

**Town of Woodside
NOTICE OF AVAILABILITY
Draft Environmental Impact Report**

Housing Element Update

Date: May 4, 2024

Notice is hereby given that the Town of Woodside has prepared a Draft Environmental Impact Report (Draft EIR) (SCH #2023050549) for the Draft Housing Element Update, now available for review. Public comment on this document is invited for a 45-day period extending from May 4, 2024, to June 17, 2024. Additional information and public meeting dates are provided below.

Project Location

The Town of Woodside General Plan Housing Element Update guides future housing development within the approximately 11.8-square-mile Planning Area that encompasses the entire Town although it does not propose specific development. Woodside is located in east San Mateo County and approximately 32 miles south of San Francisco.

Project Description

The Housing Element contains goals, updated information and strategic directions (policies and implementing programs) that the Town is committed to undertaking. This Housing Element touches many aspects of community life. It builds upon the goals, policies and implementing programs contained in the Town's 2015-2023 Housing Element and other Town policies and practices to address housing needs in the community. The overall focus of the Housing Element is to preserve and enhance community life, character, and serenity through the provision of adequate housing opportunities for people of all income levels, while being sensitive to the unique and historic character of Woodside that residents know and love.

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 Regional Housing Needs Allocation (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 additional multi-family housing to provide varied housing types located at (APN) 072-041-040 (Raymundo Drive); portion of APN 068-100-220 (773 Cañada Road); APN 069-170-450 (High Road); and portions of APNs 068-320-330/410 (Cañada College Campus). Smaller-scale development includes vacant and underutilized single-family residences and development of accessory dwelling units (ADUs).

Draft EIR

The Draft EIR for the Housing Element Update identifies the following significant and unavoidable impacts:

- GHG Impacts 3.5-1 & 3.5-2: The Proposed Project's operational mobile-source GHG emissions would conflict with SB 743. Further, emissions resulting from buildout would exceed the targets established in the Woodside CAP and Executive Order B-30-18. The DEIR recommends a Mitigation Measure GHG-2 pursuant to which the Town will update the CAP to identify measures for compliance with State target.
- Transportation Impact 3.7-2: Due to the inability to determine that overall Project home-based residential VMT per capita can be reduced below the threshold of significance despite implementation of VMT reduction measures for the Cañada College housing development, the Project transportation-related impact is considered significant and unavoidable.

In addition, the following impacts are potentially significant but mitigatable to a less-than-significant level:

- Air Quality Impacts 3.2-2 & 3.2-3: Emissions could exceed BAAQMD standards but mitigation measures AQ-1 through AQ-2 would require compliance.
- Biological Resources Impact 3.3-1: Implementation could have an adverse effect on special status species but mitigation measures BIO-1 through BIO-10 provide species-specific interventions to reduce impacts.
- GHG Impacts 3.5-1 and 3.5-2: Construction-related GHG emissions from the Proposed Project would be required to comply with Mitigation Measure GHG-1 which requires implementation of BAAQMD-recommended BMPs.
- Noise Impact 3.6-1: Noise from individual construction projects carried out under the Proposed Project would result in temporary increases in ambient noise levels. Implementation of Mitigation Measure N-1 is recommended, which would require BMPs that reduce noise impacts for construction impacts.
- Tribal Cultural Resources Impact 3.8-1: Implementation could cause a substantial change to a historic/tribal resource but mitigation measures CUL-1 through CUL-2 require relevant training.

The EIR also evaluates potential cumulative and growth-inducing effects of the proposed General Plan Update. The CEQA-required No Project Alternative evaluates the impacts that would be reasonably expected to occur in the foreseeable future if the Proposed Project were not adopted and the Town's current 2012 General Plan, including the 2015-2023 Housing Element, was left unchanged and in use. The EIR also discusses the Infill Alternative which would focus new multifamily housing on sites in the Town Center and Skylonda Center areas. However, the EIR concludes that this Alternative would not meet all the project objectives, given it would not facilitate housing development on sites that can most feasibly be developed within the 2023-31 Housing Element Cycle.

Public Comment

This Draft EIR will be available for public comment from May 4, 2024, to June 17, 2024.

Comments can be submitted in writing or via email to:

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All comments received or postmarked by June 17, 2024, will be accepted. Notice for public meetings will be provided separately.

Document Availability

The EIR and appendices are available for review at the front desk of Town Hall located at 2955 Woodside Rd, Woodside, CA 94062 and online at <https://woodsideca.gov/379/California-Environmental-Quality-Act-CEQ>.