



Port of Redwood City
Ferry Terminal Project Environmental Impact Report
NOTICE OF AVAILABILITY

Date: September 17, 2026

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

Subject: **Notice of Availability of a Draft Environmental Impact Report, Notice of Public Review Period and Circulation of the Environmental Impact Report, and Notice of Public Meeting for the Port of Redwood City Ferry Terminal Project**

Pursuant to the California Environmental Quality Act (CEQA), the Port of Redwood City (Port), as the Lead Agency, has prepared a Draft Environmental Impact Report (EIR) for the Port of Redwood City Ferry Terminal Project (proposed project). In accordance with CEQA Guidelines Sections 15086 and 15087, the Port has issued this Notice of Availability (NOA) to provide responsible agencies, trustee agencies, the public, and other interested parties with notice that the Draft EIR is available for public review and comment.

Project Location

The project site encompasses a 9.2-acre parcel near the confluence of Redwood Creek and Westpoint Slough that would be the site of the ferry terminal and visitor-serving uses. The site is bounded by Redwood Creek to the west, Westpoint Slough to the north, Frontage Road and Union Pacific Railroad tracks to the east, and an aggregate and cement marine terminal operated by Cemex Construction Materials (CEMEX) to the south. The project site is a graded, flat site of hard-packed dirt, with a shoreline that is largely armored with broken concrete, riprap, and other debris that may have been used to stabilize the fill slope. The Shell Unloading Wharf, an abandoned cement wharf that was constructed in 1962 and used for unloading oyster shells dredged from the Bay to process into cement, extends parallel from the shore into Westpoint Slough at the northern edge of the project site.

Other project improvements in the larger project area would occur along the western leg of the Seaport Boulevard loop road at the entrance to the Pacific Shores Center, the railroad tracks and Frontage Road east of the Port, a portion of the existing western public parking lot and waterfront park northwest of the Pacific Shores Center, and a small site at the Pacific Shores Center for a relocated maintenance building. The ferries would operate within existing navigation routes in San Francisco Bay to and from Redwood City and San Francisco and Oakland. The project site is not listed on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Cortese List).

Project Description

The proposed project would provide San Francisco Bay Ferry-operated passenger ferry service at Redwood City with origin and destination points of San Francisco and Oakland using ferry vessels capable of carrying up to 320 passengers. The ferry terminal would consist of waterside and landside components to establish the ferry service and site access improvements. The proposed project also includes an amendment to the San Francisco Vessel Mutual Assistance Plan (SF-VMAP) and a City of Redwood City zoning change and amendment to the San Francisco Bay Conservation and Development Commission's *San Francisco Bay Area Seaport Plan* to allow visitor-serving amenities at the project site.

Waterside components would consist of berths for two ferry vessels at a pile-supported floating dock with ramps and a gangway to a pile-supported access pier. The waterside components would also include a landside security gate, electric utilities for boarding ramps, shore power, and lighting. Landside features would include a parking lot with transit stops, roadway improvements, bicycle and pedestrian connections, secure bicycle parking, and on-site utilities, along with an interim portable restroom. The proposed project would also amend the SF-VMAP mutual-aid plan to add the Redwood City ferry service, to ensure coordinated emergency response and evacuation procedures for ferries in distress, or for use of the ferries in responses involving other craft.

Consistent with the Port's 2020 Vision Plan, the Port proposes rezoning the 9.2-acre site from General Industrial to General Commercial to allow long-term, visitor-serving uses, including a three-story hotel (maximum 180,000 square feet), restaurant uses (up to 20,000 square feet), and office space (up to 10,000 square feet). Future development for visitor-serving uses would occur on the northern side of the project site, along Westpoint Slough. The proposed visitor-serving uses would require an amendment to remove the project site from the Seaport Plan's Port Priority Use Area, which currently limits such uses. New or expanded utilities would be required to serve the visitor-serving uses. This would include expanded water, electricity, and telecommunications lines, new natural gas and sewer lines, and a modified stormwater system. The interim portable restroom facility would be replaced by a permanent facility when a connection to the municipal sanitary sewer system is established at the project site for future visitor-serving uses. Access would come from the existing loop road, with final layouts determined in later planning. Additional parking on-site would be provided in accordance with Redwood City requirements.

Environmental Topics Evaluated

The Draft EIR identifies significant environmental impacts for the following resource areas:

- Air Quality
- Biological Resources
- Geology, Soils, and Paleontological Resources
- Hazards and Hazardous Materials
- Noise and Vibration

A Notice of Preparation (NOP) of this Draft EIR was circulated for a 30-day public review period beginning May 1, 2024, to May 31, 2024, to solicit comments regarding the scope and content of the environmental analysis to be prepared for the proposed project. The NOP was distributed to responsible agencies, trustee agencies, and interested organizations and individuals pursuant to CEQA Guidelines Section 15082. The NOP was posted on the project website and made available for public review. Additionally, a public scoping meeting was held on May 15, 2024.

Public Review and Written Comments

The Draft EIR and all documents incorporated by reference are available for review on the project website at:

<https://www.redwoodcityport.com/ferry>

Printed copies of the Draft EIR are also available at the Port's office at 675 Seaport Boulevard, Redwood City, CA 94063; the Downtown Library at 1044 Middlefield Road, Redwood City, CA 94063; and Redwood Shores Branch Library at 399 Marine Parkway, Redwood City, CA 94065.

The Port is interested in input and/or comments from the public and public agencies on the evaluation of environmental impacts that may result from approval and implementation of the proposed project. The **45-day** comment period for the Draft EIR begins on September 17, 2026, and ends at 5:00 p.m. on November 2, 2026. Written comments must be received by 5:00 p.m. on November 2, 2026. Please send your response to **Don Snaman, Project Manager**, at 675 Seaport Boulevard, Redwood City, CA 94063, or c-dsnaman@redwoodcityport.com. Please provide your name or the name of a contact person in your agency.

Public Meeting

A public meeting/open house will be held on October 7, 2026, from 11:00 a.m. to 12:30 p.m. at the Board of Commissioners meeting room at the Port office at 675 Seaport Boulevard. Written comments on the Draft EIR may be submitted at the public meeting, or may be provided via email to Don Snaman or by mail to the Port at the addresses listed above.

Information presented at the public meeting will also be available on the Port's website:

<https://www.redwoodcityport.com/ferry>

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