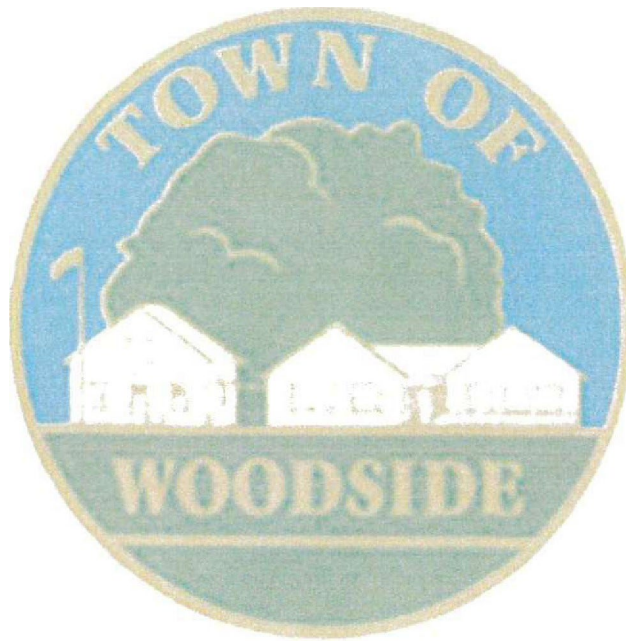


Initial Study and Mitigated Negative Declaration
for the
1101 Cañada Road – Cañada Court Subdivision
Project# SDIV2022-0001; GPAM2023-0001; GRAD2023-0001; CEQA2022-0001



Prepared by:
Town of Woodside
P.O Box 620005 (Mail)
2955 Woodside Road
Woodside, CA 94062

Public Review Period:
August 21, 2023 through September 19, 2023 (30 days)

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1. Project title: 1101 Cañada Road – Cañada Court Subdivision
2. Lead agency name and address: Town of Woodside
Planning Department
P.O. Box 620005 (Mail)
2955 Woodside Road
Woodside, CA 94062
3. Contact person and phone number: Sarah Filipe, Associate Planner
(650) 530-3436
4. Project location: 1101 Cañada Road (APN: 073-011-270)
5. Project sponsor's name and address: Lisa Putnam
1101 Cañada Road, LLC
3 California Drive
Burlingame, CA 94010
6. Property Owners: Joseph Putnam
1101 Cañada Road, LLC
7. General Plan designation: IN, Institutional (**Figure 2**)
8. Zoning: SR, Suburban Residential (**Figure 3**)
9. Public Review Period: **August 21, 2023, through September 19, 2023** (30 days)
10. Project Location: The project site is in north central Woodside, located on the northeast side of Cañada Road between Eucalyptus Court and Mission Trail Road (**Figure 1**, Project Vicinity Map). The project site is south of and within 300-feet of Interstate I-280. The project site has frontage on Cañada Road, a locally designated scenic corridor. The Project Area contains approximately 7.8-acres in total consisting of developed land, ruderal areas, grazed non-native annual grasslands, and mixed woodlands consisting of a variety of native, non-native and ornamental tree species. Soils within the Project Area are composed of Accelerator-Fagan-Urban land complex with 5 to 15 percent slopes (USDA, 2021).

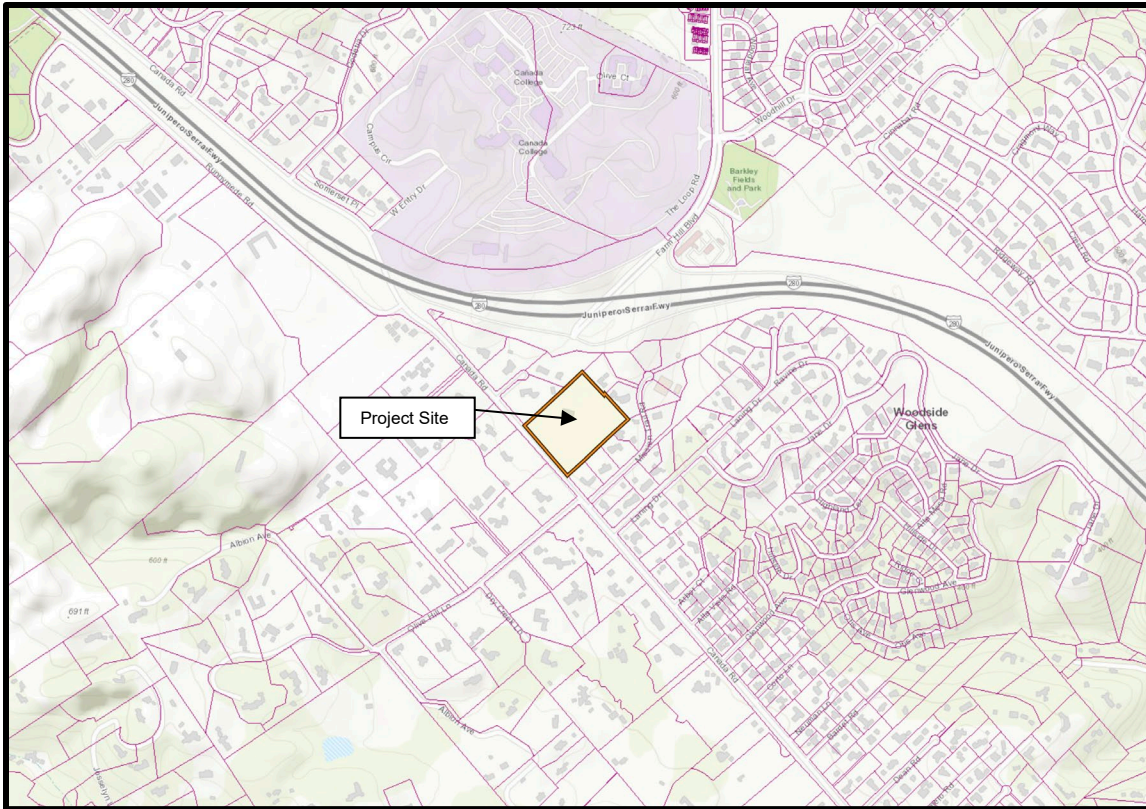


Figure 1. Project Vicinity Map

Source: San Mateo County GIS

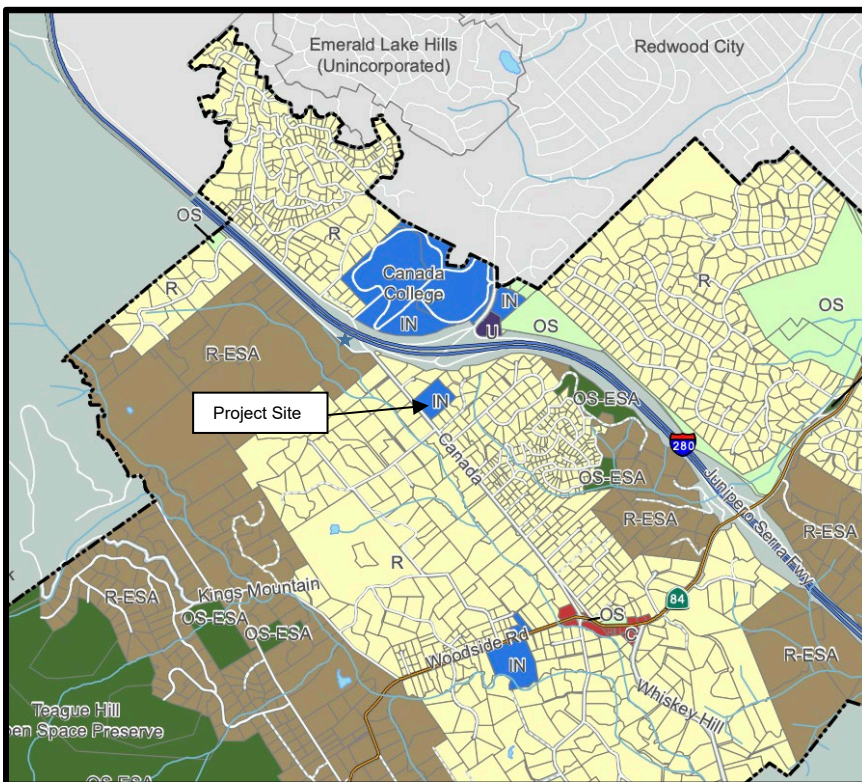


Figure 2. General Plan Map (Blue: Institutional, Yellow: Residential)

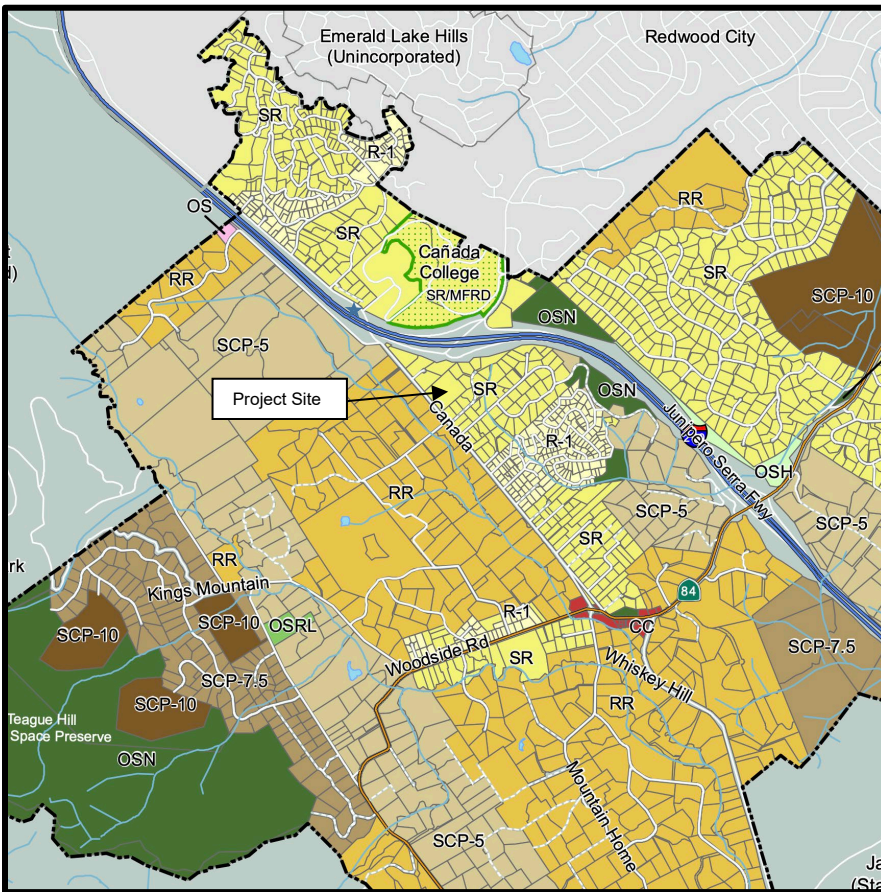


Figure 3. Zoning Map (Yellow: Suburban Residential)

11. **Environmental Setting:** The 7.8-acre project site is situated in a residentially zoned area in the Town of Woodside. The site has a gentle overall slope upward from the street frontage of approximately five percent (5%). The site is comprised of grasslands and a variety of native and non-native trees, situated predominantly around an existing residential structure and along the front and side property lines. Smaller-scale shrubs and ornamental plantings are present along the property frontage. The site contains one residential home; a paved driveway access and parking area; small, non-habitable accessory structures; and an equestrian corral. An aerial of the project site is included (**Figure 4**).

The Woodside General Plan (Circulation Element, Map CL2) designates Cañada Road as a Scenic Corridor. The Woodside Municipal Code requires review by the Architectural and Site Review Board (ASRB) of proposed development of 1,000 square feet or more located within all State and locally designated scenic corridors (including Cañada Road.)

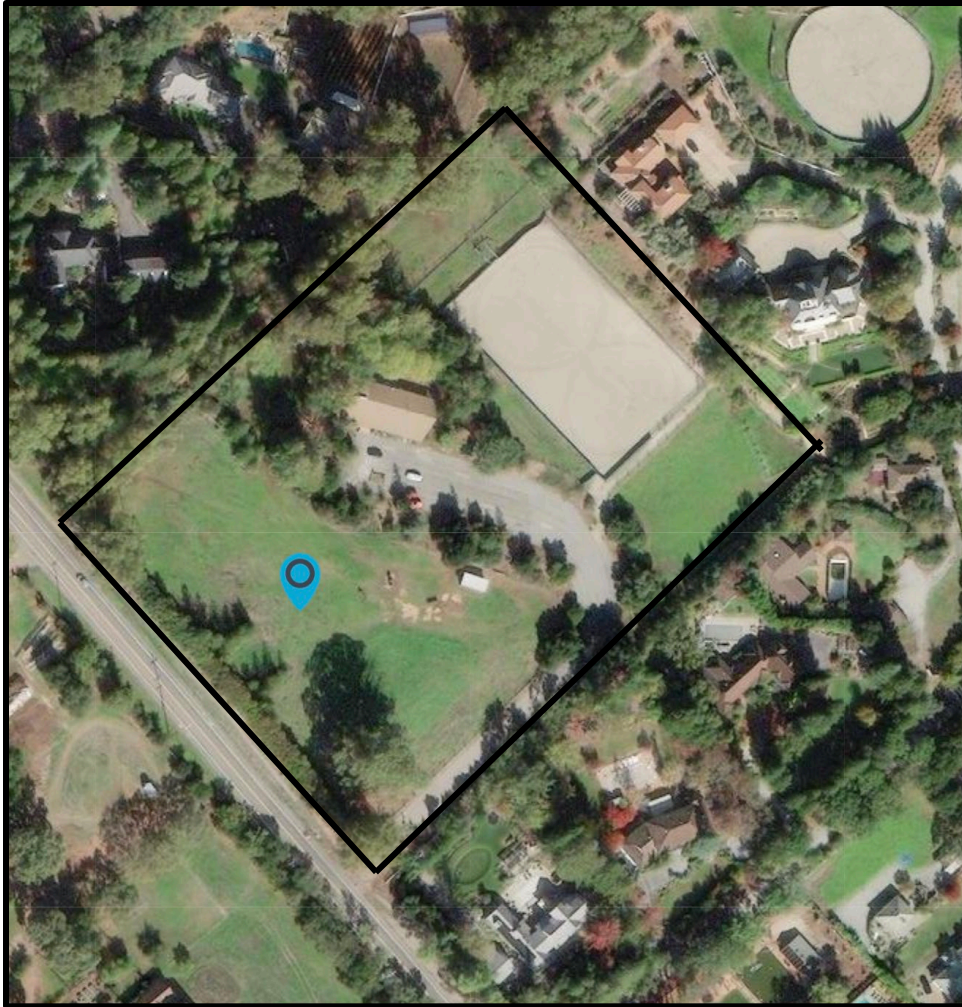


Figure 4. Project Site Aerial, Existing

12. **Project Description:** The project is a seven-lot residential subdivision on the 7.8-acre site and involves the demolition and removal of existing site features, including the driveway, residential structure, accessory structures, and horse corral. Improvements proposed as part of the subdivision include establishing property lines for the seven one-acre home sites, installation of a new private roadway, underground utilities stubbed to each home site, and installation of bio-retention (stormwater treatment) features to serve the subdivision. The project site is zoned SR, Suburban Residential, permitting one-acre residential lots. A General Plan Amendment is required to revise the site's designation from Institutional to Residential.

Vehicle access to the site remains in approximately the same location as the existing driveway, through a new paved 20-foot-wide shared private roadway and utilities easement. The new private roadway terminates in a cul-de-sac designed to accommodate emergency vehicle circulation. Each of the proposed one-acre lots would be developed separately, subject to Town of Woodside development standards and requirements. The proposed subdivision has been designed to maintain the pedestrian and equestrian paths along the Cañada Road frontage and preserve the scenic corridor as viewed from Cañada Road. The proposed subdivision plan, showing conceptual locations of residential structures, is included (**Figure 5**).

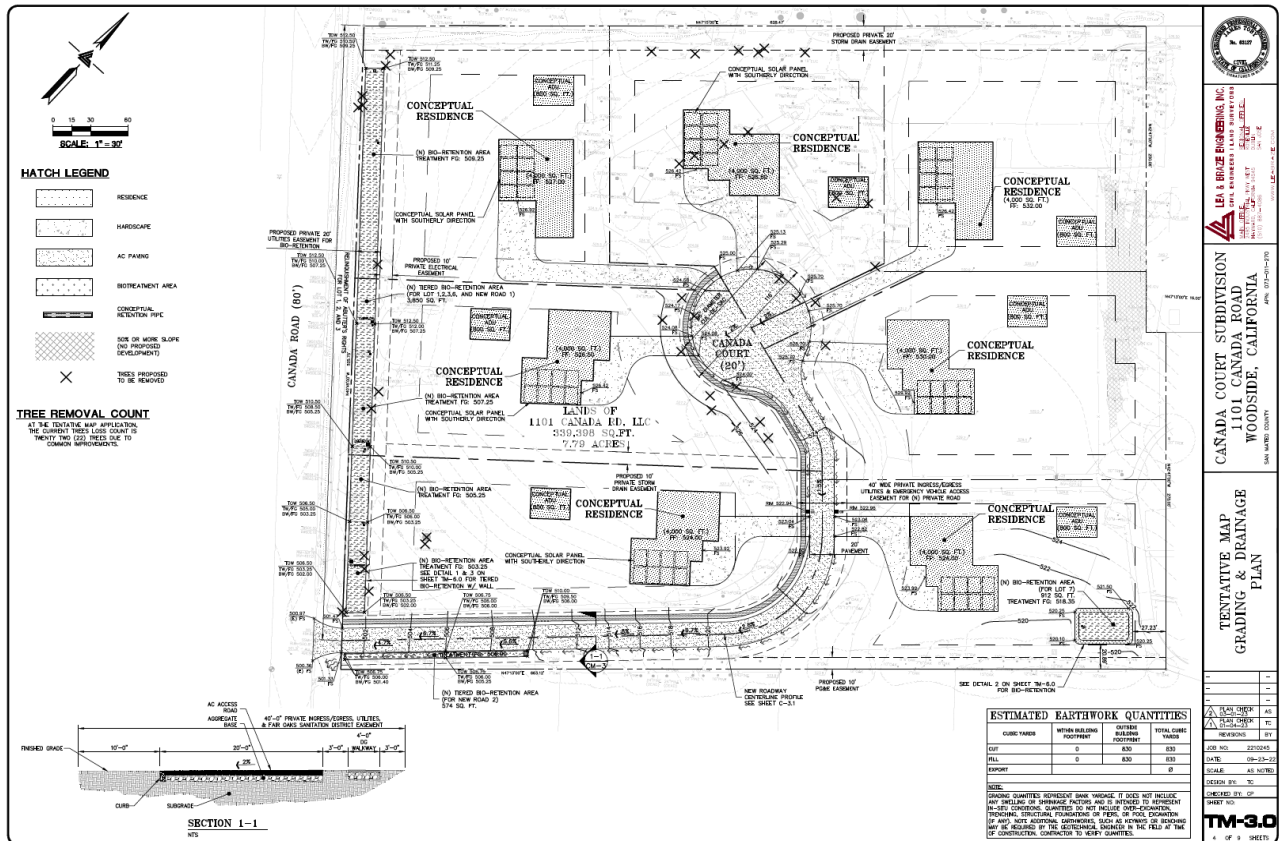


Figure 5. Proposed Site Plan

13. Surrounding land uses and setting: The proposed project site is located within a residential area with existing residences on all sides (**Figure 1**). Surrounding land uses in the area include mainly low-density rural residential properties with equestrian facilities, small agriculture (e.g., vineyards), and swimming pools. Interstate 280 lies roughly 300 feet to the north of the Project Area.
14. Town of Woodside: The project requires a General Plan Amendment to revise the site's current designation from Institutional to Residential. The Institutional General Plan land use designation was established years ago and is reflective of the former uses of the site as a private catholic school and church and ownership of the site by the Archdiocese of San Francisco. The property and surrounding area are zoned SR, Suburban Residential, which permits single-family homes on parcels with a minimum lot area of one acre. The church facility was converted to a single-family use (when?). The proposed General Plan Amendment and seven-lot residential subdivision are subject to review by the Planning Commission, with recommendation to the City Council. Each home design is subject to review and approval by the Architectural and Site Review Board (ASRB).
15. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):
 - **Regional Water Quality Control Board:** Project construction would require the preparation of a Storm Water Pollution Prevention Plan (SWPPP/SWP3) as more than one acre would be disturbed.
 - **San Mateo County Environmental Health:** The County Department of Environmental Health would review the proposal to remove and/or decommission the existing septic system.

16. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? The Town of Woodside has not received requests for consultation by California Native American Tribes traditionally and culturally affiliated with the project area; however, because the California Historical Resources Information System (CHRIS) search determined the presence of cultural resources on an adjacent property, tribes identified by the Native American Heritage Commission, as potentially having knowledge of cultural resources in the project site, have been notified to invite consultation pertaining to potential resources that may be within the project area (See Sections V and XVIII of this Initial Study).

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Mineral Resources
☐ Agricultural Resources	☒ Noise
☒ Air Quality	☐ Population and Housing
☒ Biological Resources	☐ Public Services
☒ Cultural Resources	☐ Recreation
☐ Energy	☐ Transportation
☒ Geological and Soils	☒ Tribal Cultural Resources
☐ Greenhouse Gas Emissions	☐ Utilities and Service Systems
☐ Hazards & Hazardous Materials	☐ Wildfire
☐ Hydrology and Water Quality	☐ Mandatory Findings of Significance
☐ Land Use and Planning	☐ Earlier Analyses

DETERMINATION (completed by the Lead Agency)

On the basis of 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 revisions in the project have been made by or agreed to by the project proponent. 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, nothing further is required.


Signature

8/21/23
Date

Sarah Filipe, Associate Planner
Printed Name

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
I. AESTHETICS Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
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 publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with the applicable zoning and other regulation governing scenic quality?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

DISCUSSION:

(a-b) The 7.8-acre project site fronts on Cañada Road, a locally-designated scenic corridor in the Woodside General Plan (**Figure 6**). The project consists of demolishing an existing residence and accessory buildings, constructing a new access roadway, underground utilities, and subdividing the 7.8-acre site to accommodate seven (six net new) residences. Project plans are included (**Attachment 14**). The project proposes to install a bio-retention swale as part of the projects Stormwater Protection Plan along a majority of the property frontage. Proposed landscape frontage improvements include a new rail fence and a row of trees and shrubs as site screening across the Cañada Road frontage. These features are intended to preserve and enhance the rural character of the site and scenic corridor and provide privacy for the new homesites.

Installation of these landscape improvements along the Cañada Road frontage will reduce impacts to the scenic corridor to less than significant levels.

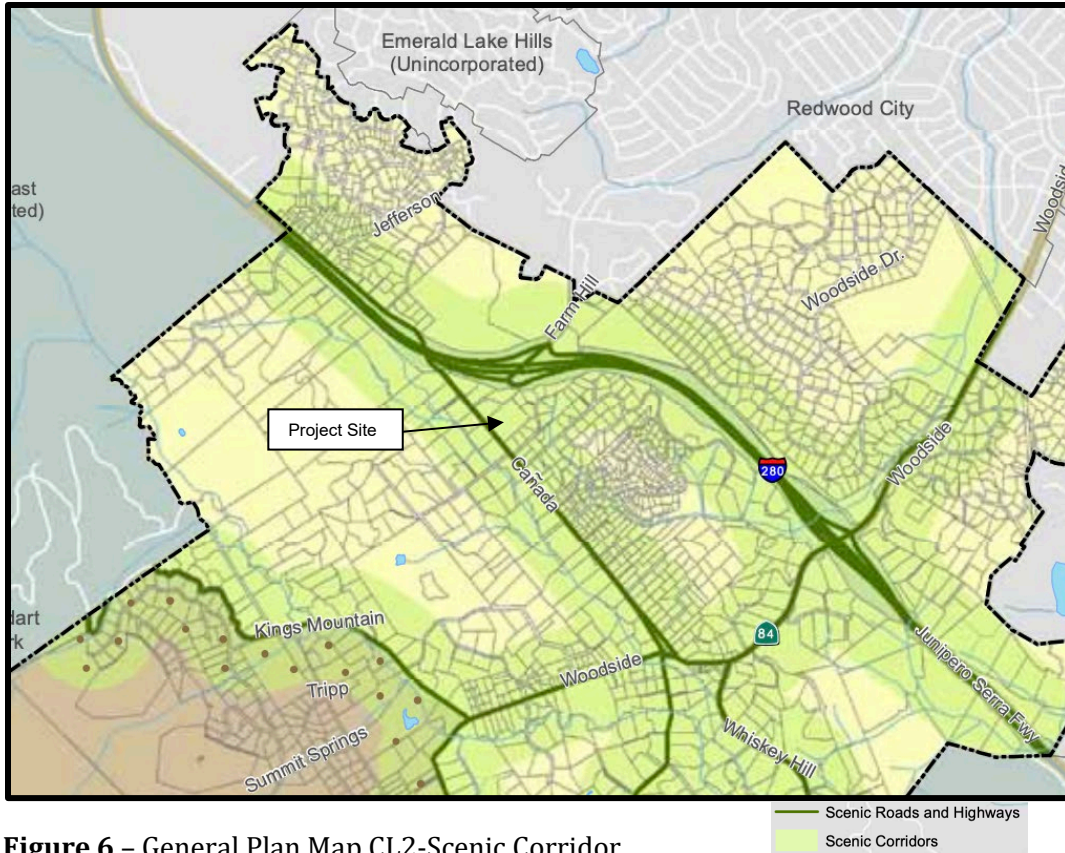


Figure 6 – General Plan Map CL2-Scenic Corridor

The subject property extends approximately 663 feet from Cañada Road. The Woodside Municipal Code requires review by the Architectural and Site Review Board (ASRB) of proposed development of 1,000 square feet or more located within all State and locally designated scenic corridors (including Cañada Road) as required by Municipal Code Section 153.912.

The project will create seven one-acre homesites. Each of the subsequent residential development proposals would be subject to Site Development and Design Review through the Town of Woodside. These permit processes ensure that the residential structures comply with city standards for site development and design criteria. Compliance with the Town of Woodside design review standards and processes would ensure that the project would not substantially affect the visual quality of the scenic corridor, project site or surrounding area, or create light or glare affecting day and nighttime views.

No mitigation is necessary or required.

(Source: Review of the Woodside General Plan, Municipal Code, Residential Design Guidelines)

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
II. AGRICULTURAL 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project, and the Forest Legacy Assessment, and carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland, (as defined by Public Resources Code section 4526), or timberland zoned	☐	☐	☐	☒

Timberland Production (as defined in Public Resources Code section 51104(g))?				
d) Result in the loss of forest land or conversion of forest land to non-forest uses?	☐	☐	☐	☒
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 convert forest land to non-forest use?	☐	☐	☐	☒

DISCUSSION:

The project is a seven-lot residential subdivision on the 7.8-acre site and involves the demolition and removal of existing site features, including the driveway, residential structures, accessory structures, and horse corral. Improvement proposed as part of the subdivision include establishing property lines for the seven one-acre home sites, installation of a new private roadway, underground utilities stubbed to each home site, and installation of bio-retention (stormwater treatment) features to serve the subdivision. The project site is zoned SR, Suburban Residential, permitting one-acre residential lots. A General Plan Amendment is required to revise the sites' designation from Institutional to Residential (**Figure 2**).

(a-b): The California Land Conservation Act ("Williamson Act") was enacted to help preserve agricultural and open space lands via a contract between the property owner and the local jurisdiction. Neither the project site nor the surrounding areas are zoned for agricultural use and are therefore not protected by Williamson Act contracts. The Project site is a privately-owned parcel. The project would not convert farmland or affect properties under a Williamson Act contract.

(c, d, and e): There are no lands zoned as 'Forest Land' or 'Timber Production' within the Town of Woodside. The project would, therefore, not have the potential to convert forest land to other uses. While not designated as forest land, a large portion of the Town supports mixed oak and evergreen forests. The Town requires the protection of all Significant Trees in accordance with Woodside Municipal Code §153.430. Permits are required for tree removal (Woodside Municipal Code §153.434) (See Section IV for a discussion of tree removal).

No mitigation is necessary or required.

(Source: Review of the Woodside Municipal Code, Williamson Act, and Woodside General Plan)

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management 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?	☐	☒	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☒	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

DISCUSSION:

An air quality study, dated July 18, 2023, was conducted on the site and the proposed development (**Attachment 12**). The report addresses the potential health risk and greenhouse gas (GHG) impacts associated with the construction and operation of a proposed residential development located at 1101 Cañada Road in Woodside, California. Air quality and GHG impacts would be associated with demolition of existing uses and construction of future residential buildings. Air pollutant emissions associated with the construction of the project were predicted using appropriate computer models. In addition, the potential health risk impacts from existing toxic air contaminant (TAC) sources affecting the nearby and proposed sensitive receptors were evaluated. The analysis was conducted following guidance provided by the Bay Area Air Quality Management District (BAAQMD).

(a-c) **Construction Impacts:** The Town of Woodside is located within the southern region of the San Francisco Bay Area air basin. The California Air Resources Board (CARB) coordinates and oversees State and federal air quality control programs in California. The management of air quality in the basin is the responsibility of the Bay Area Air Quality Management District (BAAQMD). Specifically, the BAAQMD is responsible for regulating stationary sources of air pollution and monitoring ambient air pollutant levels in

the nine counties surrounding San Francisco Bay. Through the development and implementation of attainment strategies, the BAAQMD ensures that future emissions would be within allowable State and federal standards. The proposed project would not result in any cumulatively considerable net increase of ozone, PM₁₀, or PM_{2.5}, the criteria pollutants for which the project region is non-attainment, under an applicable federal or State ambient air quality standard.

The BAAQMD defines sensitive receptors as facilities where sensitive receptor population groups (children, the elderly, the acutely ill, and the chronically ill) are likely to be located. These land uses include residences, hospitals, schools, child-care centers, retirement centers, convalescent homes, and medical clinics.

Residences bordering Cañada Road, Eucalyptus Court, and Mission Trail Road would be the nearest sensitive receptors to the Project site. Project impacts on sensitive receptors would be limited to the construction period. The project would involve grading, which has the potential to result in some emissions, particularly PM₁₀, associated with dust. Implementation of ***Mitigation Measure AIR-1*** during all phases of site preparation and construction (subdivision improvements and each new home) would reduce potentially significant impacts related to air quality to a less-than-significant level.

Mitigation Measure AIR-1 (Construction Impacts):

During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level. Additional measures are identified to reduce construction equipment exhaust emissions. The contractor shall implement the following best management practices that are required of all projects:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
7. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
8. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
9. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

Mitigation Measure AIR-2 (Use of construction equipment during the demolition and grading phases that have low diesel particulate matter exhaust emissions):

Implement a feasible plan to reduce diesel particulate matter emissions during the demolition and grading phases of construction such that increased cancer risk and annual PM_{2.5} concentrations from construction would be reduced below TAC significance levels as follows:

1. All construction equipment larger than 25 horsepower used at the site during the demolition and grading phases for more than two continuous days or 20 hours total shall meet U.S. EPA Tier 4 emission standards for PM (PM₁₀ and PM_{2.5}), if feasible, otherwise,
 - a. If use of Tier 4 equipment is not available, alternatively use equipment that meets U.S. EPA emission standards for Tier 2 or 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices that altogether achieve a 10 percent reduction in particulate matter exhaust in comparison to uncontrolled equipment; alternatively (or in combination),
 - b. Use of electrical or non-diesel fueled equipment.
2. Alternatively, the applicant may develop another construction operations plan demonstrating that the construction equipment used on-site during demolition and grading would achieve a reduction in construction diesel particulate matter emissions by 10 percent or greater. Elements of the plan could include a combination of some of the following measures:
 - Implementation of No. 1 above to use Tier 4 or alternatively fueled equipment,
 - Installation of electric power lines during early construction phases to avoid use of diesel generators and compressors,
 - Use of electrically-powered equipment,
 - Forklifts and aerial lifts used for exterior and interior building construction shall be electric or propane/natural gas powered,
 - Change in construction build-out plans to lengthen phases, and
 - Implementation of different building techniques that result in less diesel equipment usage.

Such a construction operations plan would be subject to review by an air quality expert and approved by the Town prior to construction.

With these measures implemented, the project's cancer risk levels (assuming infant exposure) would be reduced by 37 percent to 6.47 chances per million. As a result, the project's construction risk impacts would be reduced to levels below the BAAQMD single-source threshold.

(d): Project staging and construction would be conducted on the project site. The project would not result in other emissions, such as those leading to odors, affecting a substantial number of people.

(Source: Review of the Woodside Municipal Code, Woodside General Plan, Bay Area Air Quality Management District website)

Upon implementation of the mitigation measure listed above, the project would not result in any residual significant adverse effect on the environment related to air quality.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
IV. 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 Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
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 Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
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?	☐	☐	☒	☐

The 7.8-acre project site is in north central Woodside and is comprised of grasslands, and a variety of native and non-native trees, situated predominantly around the residential structure and along the front and side property lines. Smaller scale shrubs and ornamental plantings are present along the property frontage. The proposed seven-lot residential subdivision involves demolishing and removing existing site features including the driveway, residential structures, accessory structures, and horse corral. Improvement proposed as part of the subdivision includes establishing property lines for the seven one-acre home sites, installation of a new private roadway, underground utilities stubbed to each home site, and installation of bio-retention (stormwater treatment) features to serve the subdivision. (**Attachment 14**).

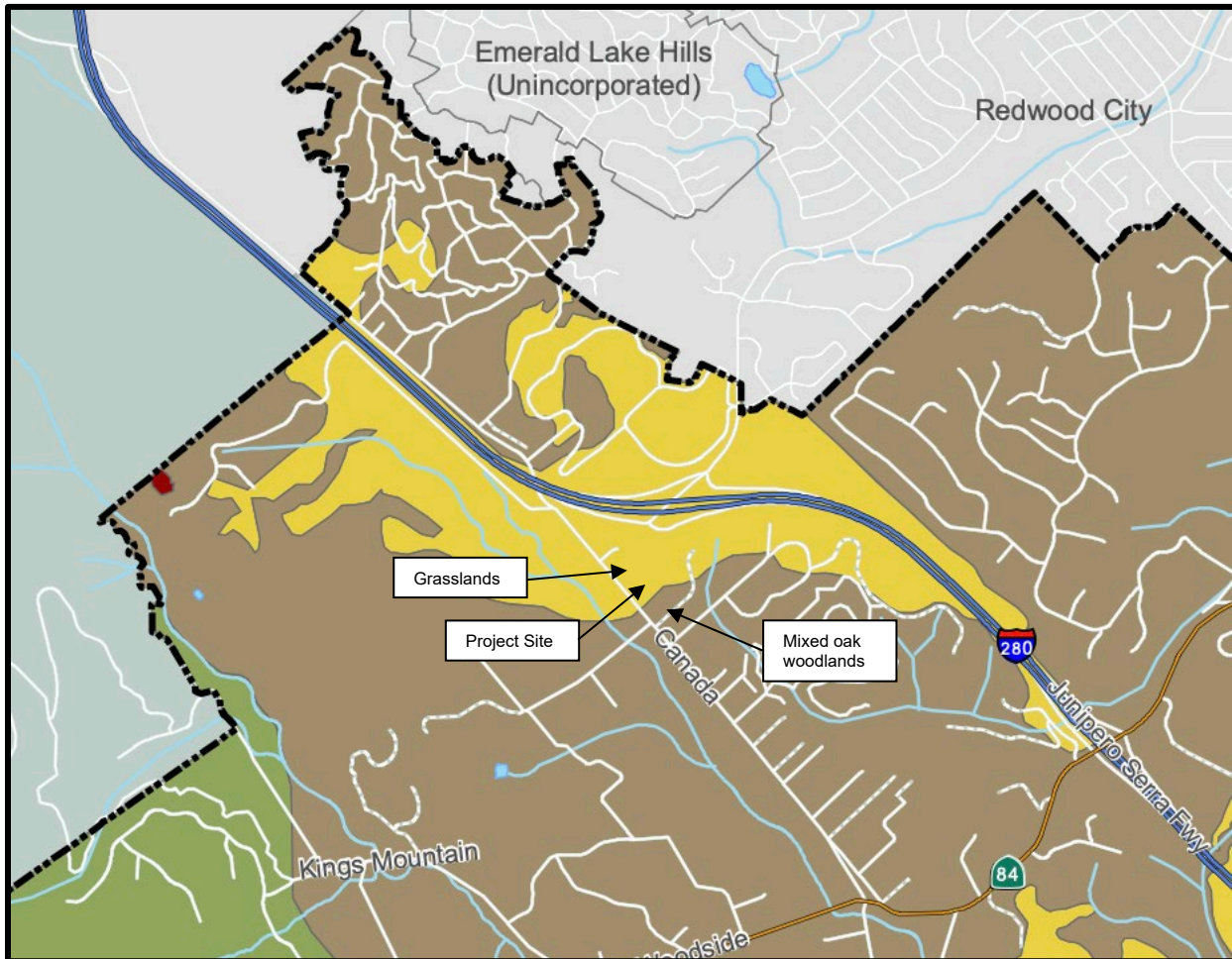


Figure 7 , Excerpt from General Plan Map CV-2, General Woodside Habitats

A Biological Resources Report, dated November 18, 2021, was prepared for the project to determine the potential for sensitive biological communities and special-status species to occur in the Project Area based on a field site visit and review of background literature (**Attachment 10**). Although there may be portions of lots that may remain undisturbed, the biological report assumes all areas within the Study will incur ground disturbance. The analysis also included the recommended avoidance measures for nesting birds and roosting bats.

The report concluded that no sensitive biological communities are present in the Project Area. The project area contains suitable habitat for two special-status plant species and two special-status wildlife species. No special-status plant or wildlife species were observed in the Project Area during the field site visit. A

focused-level special-status plant survey was performed on March 15, 2022, by the project biologist during the blooming season to determine if special-status plant species were present (**Attachment 11**). This second site survey concluded that no special-status plant species are present on site.

(a) There are no known candidate, sensitive, or special status species on the project site. The project would remove and directly disturb many mature trees and vegetation suitable for use by nesting bird and structures suitable for roosting bats. Additionally, construction noise could temporarily adversely affect nesting birds and bats, on and off-site, within disturbance distances during specific bird nesting and bat roosting season, if present. The following mitigation measures would reduce potential impacts to less than significant levels:

Mitigation Measure BIOLOGICAL-1 (Nesting Bird Avoidance): *If any active nests are established within the vicinity of proposed grading in the future, they shall be avoided until young birds are able to leave the nest (fledge) and forage on their own. Avoidance will be accomplished by scheduling grading and tree removal during the non-nesting period (August 15 through February 1) or, if this is not feasible, by conducting a pre-grading survey for nesting birds. Provisions of the pre-grading survey effort, if necessary, will include the following:*

- a) *If grading is scheduled during the nesting period (January 15 through August 14), a qualified wildlife biologist shall conduct a pre-grading bird survey to confirm the presence or absence of active nests in the vicinity of proposed construction activities. The survey area will include the complete Project Area and adjacent areas up to 300 feet for raptors.*
- b) *If active nests are encountered, the biologist will prepare and implement species-specific measures to prevent abandonment of the active nest(s). At a minimum, grading in the vicinity of a nest's tree shall be deferred until the young birds have fledged, and a construction-disturbance within a distance determined by the biologist will be provided based on the species, visual and auditory buffers, and presence of non-project activity disturbance. Grading or other project-related disturbance in the vicinity of the nest will not be permitted until the biologist confirms that the young birds have fledged. The biologist will submit a survey report to the City verifying that the young have fledged before grading in the construction-disturbance setback area is initiated.*
- c) *If project construction is halted for more than 14 days during the nesting season, another survey will be conducted to ensure nests are not built within that time period.*

Mitigation Measure BIOLOGICAL-2 (Roosting Bat Avoidance): *Potential impacts to roosting bats will be avoided by avoiding disturbance to active roost sites.*

- a) *Tree removal or trimming will take place between September and October. This window falls outside of both the maternity and hibernation period for bats and avoids the breeding bird window. Tree removal can take place during this period without a breeding bird or bat roost survey.*

If removal of trees (DBH >12 inches) occurs during the bat roosting season (November through August), these trees will be inspected by a qualified biologist for the presence of bat roosts. Potential bat roosts include large oak trees, broad leafed trees, exfoliating bark, tree cavities, and snags. If a maternity roost is detected, a 200-foot buffer will be placed around the maternity site until the bats are no longer utilizing the site. Non-maternity roost sites can be removed under the direction of the biologist.

b) Any large tree (DBH > 12 inches) that will be removed shall be left on the ground for 24 hours before being taken offsite or chipped. This period will allow any day roosting bats the opportunity to leave before the tree is either removed from the area or chipped.

(b) The project site is located within an area of Woodside characterized predominantly as Grasslands with adjacent Mixed Oak Woodland Habitat (**Figure 7**). The project area does not contain any feature that would be considered as a Waters of the State. All portions of the project area are flat and dry. A linear depression which appears to convey stormwater runoff lies along the northwest edge of the project area; however, the feature does not have a bed or bank or indication of sediment sorting. This feature would not qualify as a jurisdictional water.

(c) There are no federally protected wetlands on the project site. Development of the proposed project would therefore, not have the potential to adversely affect wetlands.

(d): Projects that “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” could result in significant impacts under CEQA. The project would not interfere with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede native wildlife nursery sites. The closest stream, Bear Gulch Creek, is located ≈360 feet north of the project site. The project would not result in an adverse impact to the creek or associated wildlife corridor.

(e): An Arborist Report, dated May 10, 2023, was prepared for the project site. The report concludes that subdivision construction would result in the removal of 21 trees, 11 of which meet the criteria as Significant Trees due to their size and species as defined by the Woodside Municipal Code §153.005. The Woodside Municipal Code §153.430 thru 153.439 establishes procedures and requirements for tree protection, and replacement. Compliance with established Municipal Code procedures, prior to any site grading or tree removals, would reduce impacts to trees to less than significant. No further mitigation would be required.

(f): The project is not known to conflict with any Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

(Sources: Woodside Municipal Code and Woodside General Plan)

Upon implementation of the mitigation measure listed above, the project would not result in any residual significant adverse effect on the environment related to biological resources.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
V. CULTURAL RESOURCES Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

DISCUSSION:

The 7.8-acre project site is in north-central Woodside, south of interstate I-280 near the Woodside Glens neighborhood. The project consists of a seven-lot residential subdivision and General Plan amendment and involves demolishing the existing residence, accessory structures, and uncovered corral. The project replaces the existing driveway in approximately the same location, establishes lot lines for the seven new home sites, and provides underground utilities stubbed to each homesite in preparation for future home construction. Project plans are included (**Attachment 14**).

(a): A Primary Record was prepared for the property and found: *“The subject property is not associated with events or people important in the history of Woodside and is not an outstanding example of the International (Modern) design. The property does not meet the criteria of the California Register of Historical Resources or the Woodside General Plan 2012”* (**Attachment 6**).

In 1950 the property was part of a larger parcel owned by Marcella and her brother Charles Fox. In 1955, the 7.8-acre property was transferred to the Roman Catholic Archbishop of San Francisco. The property was to become a Catholic elementary school. 1957-58, one building was constructed on the site, and the school operated for a few years. It appears there were not enough families who wanted to send their children to the private school and appears to have closed in the mid-1960s. The building was modified and became Saint Marcella’s Mission Church, a satellite for religious services under the auspices of another Catholic Church. It appears there was not enough participation to retain the religious operations.

In 1995, the 7.8-acre property and former school building were sold by the Fox Family and the Archbishop of San Francisco to San Mateo Equity Corporation. After the 1995 sale, the building was leased and eventually modified to become a residence with three bedroom, three bathrooms, a kitchen, and living spaces. In 2000, the property was transferred to the Putnam family. Interfamily transfers have occurred with the last in 2012

when the property was transferred from the Joseph D. Putnam Trust to 1101 Canada Road, LLC (current owner/applicant).

The property's history shows the development environment in the late-1950s with speculation that the population would grow even more quickly, and a private school would be successful. This individual property has an interesting history, yet it does not represent an individually significant example of architectural design from the Mid-century period of development in Woodside. Alterations have changed the original design from an elementary school building to a residence.

A California Historical Resources Information System (CHRIS) was conducted for the property. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed Subdivision at 1101 Cañada Road project area. In addition to these inventories, the NWIC base maps show no recordings or structures within the proposed Subdivision at 1101 Cañada Road project area. (**Attachment 2**).

(b): According to the California Historical Resources Information System (CHRIS), the project area is located on gently sloping midslope benches between two creeks or tributaries off of Redwood Creek and West Union Creek, formerly known as Monte Redondo Creek. Given the similarity of these environmental factors and the ethnographic sensitivity of the area, there is a moderate potential for unrecorded Native American resources to be within the proposed Subdivision at 1101 Cañada Road project area.

A review of historical literature and maps indicated historic-period activity within the Subdivision at 1101 Cañada Road project area. Early Rancho maps indicate a fence, field, and a house within or adjacent to the project area. According to early San Mateo County maps, the project area appears to be located within the landholdings of F.W. Billings (Bromfield 1894). With this information in mind, there is a moderate to high potential for unrecorded historic-period archaeological resources within the proposed Subdivision at 1101 Cañada Road project area.

Native American Heritage Commission's (NAHC) contact list (**Attachment 3**) of Native American contacts were notified of the project to inquire about potential interest in setting up consultations (**Attachment 4**). The Town received one response, requesting that an archaeological monitor be present during project construction (**Attachment 5**). In the event that archaeological resources are encountered during construction, implementation of *Mitigation Measures CULTURAL-1, CULTURAL-2, and CULTURAL-3* would reduce potential impacts related to archaeological resources to a less-than-significant level:

Mitigation Measure CULTURAL-1 (Archaeological Monitor During Ground Disturbance/Project Construction): *A certified archaeologist shall monitor all ground-disturbing activities and project construction.*

Mitigation Measure CULTURAL - 2 (Archaeological Resources):

- a. *The following practices shall be followed during all phases of site preparation and construction activities: If archaeological resources are encountered during construction, construction personnel should be instructed to immediately suspend all activity in the immediate vicinity of the suspected resources, and the Town and a licensed archaeologist should be contacted to evaluate the situation. Project personnel should not collect cultural resources. A licensed archaeologist should be retained to inspect the discovery and make any necessary recommendations to evaluate the find under current CEQA guidelines, prior to the submittal of a resource mitigation plan and monitoring*

program to the Town for review and approval; and prior to the continuation of any on-site construction activity. Native American resources include, but are not limited to chert or obsidian flakes, projectile points, mortars, and pestles; and dark, friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; remains and structures with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

- b. Any identified cultural resources shall be recorded on DPR 523 historic resource recordation forms available from the Office of Historic Preservation.*

(c): No human remains are known to exist on the project site. Should human remains be discovered during project construction, implementation of **Mitigation Measure CULTURAL-3** would reduce any potential impacts to a less-than-significant level:

Mitigation Measure CULTURAL-3 (Construction Impacts - Cultural Resources): *In the event a human burial or skeletal element is identified during excavation or construction, work in that location should stop immediately until the find can be properly treated. The Town of Woodside and the San Mateo County Coroner's office should be notified. If deemed prehistoric, the Coroner's office would notify the Native American Heritage Commission which would identify a "Most Likely Descendant (MLD)." The archeological consultant and MLD, in conjunction with the project sponsor, should formulate an appropriate treatment plan for the find, which might include, but not be limited to, respectful scientific recording and removal, being left in place, or removal and reburial on site or elsewhere. Associated grave goods are to be treated in the same manner (See also Mitigation Measure CULTURAL-1). If a human burial or skeletal element is identified procedures in Mitigation Measure TRIBAL CULTURAL-4 shall be followed.*

(Source: Woodside Municipal Code, Woodside General Plan, California Office of Historic Preservation website, and the California Historical Resources Information System, Native American Heritage Commission)

Upon implementation of the above mitigation measures, the project would not result in any residual significant adverse effect on the environment related to cultural resources.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

The project consists of a seven-lot residential subdivision and General Plan amendment and involves demolishing the existing residence, accessory structures, and uncovered corral. The project replaces the existing driveway in approximately the same location, establishes lot lines for the seven new home sites, and provides underground utilities stubbed to each homesite in preparation for future home construction (**Attachment 14**).

(a) The project would not result in potentially significant impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. All project-related demolition and construction would be in accordance with the requirements of the most current California Code of Regulations, which include Building, Residential, Electrical, Plumbing, Mechanical, Energy, and Green Standards. Therefore, the project would not result in a potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.

(b) The project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Future residential structures would be constructed in accordance with the requirements of the most current California Code of Regulations, which include Building, Residential, Electrical, Plumbing, Mechanical, Energy, and Green Standards. The most significant efficiency improvements to the Residential Standards include improvements for attics, walls, water heating, and lighting.

(Source: Review of the Woodside General Plan, the Woodside Climate Action Plan, and the Woodside Municipal Code)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
VII. 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.	☐	☒	☐	☐
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
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- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
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?	☐	☒	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

DISCUSSION:

The project consists of a seven-lot residential subdivision and General Plan amendment, and involves demolishing the existing residence, accessory structures, and uncovered corral. The project replaces the existing driveway in approximately the same location, establishes lot lines for the seven new home sites, and provides underground utilities stubbed to each homesite in preparation for future home construction (**Attachment 14**).

Soil testing, boring, and fault trench investigations were performed with results documented in reports prepared by Murray Engineers, Inc. dated March 28, 2022, with a supplemental report dated November 21, 2022 (**Attachments 7 and 8**). The studies identify various soil and rock types and conditions throughout the site. The reports conclude that the proposed subdivision is feasible from a geologic and geotechnical perspective; the primary constraints being the expansion and contraction of soils, potential for downhill creep on steeper portions of the site, shallow landsliding, and the potential for very strong ground shaking during moderate to large earthquakes on the San Andres fault or one of the nearby active faults. The reports include recommendations for construction improvements designed to mitigate these effects, based on each homesites' soil condition, through the use of drilled pier foundations on piers embedded into bedrock, relatively thick baserock sections beneath flatwork, retaining walls, and grading. The report anticipates that basements of future residences can be supported on mat slab foundations. The following mitigation measure, when implemented with construction of subdivision improvements and each homesite, would reduce potential impacts related to geology and soils to less than significant levels.

(a-d): The project site is located within the seismically active San Francisco Bay Area referred to as the San Andreas Fault Zone. The project site is located within the Alquist Priolo Study Zone (GP Map, NH2: Fault Zones) (**Figure 8**). Moderate to large earthquakes are probable along several active faults in the greater Bay Area over a 30- to 50-year design life. Strong ground shaking should therefore be expected several times during the life of the project, as is typical for sites throughout the Bay Area.

According to the Town's map, the active San Andreas fault is located approximately 4,150 feet southwest of the site and the Hermit fault, a fault of unknown activity, is located approximately 1,500 feet west of the site (**Figure 9**). The Hayward and Calaveras faults are located approximately 18 and 24 miles northeast of the site, respectively.

Additionally, the project does not propose the construction of any residences with the subdivision, therefore the timing of the disposition and construction of each homesite is unknown. Incorporating these mitigation measures into submittal requirements for residential structures for each homesite would reduce potential impacts associated with geotechnical and seismic conditions to less than significant level as follows:

Mitigation Measure GEO-1 (Seismic and Geotech Control): Improvements to the site, including those associated with the proposed subdivision and future residential structures shall be designed and constructed in accordance with design-level geotech report and plans prepared by a California registered engineer, submitted as part of the building permit and improvement plan process with the Town of Woodside. The Geotech investigation or investigations for the private road and individual properties shall be based on preliminary development plans that show building sites, driveways, retaining walls, and initial details of future residences and a pertinent structures. The investigation shall include additional subsurface exploration along the alignment of the private road, around proposed homes, a pertinent structures, retaining walls, and areas of significant grading. The investigation shall include laboratory testing to evaluate the engineering properties of soil and bedrock samples, and analysis to develop project-specific geotechnical design criteria and recommendations for the grading, foundations, and control of surface and subsurface drainage.

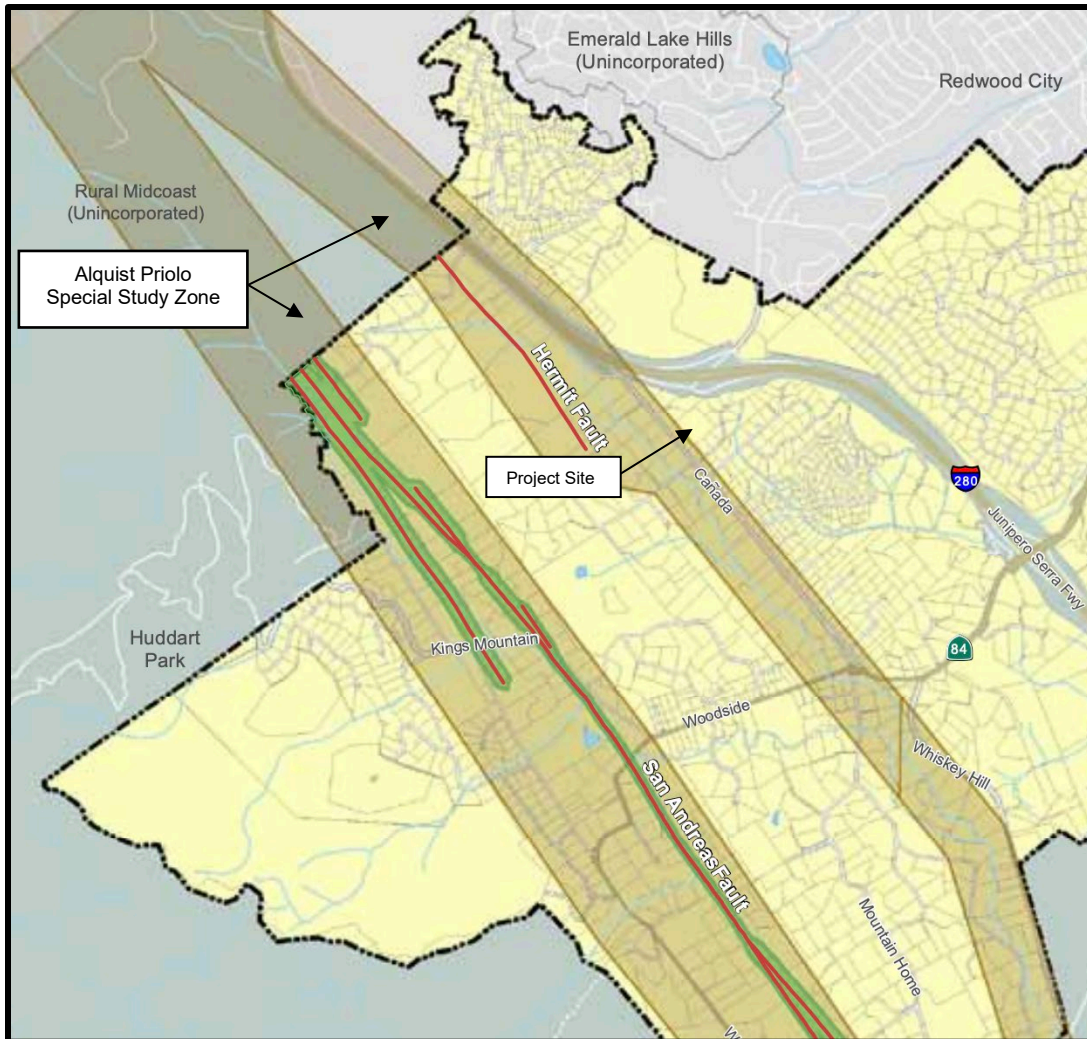


Figure 8. Excerpt from the Town Fault Map.

Based on the exposures in the fault exploration trench, the siltstone is a subunit of the Franciscan Complex. Although the siltstone exhibited a faintly sheared fabric, the shearing does not extend up into the overlying greenstone and is not related to active or potentially active faulting. Based on the supplemental investigation, the potential for primary surface ground rupture or ground deformation through the property is low.

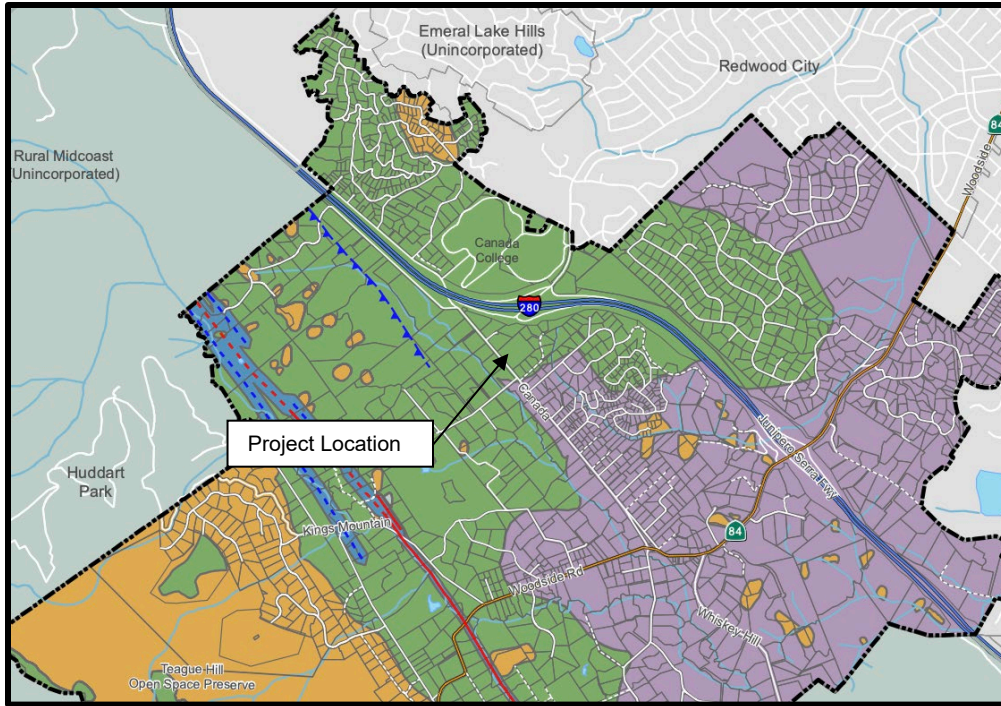
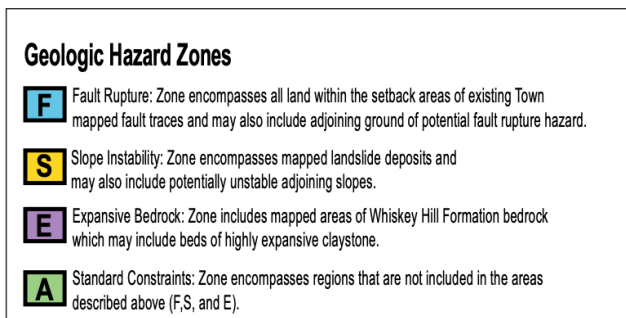


Figure 9. Excerpt from the Town Geologic Hazards Map.



(b) The project does not propose construction of any residences with the subdivision, therefore timing of the disposition of individual lots and construction of homesites is unknown. Implementation of mitigation measures for erosion controls would reduce potential impacts to less than significant levels. Mitigation measures are incorporated as follows.

Mitigation Measure GEO-2 (Erosion Control): Erosion control measures including: erosion control fabric, wattles, fiber rolls, silt fences, berms, and other measures, shall be installed to ensure stabilization of soils at the project site during and following the construction period.

Upon implementation of the mitigation measures indicated above, the project would not result in any residual significant adverse effect on the environment related to geology and soils.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
VIII. GREENHOUSE GAS EMISSIONS Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

DISCUSSION:

The project is a seven-lot residential subdivision on the 7.8-acre site and involves the demolition and removal of existing site features including the driveway, residential structures, accessory structures, and horse corral. (**Attachment 14**). A new driveway will be constructed in approximately the same location as the existing driveway. Utilities will be stubbed to each of the new home sites. The project will result in the construction of seven residential homesite.

(a): An analysis of greenhouse gas (GHG) for the project was prepared, dated July 18, 2023 (**Attachment 12**). The project was reviewed for compliance with Federal, State and local regulations pertaining to global climate change. The Town of Woodside has adopted a number of policies and goals relevant to air quality in the Town's General Plan in the Conservation Element, Sustainability Element, Public Utilities Element, and Housing Element. In 2015, the Town adopted a Climate Action Plan that included a GHG emissions reduction plan.

On April 20, 2022, Bay Area Air Quality Management District (BAAQMD) adopted new threshold of significance for operational GHG emissions from land use projects beginning the CEQA process. These thresholds are included on page 28 of the attached Air Quality report. New land use projects are required to meet specifies criteria to be considered less than significant.

For this impact to be considered less than significant, it must be consistent with a local GHG reduction strategy (Threshold B) or meet the minimum project design elements recommended by BAAQMD (Threshold A). Threshold A is being applied to the analysis of this project as Threshold B is not applicable. Threshold A requires the project:

1. Avoid construction of new natural gas connections,
 - Conforms – the project plans do not include new natural gas hookups.
2. Avoid wasteful or inefficient use of electricity,
 - Conforms – the project would have to meet the Town's building code which meet CALGreen Building Standards Code requirements.
3. Include electric vehicle (EV) charging infrastructure that meets current Building Code CALGreen Tier 2 compliance, and

- Conforms – the garage at each single-family home would be equipped with EV charging.
- 4. Reduce VMT per service population by 15 percent over regional average.
 - Conforms – the project is expected to generate 100 net new daily trips. Because this is lower than the San Mateo County VMT interim guidelines screening threshold of 110 trips for a VMT analysis, the project is exempt from this VMT requirement of Threshold A and would be less-than-significant for emissions from mobile sources.

The project is anticipated to comply with four of the four requirements of Threshold A. This would lead to a less-than-significant impact for the project's GHG emissions.

(b): The proposed project does not conflict with any locally adopted applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The Town of Woodside has a CAP and enforces its building codes, which aim to reduce GHG emissions. Therefore, if individual projects conform to Town building Codes, they will conform with the CAP and would not conflict with local plans, policies, or regulations applicable to GHG emissions. The project is anticipated to be constructed in conformance with at minimum the 2022 CalGreen and the Title 24 Building Codes, which requires high-efficiency water fixtures, water-efficient irrigation systems, and compliance with current energy efficiency standards. Compliance with these standards ensures compliance with State and federal plans, policies, and regulations applicable to GHG emissions.

(Source: Review of the Woodside Municipal Code, Woodside General Plan, Woodside Climate Action Plan, California Attorney General's Office website)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
VIX. 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?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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 a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

DISCUSSION:

The project is a seven-lot residential subdivision on the 7.8-acre site and involves the demolition and removal of existing site features including the driveway, residential structures, accessory structures, and horse corral. (**Attachment 14**). A new driveway will be constructed in approximately the same location as the existing driveway. Utilities will be stubbed to each of the new home sites. The project will result in the construction of seven residential homesite. Once construction of the homes is completed, the residential uses are not considered significant sources of hazardous materials.

(a and b): The project would be required to be constructed in accordance with State and federal hazardous materials regulations and current best management practices (BMPs) for construction activities. The equipment used to deliver and install the project construction materials are regulated by the State Department of Motor Vehicles and contain the appropriate vehicle emissions systems that are intended to minimize pollutants. No further mitigation would be required.

(c): The proposed project would not emit hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school. The closest school to the project site is Woodside Parent Nursery School, which is located approximately 1.2 miles south of the project site. Construction at the project site would involve the use of fuels for operating equipment but would not involve the handling of acutely hazardous materials, substances, or waste (See discussion of a and b, above).

(d): The proposed project site is not listed on the California Department of Toxic Substance Control's Hazardous Waste and Substances Sites List, compiled pursuant to Government Code Section 65962.5, and therefore it would not create a significant hazard to the public or the environment. There are no sites on this list within the Town of Woodside.¹

(e): The project is not located within the vicinity of an airport land use plan or within two miles of an airport. The project is not located within the vicinity of a private airstrip.

(f): Project construction would be conducted entirely within the boundaries of the proposed project site. Construction materials would be transported to the site via Cañada Road. The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

(g): The Town of Woodside is considered a "Wildland-Urban Interface Fire Area", as mapped on General Plan Map NH4: Natural Hazards and Safety. The project site is located within a "Non-Very High Fire Hazard Severity Zone" (**Figure 10**). The project would be developed in accordance with all requirements of the Woodside Fire Protection District to minimize risks associated with wildland fires.

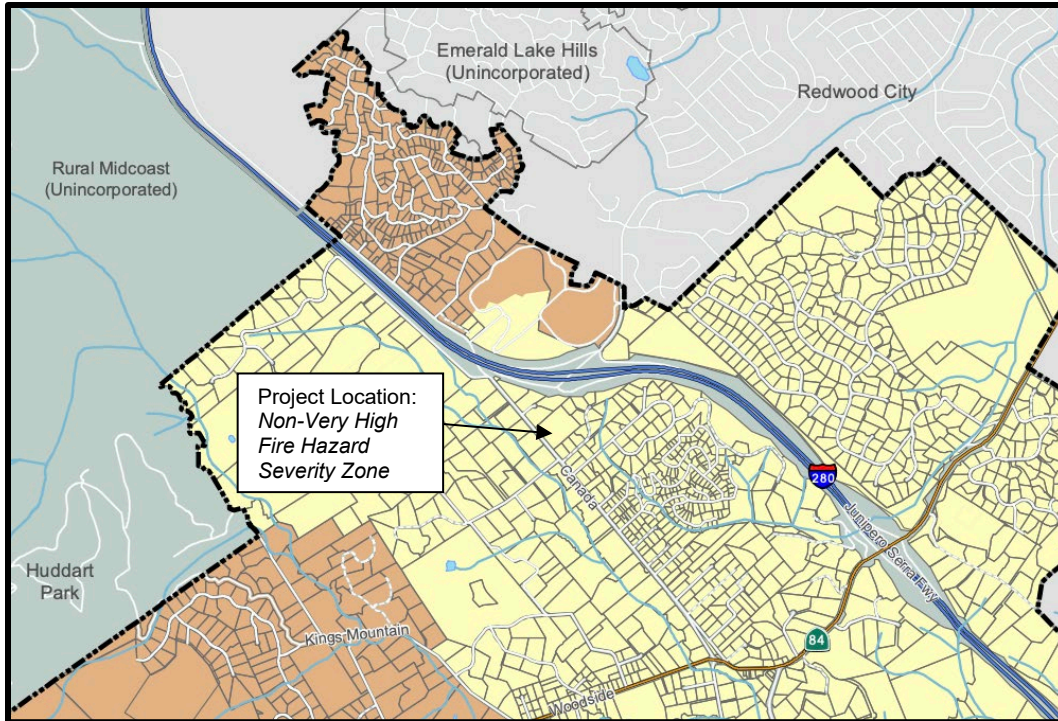


Figure 10. Excerpt from the Town's Very High Fire Hazard Severity Zone (identified in brown).

(Source: Review of the Woodside Municipal Code, Woodside General Plan, California Department of Forestry and Fire Protection website, Woodside Fire Protection District)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
X. HYDROLOGY AND WATER QUALITY Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
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;	☐	☐	☒	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐
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	☐	☐	☐	☒
iv. Impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐

DISCUSSION:

The project is a seven-lot residential subdivision on the 7.8-acre site and involves the demolition and removal of existing site features including the driveway, residential structures, accessory structures, and horse corral. A new driveway will be constructed in approximately the same location as the existing driveway. Utilities will be stubbed to each of the new home sites. The project will result in the construction of seven residential homesite.

(a): Construction of the proposed project would result in disturbance of more than one acre and would therefore require preparation of a Stormwater Pollution Prevention Plan (SWMPP/SWP3), in accordance with the requirements of the RWQCB. The project would not violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or groundwater. Water on site would be allowed to infiltrate within the site and would be directed towards bio-retention swales and catch basins at the northeast corner of the site and along the Cañada Road frontage (**Attachment 14**, Sheets TM-4.0, TM-5.0, TM-6.0, ER-1 and ER-2).

(b): The majority of the project site would remain open and permeable with the proposed development project; therefore, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.

(c): One drainage ditch crosses the southwestern corner of the project site from a culvert beneath Cañada Road. It then extends along the southern boundary of the site. This ditch would not be affected by the proposed project.

(c.i.): The existing drainage ditch would not be changed. Erosion and siltation would remain roughly comparable to the existing condition.

(c.ii): The western half of the site would remain open and pervious. The proposed development would not increase the rate or amount of runoff in a manner which would result in flooding on- or off-site.

(c.iii): The project would not 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.

(c.iv): The project would not impede or redirect flood flows. The existing drainage ditch within the southwest portion of the project site would continue to function on the site. The western side of the site would remain open allowing for overland flow and infiltration.

(d): The project is located in an Area of Minimal Flooding as designated on the General Plan Flood Zones Map. The site is not located in a flood hazard, tsunami, or seiche zone and therefore would not be subject to inundation. The closest creek, Redwood Creek, is approximately 360 feet northeast of the site, and Dry Creek is approximately 400-feet southwest (downhill) from the project site, on the opposite side of Cañada Road. It is not anticipated that either of these creeks would affect the project site during a 100- or 500-year flood event (GP Map NH3: Flood Zones).

(e): The project would not 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. New swales would direct runoff around structures to infiltration areas and catch basins (**Attachment 14**, TM-4.0, TM-5.0, TM-6.0, ER-1 and ER-2).

(Source: Review of the Woodside Municipal Code, Woodside General Plan, Regional Water Quality Control Board website, FEMA website)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XI. LAND USE AND PLANNING Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒

DISCUSSION:

The project is a seven-lot residential subdivision on the 7.8-acre site and involves the demolition and removal of existing site features including the driveway, residential structures, accessory structures, and horse corral. A new driveway will be constructed in approximately the same location as the existing driveway. Utilities will be stubbed to each of the new home sites. The project will result in the construction of seven residential homesite (**Attachment 14**).

(a): The proposed residential project is on an existing parcel on Cañada Road zoned SR, Suburban Residential, consistent with adjoining properties. The residential project would not physically divide an established community.

(b): The proposed project is located on Cañada Road and is required to comply with all requirements in the Woodside Municipal Code. The project site is zoned SR, Suburban Residential, consistent with many of the neighboring properties on the northeast side of Cañada Road. The project proposes seven lots, each just over one-acre in size, consistent with the SR zoning district standards. The project proposes a General Plan Amendment, from Institutional to Residential, to reflect the residential use of the site that has been established for the past 28 years. The Institutional General Plan designation reflected the ownership of the site by Roman Catholic Archbishop of San Francisco, from approximately 1958 to 1995 for a private catholic elementary school and later, after the school ceased operations, a satellite mission church. The project, including the General Plan Amendment, would be consistent with the existing adjacent residential land uses and designation, and would not conflict with any land use plan adopted to mitigate an environmental impact.

(Source: Review of the Woodside Municipal Code, Woodside General Plan and Project Historical Evaluation)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XII. 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

DISCUSSION:

The project is a seven-lot residential subdivision on the 7.8-acre site and involves the demolition and removal of existing site features including the driveway, residential structures, accessory structures, and horse corral. A new driveway will be constructed in approximately the same location as the existing driveway. Utilities will be stubbed to each of the new home sites. The project will result in the construction of seven residential homesite (**Attachment 14**).

(a-b): The project would not involve the removal of any potential mineral resources in the area. There are no known mineral resources at the project site.

(Source: Review of the Woodside Municipal Code and Woodside General Plan)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XIII. 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?	☐	☒	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
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?	☐	☐	☐	☒

DISCUSSION:

The project is a seven-lot residential subdivision on the 7.8-acre site and involves the demolition and removal of existing site features including the driveway, residential structures, accessory structures, and horse corral. A new driveway will be constructed in approximately the same location as the existing driveway. Utilities will be stubbed to each of the new home sites. The project will result in the construction of seven residential homesite (**Attachment 14**). The project site is within close proximity to I-280 and is shown on the General Plan Noise Contour map (**Figure 11**) as being within 60-64 Ldn and 65-69 Ldn noise contours. Compliance with the General Plan and building codes through the Design Review process will result in acceptable interior and exterior noise levels for each new residential structure and outdoor activity areas.

(a-b): A noise study, dated February 11, 2022, was performed on the project site (**Attachment 13**). The report concludes that utilization of sound-rated windows and doors on homes will meet the Town of Woodside's residential interior noise criterion of DNL 40 dB. Outdoor-use spaces can be reduced to meet the Town of Woodside's exterior noise criterion of DNL 55dB by siting outdoor-use spaces behind buildings and/or sound barriers to shield them from I-280. The residential project would not result in a long-term increase in ambient noise levels or groundborne vibrations.

Project construction would result in a temporary increase in ambient noise levels in the project vicinity. During construction, some noise would occur, but would be limited by the current Woodside regulations. Implementation of **Mitigation Measure NOISE-1** would reduce potentially significant temporary construction impacts related to noise to a less-than-significant level:

Mitigation Measure NOISE- 1 (Construction Noise):

- *Construction activities shall be limited to weekdays between 7:30 a.m. and 5:30 p.m., and Saturdays between 8:00 a.m. and 1:00 p.m. No construction should take place on Sundays or holidays. At all times, broadcast, recorded, or amplified music is not allowed to be audible beyond the property lines of any construction site.*
- *All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.*
- *Unnecessary idling of internal combustion engines shall be strictly prohibited.*
- *All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences.*
- *Prior to the issuance of Building Permits, the project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street so that the contractor can be made aware of noise complaints.*
- *Construction equipment, vehicles, and workers associated with the development of the project shall not be permitted to park on any residential streets.*
- *A Construction Staging Plan shall be submitted with a schedule that includes materials storage locations and parking.*

(c): The project is not located within the vicinity of an airport land use plan or within two miles of an airport. The project is not located within the vicinity of a private airstrip.

(Source: Review of the Woodside Municipal Code and Woodside General Plan)

Upon implementation of the mitigation measure listed above, the project would not result in any residual significant adverse effect on the environment related to noise.

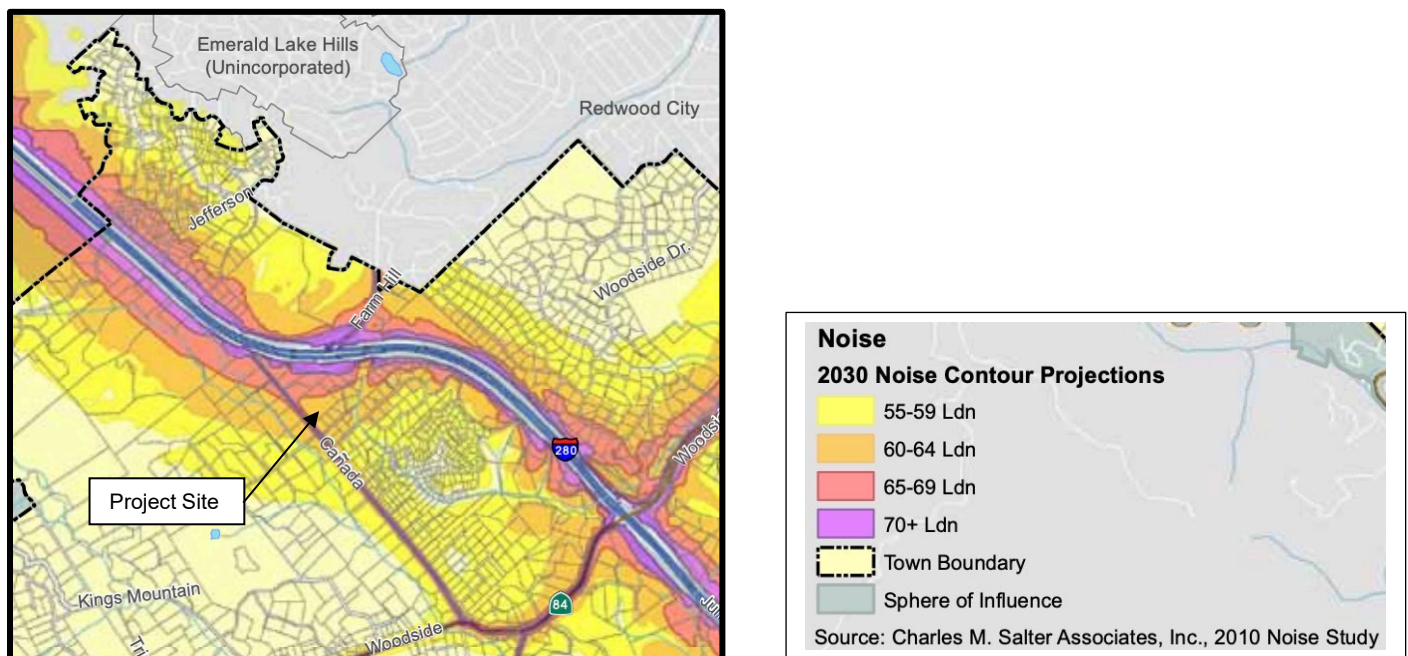


Figure 11. General Plan Noise Contour

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XIV. 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)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

DISCUSSION:

The project is a seven-lot residential subdivision on the 7.8-acre site and involves the demolition and removal of existing site features including the driveway, residential structures, accessory structures, and horse corral. A new driveway will be constructed in approximately the same location as the existing driveway. Utilities will be stubbed to each of the new home sites. The project will result in the construction of seven residential homesite (**Attachment 14**).

(a-b): The project would not induce unplanned growth directly or indirectly. The project would not induce population growth, nor displace existing housing units or people. The project would demolish an existing (older, non-historic) residence and prepare the 7.8-acre site to accommodate seven (six net new) homesites. Consistent with state and local requirements, a new Accessory Dwelling Unit (ADU) and a Junior ADU could be constructed with the development of each new homesite.

(Source: Review of the Woodside Municipal Code and Woodside General Plan)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XV.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:				
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

DISCUSSION:

The project is a seven-lot residential subdivision on the 7.8-acre site and involves the demolition and removal of existing site features including the driveway, residential structures, accessory structures, and horse corral. A new driveway will be constructed in approximately the same location as the existing driveway. Utilities will be stubbed to each of the new home sites. The project will result in the construction of seven residential homesite (**Attachment 14**).

(a): The project would not involve the need for any public services beyond what is already provided and available to the project site. Construction of the proposed project would not change the level of demand from what is currently required by the project site. The project would therefore not result in any changes to existing services or require additional public services.

(Source: Review of the Woodside Municipal Code and Woodside General Plan)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XVI. RECREATION				
a) Would the project 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?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

DISCUSSION:

The project is a seven-lot residential subdivision on the 7.8-acre site and involves the demolition and removal of existing site features including the driveway, residential structures, accessory structures, and horse corral. A new driveway will be constructed in approximately the same location as the existing driveway. Utilities will be stubbed to each of the new home sites. The project will result in the construction of seven residential homesite (**Attachment 14**).

(a-b): The project would not result in changes to the existing level of demand for recreation facilities. The project would not 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. The project would not result in recreation-related impacts.

(Source: Review of the Woodside Municipal Code and Woodside General Plan)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XVII. TRANSPORTATION Would the project:				
a) Conflict with a plan, ordinance, or policy the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3 (b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐		☐	☒

DISCUSSION:

The project is a seven-lot residential subdivision on the 7.8-acre site and involves the demolition and removal of existing site features including the driveway, residential structures, accessory structures, and horse corral. A new driveway will be constructed in approximately the same location as the existing driveway. Utilities will be stubbed to each of the new home sites. The project will result in the construction of seven residential homesite (**Attachment 14**).

(a-c): A traffic report, dated February 14, 2023, was prepared for the site by Hexagon Transportation Consultants, Inc. (**Attachment 9**). The transportation analysis found that the proposed project is estimated to generate fewer than 110 trips per day. Therefore, the proposed project would meet the threshold for the Small Projects screening criterion set forth in the VMT guidelines and would have a less-than-significant transportation impact. This small number of trips would create no discernable change to the traffic operations on Cañada Road. Access to the project would be provided via one driveway that connects to Cañada Road. The project would provide adequate sight distance for vehicles entering and exiting the driveway.

(d): The site plan shows that the driveway would connect to the proposed cul-de-sac that leads to the proposed single-family homes. The internal roadway would be 20 feet wide, and the cul-de-sac diameter would be 96 feet wide, both of which can accommodate passenger vehicles and trucks, including emergency vehicles. The site plan indicates the driveway width along Cañada Road to be approximately 30 feet, which is wide enough to accommodate all vehicle types. Therefore, construction of the proposed project would not result in any changes to emergency access to the project site or vicinity.

(Source: Review of the Woodside Municipal Code and Woodside General Plan)

No mitigation is necessary or required.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES Would the project:				
Would the project 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 that is:				
a) 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), or	☐	☐	☐	☒
b) 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 (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

DISCUSSION:

The project proposes to demolish existing site features including the access road (driveway), single-family residence, non-habitable accessory structures, and corral, and subdivide the existing 7.8-acre site to establish seven (six net new) single-family home sites (**Attachment 14**). Each homesite would be developed separately and involve varying degrees of site grading and excavation as may be proposed and approved through standard town practices and requirements.

(a): A California Historical Resources Information System (CHRIS) review, dated May 9, 2023, was conducted on the project site (**Attachment 2**). The report indicates the project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic

Places, lists no recorded buildings or structures within or adjacent to the proposed Subdivision at 1101 Cañada Road project area.

(b): 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, 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 Subdivision at 1101 Cañada Road project area is located in San Mateo County in the Town of Woodside. The project area is located on gently sloping midslope benches between two creeks or tributaries off of Redwood Creek and West Union Creek, formerly known as Monte Redondo Creek. Aerial maps indicate one building, a driveway, a possible cement foundation or parking area, low grasses, scattered trees. Given the similarity of these environmental factors and the ethnographic sensitivity of the area, there is a moderate potential for unrecorded Native American resources to be within the proposed Subdivision at 1101 Cañada Road project area.

The Native American Heritage Commission (NAHC) provided a list of Native American Tribes traditionally and culturally affiliated with lands in the project area and completed a Sacred Land File search (**Attachment 3**). The Town contacted the Native American contacts provided by NAHC to inquire about whether they are interested in setting up a consultation regarding the project, in accordance with AB 52 (**Attachment 4**). One of the contacts requested that a Native American monitor the project during construction (**Attachment 5**); this measure has been included as **Mitigation Measure TRIBAL CULTURAL-1**, below. While there are no known Tribal Cultural Resources at the site, implementation of **Mitigation Measures TRIBAL CULTURAL-1, TRIBAL CULTURAL-2, TRIBAL CULTURAL-3 and TRIBAL CULTURAL-4** would ensure proper care is taken with any tribal cultural resources that may be found during project construction, to reduce potentially significant impacts to a less-than-significant level.

Mitigation Measure TRIBAL CULTURAL-1 (Culturally Affiliated Native American Monitor During Ground Disturbance/Project Construction): *A culturally affiliated Native American with knowledge of cultural resources shall monitor all ground-disturbing activities and project construction.*

Mitigation Measure TRIBAL CULTURAL-2 (Ground Disturbance): *Planning for construction shall include avoidance of any encountered resources and protection of the cultural and natural context. Native American resources include but are not limited to: chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human remains.*

Mitigation Measure TRIBAL CULTURAL-3 (Disposition of Recovered Cultural Items): *Any resource encountered shall require stopping of construction to consult with any Native American tribe culturally affiliated with the area for recommendations to appropriately care for the discovered resources. Any resource encountered shall be treated with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to:*

- *Protecting the cultural character and integrity of the resource;*
- *Protecting the traditional use of the resource; and,*
- *Protecting the confidentiality of the resource.*

Mitigation Measure TRIBAL CULTURAL-4 (Inadvertently Discovered Native American Human Remains): *Any Native American human remains and associated grave artifacts shall be repatriated in consultation with any Native American tribe culturally affiliated with the area. The process outlined below shall be followed to be consistent California Health and Safety Code §7050.5 and Public Resources Code §5097.98:*

Specifically, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlies adjacent remains until the coroner of the county in which the human remains are discovered has been determined and that the remains are not subject to the provisions of Section 27491 of the Government Code or another related provision of law concerning investigation of the circumstances, manner or cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to his or her authorized representative (Health and Safety Code Section 7050.5).

The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.

If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC).

- (a) Whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, pursuant to Health and Safety Code Section 7050.5(c), it shall immediately notify those persons it believes to be most likely descended from the deceased Native American (Most Likely Descendant (MLD)). The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner, or the person responsible for the excavation work, means for treatment or disposition, with appropriate dignity of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site (Public Resources Code Section 5097.98).
- (b) Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section, with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.
 1. The descendants' preferences for treatment may include the following:
 - A. The nondestructive removal and analysis of human remains, and items associated with Native American human remains.
 - B. Preservation of Native American human remains and associated items in place.
 - C. Relinquishment of Native American human remains and associated items to the descendants for treatment.
 - D. Other culturally appropriate treatment.
 2. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

- (c) For purposes of this section, “conferral” or “discuss and confer” means the meaningful and timely discussion and careful consideration of the views of each party, in a manner that is cognizant of all parties’ cultural values, and where feasible, seeking agreement. Each party shall recognize the other’s needs and concerns for confidentiality of information provided to the other.
- (d) Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.
- (e) Whenever the NAHC is unable to identify a descendent, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendations of the descendants and the mediation provided for (in subdivision (k) of Section 5097.94) fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with the Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner should do one or more of the following:

 - 1. Record the site with the NAHC or the appropriate information Center.
 - 2. Utilize an open-space or conservation zoning designation or easement.
 - 3. Record a document with the County in which the property is located. The document shall be titled “Notice of Reinternment of Native American Remains” and shall include a legal description of the property, the name of the owner of the property, and the owner’s acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner.
- (f) Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of the discovery may be ascertained from a review of the site utilizing cultural and archeological standards. Where the parties are unable to agree on the appropriate treatment measures, the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to subdivision (e).
- (g) Measures taken to address human remains found would be exempt from review under the California Environmental Quality Act (CEQA).

(Source: Review of the Woodside Municipal Code and Woodside General Plan, California Historical Resources Information Service, Native American Heritage Commission)

Upon implementation of the mitigation measures listed above, the project would not result in any residual significant adverse effect on the environment related to Tribal Cultural Resources.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XIX. 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?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
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 project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

DISCUSSION:

The project proposes to demolish existing site features including the access road (driveway), single-family residence, non-habitable accessory structures, and corral, and subdivide the existing 7.8-acre site to establish seven (six net new) single-family home sites, which would be developed individually under separate review. (**Attachment 14**). The project proposes new underground utilities to serve the proposed project. The property owner/applicant has received "will serve" letters from each public utility, including P.G.&E, Fair Oak Sewer Maintenance District, Cal Water, and Comcast.

(a): The project would not require wastewater treatment facilities and therefore would not exceed wastewater treatment requirements of the Regional Water Quality Control Board. It would not result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities.

The project would not require or result in the construction of new storm water drainage facilities or the expansion of existing facilities. The project would not affect electric power, natural gas, or telecommunications facilities, the construction of which could cause significant impacts. The project would not require a source of energy over the long-term.

(b): Water service in the project area is provided by the California Water Service (Cal Water). A “Will Serve” letter was received from Cal Water for the project. The project would not affect the existing water service or result in the need for additional service; however, quantity of water used would increase over the existing condition because of the private homes that would be constructed on site. This level of increase would not require construction of additional water infrastructure and would be accommodated by the existing water service.

(c): The project site is currently served by an existing septic system. Removal and decommissioning of the existing septic system would require permits through San Mateo County Environmental Health Department. The project would provide new sanitary sewer lines within a utility easement in the roadway stubbed to each homesite. A “will serve” letter was received from San Mateo County Public Works/Fair Oaks Sewer Maintenance District.

(d and e): Solid waste disposal is provided by GreenWaste Recovery. The project would comply with regulations regarding solid waste during construction and operation of the project.

(Source: Review of the Woodside Municipal Code and Woodside General Plan)

No mitigation is necessary or required.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

The project is a seven-lot residential subdivision on the 7.8-acre site and involves the demolition and removal of existing site features including the driveway, residential structures, accessory structures, and horse corral. A new driveway will be constructed in approximately the same location as the existing driveway. Utilities will be stubbed to each of the new home sites. The project will result in the construction of seven residential homesite (**Attachment 14**).

The project site is in a Non-Very High Fire Hazard Severity Zone. All new residential structures will be subject to all state and local building and fire codes.

(a): The project would not affect emergency access at the project site or within the project vicinity. All staging and construction would be conducted on the project site.

(b): The project would have no effect on slope, prevailing winds, or other factors that have the potential to exacerbate wildfire risk. The residential project would not have the potential to expose people to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire. Each new residential structure would be subject to all building and fire codes reducing the potential for wildfire impacts to less than significant levels.

(c): The project would be subject to all standard fire protection requirements of the Woodside Fire Protection District.

(d): The project would not 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.

(Source: Review of the Woodside Municipal Code and Woodside General Plan)

No mitigation is necessary or required.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially 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?	☐	☒	☐	☐
b) Does the project 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)	☐	☐	☐	☒
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

DISCUSSION:

(a): With implementation of identified mitigation measures, the project would not result in significant adverse impacts to the environment. All potential impacts have been reduced to a less-than-significant level with the identified mitigation measures.

(b to c): The project would not result in cumulative impacts or impacts that would degrade the quality of the environment or cause adverse effects on human beings.

ISSUES (AND SUPPORTING INFORMATION SOURCES)	POTENTIALLY SIGNIFICANT IMPACT	POTENTIALLY SIGNIFICANT IMPACT UNLESS MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
XXII. EARLIER ANALYSES Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a discussion should identify the following on attached sheets:				
a) Earlier analyses used. Identify earlier analyses and state where they are available for review.	☐	☐	☐	☒
b) Impacts inadequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and whether such effects were addressed by mitigation measures based on the earlier analysis.	☐	☐	☐	☒
c) Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.	☐	☐	☐	☒

DISCUSSION:

No earlier environmental analyses were reviewed for the preparation of this Mitigated Negative Declaration. Woodside Town staff provided an independent environmental analysis based on the proposed project.

ATTACHMENTS:

1. Draft Mitigation Monitoring and Reporting Program (MMRP)
2. California Historical Resources Information System (CHRIS), letter of May 9, 2023
3. Native American Heritage Consultation List, dated December 1, 2022
4. Letters sent to Culturally Affiliated Native American Contacts recommended by the California Native American Heritage Commission, dated March 3, 2023
5. Tribal Response Letter received from Amah Mutsun Tribal Band of San Juan Bautista representative, Irenne Zwierlwin
6. Primary Record, prepared by Urban Programmers, January 20, 2022
7. Geotechnical Investigation, Murray Engineers, Inc., dated March 2022
8. Supplemental Geologic Report, prepared by Murray Engineers, Inc., dated November 21, 2022
9. Transportation Study, prepared by Hexagon Transportation Consultants, Inc., dated February 14, 2023
10. Biological Resources Assessment, prepared by Sunset Ecological Solutions, dated November 18, 2021
11. Rare Plant Survey Results, prepared by Sunset Ecological Solutions, dated March 15, 2022
12. Air Quality Report, prepared by Illingworth & Rodkin, Inc. dated July 18, 2023
13. Noise Study, prepared by Salter, Inc., dated February 11, 2022
14. Tentative Map, prepared by Lea and Braze Engineering, Inc., received March 9, 2023

Town of Woodside Municipal Code and Woodside General Plan can be found online at www.woodsidetown.org.

¹ Department of Toxic Substances Control, EnviroStor, accessed July, 12, 2023;

(<https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=San+Mateo+County>)

Cortese List: accessed July 12, 2023

https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29