

**From:** [Brigitte & Earl Aiken](#)  
**To:** [GRP-City Council](#); [GRP-Planning Commissioners](#); [CD-Jeff Schwob](#); [CD-Ryan Kuchenig](#); [CD-Margaret Netto](#)  
**Subject:** CEQA study review on Redwood LIFE current proposed plan at July 24th council meeting  
**Date:** Monday, July 17, 2023 10:16:55 AM  
**Attachments:** [Longfellow agreement.pdf](#)

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To City Council, Planning Commission and Redwood LIFE project staff

We are writing to you to let you know that Stop Redwood LIFE supports “Initiation of the repeal of the Westport Specific Plan the creation of new Precise Plan for a Research & Development Office and Life Sciences Campus Proposal at 800 – 3400 Bridge Parkway (Redwood Life)” at the July 24th city council meeting subject to the attached agreement on May 18th with Longfellow.

Regards,

**Brigitte and Earl Aiken**

*30-years Redwood City residents*

**Stop Redwood LIFE!**

**The grassroots movement to stop Redwood LIFE redevelopment**

**Web site:** [www.stoppedredwoodlife.net](http://www.stoppedredwoodlife.net)

***“The more signatures we collect, the more power to our movement!”***

**From:** [MGR-Alex Khojikian](#)  
**To:** [CD-Jeff Schwob](#); [CD-Margaret Netto](#)  
**Subject:** FW: July 24 City Council meeting - Redwood Life agenda item  
**Date:** Friday, July 14, 2023 3:54:30 PM  
**Attachments:** [Existing RWL renovated 1.png](#)  
[Existing RWL renovated 2.png](#)  
[Existing RWL renovated 3.png](#)  
[Existing RWL renovated 4.png](#)  
[IMG\\_5693.jpg](#)  
[IMG\\_5696.jpg](#)  
[IMG\\_5688.jpeg](#)  
[Letter to City Council for 724.pdf](#)

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FYI

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**From:** Rona Gundrum <ronagundrum@yahoo.com>  
**Sent:** Friday, July 14, 2023 2:41 PM  
**To:** GRP-City Council <council@redwoodcity.org>; Council-Jeff Gee <jgee@redwoodcity.org>; Council-Lissette Espinoza-Garnica <LEspinoza-Garnica@redwoodcity.org>; Council-Alicia Aguirre <aaguirre@redwoodcity.org>; Council-Elmer MartinezSaballos <emartinezsaballos@redwoodcity.org>; Council-Christopher Sturken <csturken@redwoodcity.org>; Council-Diane Howard <DHoward@redwoodcity.org>; Council-Kaia Eakin <KEakin@redwoodcity.org>; MGR-Melissa Stevenson Diaz <mdiaz@redwoodcity.org>; MGR-Alex Khojikian <akhojikian@redwoodcity.org>; GRP-City Clerk <CLERK2@redwoodcity.org>  
**Cc:** Rona Gundrum <ronalgundrum@mac.com>  
**Subject:** July 24 City Council meeting - Redwood Life agenda item

July 14, 2023

Dear Mayor Gee and members of City Council,

At the July 24 council meeting you will be asked to consider a recommendation to initiate preparation of a precise plan and potential repeal of the Westport Specific Plan for the former Westport Technology Park campus in Redwood Shores.

As you know, the proposed project for what is now the Redwood LIFE campus is ill-suited for a myriad of environmental, traffic and safety reasons. A recent study is also raising concerns about the long-term viability of the office/lab space sector.

At the April 24 Study Session, **referencing the OVERWHELMING messages of concern from the community about the project, City Council suggested to Longfellow that they look at scaling back the project and further engage with the community in the endeavor.**

At this time Longfellow is advocating for the CEQA process to begin using the existing plan. I am trying to make sense of submitting the existing plan for CEQA review when *WE KNOW that the plan will need to be revised/scaled back.* **The project plan that gets submitted for CEQA should NOT be the existing plan. The plan should be revised/scaled back (closer to the Westport Plan) AND THEN submitted for CEQA.**

**The Westport Specific Plan was designed to minimize the impact of development on the existing residential communities and wildlife** by limiting building height and maintaining open space views. Not only would the project as currently proposed adversely affect the visual character of the property and community, it would have significant negative effects on our natural ecosystem and quality of life in the Shores.

The Westport Plan calls for a maximum of 20 buildings with the building heights ranging from 36' to 53'. **The Westport Plan includes design options for growth.** "Some tenants may require a slightly larger building area and may wish to add an additional story". Taller building (3-story or 53' tall) setbacks should be 260' from the SE property line to minimize the visual impact of these taller buildings. Setbacks for 2-story buildings at least 175'. Zones 2 & 3 may be combined in order to allow some flexibility in the siting of 3-story (53') buildings in the interior area." While the current plan calls for density not to exceed 980,000 sq ft, it seems reasonable to allow additional density; perhaps even allowing an additional building or two, but **NOT** triple the current amount.

I hope that you and staff have had an opportunity to visit the Redwood Life site recently to see firsthand the spectacular renovations that have been undertaken, as well as observe the proximity of the adjacent Boardwalk and Peninsula Landing communities to the Redwood LIFE site.

If you have not had the chance to visit yet, I encourage you to do so before the July 24 council meeting. You will see that the 1300 building has been turned into a beautiful amenity center with spacious areas for gathering inside and outside, meeting rooms and a fitness center. A new cafe has taken over the former Specialty's site at the 1100 building. Many companies have leased the unoccupied buildings (the occupancy rate is now @ 95%), and **because of the open interior design of the existing buildings, companies have been able to transform them into lab and office spaces that suit their specific needs.** In fact, the Nevro company expanded and built out two of the buildings to suit their needs.

At a developer's conference with the San Mateo County Chamber of Commerce, Peter Fritz from Longfellow indicated that their **"goal is to have a portfolio of properties** so that when a company outgrows their current space they can move into one of their larger properties". **If that is the goal, Longfellow can continue to renovate within the Redwood LIFE site's existing structure and Westport site specific plan to fit their tenants' and the residential community's needs.** The current site can remain a "small campus" (if you call 20 buildings spread across 84 acres small). Companies that need additional space can expand into one of Longfellow's other 16.5m sq. ft properties in the area.

**There is STRONG COMMUNITY SUPPORT for Longfellow to CONTINUE TO RENOVATE within the site's existing structure and site specific plan to fit their tenants' and the community's needs.** The current Westport Specific Plan could be amended with new development standards. **It is feasible to increase density while maintaining the character of the Shores.**

What is worth noting at this time is the cumulative effects of the over 20 million square feet of development projects along what is now being dubbed the "Hwy 101 Innovation Corridor" on the Shores. The life science development boom is getting out of hand and is untenable as cities along the peninsula are not considering the traffic, safety, jobs-housing imbalance and environmental impacts they are having on each other.

Jonathan Litt, a global real estate strategist and investor, has recently issued a **warning about the office/lab space sector.** Similar to commercial office space, lab space attendance has dropped 50%. Lab workers are able to do research and administrative tasks from home and go to the lab for a few hours/day. He estimates that with @ 20% increase in supply coming to market and companies actually shrinking their footprints @ 30%, we are looking at a glut of office/lab space and potential abandonment of office/lab properties similar to what is currently happening in the commercial office sector. **What he is predicting should give everyone pause to think about the proposition of expanding the Redwood LIFE site and negatively impacting the visual character of the property and the Redwood Shores community, along with far reaching negative regional and environmental impacts!**

<https://www.cnbc.com/video/2023/06/15/jonathan-litt-warns-about-a-section-of-commercial-real-estate-space-he-thought-was-bucking-the-trend.html>

The Environmental Impact Report (EIR) that emerges from the CEQA process will identify potentially significant environmental effects the project is likely

to have, indicates ways in which significant effects on the environment can be mitigated or avoided, and identifies feasible alternatives to the proposed project.

**Of concern are things that CEQA will not address.** While it does consider visual impacts, it does not delve deeply into aesthetics or design elements, such as maintaining open space views for residents, unless they directly relate to significant environmental impacts.

CEQA also does not delve into market demand assessments. With over 20 million sq. ft. of life science development proposed and in development on the 101 corridor between Redwood City and South San Francisco, there will be a glut of office/lab space and potential abandonment of office/lab properties similar to what is currently happening in the commercial office sector. With a 25-year phased development in which Longfellow is going to reevaluate market conditions at each phase, the likelihood of the long-term need for a 3.3 million sq. ft. office/lab campus is very low.

For the past 2 years I have trying to make sense of a project that is ill-suited for a myriad of environmental, traffic, safety and quality of life reasons, and that will forever change the visual character of the property and peaceful Redwood Shores bay front community. I know a lot of time, energy and money has been expended with the current Redwood LIFE plan, but it seems a **revised plan that is feasible and more likely to come to fruition** is worth submitting for the lengthy and costly CEQA review process.

Let's stop wasting time, energy and money and spinning our wheels on a plan that is NOT going to come to fruition for a whole host of reasons. I had a boss whose mantra was "get it right the first time" ... let's get this right (or as close to it as possible) before starting the CEQA process.

**I urge you to reject the Planning Commission recommendation to move forward with the CEQA process until a scaled back plan, as directed by City Council and more closely aligned to the Westport Plan and something the community can stand behind, is developed to be used as a basis for the CEQA review.**

Many thanks for your time and your consideration of community stakeholder concerns.

Sincerely,  
Rona Gundrum  
35 year Redwood Shores resident  
(please see attachments)

**From:** [MGR-Alex Khojikian](#)  
**To:** [CD-Jeff Schwob](#); [CD-Margaret Netto](#)  
**Subject:** FW: Please Postpone CEQA - Redwood Life Campus - Redwood Shores  
**Date:** Wednesday, July 5, 2023 1:40:45 PM

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fyi

**From:** Robert Bilbao <[roberttaylorbilbao@gmail.com](mailto:roberttaylorbilbao@gmail.com)>  
**Sent:** Wednesday, July 05, 2023 11:18 AM  
**To:** GRP-City Council <[council@redwoodcity.org](mailto:council@redwoodcity.org)>  
**Subject:** Please Postpone CEQA - Redwood Life Campus - Redwood Shores

Hi All,

Writing to ask that you please postpone the CEQA process until Longfellow submits a scaled-back plan that better aligns with the Westport plan. The Westport plan was implemented for a reason. The community, the wildlife, the environment, & the overall peace in Redwood Shores are at stake, and we owe it to everyone to give this the attention it deserves.

If Redwood Life campus is to be changed in the future, we hope it is done so after careful compromise & consideration with all parties involved.

Thank you for your attention to this.

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Best,

[Robert Bilbao](#)

**From:** [MGR-Alex Khojikian](#)  
**To:** [CD-Jeff Schwob](#); [CD-Margaret Netto](#)  
**Subject:** FW: Redwood Life CEQA process  
**Date:** Wednesday, July 5, 2023 1:23:50 PM

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**From:** Steve <stevensks@gmail.com>  
**Sent:** Wednesday, July 05, 2023 12:03 PM  
**To:** GRP-City Council <council@redwoodcity.org>  
**Subject:** Redwood Life CEQA process

As a long time resident of Redwood Shores, I am very concerned with the Redwood Life development. Let alone the seismic issues, geotechnically problems, overcrowding and disruption to the community, I am most worried about the disruption of the unlined former toxic landfill. Release of these toxins could be catastrophic. A disaster would be a heck of price to pay. Please wait to proceed with the CEQA process until Longfellow submits a scaled-back plan that better aligns with the Westport Plan.

Sincerely  
Steven Stocker  
643 Island Pl.  
Redwood City, Ca

**From:** [MGR-Alex Khojikian](#)  
**To:** [CD-Jeff Schwob](#); [CD-Margaret Netto](#)  
**Subject:** FW: Support for Redwood LIFE Evolve in Redwood Shores  
**Date:** Tuesday, July 18, 2023 10:23:38 AM  
**Attachments:** [~WRD000.jpg](#)

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**From:** J Sheibs <jwsheibels@gmail.com>

**Sent:** Tuesday, July 18, 2023 9:35 AM

**To:** Council-Alicia Aguirre <aaguirre@redwoodcity.org>; GRP-City Council <council@redwoodcity.org>; Council-Christopher Sturken <csturken@redwoodcity.org>; Council-Diane Howard <DHoward@redwoodcity.org>; Council-Elmer MartinezSaballos <emartinezsaballos@redwoodcity.org>; gee@redwoodcity.org; Council-Kaia Eakin <KEakin@redwoodcity.org>; Council-Lissette Espinoza-Garnica <LEspinoza-Garnica@redwoodcity.org>; CD-Ryan Kuchenig <rkuchenig@redwoodcity.org>

**Subject:** Support for Redwood LIFE Evolve in Redwood Shores

Honorable Redwood City Council Members:

I, Jeff Sheibels, a leader of various community service organizations, write in support of the Redwood LIFE project in Redwood Shores. The Redwood LIFE campus would be modernized for offices and labs for its life science tenants which require specialized working environments for their employees.

As someone who is quite active in local organizations, the community amenities building sticks out as particularly worthy of support. A meeting space for community service organizations that do not currently have a permanent meeting place would be an enormous public benefit. This is a greatly needed resource and I am looking forward to hosting meetings here when it is built.

Furthermore, this proposal is vital for the economic vitality of the Shores and Redwood City. In addition, it will provide the following philanthropic and community benefits which we support:

- \$85 Million for affordable housing, including funding that can be leveraged to create 850 residential homes in Redwood City.
- \$2 Million for childcare, including subsidies for low-income families. As you know, there is a severe scarcity of affordable childcare on the Peninsula.
- 47 acres of open space, including 4 permanent public parks, along with trails, improvements bicycle and pedestrian paths.
- More than one mile of improvements to protect against sea-level rise, including groundwork and studies that will benefit all Redwood Shores homeowners and property owners, not to mention Redwood City taxpayers.

- Dedicated community space for meetings, public events and performances.
- Improved shuttle service to downtown Redwood City, Caltrain, and a proposed new Redwood City ferry service terminal.

This is in addition to providing more than \$8 Million annually in increased city revenues plus funding for two local school districts.

With your help, the July 24 Council hearing will enable study of this proposal and we strongly urge you to proceed. Thank you for your consideration.

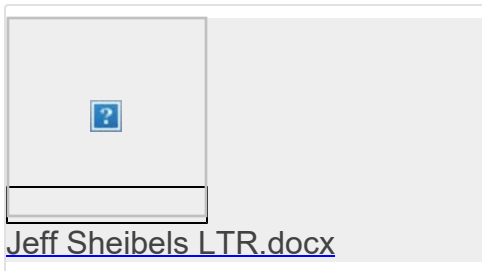
Jeff Sheibels

President Silicon Valley Lions Club

Commander American Legion Post 599

Finance Officer American Legion War Memorial Commission

Selective Service Local Board of Appeals Member



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Jeff Sheibels  
650-255-6096  
Sent on Mobile Device



**From:** [MGR-Alex Khojikian](#)  
**To:** [CD-Jeff Schwob](#); [CD-Margaret Netto](#)  
**Subject:** FW: Support for Redwood Life Evolve proposal  
**Date:** Tuesday, July 18, 2023 10:52:59 AM

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**From:** Laurance Lee <laulemlee@gmail.com>  
**Sent:** Monday, July 17, 2023 4:41 PM  
**To:** GRP-City Council <council@redwoodcity.org>; Council-Jeff Gee <jgee@redwoodcity.org>  
**Subject:** Support for Redwood Life Evolve proposal

Mayor Gee and Redwood City City Council Members,

I am writing in support of the Redwood Life Evolve proposal and am urging you to initiate CEQA at your upcoming July 24th meeting.

My name is Laurance Lee and I am a native from the Bay Area who is working in the Biotechnology and Real Estate industries. After doing graduate work in Chemistry at Stanford, I worked at many local biotechnology and related firms, including Genentech, Merck & Co., and Thermo Fisher Scientific. I am currently a general contractor and real estate investor. I have seen firsthand the many benefits of the biotechnology industry to the Bay Area. We are still in huge demand for biotechnology real estate, an industry which creates thousands of high paying jobs and improves human health.

I am sure you are aware of the many benefits of this proposal, including the creation of so many local jobs and additions to the local property taxes. What really sways me is the contribution to funding affordable housing as we all know the dire need for such housing, particularly close to where the jobs are being created.

Thank you for your attention.

Laurance Lee

**From:** [MGR-Alex Khojikian](#)  
**To:** [CD-Jeff Schwob](#); [CD-Margaret Netto](#)  
**Subject:** FW: Support for Redwood LIFE Evolve  
**Date:** Tuesday, July 18, 2023 4:25:06 PM

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**From:** Ed Wilson <Ed.Wilson@intellization.com>  
**Sent:** Tuesday, July 18, 2023 4:01 PM  
**To:** GRP-City Council <council@redwoodcity.org>  
**Cc:** CD-Ryan Kuchenig <rkuchenig@redwoodcity.org>; MGR-Alex Khojikian <akhojikian@redwoodcity.org>; MGR-Melissa Stevenson Diaz <mdiaz@redwoodcity.org>; CD-Jeff Schwob <jschwob@redwoodcity.org>; CD-Margaret Netto <mnetto@redwoodcity.org>  
**Subject:** Support for Redwood LIFE Evolve

To the City Council,

I first moved to Redwood Shores in 1993, and have owned my house on Barkentine Ln here since 1997.

I am writing in support of studying the Redwood LIFE Evolve project.

I strongly believe that the economic development will help in this area. It appears to be a well thought out project, providing many benefits to the community.

I attended a community open house on the project last week, in which Longfellow presented the plan and answered questions and concerns from the community.

Sincerely,  
Ed Wilson, Ph.D., P.E.

**From:** [MGR-Alex Khojikian](#)  
**To:** [CD-Jeff Schwob](#); [CD-Margaret Netto](#)  
**Subject:** Fwd: Reject moving Redwood LIFE forward to CEQA at this time  
**Date:** Wednesday, July 19, 2023 11:17:13 AM

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Begin forwarded message:

**From:** Martha Cullimore <martha.cullimore@gmail.com>  
**Date:** July 19, 2023 at 11:06:51 AM PDT  
**To:** GRP-City Council <council@redwoodcity.org>  
**Subject:** **Reject moving Redwood LIFE forward to CEQA at this time**

Dear Mayor Gee and Members of the City Council,

I stand with Save the Shores and urge you to *reject* the Planning Commission recommendation to move forward with the CEQA process until a scaled back plan, as directed by City Council and more closely aligned to the Westport Plan, is developed to be used as a basis for the CEQA review.

At the April 24 study session, the City Council recommended that Longfellow meet with and solicit feedback from the community. I believe the hundreds of letters, petitions, and comments you received from Redwood Shores residents spoke loud and clear about their opposition to the size of the buildings and impact on the community..

The Westport Plan was designed to minimize the impact of development on the neighboring residential areas and wildlife by capping building height and maintaining open-space views. I believe Redwood LIFE's proposed plans for development would significantly and negatively affect Redwood Shores' natural ecosystem and quality of life for residents and admirers of the Shores community and its wildlife. I also feel Longfellow has demonstrated they can renovate within the site's existing structure under the Westport Plan, which does include design options for growth, to meet their tenants' needs.

***I stand with Save the Shores and feel strongly that the project***

***plan that gets submitted for CEQA should NOT be the existing Redwood LIFE plan. The plan should be revised and scaled back based upon community input to date, more closely aligned to the Westport Plan, AND THEN submitted for CEQA review to assess further environmental impacts.***

***Of concern are things that CEQA will not address.*** While it does consider visual impacts, it does *not* delve deeply into aesthetics or design elements, such as maintaining open space views for residents, unless they directly relate to significant environmental impacts.

CEQA also does not delve into market-demand assessments. With over 20 million sq ft of life science development proposed and in development on the 101 corridor between Redwood City and South San Francisco, there will be a glut of office/lab space and potential abandonment of office/lab properties similar to what is currently happening in the commercial office sector. With a 25-year phased development in which Longfellow is going to reevaluate market conditions at each phase, the likelihood of the long-term need for a Redwood Shores 3.3m sq ft office/lab campus is very low. Abandoning the plan midway through construction because of a significant decrease in market demand will adversely affect the visual character of the property and community in perpetuity.

I am concerned about negative infrastructure impacts, such as safety during natural disasters and emergencies, the burden on overstressed emergency personnel and services, increased power and water use, and the burden on sewer capacity. Harmful environmental impacts, including increased waste generation, gas battery back-ups contributing to greenhouse gasses, increased carbon footprint, and adverse effects on our wildlife from prolonged construction noise and light pollution at night, are also worrisome.

Given the property's proximity to residences, schools, and sensitive ecosystems, I urge Redwood City to follow San Carlos by prohibiting BSL 3 and BSL 4 labs in this complex that may study infectious agents or toxins that could leak, dump, or otherwise transmit harmful or lethal chemicals or diseases due to the lack of comprehensive regulations and enforcement of private labs.

Again, the current renovation projects at Redwood LIFE

demonstrate that Longfellow's goal of creating a life science campus is possible within the existing Westport Site Specific Plan, diminishing their justification for the expansive redevelopment project. A massive development of this scale in the proposed location is incompatible with the health and safety of the residents and nature. I believe demolishing the present office complex that blends seamlessly into the residential community and wildlife is beyond wasteful.

*I urge you to reject the Planning Commission recommendation to move forward with the CEQA process until a scaled back plan, as directed by City Council and more closely aligned to the Westport Plan, is developed to be used as a basis for the CEQA review.*

Thank you for your time.

Martha Cullimore  
Resident of Redwood Shores since 1974

***MARTHA CULLIMORE***

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*Email: [martha.cullimore@gmail.com](mailto:martha.cullimore@gmail.com)*

**From:** [MGR-Alex Khojikian](#)  
**To:** [CD-Jeff Schwob](#); [CD-Margaret Netto](#)  
**Subject:** Fwd: Stay with the Westport Plan  
**Date:** Friday, July 7, 2023 7:41:22 PM

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FYI

Begin forwarded message:

**From:** Nancy Witt <nancyjwitt@gmail.com>  
**Date:** July 7, 2023 at 6:53:27 PM PDT  
**To:** GRP-City Council <council@redwoodcity.org>  
**Subject:** Stay with the Westport Plan

Dear Mayor Gee and Members of the City Council,

I stand with Save the Shores and urge you to preserve the Westport Specific Plan in its current form. The Westport Plan was designed to minimize the impact of development on the neighboring residential areas and wildlife by capping building height and maintaining open-space views. If approved, I believe the proposed Redwood LIFE development would significantly and negatively affect Redwood Shores' natural ecosystem and quality of life for residents and admirers of the Shores community and its wildlife. I also feel Longfellow has demonstrated they can renovate within the site's existing structure under the Westport Plan to meet their tenants' needs.

I urge you to say NO to the following:

- Massive 100+ foot tall buildings built close to residential properties
- Loud rooftop generators and HVAC systems that would add to the height of buildings
- Decades of noise, light, and sound pollution from construction-related activity
- Lack of comprehensive regulations and enforcement for private BSL3 labs

I am concerned about negative infrastructure impacts, such as safety during natural disasters and emergencies, the burden on overstressed emergency personnel and services, increased power and water use, and the burden on sewer capacity. Harmful environmental impacts, including increased waste generation, gas battery back-ups contributing to greenhouse gasses, increased carbon footprint, and adverse effects on our wildlife from prolonged construction noise and light pollution at night, are also worrisome. Given the property's proximity to residences, schools, and sensitive ecosystems, I oppose unregulated BSL3 labs in this complex that may study infectious agents or toxins that could leak, dump, or otherwise transmit harmful or lethal chemicals or diseases.

Additionally, the proposed development would worsen the existing job-housing imbalance around the region without more affordable housing. Furthermore, I urge that the tenants of the Redwood LIFE campus be encouraged, or ideally required, to prioritize hiring from qualified current residents to help reduce the

housing demand, ensure the community is genuinely supported, and reduce transportation-related greenhouse gas emissions. Hiring locally also has the added environmental benefit of reducing the need for commuting and reducing traffic in the area.

Again, the current renovation projects at Redwood LIFE demonstrate that Longfellow's goal of creating a life science campus is possible within the existing structure, diminishing their justification for the redevelopment project. A massive development of this scale in the proposed location is incompatible with the health and safety of the people and nature. I believe demolishing the present office complex with abundant space that blends seamlessly into the residential community and wildlife is beyond wasteful.

I urge you to preserve the Westport Specific Plan in its current form. Thank you for your time.

Sincerely,  
[Your Name]

**From:** [MGR-Alex Khojikian](#)  
**To:** [CD-Jeff Schwob](#); [CD-Margaret Netto](#)  
**Subject:** Fwd: Subject: Reject the recommendation for moving forward to CEQA on the Redwood LIFE project at this time  
**Date:** Thursday, July 20, 2023 7:38:30 AM

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FYI

Begin forwarded message:

**From:** Barbara Qin <barbqin@gmail.com>  
**Date:** July 19, 2023 at 10:02:49 PM PDT  
**To:** GRP-City Council <council@redwoodcity.org>  
**Subject:** **Subject: Reject the recommendation for moving forward to CEQA on the Redwood LIFE project at this time**

Dear Mayor Gee and Members of the City Council,

I stand with Save the Shores and urge you to *reject* the Planning Commission recommendation to move forward with the CEQA process until a scaled back plan, as directed by City Council and more closely aligned to the Westport Plan, is developed to be used as a basis for the CEQA review.

At the April 24 study session, the City Council recommended that Longfellow meet with and solicit feedback from the community. I believe the hundreds of letters, petitions, and comments you received from Redwood Shores residents spoke loud and clear about their opposition to the size of the buildings.

The Westport Plan was designed to minimize the impact of development on the neighboring residential areas and wildlife by capping building height and maintaining open-space views. I believe Redwood LIFE's proposed plans for development would significantly and negatively affect Redwood Shores' natural ecosystem and quality of life for residents and



admirers of the Shores community and its wildlife. I also feel Longfellow has demonstrated they can renovate within the site's existing structure under the Westport Plan, which does include design options for growth, to meet their tenants' needs.

*I stand with Save the Shores and feel strongly that the project plan that gets submitted for CEQA should NOT be the existing Redwood LIFE plan. The plan should be revised and scaled back based upon community input to date, more closely aligned to the Westport Plan, then re-submitted for CEQA review to assess further environmental impacts.*

*Of concern are things that CEQA will not address:* While CEQA considers visual impacts, it does *not* delve deeply into aesthetics or design elements, such as maintaining open space views for residents, unless they directly relate to significant environmental impacts.

CEQA also does not delve into market-demand assessments. With over 20 million sq ft of life science development proposed and in development on the 101 corridor between Redwood City and South San Francisco, there will be a glut of office and lab space and potential abandonment of life science properties similar to what is currently happening in the commercial office sector. With a 25-year phased development in which Longfellow is going to reevaluate market conditions at each phase, the likelihood of the long-term need for a Redwood Shores 3.3m sq ft office and lab campus is questionable. Should Longfellow abandon the plan midway through construction due to decrease in market demand could adversely affect the visual character of the property and community in perpetuity.

I am also concerned about negative infrastructure impacts, such as safety during natural disasters and emergencies, the burden on overstressed emergency personnel and services, increased power and water use, and the burden on sewer capacity. Harmful environmental impacts, including increased waste generation, gas battery back-ups contributing to greenhouse gasses, increased carbon footprint, and adverse effects on our wildlife from prolonged construction noise and light pollution at night, are also worrisome.

Given the property's proximity to residences, schools, and sensitive ecosystems, I urge Redwood City to follow San Carlos by prohibiting BSL 3 and BSL 4 labs in this complex that may study infectious agents or toxins that could leak, dump, or otherwise transmit harmful or lethal chemicals or diseases due to the lack of comprehensive regulations and enforcement of private labs.

Additionally, the proposed development would worsen the existing job-housing imbalance around the region without adding more affordable housing. I urge that the tenants of the Redwood LIFE campus be strongly encouraged to prioritize hiring from qualified current residents to help reduce the housing demand, ensure the community is genuinely supported, and reduce transportation-related greenhouse gas emissions. Hiring locally also has the added environmental benefit of reducing the need for commuting and reducing traffic in the area.

Again, the current renovation projects at Redwood LIFE demonstrate that Longfellow's goal of creating a life science campus is possible within the existing Westport Site Specific Plan, diminishing their justification for the expansive redevelopment project.

A massive development of this scale in the proposed location is incompatible with the health and safety of the residents and nature. I believe demolishing the present office complex that blends seamlessly into the residential community and wildlife is *beyond* wasteful.

*I urge you to reject the Planning Commission recommendation to move forward with the CEQA process until a scaled back plan, as directed by City Council and more closely aligned to the Westport Plan, is developed to be used as a basis for the CEQA review.*

Thank you for your time.

Sincerely,

***Barbara Qin***

***Resident of Redwood Shores***

**From:** [MGR-Alex Khojikian](#)  
**To:** [CD-Margaret Netto](#); [CD-Jeff Schwob](#)  
**Subject:** Fwd: Support for Redwood Life Evolve Project and start of CEQA  
**Date:** Monday, July 17, 2023 9:29:33 PM  
**Attachments:** [Cen-Camarao Letter.pdf](#)

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Begin forwarded message:

**From:** Tina Cen <[tinacentc@yahoo.com](mailto:tinacentc@yahoo.com)>  
**Date:** July 17, 2023 at 6:41:01 PM PDT  
**To:** GRP-City Council <[council@redwoodcity.org](mailto:council@redwoodcity.org)>  
**Cc:** Frank Noto <[frank@fnstrategy.com](mailto:frank@fnstrategy.com)>, Edwin Camarao <[camarao.realtor@gmail.com](mailto:camarao.realtor@gmail.com)>  
**Subject:** **Support for Redwood Life Evolve Project and start of CEQA**

Dear Mayor Gee and City Council Members:

As long-time (30+-years) Peninsula realtors, we have strong ties to the Redwood City/Foster City area. We are also board members of the Chinese Real Estate Association of America (CREAA). We strongly support the Redwood LIFE Evolve proposal, writing today for ourselves, not for our business or association. We urge the Redwood City Council to initiate an environmental review under the California Environmental Quality Act.

We believe this proposal is for the betterment of our community, the real estate profession and property ownership in the area. As such we support the Redwood Life Evolve proposal and urge the Redwood City Council to initiate environmental review under the California Environmental Quality Act (CEQA) at your July 24 Council meeting.

Our community has achieved recognition and milestones by saying yes. Yes, to hard work, yes to innovation, and yes to continuously making our neighborhoods better. That's why we are saying yes to the Redwood LIFE Evolve redevelopment proposal.

This redevelopment will create great jobs on the Peninsula in life sciences. And it will also provide many millions of dollars to help protect the Redwood Shores community from sea level rise and protect homeowners' property values. Without it, Redwood City taxpayers and homeowners could be stuck with dramatically increased costs both to raise the levee but also to pay for mandated flood insurance.

In addition, the Redwood Life Evolve proposal will provide *\$85 million to*

*create housing* and provide 47 acres of public parks, trails and green space to benefit the community.

We believe this proposal will create a better tomorrow. Please support it and begin necessary studies.

Sincerely yours,

Warm regards,

**Tina Cen-Camarao (岑慧櫻)**

2023 Chairwoman of CREAA

Member of SFAR Government Relations Committee

Member of SFAR Global Business Council Committee

Chapter President of IFPTE L21 Accountants and Auditors 2020-2021

Delegate of Asian Pacific American Labor Alliance

Interro | A Berkshire Hathaway Affiliate

2616 Ocean Avenue, San Francisco, CA 94132

(415) 815-9518 DRE Lic#01441265

**From:** [Brigitte & Earl Aiken](#)  
**To:** [GRP-Planning Commissioners](#)  
**Cc:** [CD-Ryan Kuchenig](#); [CD-Jeff Schwob](#); [CD-Margaret Netto](#)  
**Subject:** Longfellow agreement  
**Date:** Sunday, June 25, 2023 5:14:38 PM  
**Attachments:** [RE Agreements at May 16 meeting.msg](#)

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To the Redwood City Planning Commission:

We are contacting you to introduce Stop Redwood LIFE, a grassroots movement of residents in Redwood Shores, Redwood City, and surrounding cities to oppose the 3.3 million square feet life science park in Redwood Shores.

We have collected and submitted signatures for our petition since October 2021 to the city council and the planning department. Our major concern is the size of the development and its effects next to the residential area.

On May 16<sup>th</sup>, we came to an agreement with Longfellow to support their request for a study review of the current plan, subject to smaller alternative plans being presented, as recommended by the city council mayor Gee and other council members. The smaller alternative plans will be developed and presented during this review process, considering initial CEQA findings, community feedback, and applicant and city objectives.

We also asked Longfellow to be open and transparent with the community in the development of these alternative plans.

We would like to share with you our agreement with Longfellow as attached.

Regards,

Brigitte Aiken

**Stop Redwood Life!**

**The RWS grassroots movement to stop RL redevelopment**

**Web site:** [www.stopedredwoodlife.net](http://www.stopedredwoodlife.net)

**Phone:** 650-533-9393

**From:** [Rona Gundrum](#)  
**To:** [GRP-Planning Commissioners](#)  
**Subject:** Redwood Life renovations  
**Date:** Wednesday, June 21, 2023 10:37:16 AM  
**Attachments:** [Existing RWL renovated 1.png](#)  
[Existing RWL renovated 2.png](#)  
[Existing RWL renovated 3.png](#)  
[Existing RWL renovated 4.png](#)  
[IMG\\_5693.jpg](#)  
[IMG\\_5696.jpg](#)  
[IMG\\_5688.jpeg](#)

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Dear Commissioners

Thank you for your consideration and thoughtful discussion at yesterday's hearing on the Redwood Life development. As a follow-up, I am forwarding some pictures of some magnificent renovations that have taken place at the Redwood Life property since Longfellow acquired it.

The 1300 building has been transformed into an amenity center. Please refer to the thumbnails of the interior areas (please excuse the duplicates). As the existing buildings have open, high ceiling floor plans, they are basically empty shells that can be transformed into a variety of uses; as mentioned previously, biotech companies are easily transforming the buildings to suit their needs, occupying one or more buildings as needed. The Westport Plan includes other design options for growth as well.

Included below are additional photos of the 1300 building outdoor gathering area that was created by Longfellow, outdoor exercise area outside of the fitness room (center door rolls up) for individual exercises and classes; basketball court (part of the original development) - surface and hoops have been repaired/replaced and a retractible net that extends across the court was added.

There was mention by Longfellow of a cafe that was added (the Hollo - at the side of the 1100 building). That was the site of a Specialty's cafe that existed for many years that was open to the public; it closed during the pandemic.

You must see the renovations to fully appreciate them, photos do not do it justice.

Of concern are things that CEQA will not address. While it does consider visual impacts, it does not delve deeply into aesthetics or design elements unless they directly relate to significant environmental impacts. It also does not delve into market demand assessments.

There is already concern about the long-term viability of the office/lab space sector. Lab workers are able to do research and administrative tasks from home and go to the lab for a few hours/day. With AI, the ability to do research from home has grown exponentially.

With over 20m sq ft of life science development in the works on the 101 corridor between RWC and SSF, we are looking at a glut of office/lab space and potential abandonment of office/lab

properties similar to what is currently happening in the commercial office sector.

With a 25-year phased development in which Longfellow is going to reevaluate market conditions at each phase, the likelihood of the need for a 3.3m sq ft office/lab campus is very low. We are going to end up with a mish-mash of old and new buildings with different designs and material finishes - nowhere near the pretty mock-ups being presented.

There is strong community support for Longfellow to continue to renovate within the Westport site specific plan to fit their tenants' and the community's needs. The current Westport specific plan could be amended with new development standards.

Parking lot areas can be transformed into green spaces and gathering areas (similar to the side of the 1300 building).

Roadways to circumnavigate the property can be reconfigured.

All this, as well as addressing the levees and sea level rise, can be done without the negative impacts to the residential communities and wildlife.

As the project progresses, the hope is that the result will closely reflect the positive aspects of the Westport Plan.

Also at last night's meeting was the mention of a road to connect Redwood Shores and Foster City. That has been considered in the past and is not something that both the Shores or Foster City are in favor of due to the community streets being used as cut-throughs to avoid 101 traffic going to and from the San Mateo Bridge and highway 101.

Thank you for your time and consideration.

Rona Gundrum  
35 year Redwood Shores resident





SAN MATEO, SANTA CLARA & SAN BENITO COUNTIES

SIERRACLUB.ORG/LOMA-PRIETA  
3921 EAST BAYSHORE ROAD, SUITE 204  
PALO ALTO, CA 94303

June 23, 2023

Mayor Gee, Redwood City Clerk and Members of the City Council  
City of Redwood City  
1017 Middlefield Road  
Redwood City, CA 94063

Via email: [council@redwoodcity.org](mailto:council@redwoodcity.org)  
[paguilar@redwoodcity.org](mailto:paguilar@redwoodcity.org)

Thank you for distributing this letter to your city manager and council members.

**Subject:** New Redwood Life Precise Plan and EIR

Dear Mayor Gee and Members of the Redwood City Council,

We believe that it is premature to start a new Precise Plan for the Life Sciences industry and especially the associated EIR because there are several items that are not yet adequately addressed.

1. APPLICATION TWICE DEEMED INCOMPLETE by the Planning Department. In order for a new Precise Plan to be initiated, it is necessary to have a basically complete proposal. The Redwood Life R&D at 800 - 3400 Bridge Parkway is still an incomplete submission.

We note that projects that request to move forward are, for a variety of important reasons, not always accepted by the City. As a recent example, during the GATEWAY projects selection process, several projects were not accepted.

2. COUNCIL ADVISORIES AT STUDY SESSION ON APRIL 24, 2023

a. MORE COMMUNITY ENGAGEMENT required.

- However, there has been no substantive discussion of industrial concerns with residents or the environmental community.

b. REVISED SCALED-BACK PROJECT ALTERNATIVE

- DIANE HOWARD said “Consider scaling back or moving things around. Listen to what their [community’s] concerns are and their fears. And see what you can do to come back to us with something that you feel is a better project...”
- ALICIA AGUIRRE said “I agree with some of the things that Diane said. And I agree that something that needs more work is the community outreach.”
- JEFF GEE said “I think it would be nice to somehow find a way to see if the community, if the RWS community and the landowner could work together to define a project that works for everybody. And even if it’s smaller than what it is, but it works. And I just don’t get the sense that engagement has come together to produce anything different. And it’s moved some things around, but I would encourage somehow we find a way to make that happen. So that we can have serious, real dialogue of what can work out there for everybody. And it just seems to be a missing piece right now.”

The applicant has failed to work with the residential or environmental community to generate a scaled-back project to address concerns.

### 3. STRATEGIC PLAN GUIDING PRINCIPLE: “ECONOMIC VITALITY” (pg 8)

“Support Redwood City’s economic prosperity by attracting, retaining, and expanding a diverse mix of businesses that meet community needs.”

- ALICIA AGUIRRE [in 5/8/23 DTPP Study Session, at 2:02](#) expressed concerns about Life Science market contraction and sector saturation. She questioned the long term viability of life science lab space demands, asking “how much R&D is going to be in demand when all of this is built?”
- Life Science Market Sector is Contracting. See: [White Paper](#), “*The Work From Home Hurricane Has Hit Life Science Offices.*”

25 years is a long time for a speculative industrial R&D development as market conditions can change dramatically and, as a practical matter, applicant commitments cannot be guaranteed.

### 4. AN EIR DOES NOT STUDY THE ENVIRONMENT’S IMPACT ON A PROJECT

- An EIR is required to assess the potential impacts of a project on construction workers, residents, and the environment; it is not required to address the potential impact of the environment (i.e., earthquakes, flooding, future sea level rise) on the project and these risks after completion. Thus, those risks are classified as “no significant impact” even though such natural events and disasters are entirely predictable.

Unfortunately, an EIR for this project cannot properly assess the human health and environmental risks from siting this Life Sciences R&D industrial project in an area with high liquefaction potential and in a FEMA flood zone, on an unlined landfill that is adjacent to residences, and community facilities. This is a shortcoming of the CEQA process.

## 5. INSUFFICIENT INFORMATION TO EVALUATE IMPACTS FOR EIR

- Unlike other projects, the proposed buildings are speculative “shell” structures, with no percentage given for labs versus office space. This makes it impossible to evaluate environmental impacts as there is insufficient information on proposed allocation of building usage for impacts to be quantified and evaluated.<sup>1</sup>

### **In Summary,**

The applicant purchased this property in the full knowledge of the Westport Specific Plan and its constraints. The development being proposed is a much bigger campus than was ever imagined by the Westport Precise Plan (which provides protections for the community), with multiple construction phases and a long timeline of 25 years. For a speculative venture, a lot can change in 25 years, in the economy and, with climate change, in our environment.

The 25 year entitlements for a speculative venture includes uncertainty for the City and for the neighborhood, unlike an institutional applicant such as Stanford University which is here to stay.

The current industrial proposal is a large expansion in the middle of a now mature residential neighborhood. It is along an environmentally sensitive nature reserve. It is on a known problematic landfill susceptible to sea level rise, flooding and seismic liquefaction. It is remote from transit and with limited access. It has a huge amount of residential opposition that has not been addressed by the applicant.

- For an industrial project of this magnitude, we support the Council's advice for the applicant to work with the community and stakeholders to **FIRST develop the potential alternative plan** that starts to address concerns.
- An EIR should be started only **AFTER** a more reasonable alternative plan is developed.

**We believe it is premature to start an EIR process without an alternative, more realistic plan to study.**

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<sup>1</sup> For example some of the issues that come to mind are:

Quantify traffic generation based on labs versus office space

Quantify energy usage of labs. Also, will rooftop equipment render solar panels impossible?

Quantify water usage of labs. Will there be a need for City emergency water storage to be increased?

Quantify sewer usage of labs? What is the cumulative effect of several lab buildings being added to the City's waste treatment plant, especially during storm events?

Quantify waste stream of labs?

Quantify impacts of exhausts of labs on residences - different BioSafety Levels (BSL) have increasingly high exhaust system requirements

Impact on Fire Department and Emergency Management based on types of BSL labs. Does project build-out require a new Fire Station given proximity to residences.

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We also attach our previous letter to the City Council Study Session on April 20, 2023.

Respectfully submitted,

Gita Dev, Co-Chair  
Sustainable Land Use Committee  
Sierra Club Loma Prieta  
415-722-3355

Cc: James Eggers, Executive Director, Sierra Club Loma Prieta Chapter  
Dave Pine, Chair, Board Of Supervisors, San Mateo County <[dpine@smcgov.org](mailto:dpine@smcgov.org)>  
Ray Mueller, Board of Supervisors District 3, San Mateo County <[rmueller@smcgov.org](mailto:rmueller@smcgov.org)>  
Len Materman, OneShoreline, San Mateo County <[Len@oneshoreline.org](mailto:Len@oneshoreline.org)>



# SIERRA CLUB

## LOMA PRIETA CHAPTER

SAN MATEO, SANTA CLARA & SAN BENITO COUNTIES

April 20, 2023

Mayor Gee and Members of the City Council  
City of Redwood City  
Via email: [council@redwoodcity.org](mailto:council@redwoodcity.org)

**Subject:** Redwood Life project in Redwood Shores - Sierra Club recommends preserving the existing Westport Specific Plan and not allowing BSL-3 labs

Dear Mayor Gee and Council Members of Redwood City,

The Sierra Club Loma Prieta Chapter's Sustainable Land Use Committee advocates for land use issues, and the Bay Alive Campaign advocates for the ecological health of San Francisco Bay. We strongly recommend that no Biosafety Level 3 or Level 4 labs (BSL-3 and BSL-4) be built in Redwood Shores or Redwood City.

Recently, the Sierra Club Loma Prieta Chapter organized a webinar, "[Planning for Life Sciences Development for Bay Area Cities](#)." The event featured experts from the Boston/Cambridge area, a historic hub for life sciences in the US, and included biosafety experts. An important fact emerged, with decades of experience in the industry and the growing awareness of the increasingly lethal agents used in high-containment BSL-3 and maximum containment BSL-4 labs, several cities in the greater Boston/Cambridge metropolitan area are reversing or have already reversed their biosafety policies to no longer allow BSL-3 or higher labs in their cities, and more are joining their ranks. Some do not even allow BSL-2 labs. Please see [here](#) a partial list of cities and links to their ordinances.

BSL-3 high-containment labs, as defined by the U.S. Department of Health & Human Services,<sup>1</sup> work with indigenous or exotic agents with known potential for airborne transmission or pathogens that may cause serious and potentially lethal infections.<sup>2</sup> They require complete dependence on mechanical systems that can fail<sup>3</sup> through human error, mechanical failure or disasters, as well as safety oversight issues.<sup>4</sup> They may work well in institutions that have rigorous scientific safety oversight, committees that ensure an understanding of risks,

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<sup>1</sup> <https://www.phe.gov/s3/BioriskManagement/biosafety/Pages/Biosafety-FAQ.aspx#biocont8>

<sup>2</sup> *Gao-18-145, High-Containment Laboratories: Coordinated Actions Needed ...*  
<https://www.gao.gov/assets/gao-18-145.pdf>.

<sup>3</sup> [Boston University](#), June 1, 2016: "A malfunctioning network switch at BU's [National Emerging Infectious Diseases Laboratories \(NEIDL\)](#) resulted in a shutdown of parts of the lab's ventilation monitoring system ... The University has suspended BSL-3 research until the outside engineers review recommended remedial work to prevent future ventilation system malfunctions." There are many such examples.

<sup>4</sup> [You should be afraid of the next "lab leak"](#), NY Times Nov 23, 2021. "...In fact, the most concerning aspect about high-containment biolabs is that, considered as a collective, they may only be as safe as the worst lab among them. A breach or a breakdown at one could imperil us all."

transparency, regular reporting and inspections, and biosafety procedures for worker, public and environmental safety. **Redwood City does not have such structures in place for this responsibility.**

We note the following areas of concern regarding the Redwood Life proposed development, as well as concerns about its compatibility with Redwood City's General Plan and Public Safety Element.

1. **Sea level rise is a serious problem for this highly vulnerable site.** The proposed project sits atop the former Westport Landfill, which reportedly contains undifferentiated waste and has a history of various toxic contaminants.<sup>5</sup> The fill has no lining underneath it and sits on bay mud through which groundwater can migrate with sea level rise.

The California Regional Water Quality Control Board, San Francisco Bay Region, is already concerned about the "inherent vulnerability" of this landfill to rising sea level, groundwater rise, and extreme storm events.<sup>6</sup>

The development proposes driving thousands of additional piles, breaking through the cap of the vulnerable landfill, for new 130' tall high-rise buildings. Disturbance of the landfill, which is already a concern for water quality, could release toxins into the Bay water which would pollute the [Redwood Shores Ecological Reserve](#) wetlands in Belmont Slough.

2. **The project asks entitlements for Biosafety levels 1 thru 3 (BSL-1, BSL-2 as well as high risk, high containment BSL-3 labs).** High-risk, high-containment labs adjacent to sensitive natural ecosystems of the [Redwood Shores Ecological Reserve](#) could detrimentally impact the Bay ecology itself. Wildlife and Bay water quality are at risk as Belmont Creek flows through this zone of sensitive wetlands in the Bay. Flooding and seismic events are extremely predictable hazards in this part of the Bay Area, therefore biosafety concerns related to BSL-3 labs are a critical issue.
3. **Building heights would far exceed Westport Specific Plan standards.** Proposed 130' tall buildings, plus potential 16' to 26' tall rooftop mechanical and lab exhaust equipment, would be much taller than allowed in the existing Westport Specific Plan (maximum 53' heights) and would loom over existing housing. These would also potentially cause shading of wetlands of the [Reserve](#) that are vitally important for wildlife.
4. **The site adjoins residential development.** The proposed Redwood Life project would allow high-risk, high-containment BSL-3 labs and animal research labs (A-BSL-3) in proximity to an already mature residential area and the Bayfront, potentially endangering residents as well as wildlife in the slough with unknown, highly infectious agents.
5. **Redwood Shores, especially this area, has a history of flooding and flood events are increasing with climate change.** The proposed changes to the site, including

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<sup>5</sup> GeoMatrix Consultants. "Revised Discharge Monitoring Plan Westport Landfill Site Redwood City, California," pg. 9

<sup>6</sup> [https://www.waterboards.ca.gov/sanfranciscobay/board\\_decisions/adopted\\_orders/2022/R2-2022-0031.pdf](https://www.waterboards.ca.gov/sanfranciscobay/board_decisions/adopted_orders/2022/R2-2022-0031.pdf)  
Oct. 13, 2022

raising the elevations at this site, could result in surrounding residential areas receiving more flooding. Rising ground water is also an increased risk in this low-lying neighborhood.

6. **The area is in a “high liquefaction” zone per the USGS seismic hazard maps.** In a serious seismic event, which is very predictable, lab facilities and, especially, supportive utilities, necessary for containment of biohazardous agents, can be damaged and disrupted causing a biohazard event.
7. **Reduced setbacks in the proposed plan could constrain future sea level rise (SLR) protection options.** It is anticipated that SLR projections will worsen over time. Thus, it is critically important that shoreline developments reserve sufficient setback/buffer zones to accommodate a variety of flood protection strategies that can be strengthened over time, including nature-based and hybrid solutions. A setback of 100 feet or more along the bay edge may be needed for this purpose.<sup>7</sup>
8. **Reduced setbacks in the proposed plan would exacerbate noise and air quality impacts on established residential neighborhoods.** All biolabs require more HVAC equipment, exhaust systems and emergency generators than office buildings, and are more noisy than other commercial buildings. Indeed, several cities have adopted noise ordinances for labs as well as requiring lab buildings to be set back from residences as much as 500'.<sup>8</sup> High containment Biosafety level 3 labs (BSL-3) are required to have additional dedicated air handling units, some with exhausts as tall as 26', as well as redundant systems to contain highly contagious disease agents. The exhaust air quality can also be an issue for this industry as the air that the labs expel requires high levels of filtration using mechanical filters that can fail to perform perfectly and could exacerbate asthma and other disease risks in neighboring residential areas.<sup>9</sup>
9. **Peninsula counties and cities lack oversight policies and powers for biosafety and biosecurity.** San Mateo County Environmental Health staff report that they have no authority or responsibility to inspect for biohazards or biohazard incidents, with the exception of the Coronavirus pandemic.<sup>10</sup> The State hazardous materials databases, which fire departments and emergency responders depend upon, include chemical and

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<sup>7</sup> OneShoreline's Planning Guidance Policy, Draft April 2023. <https://oneshoreline.org/wp-content/uploads/2023/04/OneShoreline-Planning-Guidance-Policy-4.19.23-Public-Draft.pdf>  
Burlingame Sea Level Rise Ordinance, December 6, 2021: “Buffer zones extending 100 feet inland from the San Francisco Bay Shoreline are intended to provide an area to accommodate and maintain built and natural shoreline infrastructure for sea level rise protection, environmental enhancement, and public access trails.”  
[https://cms6.revize.com/revize/burlingamecity/document\\_center/Planning/25.12.050%20-%20Adopted.pdf](https://cms6.revize.com/revize/burlingamecity/document_center/Planning/25.12.050%20-%20Adopted.pdf)

<sup>8</sup> The City of Berkeley has a 500' setback for BSL-2 labs and does not allow BSL-3 labs. “*Commercial Physical or Biological Laboratories: Commercial physical or biological laboratories using Class 3 organisms are not permitted in the MU-LI district. Use of Class 2 organisms are permitted only in locations at least 500 feet from a Residential District or a MU-R district.*” Several other cities have 500' setbacks.

<sup>9</sup> “[Residential Proximity to Environmental Hazards and Adverse Health Outcomes](#)” December 2011, National Library of Medicine, National Center for Biotechnology Information.

<sup>10</sup> In meetings with the San Mateo County Office of Environmental Health and the Sierra Club Biosafety working group on January 9, 2023 and including San Mateo County Supervisor Pine and staff on February 2, 2023.



radiological hazards but do not include biological hazards.

10. **The federal government and the scientific community are expressing increasing concern about proliferation of privately-funded BSL-3 labs where new risky research could be conducted and which are not subject to federal regulatory oversight.**<sup>11</sup> Concern about these risks of biotechnology is also growing world-wide.<sup>12</sup> Allowing the proliferation of these facilities, without proper federal regulation and oversight, presents a significant risk to public safety. It is also incompatible with Redwood City's General Plan Public Safety Element.<sup>13</sup>

11. **Finally, this proposal will seriously exacerbate the jobs/housing imbalance.** Redwood Life will bring in about 10,000 new jobs, which will require approximately 6,000 new units of housing to maintain a rough jobs / housing balance. The proposed contribution of \$85M will fund about 100 new units at today's high costs of \$700,000 - \$1,000,000 per unit.<sup>14</sup> Redwood Life will just exacerbate the current housing shortage on the Peninsula. Redwood City would be far better off without this huge project.

**In summary, it is time for Redwood City to draft an ordinance and zoning classification that considers the unique nature of the Life Sciences industry relevant to its BioSafety Levels and prohibits potentially hazardous, high risk, high-containment labs at Biosafety levels 3 and 4 including animal research labs (ABSL-3 & 4).** A Life Science facility is not a typical commercial office; it may include offices, but its core is a biotech laboratory. At the higher biosafety levels 3 and 4, these can contain a wide array of biohazardous materials and experiments posing multiple local and even possibly global threats. Therefore, it is important to recognize that they come with a broad spectrum of risk. This is a safety issue of critical concern for public safety and security, for the environment, and for residents rightly concerned for their families.

For all the reasons given above, we strongly urge you to preserve the existing Westport Specific Plan at this site and also reject the establishment of any high-containment BSL-3 and BSL-4 labs in Redwood Shores and Redwood City.

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<sup>11</sup> The National Institutes of Health (NIH) formed an advisory working group, the National Science Advisory Board for Biosecurity (NSABB). Two NSABB working group meetings in 2022 and 2023 concerned Biosafety and Biosecurity. In response to concerns over the "problem" of regulatory oversight gaps in privately funded research in Silicon Valley, 2023 draft NSABB Working Group recommendations include expanding regulatory oversight to privately funded research at institutions and private companies. Similarly, the Government Accountability Office (GAO), released its report in January 2023 and repeated its recommendation from a 2009 report for Health and Human Services (HHS) to identify a single government entity to assess the risk posed by the lack of oversight of privately funded research labs.

<sup>12</sup> Managing the Risks of Biotechnology Innovation, Global Health Program, Council on Foreign Relations, January 20, 2023

<sup>13</sup> The Public Safety Element addresses those public safety issues that affect Redwood City, and promotes prevention, public education, and emergency preparedness as the approaches that will allow the community to minimize risks to life and property in the event of a disaster.

<sup>14</sup> In 2019, the average construction cost of new below market rate housing in the Bay Area was \$664,455 per unit...In particular, counties such as Alameda, San Francisco, San Mateo, and Napa have higher average per unit costs than the Bay Area as a whole  
<http://www.bayareaeconomy.org/how-much-does-it-cost-to-produce-one-unit-of-below-market-housing-in-the-bay-area/>



Respectfully submitted,

Gita Dev, Co-Chair, Sustainable Land Use Committee, Sierra Club Loma Prieta Chapter  
Gladwyn d'Souza, Chair, Conservation Committee, Sierra Club Loma Prieta Chapter  
Jennifer Chang Hetterly, Campaign Coordinator, Bay Alive, Sierra Club Loma Prieta Chapter

Cc: James Eggers, Executive Director, Sierra Club Loma Prieta Chapter  
Dave Pine, Chair, Board Of Supervisors, San Mateo County <[dpine@smcgov.org](mailto:dpine@smcgov.org)>  
Ray Mueller, Board of Supervisors District 3, San Mateo County <[rmueller@smcgov.org](mailto:rmueller@smcgov.org)>  
Len Materman, OneShoreline, San Mateo County <[Len@oneshoreline.org](mailto:Len@oneshoreline.org)>

**From:** [Brigitte & Earl Aiken](#)  
**To:** [CD-Ryan Kuchenig](#); [CD-Margaret Netto](#); [CD-Jeff Schwob](#); [GRP-Planning Commissioners](#); [GRP-City Council](#); [GRP-City Clerk](#)  
**Subject:** Signatures July 16, 2023  
**Date:** Monday, July 17, 2023 10:21:11 AM  
**Attachments:** [Signatures July 16, 2023.pdf](#)

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Hi Margaret and Ryan,

I am sending you a PDF of signatures for the period from June 20th to July 16<sup>th</sup>.

Total for period: 5

Grand Total: 1,524

Please confirm upon receipt of this email.

Thank you,

Brigitte Aiken

**Stop Redwood Life!**

**The RWS grassroots movement to stop RL redevelopment**

**Web site:** [www.stopredwoodlife.net](http://www.stopredwoodlife.net)

**Phone:** 650-533-9393

***"The more signatures we collect, the more power to our movement!"***