

**INITIAL STUDY AND ENVIRONMENTAL
CHECKLIST FOR THE
2023-2031 Housing Element Update**

Town of Woodside, California

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1. PROJECT TITLE:

Town of Woodside Housing Element Update

2. LEAD AGENCY NAME AND ADDRESS:

Town of Woodside, 2955 Woodside Road, Woodside, CA 94062

3. CONTACT PERSON AND EMAIL:

Sage Schaan, Planning Director
sschaan@woodsidetown.org

4. PROJECT LOCATION:

Town of Woodside, San Mateo County, California

5. PROJECT SPONSOR'S NAME AND ADDRESS:

N/A

6. GENERAL PLAN DESIGNATION:

Varies

7. ZONING:

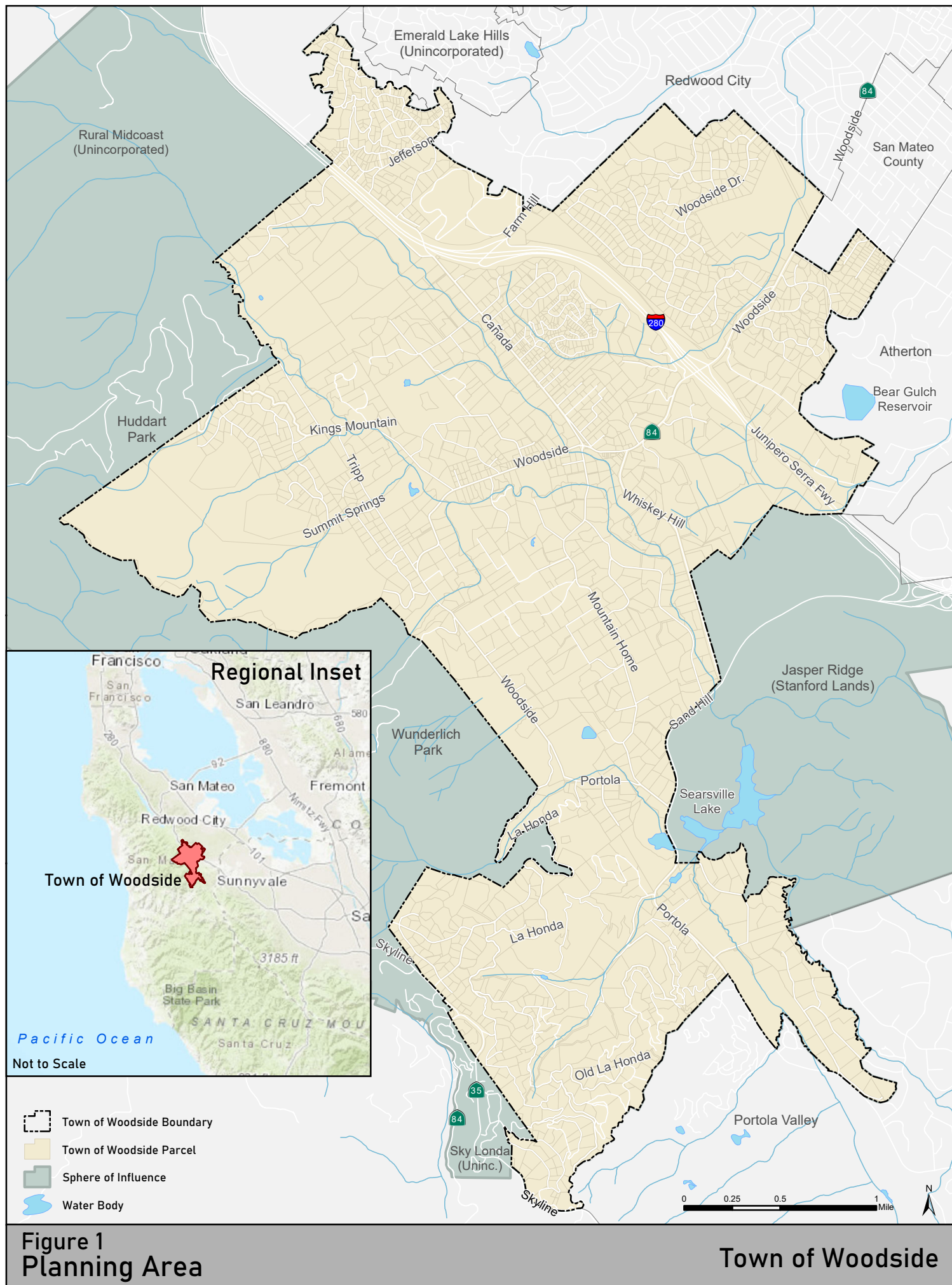
Varies

8. SURROUNDING LAND USES AND SETTING:

Located in San Mateo County, California, the Town of Woodside is situated on the San Francisco Peninsula approximately 6 miles west of San Francisco Bay, midway between San Francisco and San Jose. Interstate 280 (I-280) runs roughly north-south through the eastern portion of the Town, while State Route 84 (SR-84) passes through its center and Skyline Boulevard (State Route 35) moves through the southern portion of Town. Woodside is a residential community distinguished by its rural character, scenic vistas, natural landscapes, and equestrian heritage. The Town's riparian corridors, woodlands, and hillsides protect wildlife, provide scenic vistas, and contribute to a tranquil environment.

Planning Area Boundaries

The Woodside Planning Area totals approximately 11.8 square miles, including incorporated Town lands as shown in Figure 1. Adjacent to the Town are Jasper Ridge Biological Preserve to the southeast and Wunderlich County Park and Huddart County Park to the west of the Town limit. Residential neighborhoods of Redwood City and the unincorporated community of Emerald Lake Hills lie to the north of the Town Limit. The Town of Atherton is a northeasterly adjacent to the Town. While the Town does not have regulatory powers over any lands within the Planning Area that are outside its Town limits, the Planning Area boundaries signal to the County and other nearby local and regional authorities that development within this area has an impact on the future of Woodside.



Existing Land Uses

Located in San Mateo County, the Town of Woodside encompasses about 11.8 square miles and is home to 5,131 residents. Existing land uses within the Town are primarily single-family residential and open space uses, with some limited local-serving commercial uses. Institutional, public, and quasi-public land uses in Town include a school, a fire station, a library, a church, local government buildings, and a museum. Agriculture, including production of food and fiber products, livestock pasturing, vineyards, and beekeeping, is permitted on most lands within the Town. Overall, residential uses account for 5,611.3 acres, commercial uses occupy 17.6 acres, and open space uses occupy 1,001.4 acres. Vacant land accounts for 258.8 acres within the Town.

Natural and Scenic Resources

Like much of the San Francisco Bay Area, the Planning Area boasts abundant biodiversity due to the interplay of a range of microclimates, topography, and soils in the region. The wooded slopes and stream corridors of the Santa Cruz Mountains form the western backdrop to the town, while the central part of Woodside is characterized by gentle oak and grassland foothills, as well as flatter valley areas with rich riparian habitat. Numerous creeks flow in and through the Planning Area, including Redwood Creek and many tributaries of San Francisquito Creek. The freshwater marsh near Searsville Lake in the southern portion of the Planning Area is also an important water feature in Woodside.

Two State-designated scenic highways (I-280 and SR-35) run through the Planning Area; additionally, General Plan 2012 designates several local scenic roads and identifies scenic corridors and areas as shown in Figure 4. Under the provisions of the Town Municipal Code, all development within designated scenic corridors and Western Hills must undergo review by Town staff, the Architectural and Site Review Board, and/or the Planning Commission prior to approval. The level of review is based on the scope of a development project.

Natural Hazards

The Planning Area is exposed to significant geological and wildfire hazards, given its location, topography, and soil characteristics. Several active and potentially active fault traces pass through Woodside, including the San Andreas, Hermit, and Pilarcitos Faults shown in Figure 2. Soils of the Whiskey Hill and Santa Clara Formations present in the Planning Area are known to be potentially expansive and their shrink-swell properties can result in damage to buildings and structures. Serpentine soil deposits with similar expansive potential are also present throughout the Planning Area. No detailed map of potentially expansive soils in the Planning Area currently exists; however, site-specific investigations are required prior to development on most parcels in Woodside. Similarly, while no detailed map of soils with liquefaction potential exists, alleviated flatland areas in central portions of the Town have been identified as areas of liquefaction hazard on State seismic hazard maps. Given the steep topography in the Planning Area, there is also significant potential for landslides, particularly in the Western Hills. Areas designated as Very High Severity Fire Hazard Zones are also shown in Figure 2.

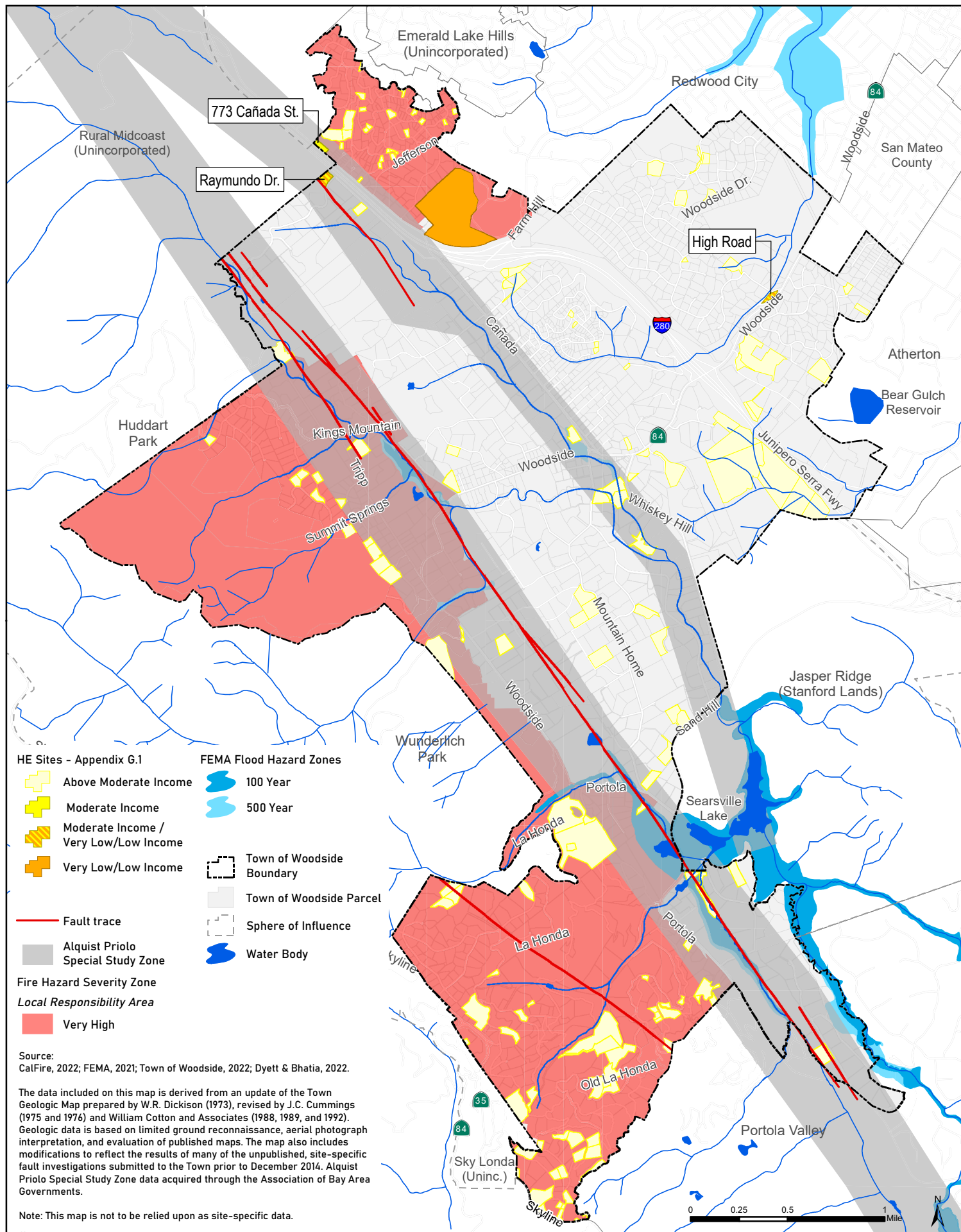


Figure 2
Housing Sites and Environmental Constraints

Town of Woodside

Flood hazard areas are generally concentrated around Searsville Lake in the southern portion of the Planning Area as shown in Figure 2. The Planning Area is located far enough inland and is surrounded by mountains, so the risk of damage from tsunamis is minimal; however, portions of the Planning Area downstream from Schilling Lake, Bear Gulch Reservoir, and Searsville Lake are potentially at risk in the event of seiche or dam failure.

9. DESCRIPTION OF PROJECT:

The Proposed Project involves updates to the Town of Woodside General Plan Housing Element, as required under California law to account for changing demographics, market conditions, and projected housing need over an 8-year planning period that runs from 2023 through 2031. Details of the Proposed Project are described in Section 9 of this document and will be referred to through the document as the “Proposed Project.”

Under State law, each city and county in California must plan to accommodate its share of the regional housing need - called the Regional Housing Needs Allocation (RHNA) - for the coming 8-year planning period. The State determines the estimated need for new housing units in each region of California, based on population projections and other factors including rates of vacancy, overcrowding, and cost-burden. The various regional planning agencies then allocate a target to each city or town within their jurisdiction, considering factors such as access to jobs, good schools, and healthy environmental conditions. RHNA is split into four categories representing different levels of affordability, based on median income level in the county. The affordability categories are as follows:

- Very Low Income - Households making less than 50 percent of the average median income (AMI)
- Low Income - Households making 50-80 percent of AMI
- Moderate Income - Households making 80-120 percent of AMI
- Above Moderate Income - Households making more than 120 percent of AMI

For the 2023-2031 period, Woodside must identify sites sufficient to accommodate 328 new housing units, with a specific number of units designated as affordable to each income category, as shown in Table 1. The RHNA does not specifically break down the need for extremely-low-income households. As provided by State law, the housing needs of extremely-low-income households, or those making less than 30 percent of area median income (AMI), is estimated as 50 percent of the very-low-income housing need.

Table 1: Woodside Regional Housing Needs Assessment, 2023-2031

<i>Income Level</i>	<i>AMI</i>	<i>Needed Units</i>	<i>Percent of Needed Units</i>
Very-Low-Income	0-50%	90	27.4%
Low-Income	51-80%	52	15.9%
Moderate-Income	81-120%	52	15.9%
Above-Moderate-Income	>120%	134	40.9%
Total		328	100.0%

Source: HCD State Income Limits, 2021; Town of Woodside, 2022; Dyett & Bhatia, 2022

Housing Element Update Process

Woodside Town Council established a Regional Housing Needs Allocation (RHNA) subcommittee consisting of members of the Planning Commission and Town Council to discuss the challenges of the RHNA allocations and develop strategies to meet the State-mandated requirements for the Housing Element. The RHNA subcommittee held a series of public meetings, working to identify sites for rezoning to meet the Town’s RHNA targets by income category, while considering the various environmental, fire hazard, and infrastructure constraints in Woodside.

In addition to the publicly noticed RHNA subcommittee meetings that included public participation, residents of Woodside participated in a series of countywide workshops conducted by “21 Elements”, a group aimed at supporting all twenty-one San Mateo County jurisdictions in developing, adopting, and implementing local housing policies and programs. Workshops in the form of issue-based webinars focused on affordability, housing and racial equity, the connection between housing and climate change, and planning new infill housing. The Town also participated in a meeting conducted jointly with the County of San Mateo and several other San Mateo County jurisdictions on developing ADUs.

Further, a Town-wide ADU survey was conducted to measure interest in constructing ADUs and to build an understanding of potential barriers to construction. The results of this survey helped inform the Town’s Housing Plan in the Housing Element. Multiple public hearings with the Planning Commission and Town Council for review and discussion of the Draft Housing Element. These hearings included a discussion on SB 9 Code amendment and subdivisions, multiple housing study sessions, a review of Housing Element chapters, and discussion of RHNA subcommittee recommendations.

The Draft Housing Element was released for a 45-day public review period that ran from May 19, 2022, to July 1, 2022. The Town received a total of 65 comments by this deadline, and eight additional comments after the deadline. A formal response to comments was prepared and presented at a noticed Town Council hearing on July 12, 2022. At this meeting, the Town Council made changes to the RHNA approach and added several new programs – in response to the public comments received. These changes were incorporated into the draft Housing Element on July 16, 2022.

The California Department of Housing and Community Development (HCD) provided comments on October 14, 2022. On January 31, 2023, Town Council directed Town staff to make revisions to the draft Housing Element in response to HCD's comments.

On March 6, 2023, the Town of Woodside posted Cycle 6 Housing Element Draft 2 to the Town's website based on the Town Council direction from January 31, 2023. The Cycle 6 Housing Element Draft 2 was made available for public comment between March 7, 2023, and March 13, 2023, pursuant to California Assembly Bill 215. On March 15, 2023, the Town submitted Draft 2 Housing Element to HCD. The final documents submitted to HCD included the comments received during the seven-day public review period. On May 12, 2023, the Town received comments from HCD.

Project Objectives

The Housing Element's purpose is to address the housing needs and objectives of the Town and to meet the State Housing law requirements. The Town balances the objective to make all parts of the community accessible with the need to encourage development of housing in areas with few environmental constraints and hazards. The Housing Element outlines six guiding principles, listed below:

- **Guiding Principle 1:** Provide adequate housing for all persons regardless of race, color, ancestry/national origin, religion, income, age, disability, sex, sexual orientation, gender identity or expression, genetic information, marital status, familial status, military, or veteran status, and/or source of income.
- **Guiding Principle 2:** Assure a variety of housing types within the context of the Town's General Plan and existing physical constraints.
- **Guiding Principle 3:** Integrate new housing types while maintaining the Town's rural character and equestrian heritage.
- **Guiding Principle 4:** Provide opportunities for housing to meet the needs of those families and individuals who wish to live in a rural setting—in quiet residential areas which provide privacy, separation from traffic, undisturbed terrain, extensive vegetation, and opportunities to keep horses and other animals.
- **Guiding Principle 5:** Provide adequate and safe housing for households of varied income levels.
- **Guiding Principle 6:** Allow housing development that is subordinate, sensitive, and complementary to the natural environmental setting and specific site conditions, including sites designated and rezoned for medium to high density housing with full consideration of environmental/service constraints.

Draft 2023-31 Housing Element Organization and Contents

The Housing Element is a legally mandated part of the Woodside General Plan, published under separate cover. The Draft 2023-31 Housing Element is an update to the current Housing Element prepared to respond to the requirements for the Sixth Housing Element Cycle, which runs from 2023 through 2031. The organization and content is described below.

The Housing Element is organized into the following three sections that comply with the requirements of State law:

- **Introduction** – this section emphasizes the importance of housing and shelter, provides an overview of Woodside’s demographics and its changing characteristics, summarizes a wide range of new housing and housing-related laws that have been adopted since the last Housing Element Update, and details the legislation that requires the integration of the Housing Element with the Safety Element with the Local Hazard Mitigation Plan.
- **Review of Cycle 5 (2015-2023) Housing Element** - this section reviews and evaluates the Town’s progress in meeting the objectives and implementing the Programs that were developed as part of the 2015-2023 Housing Element, and identifies the work still required to broaden the opportunities for affordable housing in Woodside.
- **Cycle 6 (2023-2031) Housing Element** – this section provides Woodside’s assigned Regional Housing Needs Allocation (RHNA) of 328 units, distributed by income level. It also includes a summary of Town collaboration with 21 Elements, a project aimed at supporting all twenty-one San Mateo County jurisdictions in developing, adopting, and implementing local housing policies and programs. This section also includes an overview of public engagement throughout the Housing Element process and the Woodside Fair Housing Assessment. This section details an inventory of land suitable and available for development of housing within the planning period, strategies for meeting RHNA allocation, and specific actions or programs to address the development, improvement, and conservation of housing to meet current and future needs. This includes goals, policies, and specific housing programs.

Additionally, there are twelve appendices that contain supporting data and information. Appendices are listed below:

- **Appendix A:** Definitions and Abbreviations
- **Appendix B:** Housing Needs Data Report
- **Appendix C:** SB 35 Statewide Determination Summary
- **Appendix D:** San Mateo County Multijurisdictional Local Hazards Mitigation Plan (LHMP), 2021
- **Appendix E:** ADU Affordability Report
- **Appendix F:** Housing Development Constraints, Development Costs, and Zoning Analysis
- **Appendix G:** Adequate Sites Inventory
- **Appendix H:** Public Engagement and Input Summary
- **Appendix I:** ADU Production in Woodside (2015-2021)
- **Appendix J:** Town of Woodside ADU Ordinances
- **Appendix K:** AFFH – Analysis of Impediments to Fair Housing Choice
- **Appendix L:** Inventory of Shelters and Services for the Homeless in San Mateo County

Summary of Proposed Actions

Inventory of Sites Available for Housing

As required by State law, the Draft Housing Element includes a map of sites available for housing and an inventory of capacity. The inventory demonstrates a total capacity of up to 423 new housing units, which is sufficient to meet the Town's RHNA obligations at all income levels with a buffer. The buffer is required to ensure that there is sufficient capacity to meet RHNA obligations during the planning period, in the event that some sites on the inventory develop at lower densities than envisioned. Implementation of the Draft Housing Element would primarily involve facilitation of smaller scale infill development in established residential neighborhoods, with some additional multi-family housing to provide varied housing types. Smaller-scale development includes vacant and underutilized single-family residences and development of accessory dwelling units (ADUs).

As shown on Figure 3 and Table 2 below, the inventory anticipates construction of 149 new single-family homes on residentially zoned properties throughout Woodside, including 105 vacant parcels and 44 underutilized parcels. Underutilized sites have some structures and improvements such as sheds, solar panels, animal enclosures, vineyards, parking lots or driveways, or old barns, but do not have a single-family residence, other type of residential unit, or substantial improvement(s). In some cases, the Underutilized parcels adjoin a parcel with a single-family residence and are used for additional yard space. Based on the annual rate of construction permits issued for ADUs by the Town since 2018, it is projected that 15 new ADUs will be constructed on existing single-family lots in Woodside each year over the course of the 8-year planning period, for a total of 120 new ADUs. By virtue of their smaller size, many ADUs may offer rents affordable to lower and moderate-income households. New single-family homes would provide additional housing opportunities for above moderate-income households.

Additionally, to help meet the Town's RHNA obligations for lower income households, the inventory includes that four sites will develop with multi-family housing:

- **Housing at Cañada College.** San Mateo County Community College District (District) adopted a Districtwide Facilities Master Plan (FMP) in June 2022 that envisions the construction of affordable housing units on the Cañada College site in Woodside. The District intends to proceed with construction as soon as funding is available. The MFRD Overlay Zone that currently applies to the site permits multi-family housing development. Policy H3.2 and subsequent Programs require the rezoning of this site to provide increased housing densities (18 dwelling units per acre to 20 dwelling units per acre) and to expand the locations available on the site for the projected housing development. Allowing increased housing density to further facilitate residential development at the site at the density and locations consistent with the Town Housing Element and District FMP. The Proposed Project includes Program H3.1a, under which the Town will assist the District in obtaining financing to the extent feasible by the Town, and Program H3.1b, under which the Town commits to reducing the complexity of the entitlement process for this overlay zone. The site is served by public transit, including San Mateo

County Transit District (SamTrans) Route 278 with service to the Redwood City Transit Center, as well as by water, sewer, and stormwater facilities. In conversations with Town staff, the District has indicated that construction of 75-80 units that would be affordable to households making less than 80 percent of the San Mateo County AMI is a reasonable assumption. Therefore, the inventory assumes 75 lower income RHNA units on this site over the planning period.

- **773 Cañada Road (APN: 068-100-220).** This approximately 5-acre site located north of Cañada College is under private ownership. The property owner is actively exploring residential development opportunities, including the development of multi-family housing units on approximately a 1-acre portion of the site that fronts Cañada Road. Water service is available, and the site is adjacent and eligible to connect to the Town Center Sewer District with necessary approvals and an amendment to the Emerald Lake Hills Specific Plan; therefore, adequate utilities are available and accessible. To facilitate residential development at this location, the Proposed Project includes Program H2.1a, under which the Town will rezone the site to permit residential development at 20 dwelling units per acre on the approximately 1-acre portion. In conversations with Town staff, the owner has indicated a willingness to make the new housing units available to households making less than 120 percent of the San Mateo County AMI through long-term affordability agreements. Therefore, the inventory assumes 16 moderate income RHNA units on this site over the planning period.
- **Raymundo Drive (APN: 072-041-040).** This Town-owned site is 1.77 acres in size and currently zoned Open Space (OS). The eastern portion of the site is currently used as a Town Public Works corporate yard for staging of landscape materials. The western side of the property is a fenced pasture used by an adjacent property owner. The Hermit Fault runs along the western boundary of the site, and the Hermit Fault setback zone extends into the site. Water and sewer service are accessible for the site. To facilitate development of affordable housing on this site, the Proposed Project includes two programs: Through Program H2.1a, the Town will rezone the site to permit residential development at 20 dwelling units per acre, and through H4.2c, the Town will partner with an affordable housing developer for the construction of workforce housing. A total of 17 multi-family housing units are projected on this site, but may include up to 20 units per acre.
- **High Road (APN: 069-170-450).** This Town-owned site is 1.055 acres in size, vacant, and currently zoned Open Space for Preservation of Natural Resources (OSN). The southern portion of the site is sloped as it abuts Highway 84/Woodside Road, but the site does not have any identified environmental constraints. It is located approximately 0.5 miles from Woodside High School, which is accessible via striped Class II bicycle lanes on Woodside Road as noted in the Circulation Element. The site is located within the CalWater Service Area and the Redwood Creek Sewer Assessment District. Therefore, water and sewer service are accessible for the site. To facilitate development of affordable housing on this site, the Proposed Project includes two programs: Through Program H2.1a, the Town will rezone the site to permit residential development at 20 dwelling units per acre, and through H4.2c, the Town will partner with an affordable housing developer for the construction of workforce housing. A total of 16 multi-family housing units are projected on this site.

Town of Woodside Cycle 6 Housing Element Update Project
CEQA Initial Study/Environmental Checklist

The release of an (Request for Proposal) RFP for affordable housing development on the two Town-owned sites is anticipated by early 2025. Town staff had preliminary conversations with non-profit affordable housing developers, who have expressed interest in the development of affordable housing on the Town-owned sites.

Table 2: 2023 – 2031 Woodside RHNA Plan

	<i>Low and Very Low Income</i>	<i>Moderate Income</i>	<i>Above Mod- erate In- come</i>	<i>Total</i>
Current Zoning Sites				
Vacant Single-Family Sites			105	105
Non-Vacant Single-Family sites			44	44
Pipeline Projects	6	3	21	30
Cañada College	75			75
ADUs @ 15 units annually	72	36	12	120
Rezoning Sites				
773 Cañada Site @ 20 units/acre		16		16
High Road @ 20 units/acre	11	5		16
Raymundo @ 20 units/acre	12	5		17
Total	176	65	182	423
RHNA Allocation	142	52	134	328
RHNA Buffer @ 20%	28	10	27	65
Total RHNA + Buffer	170	62	161	393
Surplus/Deficit	+6	+3	+21	+30

Source: Town of Woodside, 2022



Action Plan

Additionally, the Proposed Project incorporates six goals, supported by policies and programs to provide housing types available for households of all income levels and demographics, while balancing the objectives of State and Federal legislation enacted to preserve habitats for listed threatened and endangered species.

- **Goal H1, Increase Opportunities for Development of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs)**, is supported by policies and programs that seek to minimize barriers to the construction of ADUs, by providing outreach to residents encouraging development of ADUs. Programs include preparation and distribution of brochures with information on ADUs/JADUs, an ADU survey, and consideration of modifying local regulations to permit additional ADUs on properties exceeding two acres.
- **Goal H2, Affirmatively Further Fair Housing (AFFH)**, outlines programs to provide opportunities for various housing types with access to high resource area amenities (schools, libraries, retail, restaurants, and services), and transit routes: including bus stops, designated bicycle lanes, and Safe Routes to School pathways. Programs include consideration of revising SB 9 unit development standards.
- **Goal H3: Support Opportunities for High Density Housing**, details the support of new housing at Cañada College, as well as the rezoning of three sites, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and 773 Cañada Road, to meet RHNA targets, and provide varied housing types.
- **Goal H4: Promote the Availability of Housing for Special Needs Groups**, identifies opportunities to promote affordable housing for persons with disabilities of all types (not limited to physical disabilities), seniors, students, service personnel, caretakers, equestrian managers/employees, and public sector employees.
- **Goal H5: Plan for a Resilient Community**, provides programs to minimize damage from natural disasters and to provide adequate utilities, such as updating the Very High Fire Hazard Severity Zones (VHFHSZ) Map and coordinating with CALWater (California Water Service) to ensure adequate water supplies.
- **Goal H6: Conserve and Rehabilitate the Existing Housing Stock and Develop New Housing Stock**, highlights programs that will conserve and rehabilitate the existing housing stock, such as continuously applying the California Building Code, maintain and improving housing, enforcing housing standards, providing exceptions and variances, and promoting sustainability including energy efficiency.

Project Implementation

The Town of Woodside 6th Cycle 2023-2031 Housing Element Update is scheduled for adoption by Town Council in Summer- Fall 2023. Once adopted, Housing Element goals, policies, and strategies would be implemented by the Town through the adoption and

implementation of regulations, guidelines, and programs; and, through the approval process for development projects. The Housing Element includes an Action Plan for Program Implementation Matrix intended to serve as a tool for identifying schedule, status, and departments responsible for implementation of programs designed achieve the Housing Element objectives.

10. OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED:

No other agency is required to approve the Housing Element update, but it will be reviewed by the California Department of Housing and Community Development (HCD) for the purpose of determining whether it complies with the requirements of the Housing Element Law.

11. NATIVE AMERICAN CONSULTATION:

In accordance with the requirements of California Public Resources Code 21080.3.1, the Town notified Native American Tribe representatives identified by the California Native American Heritage Commission (NAHC) that are traditionally and culturally affiliated with the project area. The listed NAHC representatives were notified via certified mail on November 7, 2022, and December 5, 2022. No formal requests were received for tribal consultation as of April 10, 2023.

12. SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The Proposed Project would have the following Potentially Significant Impacts to the resource areas checked below. A summary of the environmental factors potentially affected by this project, consisting of a Potentially Significant Impact or Potentially Significant Impact Unless Mitigated, are indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

13. ENVIRONMENTAL CHECKLIST:

This section analyzes the potential environmental impacts that may result from the Proposed Project. For the evaluation of potential impacts, the questions in the Initial Study Checklist (Section 13) are stated, and responses are provided based on the analysis undertaken as part of the Initial Study. The analysis considers the Proposed Project short-term impacts (construction-related), and its operational or day-to-day impacts. For each question, there are four possible responses. They include:

1. *No Impact.* Future development arising from the Proposed Project's implementation will not have any measurable environmental impact on the environment and no additional analysis is required.
2. *Less than Significant Impact.* The development associated with the Proposed Project's implementation will have the potential to impact the environment; these impacts, however, will be less than the levels or thresholds that are considered significant and no additional analysis is required.
3. *Potentially Significant Unless Mitigated.* The development associated with the Proposed Project's implementation will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics can reduce these impacts to levels that are less than significant.
4. *Potentially Significant Impact.* Future development arising from the Proposed Project's implementation will have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

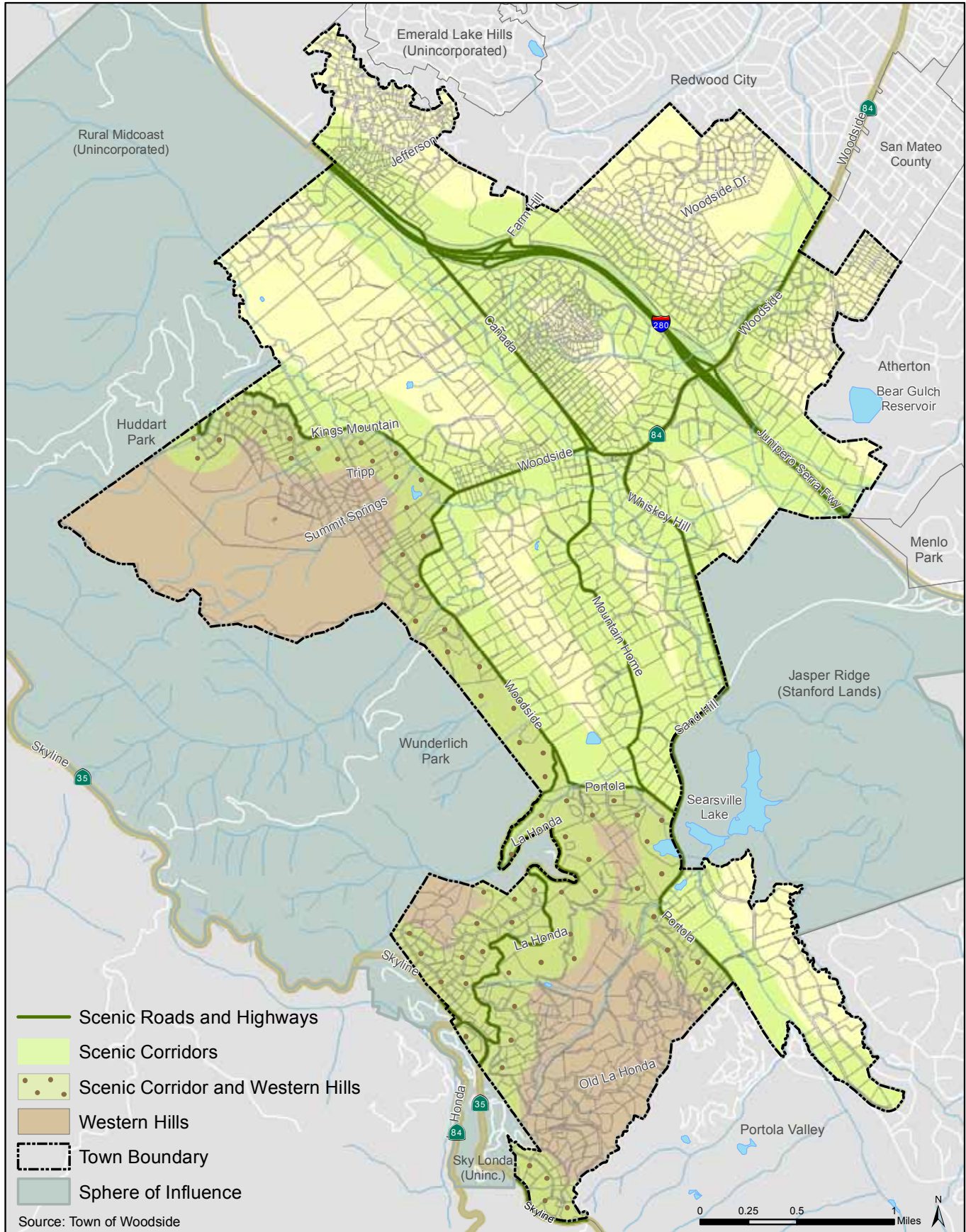
Town of Woodside Cycle 6 Housing Element Update Project
CEQA Initial Study/Environmental Checklist

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.A Aesthetics. Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building along a State- designated scenic highway?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Woodside is a residential community distinguished by its rural character, scenic vistas, natural landscapes, and equestrian heritage. The existing visual character of the Town is distinguished by wooded slopes and stream corridors of the Santa Cruz Mountains, forming the western backdrop to the town, while the central part of Woodside is characterized by gentle oak and grassland foothills, as well as flatter valley areas with rich riparian habitat. Numerous creeks flow in and through Woodside, including Redwood Creek and many tributaries of San Francisquito Creek. Woodside promotes the integration of new homes and accessory structures into the natural landscape. Woodside's neighborhoods mix old and new construction through the use of appropriate building materials and landscaping; and, through the appropriate design, scale, and siting of improvements. As a residential community of primarily large lot single-family homes and neighborhoods of dense tree canopy, the principal sources of light and glare are limited to the existing homes in the community.

Two State-designated scenic highways (I-280 and SR-35) run through the Planning Area; additionally, General Plan 2012 designates several local scenic roads and identifies scenic corridors as shown in Figure 4. General Plan 2012 also contains measures to protect scenic corridors, including Policy CL2.2 and Strategy LU1.3b. Additionally, the Town has adopted Residential Design Guidelines for the development of single-family dwellings, and Objective Design Standards for SB 9 projects, to promote the integration of new homes and accessory structures into the natural landscape.

Map CL2: Scenic Corridors



a thru d. Potentially Significant Impact. Buildout of the Proposed Project would involve construction of small-scale residential projects as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College. As shown on Figure 4, all of the higher density housing sites and several small-scale sites would be located within established Scenic Corridors. Further, three of the higher density housing sites (Raymundo Drive at Runnymede Road, 773 Cañada Road, and Cañada College) and several sites identified for small scale residential projects are located adjacent to State-designated Scenic Highways. Development in these locations would be subject to review for compliance with standards established in the Municipal Code to the extent they apply, including the evaluation criteria related to site planning, building design, and landscape elements in Sec. 153.915 (D). Additionally, the Town intends to adopt objective design and development standards for multi-family development which would apply to the four higher density sites; however, as these standards have not yet been adopted, there is potential for impacts to scenic vistas and corridors from buildout of the Proposed Project, as well as impacts related to conflicts with regulations governing scenic quality and light and glare. These potential impacts will be analyzed in detail in the EIR, and mitigation will be recommended to address impacts, as appropriate.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.B Agriculture and Forestry Resources. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency or (for annexations only) as defined by the adopted policies of the Local Agency Formation Commission, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non- agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting. The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) was established by the State Legislature in 1982 to assess the location, quality, and quantity of agricultural lands and conversion of these lands over time. The FMMP has established five Important Farmland categories. Important Farmland found in Woodside is displayed in Figure 5.

- Prime Farmland comprises the best combination of physical and chemical features able to sustain long-term agricultural production. Irrigated agricultural production is a necessary land use 4 years prior to the mapping date. The land must be able to store moisture and produce high yields.
- Farmland of Statewide Importance possesses similar characteristics to Prime Farmland with minor shortcomings, such as less ability to hold and store moisture and more pronounced slopes.
- Unique Farmland has a production history of propagating crops with high-economic value.
- Farmland of Local Importance is important to the local agricultural economy. Local advisory committees and county specific board of supervisors determine this status.
- Grazing Land is suitable for browsing or grazing of livestock.

a. Less than Significant Impact. Under the Farmland Mapping and Monitoring Program as displayed in Figure 5, the Town of Woodside is mostly categorized as “Urban and Build-Up Land” and “Other Land.” There are 7.6 acres of “Prime Farmland” located in southern Woodside along Portola Road adjacent to 1.5 acres of “Unique Farmland,” as well as 71.9 acres of “Grazing Land” found in northeast Woodside along both sides of I-280 (California DOC, 2022). The current General Plan Land Use designation for all Important Farmland in Woodside is R-ESA (Residential / Environmentally Sensitive Area). The zoning designation for the both “Prime Farmland” and “Unique Farmland” is SCP-5 (Special Conservation Planning-5 Acres), while the zoning designations for “Grazing Land” are both SCP-5 and SCP-7.5 (Special Conservation Planning-7.5 Acres). Woodside Municipal Code permits agricultural uses in SCP zoning district (Town of Woodside, Sec. 153.107). There are some housing sites identified for development in the Grazing Land under the Proposed Project. However, the Proposed Project would not convert existing Grazing Land in Woodside to a non-agricultural use because both zoning districts, SCP-5 and SCP-7.5, allow for continued agricultural use. Therefore, the Project would have a less than significant impact on Prime Farmland, Unique Farmland, and Grazing Land in Woodside.

b. No Impact. The Williamson Act, codified in 1965 as the California Land Conservation Act, allows local governments to enter into contracts with private landowners with the intent of restricting the use of land to agricultural or related open space through tax incentives. These incentives tax farmers based on an open space designation, which is a much lower rate than the full market value tax. Through this contract, property owners agree to preserve portions of their land as agriculture use or for open space preservation for 10 years. The current San Mateo County Williamson Act Parcel Map does not list any Williamson Contract parcels located within the Town of Woodside (County of San Mateo, 2022). Therefore, no impacts related to conflicts with agricultural zoning or Williamson Act contracts would occur.



c. Less than Significant Impact. In the Public Resources Code (PRC) section 4526, the California Board of Forestry and Fire Protection defines “Timberland” as land, not owned by the federal government, nor designated as experiential forest land, which is capable and available for growing any commercial tree species. The board defines commercial trees on a district basis following consultation with district committees and other necessary parties. There is no land within the Town of Woodside zoned for timberland production or that otherwise meets this definition. The PRC section 12220 (g) defines forest land as “. . . land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.” While wooded hillsides in Woodside may support more than 10 percent native tree coverage, development pursuant to the Proposed Project would take place on parcels currently zoned for residential uses and as such no conflicts would result from Project implementation. Impacts would be less than significant.

d. Less than Significant Impact. While wooded hillside areas of Woodside may meet the definition of forest land in the PRC, any development pursuant to the Proposed Project would be on parcels currently zoned for residential uses and would not result in the loss of forest land or conversion of forest land to non-forest use. Impacts would be less than significant.

e. Less than Significant Impact. Woodside is a quiet residential community located in the highly urbanized context of the San Francisco Bay Area. As described above, Important Farmland in Woodside is zoned for agricultural uses and the Proposed Project would not involve rezoning of Important Farmland to non-agricultural uses. While wooded hillside areas of Woodside may meet the definition of forest land, all development pursuant to the Proposed Project would be on land currently zoned for residential uses. Buildout of the Proposed Project would involve construction of smaller-scale residential projects, as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College, and would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use. Impacts would be less than significant.

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	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.C Air Quality. Where applicable, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under the applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting. The Town of Woodside is located within the San Francisco Bay Area Air Basin (Air Basin). The Bay Area Air Quality Management District (BAAQMD) is the air pollution control agency for the Air Basin and is responsible for air quality management plans (AQMP) to achieve air quality standards. The Air Basin is an area designated as non-attainment because it does not currently meet National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) for certain pollutants regulated under the Clean Air Act and California Clean Air Act, respectively. Specifically, the Air Basin does not meet the NAAQS for ozone, PM10, and PM2.5.

a. Less than Significant Impact. Buildout of the Proposed Project would involve construction of small-scale residential projects, as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College. Development would happen incrementally over the course of eight years, from 2023-2031. The BAAQMD's 2017 Clean Air Plan is the applicable air quality plan for projects located in the Air Basin. The primary goals of the 2017 Clean Air Plan are the attainment all state and national air quality standards, elimination of disparities among Bay Area communities in cancer health risk from toxic air contaminants, and the reduction of Bay Area GHG emissions 40 percent below 1990 levels by 2030, and 80 percent below 1990 levels by 2050. Consistency may be determined by evaluating whether the Proposed Project supports the primary goals of the 2017 Clean Air Plan, including applicable control measures contained within the 2017 Clean Air Plan, and would not conflict with or obstruct implementation of any 2017 Clean Air Plan control measures. The control measures are organized into nine categories: stationary sources, transportation, buildings, energy, agriculture, natural and working lands, waste, water, and super-GHG pollutants (e.g., methane, black carbon, and fluorinated gases).

The stationary source measures, which are designed to reduce emissions from stationary sources, are incorporated into rules adopted by the BAAQMD and then enforced by the BAAQMD's Permit

and Inspection programs. Development under the project would be subject to the BAAQMD's permitting requirements for stationary sources. Therefore, the Proposed Project would be consistent with the stationary source control measures.

The transportation control measures are designed to reduce vehicle trips, use, miles traveled, idling, or traffic congestion for the purpose of reducing vehicle emissions. The Town adopted a Multi-Family Residential Development Overlay at Cañada College during the fifth cycle Housing Element, which provides an opportunity for higher density residential development. The Proposed Project demonstrates capacity for 75 units of housing at Cañada College, which would eliminate the need for vehicle trips, miles traveled, or traffic congestion, as residents would be able to live, work, and attend classes on the same site. Additionally, as noted in Section 13.Q Transportation, transit services operate from Cañada College to the Redwood City Transit Center, which would support the reduction vehicle trips and emissions. The Town of Woodside also has various Class II and Class II bikeways on arterial roads with proximity to multi-family development sites, such as the Class II bikeway on Cañada Road near the Raymundo Drive site and Class II bikeways on Woodside Road near the High Road site. With this, the Proposed Project would not conflict with the goals for transportation control in the 2017 Clean Air Plan.

The energy control measures are designed to reduce emissions of criteria air pollutants, TACs, and GHGs by decreasing the amount of electricity consumed in the Bay Area, as well as decreasing the carbon intensity of the electricity used by switching to less GHG-intensive fuel sources for electricity generation. Peninsula Clean Energy (PCE) is the official electricity provider for the Town and provides every residence and business with 100 percent access to clean and renewable energy. For residence and business that do not choose PCE, Pacific Gas and Electric Company (PG&E) supplies 93 percent of its electric power mix from a combination of renewable and GHG-free sources. (Pacific Gas and Electric, 2019). With this, the Proposed Project would be consistent with the goals for energy control measures.

The BAAQMD has authority to regulate emissions from certain sources in buildings such as boilers and water heaters but has limited authority to regulate buildings themselves. Therefore, the building control measures focus on working with local governments that have authority over local building codes to facilitate adoption of best practices and policies to control GHG emissions. Future projects within the Town will be required to meet the minimum code efficiency requirements for the Title-24 Green Building Standards Code and Energy Code. Therefore, the project would be consistent with the buildings control measures.

The agriculture control measures are designed to primarily reduce emissions of methane. Since the Proposed Project does not include any agricultural activities, the agriculture control measures of the 2017 Clean Air Plan are not applicable to the project. Similarly, the control measures for the natural and working lands sector focus on increasing carbon sequestration on rangelands and wetlands, as well as encouraging local governments to ordinances that promote urban-tree plantings. Since the Proposed Project does not include the disturbance of any rangelands or wetlands, the natural and working lands control measures of the 2017 Clean Air Plan are not applicable to the project.

The waste management measures focus on reducing or capturing methane emissions from landfills and composting facilities, diverting organic materials away from landfills, and increasing waste diversion rates through efforts to reduce, reuse, and recycle. Future development under the Proposed

Project would comply with local requirements for waste management as mentioned in Section 13.S Utilities and Service Systems. Therefore, the Proposed Project would be consistent with the waste management control measures.

The water control measures to reduce emissions from the water sector will reduce emissions of criteria pollutants, TACs, and GHGs by encouraging water conservation, limiting GHG emissions from publicly owned treatment works (POTWs), and promoting the use of biogas recovery systems. Since these measures apply to POTWs and local government agencies (and not individual projects), the water control measures of the 2017 Clean Air Plan are not applicable to the Proposed Project.

The super-GHG control measures are designed to facilitate the adoption of best GHG control practices and policies through the BAAQMD and local government agencies. Since these measures do not apply to individual projects, the super-GHG control measures of the 2017 Clean Air Plan are not applicable to the Proposed Project.

Overall, the Proposed Project would be consistent with applicable control measures from the 2017 Clean Air Plan. The Proposed Project focuses on promoting infill development on existing residential lots and within urbanized areas, preserving existing residential units, implementing sustainable and environmentally sensitive design, and promoting multimodal mobility, all of which support the goals of the Clean Air Plan. Therefore, the Proposed Project would not conflict with or obstruct implementation of the applicable air quality plan, and the impact would be less than significant.

b. Less than Significant Impact. Buildout of the Proposed Project would involve construction of small-scale residential projects, as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College. Development would begin incrementally over the course of eight years, from 2023-2031. To meet the Threshold of Significance for operational-related criteria air pollutant and precursor impacts for plans (other than regional plans), a proposed plan must satisfy the following criteria:

- Consistency with current air quality plan (AQP) control measures (this requirement applies to project-level as well as plan-level analyses).
- A proposed plan's projected VMT or vehicle trips (VT) (either measure may be used) increase is less than or equal to its projected population increase.

AQPs may be clean air plans, state implementation plans (SIPS), ozone plans, and other potential air quality plans developed by BAAQMD. To date, the Air District's most current plan is the 2017 Clean Air Plan. The primary goals of the 2017 Clean Air Plan are to attain air quality standards, reduce population exposure and protect public health in the Bay Area, reduce GHG emissions, and protect the climate. The Proposed Project focuses on promoting infill development on existing residential lots and within urbanized areas, and preserving existing residential units, all of which would support the goals of the Clean Air Plan (proposed policies 2.1, 2.2, 2.4, 3.2, 3.3, 3.4, and proposed programs 2-B, 2-C, 3-A, 3-B, 3-D, and 3-K). Other fundamental components of the Proposed Project also support the goals of the Clean Air Plan. The Proposed Project's criteria for selecting Housing Opportunity areas includes adequate neighborhood service and neighborhood facility access which support less energy consumption and fewer vehicle trips compared to the current more auto-oriented development pattern. Therefore, the Proposed Project would support the

primary goals of the Clean Air Plan and have a less than significant impact with respect to conflicts with the 2017 Clean Air Plan.

Townwide VMT projections under existing 2020 conditions and for future 2031 VMT, accounting for buildout of the cumulative Proposed Project indicate that 2031 future Proposed Project generated home-based VMT per resident would be 24.8, which is below the existing Woodside average home-based VMT per resident, which is less than the projected population increase. As such, operational impacts from implementation of the Proposed Project would be less than significant.

c. Potentially Significant Impact. Development would happen incrementally over the course of eight years, from 2023-2031, which would minimize construction-related air quality impacts. Additionally, buildout of the Proposed Project would involve construction of small-scale residential projects, which would not generate substantial quantities of construction-related pollution. Nevertheless, higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College could involve diesel-emitting equipment over many months and could potentially impact adjacent sensitive receptors. Therefore, this potentially significant construction-related air quality impact will be analyzed in detail in the EIR.

Operation of the Proposed Project could result in a significant impact if residential development would result in areas of vehicle congestion that have the potential to create or exacerbate pockets of CO called hotspots. These pockets have the potential to exceed the State one-hour standard of 20 ppm or the eight-hour standard of 9.0 ppm. However, under existing and future vehicle emission rates, a plan would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour in order to generate a significant CO impact and the 423 new housing units anticipated with buildout of the Proposed Project would not generate traffic volumes of this magnitude. Because there is not an intersection that generates more than 44,000 vehicles per hour, the Proposed Project would not result in substantial amounts of pollution. Therefore, operational-related air quality impacts would be less than significant under the Proposed Project.

d. Less than Significant Impact. According to the BAAQMD, land uses associated with odor complaints typically include wastewater treatment plants, landfills, confined animal facilities, composting stations, food manufacturing plants, refineries, and chemical plants. Residential development does not create substantial odors. Potential odor emitters during construction include diesel exhaust and evaporative emissions generated by asphalt paving and the application of architectural coatings. Construction-related activities near existing receptors would be temporary in nature, and construction activities would not result in nuisance odors. Potential odor emitters during operations would include exhaust from vehicles and fumes from the reapplication of architectural coatings as part of ongoing building maintenance. However, odor impacts would be limited to circulation routes, parking areas, and areas immediately adjacent to recently painted structures. Although such brief exhaust- and paint-related odors may be considered adverse, they would not be atypical of developed urban areas and would not affect a substantial number of people or rise to the level of a significant impact under CEQA. Because the Proposed Project would not result in a new, substantial, or long-term source of odors, this impact would be less than significant.

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	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.D Biological Resources. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting. The Town of Woodside contains a wide variety of natural and biological resources, including gentle oak and grassland foothills, flatter valley areas, valley stream corridors containing riparian habitat, as well as flood plains, ground water aquifers and seismic rift zones. The portion of Town east of Interstate 280 is predominantly mixed oak woodland. The Town's location provides a natural habitat for flora and fauna, including some endangered and threatened plant and wildlife species, while the riparian corridors along the creeks provide habitat and movement corridors for wildlife.

A "special-status species" refers to species that are considered sufficiently rare that they require special consideration and/or protection and should be, or have been, listed as rare, threatened, or endangered by Federal and/or State governments. Information regarding the occurrences of special-status species in the vicinity of the Planning Area was obtained from a query of the CDFW's California Natural Diversity Database (CNDDB). The CNDDB is regularly updated to track occurrences of previously documented special-status species; however, it contains only those records that have been submitted to CDFW. Therefore, there may be additional occurrences of special-status species within the area that have not yet been surveyed and/or mapped. A lack of information in the CNDDB about a species or an area does not imply that the species does not occur or that there

is a lack of diversity in that area. Based on the records search shown in Table 3 and Table 4 as well as Figure 6 and Figure 7, 15 special-status plant species and 20 special-status wildlife species were identified as having the potential to occur in the Planning Area.

a thru d. Potentially Significant Impact. Given the extent of biological resources throughout the community, future development pursuant to the Proposed Project has the potential to adversely affect sensitive species, riparian habitats, sensitive communities, and federally protected wetlands.

There are 15 special-status plant species and 20 special-status wildlife species were identified as having the potential to occur throughout the Planning Area, as shown in Figure 6 and Figure 7. Buildout of the Proposed Project would involve construction of small-scale residential projects, as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College. Pursuant to CEQA Section 15303, the State has determined that projects involving three or fewer single-family homes or multifamily projects involving four or fewer units would not have a significant effect on the environment. Larger scale projects anticipated with buildout of the Proposed Project, including the Cañada College site, High Road site, and 773 Cañada Road, site could have a significant direct or indirect impact on special-status species if it would result in the removal, disturbance, or degradation of the species or potentially suitable habitat. For riparian habitats, impacts could occur on sites identified for development located adjacent to creeks. There is a chance that riparian habitat and other sensitive communities could be impacted throughout the buildout of the Proposed Project during construction activities, such as grading, excavation, and removal of vegetation. Development pursuant to the Proposed Project would be required to comply with federal and State regulations related to biological resources, including the Federal Endangered Species Act, Clean Water Act, California Endangered Species Act, California Fish and Game Code, and the California Native Plant Protection Act. General Plan policies and Municipal Code requirements would further reduce impacts on biological resources by requiring the protection of environmental resources, retention of natural areas, and creek setbacks to protect riparian habitat. While federal, State, regional, and General Plan policies need to be complied with by the Proposed Project, potential impacts to biological resources remain potentially significant and will be studied further in the EIR.

Table 3: Special-Status Plant Species with the Potential to Occur in the Planning Area

<i>Scientific Name</i>	<i>Common Name</i>	<i>Status</i>	
		<i>USFWS¹</i>	<i>CDFW²</i>
<i>Serpentine Bunchgrass</i>	Serpentine Bunchgrass	None	None
<i>Acanthomintha duttonii</i>	San Mateo thorn-mint	Endangered	Endangered
<i>Monolopia gracilens</i>	woodland woollythreads	None	None
<i>Plagiobothrys chorisianus</i> var. <i>chorisianus</i>	Choris' popcornflower	None	None
<i>Trifolium amoenum</i>	two-fork clover	Endangered	None
<i>Arctostaphylos regismontana</i>	Kings Mountain manzanita	None	None
<i>Arctostaphylos andersonii</i>	Anderson's manzanita	None	None
<i>Eryngium jepsonii</i>	Jepson's coyote-thistle	None	None
<i>Dirca occidentalis</i>	western leatherwood	None	None
<i>Pentachaeta bellidiflora</i>	white-rayed pentachaeta	Endangered	Endangered
<i>Allium peninsulare</i> var. <i>franciscanum</i>	Franciscan onion	None	None
<i>Fritillaria liliacea</i>	fragrant fritillary	None	None
<i>Hesperolinon congestum</i>	Marin western flax	Threatened	Threatened
<i>Malacothamnus arcuatus</i>	arcuate bush-mallow	None	None
<i>Cirsium fontinale</i> var. <i>fontinale</i>	fountain thistle	Endangered	Endangered

Source: CNDDDB GIS Data, California Department of Fish and Wildlife, 2022

Table 4: Special-Status Animal Species with the Potential to Occur in the Planning Area

<i>Scientific Name</i>	<i>Common Name</i>	<i>Status</i>	
		<i>USFWS¹</i>	<i>CDFW²</i>
<i>Thamnophis sirtalis tetrataenia</i>	San Francisco gartersnake	Endangered	Endangered
<i>Falco peregrinus anatum</i>	American peregrine falcon	Delisted	Delisted
<i>Bombus caliginosus</i>	obscure bumble bee	None	None
<i>Dicamptodon ensatus</i>	California giant salamander	None	None
<i>Lasiurus cinereus</i>	hoary bat	None	None
<i>Rana boylei</i> pop. 4	foothill yellow-legged frog - central coast DPS	Proposed Threatened	Endangered
<i>Microcina edgewoodensis</i>	Edgewood Park micro-blind harvestman	None	None
<i>Dipodomys venustus venustus</i>	Santa Cruz kangaroo rat	None	None
North Central Coast Steelhead/Sculpin Stream	North Central Coast Steelhead/Sculpin Stream	None	None
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	None	None
<i>Antrozous pallidus</i>	pallid bat	None	None
<i>Bombus occidentalis</i>	western bumble bee	None	Candidate Endangered
<i>Taxidea taxus</i>	American badger	None	None
<i>Aneides niger</i>	Santa Cruz black salamander	None	None
<i>Euphydryas editha bayensis</i>	Bay checkerspot butterfly	Threatened	None
<i>Rana draytonii</i>	California red-legged frog	Threatened	None
<i>Geothlypis trichas sinuosa</i>	saltmarsh common yellowthroat	None	None
<i>Emys marmorata</i>	western pond turtle	None	None
<i>Neotoma fuscipes annectens</i>	San Francisco dusky-footed woodrat	None	None
<i>Ambystoma californiense</i> pop. I	California tiger salamander - central California DPS	Threatened	Threatened

Source: CNDDDB GIS Data, California Department of Fish and Wildlife, 2022

e. Less than Significant Impact. A significant impact would occur if the Proposed Project would conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Woodside has a Tree Protection Ordinance, Municipal Code Section 153.430, which promotes and enhances a community environment, maintains the rural character, and ensures the maximum preservation of the valuable natural features and scenic character as

stated in the General Plan of the Town. The Tree Ordinance establishes minimum standards and requirements relating to the protection of trees. The Woodside General Plan, specifically the Conservation Element, includes goals and policies that development under the Proposed Project would be subject to as well. These policies include but are not limited to the conservation and utilization of natural resources, and protection of the aesthetic qualities of the community. Additionally, as noted in Policy CV1.1, Plan Development to be Sensitive to Preservation of Natural Features and Landscape, all projects that may have significant impact on the Woodside environment shall be reviewed by qualified professionals. Specific requirements may include a biotic report and pre-construction surveys to identify and mitigate potential impacts. The Town's Stream Corridor Protection Ordinance, Municipal Code Section 153.440, states that a protected stream corridor extends a horizontal distance of 50 feet measured from each side of the centerline of the stream, or 25 feet measured from the top of bank, whichever is greater. The Planning Commission may establish greater horizontal measurements for specific stream corridors. Development under the Proposed Project would comply with all local policies and ordinances protecting biological resources, including the Tree Protection Ordinance and the Stream Corridor Protection Ordinance. As a result, the Proposed Project would not conflict with local policies or ordinances protecting biological resources, and a less than significant impact would occur.

f. Less than Significant Impact. A significant impact would occur if a project would conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There is an adopted Habitat Management Plan (HMP) in Woodside for the Sand Hill Estates Project situated on about 91.4 acres of land located west of I-280, between Woodside Road and Sand Hill Road. The Sand Hill Estates Project includes construction of a roadway and driveways to support future development of single-family residences within designated buildable areas on five parcels. Buildout of the Proposed Project would include development on the five parcels in the Conservation Area in HMP, which include APNs 073-150-005, 073-15-020, 073-15-012, 073-15-019, 073-15-018. Consistent with the HMP, layout and design of the housing development would be required to occur within the buildable areas of Conservation Area and would be required to implement the minimization and mitigation measures identified in the HMP to protect and maintain habitat for the California red-legged frog (CRLF) and other sensitive species that may be present in the area, while still allowing development in buildable areas. The minimization and mitigation measures are listed in section 2.0 of the Sand Hill Estates Project HMP, included in Appendix A. Therefore, with implementation of Minimization and Mitigation Measures listed in HMP, buildout of the Proposed Project would not conflict with any approved Habitat Conservation Plan, and impacts would be less than significant with mitigation.





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	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.E Cultural Resources. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting. To determine the presence or absence of cultural and historical resources within the Proposed Project site and the surrounding area, a records search and literature review was requested for the Planning Area on November 1, 2022, at the Northwest Information Center (NWIC), located at Sonoma State University. The purpose of this review was to access existing cultural resource survey reports, archaeological site records and historic maps, and evaluate whether any previously documented prehistoric or historic archaeological sites, architectural resources, cultural landscapes, or other resources exist within or near the town. According to the NWIC results, the State Office of Historic Preservation Built Environment Resources Directory (OHPBERD) lists thirty-four (34) recorded buildings or structures within or adjacent the Town of Woodside. In addition to these inventories, the NWIC maps show thirty-seven (37) recorded buildings or structures within the town limits. The Caltrans Bridge Inventory also indicates thirteen historic bridges in the town. Given these resources, NWIC also determines that there is a high potential for unrecorded historic-period archaeological resources to be within the town limits.

Further, the Town of Woodside contains nineteen (19) recorded Native American archaeological resources. Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of San Mateo County have been found on ridges, mid-slope benches, in valleys, near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Town of Woodside is located in San Mateo County and includes a portion of Santa Cruz Mountains, Kings Mountain, San Andreas Rift Zone, Jasper Ridge, and several creeks including, La Honda Creek, West Union Creek, McGarvey Gulch, Martin Creek, Alambique Creek, Corte De Madera Creek, Searsville Lake, Schilling Lake, Bear Creek, San Francisquito Creek, and several springs. Aerial maps indicate a heavily wooded and densely chapparared Western half with a few roads, buildings and structures. The Eastern half, although still fairly wooded, is more densely populated by buildings structures and includes large areas of low grasses or bare ground. Given the similarity of these environmental factors the ethnographic and archaeological sensitivity of the Planning Area, there is a high potential for unrecorded Native American resources to be within the Town limits.

Details of the recorded archaeological and historic resources are included in Appendix B – Supporting Materials for Cultural Resources.

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Table 5: Identified Historical Resources

<i>Primary Number</i>	<i>OTIS ID</i>	<i>Name of Property (if Applicable)</i>	<i>St #</i>	<i>St Name</i>	<i>City</i>	<i>Evaluation Info</i>	<i>Circa</i>
41-001810	497439	ALLEN PEAK FIRE LOOKOUT STATION			WOODSIDE	4CM, 09/11/1996, ST.AG.-3540-0050	1966
41-000716	408301	INDEPENDENCE HALL	2955	WOODSIDE ROAD	WOODSIDE	IS, 01/01/1978, 4062- 08/03/1978, NPS - 78000772-0000	1884
41-000719	408304	MAIN HOUSE	329	ALBION AVE	WOODSIDE	ID, 01/01/1986, 4062 - 0004-0001	1917
41-000720	408305	TERRACED GARDEN AND LILY POND	329	ALBION AVE	WOODSIDE	ID, 01/01/1986, 4062 - 0004-0002	1912
41-000721	408306	ROMAN POOL, WATERGARDENS	329	ALBION AVE	WOODSIDE	ID, 01/01/1986, 4062 - 0004-0003	1912
41-000722	408307	MAIN DRIVE	329	ALBION AVE	WOODSIDE	ID, 01/01/1986, 4062 - 0004-0004	1912
41-000723	408308	SWIMMING POOL & ATTENDANT STRUCTURES	329	ALBION AVE	WOODSIDE	ID, 01/01/1986, 4062 - 0004-0005	1916
41-000724	408309	DAIRY HOUSE, GREENE'S FOLLY	329	ALBION AVE	WOODSIDE	ID, 01/01/1986, 4062 - 0004-0006	1928
41-000725	408310	ELEANOR FLEISHHACKER SLOSS HOUSE	329	ALBION AVE	WOODSIDE	ID, 01/01/1986, 4062 - 0004-0007	1931
41-000726	408311	CAMPERDOWN ELM ALLEE	329	ALBION AVE	WOODSIDE	ID, 01/01/1986, 4062 - 0004-0008	1930
41-000727	408312	BUTLER'S HOUSE, GROUNDSKEEPER'S HOUSE	329	ALBION AVE	WOODSIDE	ID, 01/01/1986, 4062 - 0004-0009	1931
41-000728	408313	EARTH DAM	329	ALBION AVE	WOODSIDE	ID, 01/01/1986, 4062 - 0004-0010	1913
41-000729	408314	VICTORIAN FARMHOUSE	329	ALBION AVE	WOODSIDE	ID, 01/01/1986, 4062 - 0004-0011	1892
41-000730	408315	VICTORIAN WATER TOWER	329	ALBION AVE	WOODSIDE	ID, 01/01/1986, 4062 - 0004-0012	1892
41-000731	408316	AUTO BARN	329	ALBION AVE	WOODSIDE	ID, 01/01/1986, 4062-0004-0013	1907

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<i>Primary Number</i>	<i>OTIS ID</i>	<i>Name of Property (if Applicable)</i>	<i>St #</i>	<i>St Name</i>	<i>City</i>	<i>Evaluation Info</i>	<i>Circa</i>
41-000732	408317	GREENHOUSE REMNANTS	329	ALBION AVE	WOODSIDE	ID, 01/01/1986, 4062 - 0004-0014	1915
41-000733	408318	DAVID FLEISHHACKER HOUSE	329	ALBION AVE	WOODSIDE	ID, 01/01/1986, 4062 - 0004-0015	1972
41-000734	408319	MORTIMER FLEISHHACKER III HOUSE	329	ALBION AVE	WOODSIDE	7R, 4062-0004-0016	1962
41-000735	408320	FLEISHHACKER BARN REMNANT	329	ALBION AVE	WOODSIDE	7R, 4062-0004-0017	1911
41-000736	408321	BELLA GERSTLE FLEISHHACKER'S STUDIO	329	ALBION AVE	WOODSIDE	7R, 4062-0004-0018	1950
41-000737	408322	TENNIS COURT	329	ALBION AVE	WOODSIDE	7R, 4062-0004-0019	1965
41-000738	408323	GREEN GABLES COUNTRY HOUSE FLEISHHACKER MORTIMER	329	ALBION AVE	WOODSIDE	IS, 01/01/1986, 4062-0004-9999 IS, 09/26/1986, NPS-86002396-0000	1911-1935
41-001502	488361	SHINE HOUSE		CANADA RD	WOODSIDE	7P, 05/19/1971, SPHISMA-014	1882
41-000186	408302	Bourn-Roth Estate	86	CANADA RD	WOODSIDE	ICL, 02/08/1977, SHL-0907-0000 IS, 08/28/1975, 4062-0002-0000 IS, 08/28/1975, NPS-75000479-0000	1915
41-000718	408303	Woodside Store Woodside Store Or Tripp Store	471	KING MOUNTAIN RD	WOODSIDE	IS, 07/18/1985, 4062-0003-0000 NPS - 85001563-0000 IS, 07/18/1985, NPS - 85001563-0000 3S,	1854

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Table 5: Identified Historical Resources

<i>Primary Number</i>	<i>OTIS ID</i>	<i>Name of Property (if Applicable)</i>	<i>St #</i>	<i>St Name</i>	<i>City</i>	<i>Evaluation Info</i>	<i>Circa</i>
						4062-0003-0000 7L, 03/29/1933, SHL-0093-0000	
41-001831	507092	BRIDGE #35C-122		MOUNTAIN DR	WOODSIDE	2S2, 10/19/1986, DOE-41-86-0003-0000 2S2, 10/19/1986, FHWA860919Z	1900
41-001832	507093	BRIDGE #35C-123		MOUNTAIN DR	WOODSIDE	2S2, 10/19/1986, DOE-41-86-0004-0000 2S2, 10/19/1986, FHWA860919Z	1903
	557903		17554	SKYLINE BLVD	WOODSIDE	6Y, 05/23/2003, DOE - 43-03-0013-0000 6Y, 05/23/2003, HUD030516T	1929
	532955	SKEGGS POINT SCENIC VIEW		SR 35	WOODSIDE	6Y, 02/26/2007, FHWA070125A	1934
41-000633	408212	BEAR CREEK BRIDGE, BRIDGE #35-44		SR 84	WOODSIDE	7R, 4027-0001-0000	1903
41-000634	408213	BRIDGE #35-45		SR 84	WOODSIDE	7R, 4027-0002-0000	1904
41-002353	408214	SAN FRANCISQUITO CREEK BRIDGE, BRIDGE #35-68	SR 84	WOODSIDE	7N, , 4027-0003-0000	1903	9/23/2022
	668181	Woodside Fire Station No. 7	3111	Woodside Rd	Woodside	6Y, 09/05/2016, FCC_2016_0616_004	
	553762	FOLGER ESTATE STABLE HISTORIC DISTRICT	4040	WOODSIDE RD	WOODSIDE	1S, 04/16/2004, NPS- 04000328-9999 3S, 02/06/2004, 41-0034	1905-1941

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a. No Impact. A significant impact would occur if development of the Proposed Project would cause a substantial adverse change in the significance of a historical resource. According to the NWIC results, the State Office of Historic Preservation Built Environment Resources Directory (OHPBERD) lists thirty-four (34) recorded buildings or structures within or adjacent the Town of Woodside. In addition to these inventories, the NWIC base maps show thirty-seven (37) recorded buildings or structures within the town limits. None of the sites on the Housing Element inventory contains historic buildings or structures as identified by NWIC. As such, development of the Proposed Project would not cause significant adverse change of historic resources, and no impact would occur.

b. Less than Significant Impact. The Proposed Project would plans for the construction of small-scale residential projects, as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College. There are several homes, buildings, and structures older than 50 years in the Planning Area that may be eligible for listing on local, state, or national registers. The Historic Preservation Element also lists Goal HP1 to protect historically and archaeologically significant structures, sites, and artifacts with specific strategies. The Town of Woodside Residential Design Guidelines introduces regulations that can reduce impacts on potential historic resources. Such guidelines require development to preserve buildings and structures that contribute to community fabric. Preservation or adaptive reuse of existing or historic structures is preferred over demolition. Development of the Proposed Project would need to adhere to the General Plan and Town Residential Design Guidelines, with respect to historic and archaeological resources. As such, with compliance of existing regulations, implementation of the Proposed Project would result in a less than significant impact to historic and archeological resources.

c. Less than Significant Impact. Buildout of the proposed project includes construction of small-scale residential projects as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College, not in areas known to contain human remains. However, there is always the possibility that subsurface construction activities associated with the Proposed Project, such as trenching and grading, could potentially damage or destroy previously undiscovered human remains. In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Section 5097.94 and Section 5097.98 must be followed. Thus, with compliance of existing regulations, implementation of the Proposed Project would result in a less than significant impact to disturbance of human remains.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.F Energy. Would the project:				
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting. Energy resources in the State of California include natural gas, electricity, water, wind, oil, coal, solar, geothermal, and nuclear resources. Energy production and energy use both result in the depletion of nonrenewable resources, such as oil, natural gas, and coal, and result in the emissions of pollutants. Peninsula Clean Energy provides electricity to the Planning Area. All buildings within the Planning Area have existing connections to infrastructure, although the vacant areas do not.

a and b. Less than Significant Impact. Buildout of the Proposed Project would involve construction of small-scale residential projects, as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College. A significant impact would occur if development under the Proposed Project would result in potentially significant environmental impacts due to wasteful, inefficient or unnecessary consumption of energy resources during project construction and operation. The construction and long-term operation of residential development is needed to meet projected demand in the Town of Woodside, which is thereby necessary and not wasteful. Future development would be required to comply with the California Green Building Standards Code and California's Title 24 Building Energy Efficiency Standards. This includes the update to Title 24, effective January 1, 2023, which requires that all new homes under three stories install solar panels. Title 24 also applies to ADUs and requires them to include a solar energy system that can generate enough to offset the dwelling's annual electrical usage. The Town also verifies compliance with the California Building Code (CBC) as part of the building permit issuance and construction inspection process. The Town's General Plan also adopted a number of sustainability building and energy efficiency goals and policies in the Sustainability Element that development under the Proposed Project would be subject to as well, such as encouraging and supporting renewable clean energy and requiring new buildings to be designed energy efficiently. Additionally, the Town's Draft Housing Element also lists a policy and programs aligned with energy conservation, which includes Policy H6.3 – Promote Sustainability Including Energy Efficient and Sustainability. This policy specifies the Town's continued compliance with Title 24 and inclusion of energy saving siting, features, and materials in the retrofit of existing and new units. Given the level of buildout and compliance with existing regulations, the Proposed Project would result in a less than significant impact to energy resources.

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	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.G Geology and Soils. Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting. The Town of Woodside is situated in the seismically active San Francisco Bay Area. The regional seismic setting is dominated by stress associated with the oblique collision of the Pacific tectonic plate with the North American tectonic plate. The boundary between the two tectonic plates is the San Andreas fault system, which extends nearly 700 miles along a northwest trend from Mexico to offshore northern California. The San Andreas fault system includes the San Andreas, Hayward, Calaveras, Seal Cove-San Gregorio, and other related faults in the San Francisco Bay area. According to the U.S. Geological Survey, there is a 72 percent chance of at least a magnitude 6.7 (or greater) earthquake in the San Francisco Bay region within the next 30 years. There are two active faults within Woodside designated under the Alquist-Priolo Earthquake Fault Zoning Act: the San Andreas Fault and the Hermit Fault. The Pilarcitos Fault also exists within Woodside, though it is not designated under the Alquist-Priolo Earthquake Fault Zoning Act. Because of these faults, the Town is subject to high levels of ground shaking.

Creekside and hillside areas, which comprise the majority of the built environment in Woodside, are most vulnerable to damage caused by seismic-related ground failure. Creekside development on alluvial deposits can experience differential settlement caused by liquefaction. Most land within the Town limit is located in areas of very low and moderate areas of earthquake liquefaction susceptibility, with pockets of high susceptibility areas near Searsville Lake and Corte Madera Creek on the southeastern part of Woodside. Hillside construction is also vulnerable to earthquake-induced landslides. There is a strip of land in the middle of Woodside, running from north to south into the Town of Portola Valley, of flat land where the hazard of landslides is minimal. Most of Woodside is located on areas of “few landslides”, while there are pockets of areas that are in “most landslides”. “Landslide vulnerability is increased during periods of intense or prolonged rainfall when soils become saturated.

Large areas of the Town of Woodside are underlain by the expansive soils of the Whiskey Hill Formation (formerly Butano Formation) and the Santa Clara Formation, both of which are known to have potentially expansive units (predominantly claystone). Soils and surficial deposits, including colluvium, alluvium, and landslide deposits, derived from these formations can also be potentially expansive. In addition, serpentinite, which underlies portions of the eastern hills, can weather to soils that are potentially expansive.

a (i and ii). Potentially Significant Impact. For the Proposed Project, a significant impact due to fault rupture could occur if new structures were constructed within a designated Alquist-Priolo Earthquake Fault Zone, or within an active or potentially active known fault. A significant impact due to ground shaking could occur if implementation of the Proposed Project led to construction in an area that would experience ground shaking, potentially causing damage or harm to buildings or people. As noted above, there are two designated Alquist-Priolo fault zones in Woodside, which are subject to ground shaking in the event of an earthquake. Specifically, two sites included in the Housing Sites Inventory, Town-owned site Raymundo Drive and privately owned site 773 Cañada Road, are located in the Alquist-Priolo Special Study Zone. Additionally, many vacant and underutilized sites are located within or adjacent to the Alquist-Priolo Special Study Zone as shown in Figure 2. All future development under the Proposed Project would be required to comply with the provisions of Woodside Municipal Code Section 153.420, Geologically Hazardous Areas. Future development would also be required to comply with current California Building Codes, and the specifications outlined in project-specific geotechnical investigations which are required for development per Chapter 152.123 of the Municipal Code. Though compliance with existing regulations would ensure that risks are minimized to the extent practicable, the potential for impacts related to fault rupture and ground shaking remains. As such, impacts are considered potentially significant and will be analyzed in further detail in the EIR.

a (iii). Potentially Significant Impact. As shown on Figure 2, areas adjacent to the creeks in Woodside are subject to high liquefaction risk. Town-owned site Raymundo Drive, privately-owned site 773 Cañada Road, and the Cañada College site are all within Very Low and Low liquefaction susceptibility zones. However, Town-owned site High Road is located in a Very High liquefaction susceptibility zone, as well as vacant and underutilized sites near Searsville Lake and other Town creeks. Housing development within these areas pursuant to the Proposed Project would be required to comply with the provisions of the California Building Code related to soils and foundations. With the following policy and mitigation strategies contained in the Town of Woodside Natural Hazards and Safety Element, Policy NH1.5 – Require Assessment and Mitigation of Soil

Liquefaction Risks, the Town shall seek to minimize the risk associated with soil liquefaction by requiring adequate geotechnical and geologic reports, such as an assessment of soil liquefaction risks, and requiring appropriate mitigation measures. Though compliance with existing regulations and mitigation strategies would reduce potential impacts related to liquefaction to the maximum extent practicable, impacts related to seismic-related ground failure, including liquefaction remain. Therefore, impacts are considered potentially significant and will be analyzed in further detail in the EIR.

a (iv) and c. Potentially Significant Impact. As noted above, there is potential for landslides, particularly in western hills. Housing development within these areas pursuant to the Proposed Project would be required to comply with the provisions of the Town of Woodside Natural Hazards and Safety Element, Policy NH1.3 – Require Assessment and Mitigation of Landslide Hazards. The Town shall seek to minimize the risk associated with landslide hazards by requiring adequate geotechnical and geologic reports, requiring that structures be appropriately sited, and requiring special design and construction techniques for State highways and local roads, and utility lines. Though compliance with existing regulations and mitigation strategies would reduce potential impacts related to landslides to the maximum extent practicable, the potential for impacts related to landslides remain. Therefore, impacts are considered potentially significant and will be analyzed in further detail in the EIR.

b. Less than Significant Impact. Stormwater can cause erosion of soils on hillsides and creek banks in Woodside. Future development under the Proposed Project would be required to comply with the provisions of the Municipal Code pertaining to grading, landscaping and erosion control. In addition, construction that disturbs more than one acre would be subject to compliance with a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES permit requires an erosion and sediment control plan, which includes sufficient engineering analysis to show that the proposed erosion and sediment control measures during the period when preconstruction and construction related grading activities are to occur are capable of controlling surface runoff and erosion and retaining sediment on the project site. Construction activity subject to NPDES permitting requirements also must include a post-construction erosion and sediment control plan. Once construction is complete and exposed areas are re-vegetated or covered by buildings, asphalt, or concrete, the erosion hazard is substantially eliminated or reduced. Because erosion control and stormwater pollution prevention measures would be implemented, the Proposed Project has limited potential to result in substantial soil erosion or loss of topsoil. This impact would be considered less than significant.

d. Less than Significant Impact. Areas within Woodside are underlain by expansive soils, which swell and shrink as they gain and lose moisture and can result in damage to overlying structures. Compliance with the provisions of the California Building Code, adopted by the Town as Chapter 152.123 of the Municipal Code require a soils report portion of the geotechnical report to identify corrective action needed to prevent structural damage to each dwelling proposed to be constructed on the expansive soil. Therefore, compliance with existing regulations would reduce expansive soil-related impacts to a less than significant level.

e. Less than Significant Impact. About two-thirds of the parcels in Woodside utilize private on-site septic systems for effluent waste disposal, while the rest utilizes the sewer system. The Municipal Code (Chapter 51.030) requires that every building be connected to a private wastewater disposal

system where a public sanitary sewer is not available. The use of private onsite septic systems is regulated by the San Mateo County Department of Environmental Health and by regulations contained in the Town Municipal Code. Continued compliance with these regulations would ensure that septic systems needed to accommodate future development occurring with buildout of Proposed Plan would be constructed on soils capable of supporting them. Therefore, associated impacts would be less than significant.

f. Less than Significant Impact. Paleontological resources are mineralized or fossilized remains of prehistoric plants and animals, as well as mineralized impressions or trace fossils that provide indirect evidence of the form and activity of ancient organisms. Many fossil localities have been identified within San Mateo County, including several localities potentially located within or near the Planning Area. Sub-surface construction activities associated with the Project implementation, such as grading or trenching, could result in a significant impact to paleontological resources, if encountered. Public Resources Code Section 5097.5 specifies the procedures to be followed in the event of the unexpected discovery of human remains. Compliance with existing regulations would result in less than significant impacts related to paleontological resources.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.H Greenhouse Gas Emissions. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. At the State level, targets have been set for reduction of greenhouse gas (GHG) emissions to combat climate change. Senate Bill (SB) 32 calls for a reduction in statewide GHG emissions 40 percent below 1990 levels by 2030, while Executive Order B-55-18 establishes a statewide target of carbon neutrality by 2045. Woodside adopted a Climate Action Plan (CAP) in 2015, which incorporates GHG reduction measures. To help track progress toward the goals established in the CAP, the Town publishes an annual Implementation Report, which documents the Town's progress in implementing the measures identified in the CAP and highlights measures still requiring attention. According to Climate Action Plan Implementation Program (2021), the Town of Woodside has reduced emissions 24 percent since 2005 and has met its 2020 goal.

a and b. Potentially Significant Impact. As a long-range plan, the Proposed Project would be assumed to have a less than significant impact related to GHG emissions if the Town has a qualified GHG Reduction Strategy that demonstrates consistency with established SB32 and EO B-55-18 targets. While the Town's CAP sets out a pathway to reducing GHG emissions by 15 percent below 2005 levels by the year 2020, it does not demonstrate consistency with targets for 2030 and 2045. Therefore, GHG emissions from the Proposed Project will be quantified and analyzed in further detail in the EIR. Consistency with the CARB Scoping Plan will also be analyzed.

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	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.1 Hazards and Hazardous Materials. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Woodside is a quiet residential community of about 1,919 homes. According to State databases, there are no recorded hazardous materials sites in or adjacent to the Town limit and the principal hazardous substances in the community are cleaning supplies, and landscaping chemicals. About 16 percent of the homes in Woodside were built before 1939, so asbestos and lead-based paints may be present in some existing structures. A variety of federal, State and local regulations governs the handling, transport and disposal of hazardous materials in Woodside.

a thru c. Less than Significant Impact. Implementation of the Proposed Project would involve facilitation of housing construction and would not involve the transport, use, or disposal of significant quantities of hazardous materials. Demolition or development under the Proposed Project may involve the handling and transport of hazardous materials that could result in the need to handle and transport asbestos or lead based paints; however, such activities are subject to various federal, State, and local regulations, including BAAQMD regulations pertaining to asbestos abatement; Construction Safety Orders 1529 (pertaining to asbestos) and 1532.1 (pertaining to lead) from Title 8 of the California Code of Regulations; Part 61, Subpart M of the Code of Federal Regulations (pertaining to asbestos); and lead exposure guidelines provided by the United States Department of Housing and Urban Development. Asbestos and lead abatement must be performed and monitored by contractors with appropriate certifications from the state Department of Health Services. Construction activities may involve the use of diesel-powered equipment or the application of

architectural coatings, but not at levels that could create a significant hazard to the public or environment. Similarly, once constructed, the residents of new homes constructed pursuant to the Proposed Project may use cleaning solvents or landscaping chemicals, but not at levels that could create a significant hazard to the public or environment. Overall, any transport, use, storage, and disposal of hazardous materials would be required to comply with existing regulations established by several agencies, including the Department of Toxic Substances Control, the US Environmental Protection Agency (EPA), the US Department of Transportation, and the Occupational Safety and Health Administration. The construction and operation of housing generally does not involve the release -- accidental or otherwise -- of hazardous materials that would create a significant hazard to the public, nor would it involve emitting or handling acutely hazardous materials or wastes in the vicinity of schools. Overall, compliance with existing regulations would result in a less than significant impact.

d. No Impact. A significant impact would occur if development under the Proposed Project is located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC)'s EnviroStor database which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action site, and the State Water Resources Control Board's GeoTracker database, which tracks authorized or unauthorized discharges of waste to land, or unauthorized releases of hazardous substances from underground storage tanks. According to the DTSC's database on December 22, 2022, there are no hazardous materials sites located in the Town of Woodside. Therefore, there would be no impact.

e. No Impact. There are no public airports within two miles of the town limits. The nearest airport is the San Carlos Airport located approximately five miles north of the town. The Proposed Project generally involves small-scale residential development on previously developed parcels within the Town limit. Therefore, implementation of the Proposed Project would result in no impact related to airport hazards.

f. Less than Significant Impact. The risk of natural hazards, including wildfire, earthquake, and landslides, is present in Woodside, where evacuation is necessary if a natural disaster were to happen. The Town of Woodside has adopted an Emergency Operations Plan and the County of San Mateo has adopted a Local Hazard Mitigation Plan with strategies to address emergency evacuation scenarios. The Woodside Fire Protection District has also prepared an Evacuation Plan for the Town of Woodside, which provides coordinated evacuation routes and evacuation areas in case of an emergency situation. The Town of Woodside Evacuation Plan lists 25 evacuation routes for various neighborhoods in Woodside, depending on location within the Town. All evacuation routes are displayed and listed in Appendix 4 of the Evacuation Plan. The Natural Hazards and Safety Element of the General Plan also outlines numerous policies regarding emergency preparedness, including the preservation of critical facilities like Evacuation Routes, development of emergency preparedness plans, and support of emergency preparedness education Townwide. The Town has an Emergency Preparedness Committee that supports the General Plan policies to institute or participate in education related to natural hazards and to support emergency preparedness education. The Emergency Preparedness Committee works with Town staff to develop and maintain appropriate plans and procedures for responding to disasters, including wildfires, earthquakes, floods, and other emergencies. The Emergency Preparedness Committee supports the work of the

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Citizens' Emergency Response and Preparedness Program (CERPP) to develop a network of volunteers to respond to emergencies at the neighborhood level. The Proposed Project could result in the development of 423 new housing units over eight years. Given the current evacuation plans and policies in place at the Town of Woodside, impacts related to the impairment or interference of an adopted emergency response plan or emergency evacuation plan are less than significant.

g. Potentially Significant Impact. The California Department of Forestry and Fire Protection (CAL FIRE) has mapped areas in San Mateo County with significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Very High Fire Hazard Severity Zones (VHFHSZ), are classified by the CAL FIRE Director in accordance with Government Code Sections 51175-51189 to assist responsible local agencies identify measures to reduce the potential for losses of life, property, and resources from wildland fire. As shown on Figure 2, the western half of Woodside is within a VHFHSZ delineated by CAL FIRE, as well as the most northern area near unincorporated Emerald Lake Hills. All new development would be required to comply with the fire protection provisions of the California Building Code and the Town Code; however, given the extent of wildfire hazard in Woodside, Project implementation would involve risk of exposure of people and structures to wildland fires. This is a potentially significant impact that will be analyzed in further detail in the EIR.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.J Hydrology and Water Quality. Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The conservation of the natural drainage system in the Woodside Planning Area is one of the more important tasks before the Town. The tributary system of San Francisquito Creek drains much of the area, while Redwood Creek and Atherton Creek drain the remainder. Major streams in Woodside that are part of this system and are of regional significance are: Alambique, Bear Gulch, West Union, and Dry Creeks. Other streams in Woodside of local significance include tributaries of the major creeks. Control of the upstream portions of this drainage system is important to both Woodside and the downstream communities of the Midpeninsula. Appropriate land use and control of development is essential to prevent widespread damage in the lower reaches of the streams through siltation (from upstream erosion), flooding, and loss of flow in the stream in the dry seasons.

Throughout recorded history, Woodside has experienced minor flooding in areas adjacent to streams. Areas subject to flooding are shown on Figure 2 Environmental Hazards and Constraints, which identifies the Federal Emergency Management Administration (FEMA) 100-year and 500-year flood zones, requiring special consideration when development is proposed. Certain areas adjacent to major creeks in Woodside are designated flood plains. Most of the flood plain areas are in the southern part of Woodside along Alambique, Sausal, and Corte Madera Creeks. Small sections of West Union Creek and Dry Creek in central Woodside also are in the flood plain. Development resulting in impervious surfaces and paved areas can increase runoffs and the potential for flooding.

Schilling Lake is the only significant body of water in Woodside and a potentially damaging seiche could impact developed areas downstream along Dennis Martin Creek. Bear Gulch Reservoir and Searsville Lake are located outside of Woodside, and potentially damaging seiches from these sources would impact downstream undeveloped and developed areas of Stanford University, Menlo Park, and Atherton.

The Town of Woodside enforces the FEMA's flood plain administration regulations, which regulates impervious surface coverage, and site drainage. The Town of Woodside also participates in the San Mateo Countywide Water Pollution Prevention Program (SMCWPPP). SMCWPPP is operated under the auspices of the City/County Association of Governments (C/CAG), which consists of the twenty San Mateo County cities and San Mateo County. All of the municipalities are listed as co-permittees in a municipal storm water National Pollutant Discharge Elimination System (NPDES) permit adopted by the Regional Water Quality Control Board (RWQCB). SMCWPPP implements common tasks and assists the municipalities to implement their local storm water pollution prevention programs.

a. Less than Significant Impact. A significant impact would occur if the Proposed Project would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Buildout of the Proposed Project would involve construction of small-scale residential projects, as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College. Development would be required to adhere to all applicable federal, State, and local regulations. Construction activities must comply with the NPDES Construction General Permit which requires standard erosion control measures and BMPs identified in a Stormwater Pollution Prevention Plan (SWPPP) and implemented during construction to reduce sedimentation in waterways and any loss of topsoil. Development associated with the Proposed Project would also be required to comply with Town of Woodside Storm Water Management and Discharge Control Ordinance (Chapter 52 of

the Municipal Code) requirements and prepare a stormwater control plan, which would require construction-site control and erosion control BMPs to reduce impacts related to stormwater runoff. Conformance with federal, State, and local regulations would ensure that future projects would not result in increased rates or amounts of surface runoff, exceed the capacity of existing or planned stormwater drainage systems, or impede or redirect flood flows. Therefore, implementation of the Proposed Project would result in less than significant impacts related to water quality and waste discharge.

b and c. Less than Significant Impact. A significant impact would occur if the Proposed Project would substantially decrease groundwater supplies, interfere with groundwater recharge, or alter the existing drainage pattern of the site. Buildout of the Proposed Project would involve construction of small-scale residential projects, as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College. The Proposed Project does not propose the modification of drainage patterns nor is expected to interfere with groundwater recharge. Construction activities occurring due to the implementation of the Proposed Project would be subject to the erosion and sedimentation control provisions of the Municipal Code Section 151.20(A)(8). All development pursuant to the Proposed Project would be subject to the applicable provisions of the Municipal Code regarding low impact development for stormwater management and drainage plans. Additionally, certain projects may be subject to drainage calculations by civil engineer of record, which shall comply with Woodside Municipal Code Sec 151.43, to show that post construction run-off does not exceed preconstruction run-off for both scenarios. Compliance with these regulations would ensure that future development under the Proposed Project would not result in substantial increases of impervious surfaces such that groundwater recharge would be hindered, or the existing drainage pattern of the Town would be altered. Therefore, implementation of the Proposed Project would result in less than significant impacts related to groundwater and drainage patterns.

d. Less than Significant Impact. Figure 2 shows Special Flood Hazard areas in Woodside, as defined on maps prepared by the Federal Emergency Management Agency (FEMA). Buildout of the Proposed Project would involve construction of small-scale residential projects, as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College, some of which are located within or adjacent to Special Flood Hazard areas, including the 100-year flood plain. Flood hazard areas are located within Residential/Environmentally Sensitive (R-ESA) and Open Space/Environmentally Sensitive (OS-ESA) land use designations. General Plan Policy NH1.6 requires that the Town assess and mitigates flood hazards, outlining six aspects to evaluating this policy. The Town Municipal Code also includes measures to protect against and minimize damage, loss, and death from flooding, requiring permits for development in areas of flood hazard and establishing construction standards for flood hazard reduction. Development in Special Flood Hazard areas is regulated by the standards in Chapter 55.41 of the Municipal Code, which requires that buildings be protected against flood damage at the time of initial construction; restricts the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters; and establishes standards for filling, grading, dredging, and other development activities which may increase flood damage. Additionally, as noted above, all development pursuant to the Proposed Project would be subject to the applicable provisions of Chapter 52 of the Municipal Code regarding stormwater management and drainage control, which would help ensure no net increase in the rate and volume of peak runoff from the site compared to pre-project conditions. Compliance with these regulations would

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limit the risk of loss and damage due to flooding to the maximum extent practicable and associated impacts would be less than significant with compliance.

There would be no impact with respect to tsunamis, given that Woodside is located about 10 miles inland from the Pacific Ocean and outside any tsunami hazard zone (DOC, 2019). A seiche is a temporary disturbance or oscillation in the water level of a landlocked body of water (such as a lake) that may be caused by seismic activity. At some locations and times, the resulting oscillations and currents can produce hazardous or even destructive conditions. Schilling Lake is the only significant body of water in Woodside and a potentially damaging seiche could impact developed areas downstream along Dennis Martin Creek. Bear Gulch Reservoir and Searsville Lake are located outside of Woodside and given its location further downstream and its distance from development that may occur with Project implementation, the risk of loss or damage due to seiche is minimal and impacts would be less than significant.

e. No Impact. As discussed above, future development under the Proposed Project would be required to adhere to all applicable federal, State, and local regulations with respect to stormwater pollution control, which would reduce the potential for stormwater pollution to the maximum extent practicable. Santa Clara Valley basin and the San Mateo Plain Subbasin underlie the bay-side of San Mateo County from approximately the City of San Mateo on the north, to approximately the County boundary at San Francisquito Creek on the south. The California Sustainable Groundwater Management Act (SGMA) requires governments and water agencies of high and medium priority basins to prepare Groundwater Sustainability Plans to halt overdraft and bring groundwater basins into balanced levels of pumping and recharge. Since the groundwater basin within San Mateo County have been ranked by the Department of Water Resources (DWR) as a low priority, there is no requirement for the County to prepare a Groundwater Sustainability Plan (SGMA, 2022). For these reasons, future development under the Proposed Project would not substantially degrade water quality or conflict with a sustainable groundwater management plan, and no impact would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.K Land Use and Planning. Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting. The Woodside Planning Area totals approximately 23 square miles, including incorporated Town lands and adjoining unincorporated lands. Existing land uses within the Town are primarily single-family residential and open space uses, with some limited local-serving commercial uses. Agriculture, including production of food and fiber products, livestock pasturing, vineyards, and beekeeping are permitted on certain lands within the Town. At the heart of the community is Woodside Road, which serves as the Town Center (business and government buildings). The

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Woodside Elementary School, Woodside Fire Protection District Station 7, Woodside Library, and Town Hall are all located within a half a mile from one another.

a. Less than Significant Impact. The physical division of an established community typically refers to the construction of a linear feature, such as an interstate highway or railroad tracks, or removal of a means of access, such as a local bridge that would impact mobility within an existing community of between a community and outlying area. The Proposed Project does not involve any such features and would not remove any means of access or impact mobility. Implementation of the Proposed Project would facilitate residential development required to meet the Town's RHNA allocation, consisting of construction of small-scale residential projects, as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College. As such, the Proposed Project would not physically divide an established community and impacts would be less than significant.

b. Less than Significant Impact. Implementation of the Proposed Project would require amendments to the Town of Woodside Zoning Map and adoption of objective design and development standards for multifamily development. Residential development under the Proposed Project will be required to comply with the General Plan policies regarding land use and Municipal Code requirements associated with zoning districts, allowable uses, and development standards, as amended for Proposed Project implementation. Therefore, implementation of the Proposed Project would have a less than significant impact in regard to conflicts with a land use plan, policy, or regulation adopted to avoid an environmental effect.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.L Mineral Resources. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land-use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The State requires local jurisdictions to adopt policies that restrict designated mineral resource sites from premature development and protect surrounding communities from impacts associated with mineral extraction. The purposes of such State policies include encouraging extraction of necessary mineral and construction commodities in locations reasonably close to their markets and ensuring that mined lands are reclaimed to minimize adverse effects on the environment and public health. Furthermore, local governments have a responsibility to protect the public health and safety of their residents by requiring that only legal mining and material transport and handling activities are conducted, and that the impacts of such operations are adequately mitigated using the best available management practices.

The San Mateo County General Plan identifies 13 mineral resources found within the County: chromite, clay, expansive shale, gemstones, limestone and shells, mercury, mineral water, oil and

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gas, salines, sand and gravel, sands (specialty), stone (crushed and broken), and stones (dimension) (County of San Mateo, 1986). The minerals in the County are considered beneficial resources that have primarily been used as low-cost construction materials and a source of energy. The Planning Area is located within Mineral Resource Zone (MRZ) 4, which includes areas where available information is inadequate for assignment to any other MRZ zone, as described by the Surface Mining and Reclamation Act Mineral Land Classification Report. No important mineral resources are known from the proposed Project area. (California DOC, Division of Mines and Geology 1996).

a and b. No Impact. Mineral resources in the Town of Woodside are limited to gravel and stone sand, gravel and crushed stone. However, there are no mineral preservation sites located in the Town of Woodside as noted in the San Mateo County General Plan. Thus, the Proposed Project would not result in the loss or availability of a known mineral resource that would be of value to the region and the residents or the state. In addition, no locally important mineral resource recovery sites are delineated in the General Plan or other land use plans. Therefore, adoption of the Proposed Project would result in no impact to mineral resources.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.M Noise. Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. Woodside is a quiet residential community. The most significant noise sources throughout the Town are the major highways and roadways, including Interstate 280, Highway 84 (Woodside Road), Cañada Road, Portola Road, Whiskey Hill Road, and Sand Hill Road. Noise sources in residential areas include generators, power mowers, leaf blowers, chain saws, air conditioners, swimming pool filters, animals, and sound amplifiers. Building construction creates noise from hammering, hand tools, power tools and earth-moving equipment. The Town of Woodside aims to minimize noise pollution through General Plan policies. General Plan policies establish standards for noise disturbances, including minimizing noise exposure on residents, mitigating noise exposure generated by new development and vehicular noise, as well as minimizing aircraft noise. Town of Woodside does not currently have a Noise Ordinance; however, the Woodside Municipal Code does regulate construction hours, and impose amplified sound restrictions on construction sites. Additionally, projects requiring certain planning entitlements are required to comply with best management practices for controlling construction noise.

a and b. Potentially Significant Impact. Buildout of the Proposed Project would involve construction of small-scale residential projects, as well as higher density housing at 773 Cañada Road, Raymond Drive at Runnymede Road, High Road at Woodside Road, and Cañada College. Woodside Municipal Code Sections 151.55.B (construction hours) and 151.55.D (amplified noise restrictions) limits construction hours to prevent unnecessary noise from construction, but noise impacts could potentially result from construction during permitted hours and will be analyzed at a programmatic level in the EIR. Additionally, noise modeling will be conducted to determine if noise levels in excess of standards established in the General Plan could be exceeded as a result of project implementation, either cumulatively or as a result of project implementation. Construction activities in steep hillside areas and areas of liquefaction risk may require the use of equipment that could generate vibration. Therefore, associated impacts will also be analyzed at a programmatic level in the EIR.

c. No Impact. The Town of Woodside is not located within the vicinity of a private airstrip or airport land use plan, or where such a plan has not been adopted, is not located within two miles of a public airport or public use airport. However, the Woodside is within the Airport Influence Area A boundary for the San Francisco International Airport (C/CAG, 2012) and the Town is an active participant in the San Francisco Airport/Community Roundtable. The Airport Influence Area A boundary identifies areas that are overflowed by aircraft to and from San Francisco International Airport at least once per week at altitudes of 10,000 feet or less. However, based on 2011 data, Woodside is subject to some of the lowest number of overflights in the Airport Influence Area A, which is generally not subject to high levels of aircraft noise and would not result in a safety hazard for individuals or construction workers located in the Planning Area. Therefore, future development consistent with the Proposed Project would not expose people residing or working in the project area to excessive noise levels, and no impact would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.N Population and Housing. Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Setting. The Regional Housing Needs Assessment (RHNA) is a State-mandated process intended to ensure every city, town, and county plans for enough housing production to accommodate future growth. The State of California Housing and Community Development Department (HCD) assigns each region of the state an overall RHNA allocation. For the nine-county Bay Area region, Association of Bay Area Governments (ABAG) then distributes a “fair share” portion of that allocation to each local jurisdiction. Each jurisdiction must then identify adequate sites with a realistic capacity for development sufficient to meet this RHNA.

For the 2023-2031 period, Woodside must identify sites sufficient to accommodate at least 328 new housing units between 2023 and 2031, with a specific number of units designated as affordable to each income category, as shown in Table 1. This determination is based on population projections produced by the California Department of Finance and the application of specific adjustments to determine the total amount of housing needs for the region. The RHNA does not specifically break down the need for extremely-low-income households. As provided by State law, the housing needs of extremely-low-income households, or those making less than 30 percent of area median income (AMI), is estimated as 50 percent of the very-low-income housing need.

The timing for jurisdictions to update their housing elements is based on the update schedule of the regional transportation plans (RTPs) by the federally designated metropolitan planning organizations (MPOs). The Town of Woodside is a member of ABAG, which is the designated MPO for the region. ABAG is required to update its Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) every four years, which puts all member jurisdictions on a schedule to update their housing elements every eight years. Plan Bay Area combines these three initiatives into a single, integrated regional plan. For example, RTPs traditionally include land use projections. Plan Bay Area's distribution of growth is the SCS. Senate Bill 375 also stipulates that the SCS will identify areas to accommodate the RHNA. State law requires that the RHNA follow the development pattern specified in the SCS.

a. Less than Significant Impact. Buildout of the Proposed Project would involve construction of small-scale residential projects as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College. While implementation of the Proposed Project would involve the extension of utility infrastructure to some sites, all new development would occur within the Town limit and the Proposed Project would not involve the extension of roads or infrastructure into undeveloped areas in a way that would induce substantial unplanned growth. Buildout of the Proposed Plan would result in an increase in population and housing units consistent with regional planning projections, and it would occur incrementally over a period of 8 years. Therefore, the Proposed Project would result in a less than significant impact associated with population growth, either directly or indirectly.

b. No Impact. The proposed project would facilitate the provision of housing to meet the projected need at all income levels in Woodside. The proposed project also includes measures to preserve the existing housing stock, especially affordable units, such as by providing amnesty for unpermitted ADUs. Development under the proposed project would increase housing supply in the community at all income levels and help prevent displacement. Therefore, it would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, and no impact would occur.

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	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.O Public Services. Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting. The Woodside Fire Protection District (WFPD) is a consolidated department that serves Woodside, Portola Valley, Emerald Hills, Ladera, Los Trancos, Skyline, and Vista Verde. WFPD currently operates three fire stations and serves a population of 25,000 with 1 fire chief, 5 battalion chiefs, 12 fire captains, a fire marshal, a deputy fire marshal, 26 firefighters and firefighter paramedics, an emergency preparedness coordinator, and an executive administrator. Fire Station 7 is located in Woodside along Woodside Road, while Station 8 is located in Portola Valley and Station 19 is located in Redwood City. Station 7 is being upgraded to a larger station that will feature storage for firefighting and emergency response vehicles and emergency alerting technology. Station 7 fire services have been relocated to Interim Fire Station 7 at the Stanford Linear Accelerator Center about 3 miles east.

The San Mateo County Sheriff's Office, located at 400 County Center in Redwood City, provides various law enforcement services to all cities in the County, including contract police services for the Town of Woodside. Woodside is served by the Headquarters Patrol Bureau, which also serves the areas of North Fair Oaks and Portola Valley. About 28 Deputy Sheriff's, four Sergeants and one Lieutenant serve this area.

The only school located within the Town boundary is Woodside Elementary School, which operates under the Woodside School District. The school served 383 students in kindergarten through eighth grade in the Town of Woodside during the 2020-2021 enrollment year (Woodside Elementary School District, 2021). Enrollment for the school has decreased slightly over the past few years, with a total of 415 students during the 2018-2019 school year and 386 students during the 2019-2020 school year. Woodside is additionally served by three other elementary school districts, which include La Lomitas, Portola Valley, and Redwood City. Each district serves grades kindergarten through eighth.

The Town of Woodside is also located within the Sequoia Union High School District, where public school students from Woodside attend Woodside High School, located in unincorporated San Mateo County by Woodside Road and Alameda de las Pulgas. The total enrollment at Woodside High School for the 2020-2021 school year was 1,909 students (Sequoia Union High School District, 2022).

According to the Town of Woodside General Plan, public parks and open space account for 8,287 acres within the Woodside Planning Area. Additionally, there is a total of 37,471 acres of open space adjacent to the Planning Area that are held by Midpeninsula Regional Open Space District and San Mateo County Parks. This translates to about 4.3 acres of parkland per housing unit within the Planning Area, and about 23.8 acres of parkland per housing unit within and adjacent to the Planning Area, including the Sphere of Influence. Current and future residents of Woodside also have access to community facilities within the town, including school spaces that could be used for community activities. The public library in Woodside is the Woodside Library, located on Woodside Road west of the Town Center.

a (i and ii). Less than Significant Impact. Buildout of the Proposed Project would involve construction of up to 423 housing units throughout the town, consisting of construction of small-scale residential projects, as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College. The increased local population generated by the Proposed Project would likely result in an increase in calls for fire and emergency medical service compared to existing conditions. However, development would take place incrementally over the 8-year planning period and be concentrated primarily in areas with fire and police access. The current redevelopment of Station 7 would involve the upgrade of eight apparatus bays for storing firefighting and emergency response vehicles, five more than the existing site's three. Station 7 fire services were moved to Interim Fire Station 7 at the Stanford Linear Accelerator Center site on Sand Hill in June, which is fully functional. As such, the Proposed Project would not require the construction of new police and fire facilities over and above those already occurring in Woodside. Impacts would be less than significant.

a (iii). Less than Significant Impact. Implementation of housing programs in the Proposed Project would involve construction of up to 423 housing units throughout the Town. While many of these new housing units would be ADUs and smaller apartments for singles, and college students, it is reasonably foreseeable that some of these units would support families with children that may attend the surrounding school districts. New students of various ages would be enrolled incrementally over the 8-year planning period. Therefore, in view of the Woodside Elementary's recent enrollment trend and the fact that Woodside is served by three other elementary school districts, the incremental increase in enrollment resulting from the Proposed Project would not necessitate the construction or expansion of new school facilities and this impact would be less than significant. Further, development under the Proposed Project would be also required to comply with SB 50, which mandates statutory school facilities fees for residential developments. Compliance with SB 50 would financially offset impacts on Woodside School District capacity and would provide funding for potential future school facility development needs associated with the Proposed Project-related population increase.

a (iv). Less than Significant Impact. Implementation of housing programs in the Proposed Project would involve construction of up to 423 housing units throughout the town, consisting of small-

residential projects, as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College. Public parks, including Barkley Fields and Park with active recreation facilities, and open space account for 8,287 acres within the Woodside Planning Area. Additionally, there is a total of 37,471 acres of open space adjacent to the Planning Area that are held by Midpeninsula Regional Open Space District and San Mateo County Parks. This translates to about 4.3 acres of parkland per housing unit within the Planning Area, and about 23.8 acres of parkland per housing unit within and adjacent to the Planning Area, including the Sphere of Influence. Factoring in the additional construction of the 423 housing units from the Proposed Project, this translated to about 3.5 acres of parkland per housing unit, and about 19.5 acres of parkland per housing unit within and adjacent to the Planning Area, including the Sphere of Influence. This displays there would be a minimal reduction in parkland per housing unit. As there would still be adequate park facilities in Woodside, implementation of the Proposed Project would not trigger the need to construct new parks in order to maintain established services ratios. Impacts would be less than significant.

a (v). Less than Significant Impact. Other public facilities typically include libraries, hospitals, and administrative buildings. As described above, there is one library and no hospitals in Woodside and the construction of up to 423 new homes over the 8-year planning period would not be of a magnitude that would trigger the need for new or expanded facilities elsewhere in the county. Redevelopment of the existing Town Hall and administrative building was completed fairly recently in 1990, so the Proposed Project would not require the construction of other public services facilities over and above those that have already occurred. As such, impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.P Recreation. Would the project:				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting. As described above, public parks and open space account for 8,287 acres within the Woodside Planning Area, which includes Barkley Fields and Park that provide active recreation facilities for children and adults. Additionally, there is a total of 37,471 acres of open space adjacent to the Planning Area that are held by Midpeninsula Regional Open Space District, San Mateo County Parks, and the Town of Atherton. In addition to the open space associated with residential and commercial uses, most public/quasi-public uses, including the school, the library, Barkley Fields and Park, and the commercial stables provide space for various forms of active recreation, such as play fields, native plant demonstration gardens, and equestrian riding arenas.

a and b. Less than Significant Impact. Project implementation would result in increased use of parks and recreational facilities in the Town and the surrounding area; however, given the extent

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of existing facilities in Woodside and the surrounding area and that development under the Proposed Project would result in up to 423 new housing units incrementally over the planning period, population growth with implementation of the Proposed Project would not be expected to result in the substantial physical deterioration of existing facilities or to require construction or expansion of recreational facilities to meet the needs of new residents. Therefore, a less than significant impact associated with the provision of new or expanded recreational facilities would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigated.	Less than Significant Impact	No Impact
I3.Q Transportation. Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting. The Town of Woodside primarily accommodates vehicular travel given that there is limited public transit services. The road system in Woodside consists of two categories of local roads (collector roads and minor rural roads), and three categories of thoroughfares that provide channels for movement of traffic around and through Woodside (arterial roads, expressways, and freeways). I-280 also runs through Woodside, travelling from north to south. Transit service is provided by San Mateo County Transit District (SamTrans), which operates bus service on two routes: Route 278 from Cañada College to Redwood City Transit Center, and Route 87 Woodside High to Portola Valley, which connects to Route 278. Class II bikeways are striped bike lanes located in a road right of way, which include parts of Woodside Road, Cañada Road, Alameda de Las Pulgas, and Sand Hill Road. Class III bikeways (bike routes) are located on La Honda Road, Portola Road, and Skyline Boulevard. Numerous existing paved, gravel, and dirt pedestrian pathways function primarily as linkages to the Town Center and linkages between neighborhoods. Woodside includes a public system of equestrian trails that are frequently shared with pedestrians, which provides local circulation and recreational opportunities. Additionally, General Plan measures are in place to keep the Town's streets and walkways safe for adults, children, pedestrians, bikers, and the disabled.

a. Less than Significant Impact. New residential development under the Proposed Project would result in additional vehicular trips and the increased use of streets (for all modes of transportation). Applicable local regulations and plans related to transportation include Plan Bay Area 2050, the C/CAG Congestion Management Program, and the Town's General Plan. Implementation of the Proposed Project would result in the development of 423 housing units, comprised of small-scale residential projects, as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College.

The Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) adopted Plan Bay Area 2050 as the official regional long-range transportation and land use plan for the Bay Area. Strategies in this plan include encouraging land use patterns that foster shared transportation modes, lessen the share of single-occupancy work commutes, and reduce greenhouse gas emissions. The Proposed Project focuses on multi-family housing sites with transit access, albeit transit stops and locations are limited in frequency and time of service, and overall housing unit share in existing low-VMT areas is in line with the emission reduction objectives of Plan Bay Area 2050.

The Town's General Plan is a comprehensive long-range guide for future development of the Town. The General Plan includes various goals and policies that address the Town roadway network, traffic, and other transportation facilities. The Circulation Element includes goals for development of a circulation system that balances system user needs, maintains safe roadways, expands the bikeway network and pedestrian pathways, and encourages and supports vehicle trip reduction. Development of Housing Element Update housing units would result in increased use of the circulation system, and integration of driveway entrances, curb cuts, and upgrades to facilities would be subject to applicable design standards and guidelines related to roadways, bikeways, sidewalks, and equestrian trails. Required TDM plans associated with multi-family housing developments and facilitation of ADU development in areas of existing low VMT is consistent with policies in the General Plan.

As a result, future development consistent with the Proposed Project would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, adoption of the Proposed Project would result in a less than significant impact related to conflicts with transportation plans.

b. Potentially Significant Impact. According to State guidance, transportation impacts would result if home-based vehicle miles travelled (VMT) per resident under the Project are not 15 percent below baseline levels. VMT forecasts developed for the Project indicate that a 4.6 percent reduction in per capita VMT as compared to 2020 baseline conditions would result. This exceeds the threshold prior to mitigation. As such, this is a potentially significant impact that will be analyzed in further detail in the EIR with mitigation identified accordingly.

c and d. Less than Significant Impact. Implementation of the Proposed Project would involve construction of up to 423 housing units throughout the Town, consisting of small-scale residential projects, as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College. While the Proposed Project does not specifically propose the construction or realignment of any roadways, access improvements may be needed to accommodate new housing on some proposed housing sites, particularly the higher density housing, due to the additional vehicles associated with the developments. Interstate 280, Woodside Road, and arterial roads of Woodside are designated as evacuation routes for use in the event of an emergency and shall be maintained in usable conditions at all times. Individual developments associated with the Proposed Project would be required to be assessed for impact to emergency vehicle access and designed in accordance with all applicable design standards for emergency access within and around the site. Requirements include considerations for very high severity fire hazard zone developments, minimum lane width of the internal on-site drive aisles to allow for passing of emergency vehicles within multi-family developments, and fire safety plan review and approval. Additionally, all such access improvements would be required to comply with applicable

provisions of the Woodside Municipal Code, including Article X – Required Improvements and Standards of Design, specifically Chapter 152, Section 152.114, Road Design, which requires the standard design of the layout of new roadways, the Circulation Element Policy CL2.1 Maintain and Improve Town Roadways that strategizes design principles and standards, road safety, and roadway maintenance, and the Woodside Fire Protection District Roadways and Access Requirements (2022), which includes provisions for grading, width/height clearance, and driveway length. Potential impacts to roadway emergency access during construction would be addressed through the construction traffic control plan and reviewed and approved by appropriate Town departments. Compliance with these regulations and standards would ensure that impacts related to roadway design features and emergency access would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.R Tribal Cultural Resources. Would the project:				
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision I of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The 2022 NWIC records search indicates that the Town of Woodside contains 19 recorded Native American archaeological resources. Native American resources in this part of San Mateo County have been found on ridges, midslope benches, in valleys, near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Town of Woodside HEU project area is located in San Mateo County and includes a portion of Santa Cruz Mountains, Kings Mountain, San Andreas Rift Zone, Jasper Ridge, and several creeks including, La Honda Creek, West Union Creek, McGarvey Gulch, Martin Creek, Alambique Creek, Corte De Madera Creek, Searsville Lake, Schilling Lake, Bear Creek, San Francisquito Creek, and several springs. Aerial maps indicate a heavily wooded and densely chapparraled Western half with a few roads, buildings and structures. The Eastern half, although still fairly wooded, is more densely populated by buildings structures and includes large areas of low grasses or bare ground. Given the similarity of these environmental factors and the

ethnographic and archaeological sensitivity of the Planning Area, NWIC has determined that there is a high potential for unrecorded Native American resources to be within the Town limits.

In accordance with the requirements of Public Resources Code 21080.3.1, the Town staff conducted Native American outreach and consultation efforts. The Town contacted the Native American Heritage Commission (NAHC) on October 31, 2022, with a request to facilitate involvement of interested Native American tribes in the planning process and a search of the Sacred Lands File for sites within the Planning Area. The NAHC responded on December 1, 2022, with a letter that indicated the results of the search of the Sacred Lands File were positive. On November 7, 2022, the Town sent tribal outreach letters to the six Native American representatives from five tribes that were previously identified by the NAHC to consult on the Proposed Project. The Town sent out additional three additional letters to Native American representatives from three tribes on December 5, 2022, to consult on the Proposed Project. The Town has not received any responses as of May 22, 2023.

Details of the recorded tribal cultural resources are included in Appendix C – Supporting Materials for Tribal Cultural Resources.

a (i and ii). Potentially Significant Impact. Buildout of the Proposed Project would involve construction of small-scale residential projects, as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College. Further, all development under the Proposed Project would be required to comply with existing regulations, including CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Section 5097.94 and Section 5097.98, and provisions of the Town Code which stipulate protocols that must be followed in the event of discovery of archaeological resources, tribal cultural resources, and human remains. Nevertheless, given the high potential for as yet undiscovered resources in Woodside and the ongoing tribal consultation, it cannot be definitively determined that no significant impact will result at this stage, even with regulatory compliance. Therefore, impacts related to tribal cultural resources remain potentially significant and will be analyzed in further detail in the EIR.

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	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less than Significant Impact	No Impact
13.S Utilities and Service Systems. Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a determination by the wastewater treatment provider which serves, or may serve, the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Setting. Peninsula Clean Energy (PCE) provides electricity from clean energy sources, while Pacific Gas and Electricity (PG&E) owns the power lines and delivers the power generated by PCE. In addition, the Town of Woodside Public Works Department oversees the management, maintenance and construction of public facilities and infrastructure and the public rights-of-way. This includes oversight, management and supervision of private contractors who perform capital projects and maintenance on storm drains. Public Works operations staff provides maintenance and complete minor repairs of the Town's basic infrastructure including catch basin cleaning and storm drainage system and storm drain repairs.

California Water Service (Cal Water) Bear Gulch District supplies most of the water supply to the Town of Woodside, while the Emerald Lake Hills area of Woodside is served by Redwood City, who purchases their water from the Hetch Hetchy Regional Water System. The Bear Gulch District receives 85 to 95 percent of its daily supply from the San Francisco Regional Water System, with the balance supplied by surface water runoff from California Water Service Company's own watershed (Bay Area Water Supply and Conservation Agency, 2022).

Wastewater from the Bear Gulch District is treated at the Silicon Valley Clean Water (SVCW) Wastewater Treatment Plant (WWTP). The wastewater at the SVCW WWTP undergoes primary, secondary (activated sludge), dual media filtration, disinfection, and dechlorination treatment before being discharged to a deep-water outfall in the San Francisco Bay. The SVCW WWTP has a capacity to treat 29.5 million gallons per day (MGD), but currently receives approximately 20.0 MGD from customers in the SVCW service area (Cal Water, 2021).

The storm drain system in Woodside consists primarily of open ditches, and some culverts which flow through private properties and public rights-of-way with limited sections of concrete-lined channels and pipes. The Town maintains drainage systems located within the public rights-of-way. The Town of Woodside reviews drainage and erosion control plans as part of a site development and/or building permit to ensure the latest Non Point Discharge Elimination System (NPDES) requirements are reflected and implemented as part of the permitted work.

The Town of Woodside has historically utilized private on-site septic systems for managing waste disposal, which reflects the Town's rural nature and lack of widespread access to public sewer disposal. About a third of the parcels in Town are served by sewer. The Town's two public sanitary sewer districts, Redwood Creek/Fair Oaks and Town Center, serve 550 and 180 existing connections throughout Woodside. Redwood Creek/Fair Oaks sewer district included the Redwood Creek Trunk Assessment Area and the Glen Sewer Collection System Area. The capacity for the Redwood Creek/Fair Oaks district is 150,000 gallons per day, while the capacity for the Town Center sewer district is 100,000 gallons per day.

Woodside contracts with GreenWaste Recovery for solid waste management services, including the collection of refuse, recyclables, unlimited yard waste, and some household hazardous waste such as batteries and compact fluorescent lights. GreenWaste vehicles deliver all material collected in Woodside to the GreenWaste Materials Recovery Facility (MRF) in San Jose for processing.

a. Potentially Significant Impact. Buildout of the Proposed Project would involve construction of small-scale residential projects, as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College. New residential development under the Proposed Project would increase demand for utilities and service systems involving expansion of sewer infrastructure. All development resulting from the Proposed Project would occur within Town limits, so no sewer infrastructure expansion would occur in unincorporated areas; however, there would be expansion at specific sites as mentioned in the Housing Element, including 773 Cañada Road and Raymundo Drive at Runnymede Road. The Town would need to secure necessary updated agreement with the Redwood Creek/Fair Oaks Sewer Assessment District to allow for expansion to existing sewer district. As such, pending the updated agreement with the sewer district, it is possible that the construction of expansion of sewer infrastructure may cause significant environmental effects. These potential impacts will be analyzed in detail in the EIR, and mitigation will be recommended to address impacts, as appropriate.

b and c. Less than Significant Impact. California Water Service (Cal Water) and Redwood City supply water to the Town of Woodside. In 2021, both Cal Water and Redwood City, respectively, prepared separate Urban Water Management Plans (UWMP) to ensure that sufficient water supplies are available to meet existing and future water needs, and that steps are in place should a critical water shortage occur. Cal Water prepared a UWMP for the Bear Gulch area specifically, while Redwood City prepared a UWMP for their service area, which includes parts of Woodside. Both UWMPs accounted for ABAG projections of population, housing, and employment through 2040 (Cal Water, 2021). Therefore, sufficient water supply is available to serve development under the Proposed Project during normal, dry, and multiple dry years. Further, no additional infrastructure over and above that already planned in the UWMPs would be required to serve development under the Proposed Project.

Similarly, Silicon Valley Clean Water (SVCW) provides wastewater services to communities including Belmont, Redwood City, San Carlos, and the West Bay Sanitary District. The regional wastewater treatment plant has an average dry weather flow permitted capacity of 29 MGD and a design capacity of 71 MGD peak wet weather flow. According to the Bear Gulch District UWMP, the District collected 0.9 MGD of wastewater from the Woodside service area in 2020, when the Town of Woodside had an estimated 1,919 housing units, according to the United States Census Bureau. The Proposed Project could involve development of up to 423 new housing units by 2031, which could total an increase of 22 percent of Woodside's housing stock. If wastewater collected also increased by 22 percent, this would put the Woodside service area at 1.1 MGD, increasing collection by 0.2 MGD of wastewater. Given that the SVCW WWTP has a capacity to treat 29.5 MGD, but currently receives approximately 20.0 MGD from customers in the SVCW service area, the Proposed Project represents a relatively small increase with respect to the total available capacity.

New development would be subject to the applicable provisions of the Stormwater Checklist for Small Projects, which is part of the San Mateo Countywide Water Pollution Prevention Program. This checklist examines the site design measures included in the project plans, appropriate source controls, and construction best management practices. Additionally, the Town's Residential Design Guidelines encourage sustainable landscape design, incorporating greywater and rainwater collection, and gravity drip irrigation. Overall, impacts related to adequate water supply and wastewater treatment would be less than significant.

d. Less than Significant Impact. Located in San Jose, the GreenWaste Municipal Solid Waste facility that serves Woodside operates two processing lines that operate 90 tons per hour, where the facility recovers up to 75 percent of the material it processes (GreenWaste, 2022). According to the California Department of Resources Recycling and Recovery (CalRecycle), the typical solid waste generation rate for single-family homes is between 8 and 12 pounds per day, while the typical rate for multi-family homes is between 4 and 8 pounds per day. Conservatively assuming an average rate of 10 pounds per unit per day and development of up to 423 new housing units by 2031, the Proposed Project would generate 4,230 pounds or 2.11 tons per day. Given that the GreenWaste Municipal Solid Waste facility operates two processing lines that operate 90 tons per hour, the hourly capacity of these lines combined totals 180 tons. This totals 1,440 tons per day assuming an eight-hour workday. The Proposed Project would contribute 2.11 tons per day, or 0.14 percent of daily processing capacity, which represents a small percent of the average daily permitted capacity of the GreenWaste processing facility. Additionally, residential development under the Proposed Project would be required to comply with Senate Bill 1383, which requires a 75 percent reduction in organic waste disposal from 2014 levels by 2025. As such, implementation of the Proposed Project would not generate solid waste in excess of established standards or in excess of the capacity of local infrastructure. Impacts would be less than significant.

e. Less than Significant Impact. The Municipal Code incorporates provisions to ensure compliance with State laws governing solid waste reduction and recycling, including the California Waste Management Act of 1989 (commencing with Section 40000 of the Public Resources Code), the Jobs and Recycling Act of 2011 (AB 341), the Mandatory Commercial Organics Recycling Act of 2014 (AB 1826), and the Short- Lived Climate Pollutants Bill of 2016 (SB 1383), and as implemented by the regulations of CalRecycle. Chapter 50.33 of the Municipal Code also requires the diversion of recyclable construction materials from landfill consistent with State law. Development pursuant to the

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Proposed Project would be required to comply with all applicable State and local regulations. Therefore, impacts would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigated.	Less than Significant Impact	No Impact
13.T Wildfire. If located in or near state responsibility areas or land classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The risk of wildfire is real and present in Woodside. As noted above and shown on Figure 2, CalFire has mapped a Very High Fire Hazard Severity Zone (VHFHSZ) for about half of the western portion Town of Woodside, closer to the Teague Hill Open Space Preserve, Wunderlich Park, and Sky Londa neighborhood. In steep, heavily wooded areas of the Town, particularly in the Western Hills, fire hazards remain quite high. The California Building Code and the Municipal Code incorporate requirements for new construction to address this risk, while the Natural Hazards and Safety Element, the Fire Management Plan, and the Multijurisdictional Local Hazards Mitigation Plan include strategies to reduce and avoid the potential for loss and damage due to wildfires. Additionally, the Safety Element Update will incorporate strategies to address the risk of wildfire in Woodside, leveraging the analysis and strategies of aforementioned plans.

a thru d. Potentially Significant Impact. Given the extent of wildfire hazard in Woodside, Project implementation would involve risk of exposure of people and structures to woodland fires, expose people to pollutant concentrations from wildfire, or involve construction that could exacerbate fire risk. This is a potentially significant impact that will be analyzed in further detail in the EIR.

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	Potentially Significant Impact	Potentially Significant Unless Mitigated.	Less than Significant Impact	No Impact
I3.U Mandatory Findings of Significance. Does the project:				
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. Potentially Significant Impact. As noted above, implementation of the Proposed Project would have potentially significant impacts related to biological, cultural, historic, and tribal cultural resources that will be analyzed in further detail in the EIR. Given that the Proposed Project would involve construction of up to 423 housing units, comprised of small-scale residential projects, as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College, the Project does have the potential to substantially degrade the quality of the environment, reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, adversely affect rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, impact is potentially significant unless mitigated with adherence to applicable policies, regulations, and guidelines.

b. Potentially Significant Impact. As noted above, implementation of the Proposed Project would have potentially significant impacts related to biological, geological, historic, and tribal cultural resources as well as to GHG emission, noise, VMT, and wildfire that will be analyzed in further detail in the EIR. The potential for cumulative impacts related to these topics in combination with other past, present, and reasonably foreseeable projects will be considered in the EIR.

c. Potentially Significant Impact. As noted above, implementation of the Proposed Project would have potentially significant impacts related to the following resource categories that will be analyzed in further detail in the EIR: aesthetics, air quality, biological resources; geology and seismicity; GHG emissions; noise; VMT; tribal cultural resources; and wildfire. Given that implementation of the Proposed Project would involve construction of small-scale residential projects, as well as higher density housing at 773 Cañada Road, Raymundo Drive at Runnymede Road, High Road at Woodside Road, and Cañada College, the Project does have the potential cause substantial adverse effects

on human beings, either directly or indirectly. Therefore, impact is potentially significant unless mitigated with adherence to applicable policies, regulations, and guidelines.

14. PREPARATION. THE INITIAL STUDY FOR THE SUBJECT PROJECT WAS PREPARED BY:

Dyett & Bhatia, Urban and Regional Planners, on behalf of the Town of Woodside.

15. DETERMINATION. BASED ON THIS INITIAL EVALUATION:

- ☐ I find that the Proposed Project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☒ I find that the Proposed Project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the Proposed Project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the Proposed Project, and nothing further is required.

16. DE MINIMIS FEE DETERMINATION (CHAPTER 1706, STATUTES OF 1990-AB 3158)

- ☐ It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project.
- ☒ It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore fees shall be paid to the County Clerk in accordance with Section 711.4(d) of the Fish and Game Code.

17. ENVIRONMENTAL DETERMINATION:

The initial study for this project has been reviewed and the environmental determination, contained in Section 15 preceding, is hereby made:

Planning Director
Town of Woodside

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