - (3) irreversible environmental changes
 - (4) cumulative impacts, and
 - (5) effects found not to be significant.

EIR Purpose

Following the close of the NOP comment period, a draft focused EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the draft focused EIR will be released for public review and comment for a required 45-day review period.

EIR Scope

Pursuant to CEQA, the discussion of potential effects on the physical environment is focused on those impacts that may be significant or potentially significant. CEQA allows a lead agency to limit the detail of discussion of the environmental effects that are not considered potentially significant (Public Resource Codes (PRC) Section 21100, CCR Sections 15126.2[a] and 15128). CEQA requires that the discussion of any significant effect on the environment be limited to substantial, or potentially substantial, adverse changes in physical conditions that exist within the affected area, as defined in PRC Section 21060.5 (statutory definition of “environment”).

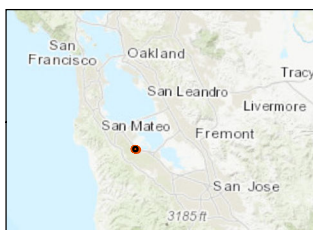
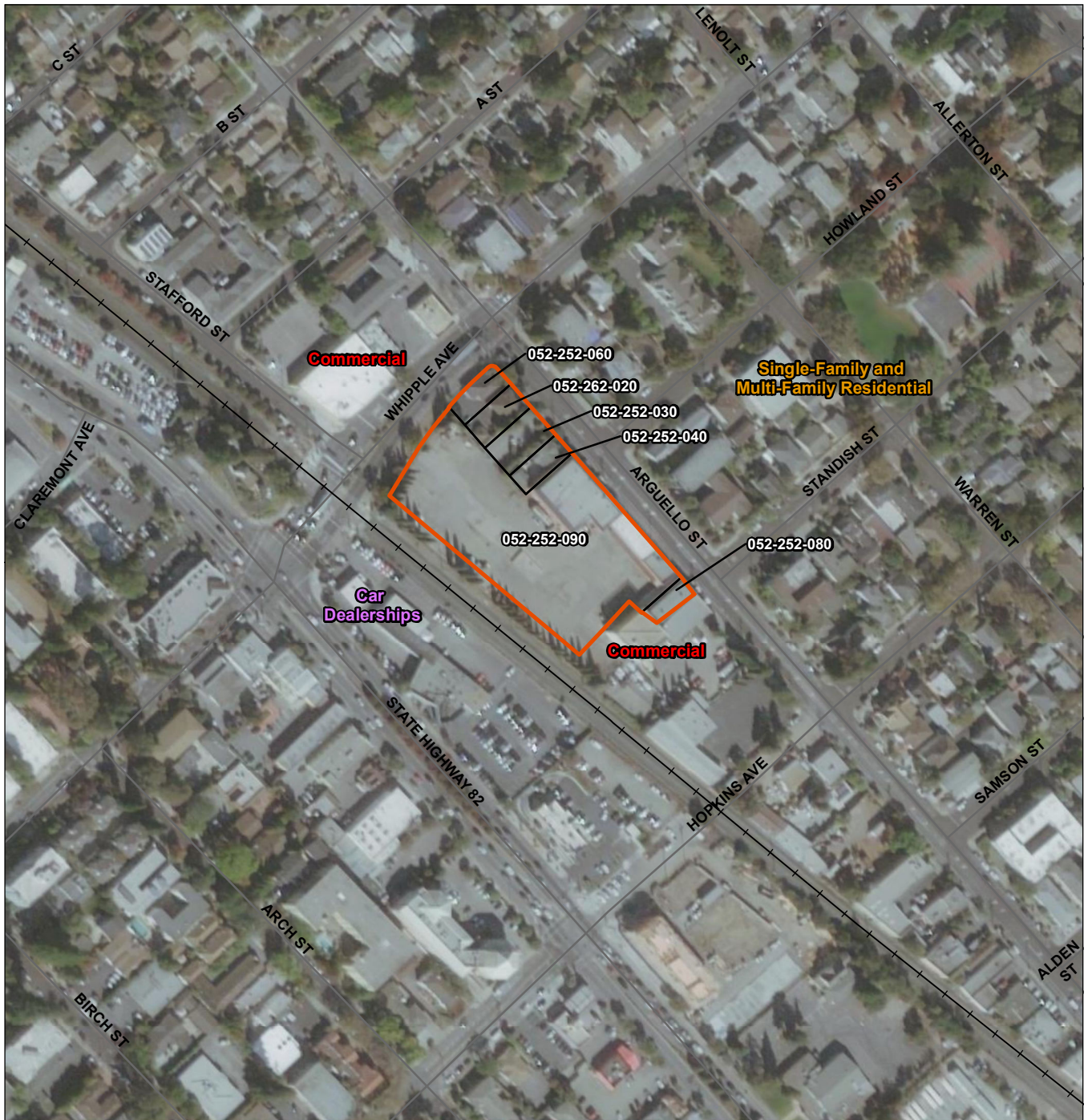
Environmental effects identified in the Initial Study prepared for the proposed project that are dismissed as less than significant and unlikely to occur need not be discussed further in the EIR, unless the lead agency subsequently receives information inconsistent with the finding in the Initial Study (CCR Section 15143). Environmental issue areas scoped out of the focused EIR will include an explanation of why these issues would not result in significant environmental effects and are not required to be evaluated further. Environmental issue areas that would be scoped out of the focused EIR are listed below. See the Initial Study for supporting evidence.

- | | |
|---------------------------------------|--------------------------|
| • Agricultural and Forestry Resources | • Mineral Resources |
| • Biological Resources | • Population and Housing |
| • Energy | • Public Services |
| • Geology and Soils | • Recreation |
| • Hazards and Hazardous Materials | • Wildfire |
| • Hydrology and Water Quality | |

Based on the analysis in the attached Initial Study, the City of Redwood City has determined that the proposed project will require preparation of a focused Environmental Impact Report pursuant to the California Environmental Quality Act (CEQA). The following environmental topics will be evaluated in the EIR:

- | | |
|---------------------------------|---------------------------------|
| • Aesthetics | • Noise |
| • Air Quality | • Transportation |
| • Cultural Resources (Historic) | • Tribal Cultural Resources |
| • Greenhouse Gas Emissions | • Utilities and Service Systems |
| • Land Use and Planning | |

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](#)).



- +— Caltrain
- Parcel Boundary
- Project Site

0 100 200 Feet
(At original document size of 8.5x11)
1:3,000



Project Location

Redwood City, California

Client/Project

City of Redwood City
1125 Arguello Street Mixed Use Development Project
Draft EIR

Figure No.

2

Title

Project Site and Surrounding Land Uses

Notes

1. Coordinate System: NAD 1983 StatePlane California III FIPS 0403 Feet
2. Data Sources:
3. Background: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Sources: Esri, HERE, Garmin, Intermap, increment



Source: DLR Group May 7, 2021

Project Location
Redwood City, California

Client/Project
City of Redwood City
1125 Arguello Street Mixed Use Development Project
Draft EIR

Figure No.

3

Title

Preliminary Project Site Plan

