



NOTICE OF PREPARATION OF A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et sec.) that the following project may have a significant effect on the environment.

File Number	APN(s)	Date
Not applicable	Citywide	09/29/2022
Project Name		Project Type
City of Palo Alto 2023-2031 Housing Element Update		Comprehensive Plan Element Update
Owner		Project Sponsor
Not applicable		City of Palo Alto
Project Location		
<p>The project, which is an update to the Housing Element of the Comprehensive Plan, is applicable to the entire City of Palo Alto (citywide). Palo Alto is located in Santa Clara County in the San Francisco Bay Area approximately 35 miles south of San Francisco and 14 miles north of San Jose. The City encompasses an area of approximately 26 square miles, nearly half of which is designated as parks, open space, and baylands. Pursuant to Section 15087(c)(6) of the CEQA Guidelines, there are multiple sites on a hazardous waste list enumerated under Section 65962.5 of the Government Code within the city.</p>		
Project Description		
<p>The proposed project consists of a complete update to the Housing Element and related edits to the City’s Comprehensive Plan Land Use Element and Palo Alto Municipal Code. The Housing Element is one of the seven state-mandated elements of the local Comprehensive Plan and is required to be updated every eight years. The City of Palo Alto is preparing the 2023-2031 Housing Element Update to comply with the legal mandate that requires each local government to identify adequate sites for housing to meet the existing and projected housing needs for varying income-levels in the community. It is intended to provide the city with a comprehensive strategy for promoting the production of safe, decent and affordable housing, and affirmatively furthering fair housing during the housing cycle. The Housing Element Update establishes goals, policies, and actions to address the existing and projected housing needs in Palo Alto.</p> <p>The goals, policies, and actions in the Housing Element are required to meet Palo Alto’s Regional Housing Needs Allocation (RHNA). Palo Alto’s latest RHNA calls for 6,086 new housing units, including 2,452 new units for residents in the low-, very low-, and extremely low-income categories. The City must demonstrate to the State Department of Housing and Community Development (HCD) that the City’s Housing Element has identified adequate land capacity and implementing policies to accommodate its RHNA. In addition, HCD recommends that cities identify a “buffer” of additional units. The City chose to have a buffer of 10 percent above its RHNA. Thus, overall, the City’s zoning and other land use regulations must accommodate at least 6,695 new units during the 8-year planning period. By comparison, the 2017 Comprehensive Plan anticipated—and the Comprehensive Plan Environmental Impact Report evaluated—the addition of 3,545 to 4,420 dwelling units between 2015 and 2030.</p> <p>To identify the housing sites to be included in the Housing Element, the City will identify suitable and available housing sites and their capacity, screen for vacant and underutilized parcels, evaluate and analyze sites, and calculate potential buildout. Among the several criteria for site selection are proximity to transit, location in high resource areas, environmental considerations such as historic resources and hazards, development potential of sites, and community input.</p>		

