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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023060305

Project Title: Town of Hillsborough 6th Cycle Housing Element Update Project

Lead Agency: Town of Hillsborough

Contact Name: Liz Ruess

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Project Location: Hillsborough (*City*) San Mateo (*County*)

Project Description (Proposed actions, location, and/or consequences).

The Town of Hillsborough (Town or Lead Agency) is updating the Housing Element of the Hillsborough General Plan according to the requirements of State law. The Town is preparing the EIR for the 6th Cycle Housing Element Update Project. In addition to the Housing Element, the Town is proposing specific amendments to the Hillsborough Municipal Code, including Title 17 of the Municipal Code (Zoning Ordinance) and amendments to Zoning Map to enact the new Housing Element. For the purposes of CEQA, the Town is planning for a total of 605 units (554 RHNA + 51 buffer units).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impact AES-1 - Significant and Unavoidable, even with Mitigation Measure AES-1. Impact AIR-1 - Significant and Unavoidable, even with Mitigation Measure AIR-1. Impact AIR-2 - Less than Significant with Mitigation Measures AIR-2a and AIR-2b. Impact BIO-1 - Less than Significant with Mitigation Measure BIO-1, BIO-2, BIO-3a, and BIO-3b. Impacts BIO-2 through BIO-5 - LTS with Mitigation Measures BIO-1 and BIO-4. Impact CUL-1 - Significant and Unavoidable, even with Mitigation Measure CUL-1. Impact CUL-2 - Less than Significant with Mitigation Measure CUL-2. Impact ENG-1 - Less than Significant with Mitigation Measures ENG-1a and ENG-1b. Impact GEO-1 - Less than Significant with Mitigation Measure GEO-1. Impact GEO-2 - Less than Significant with Mitigation Measure GEO-2. Impact GHG-1 - Significant and Unavoidable, even with Mitigation Measures GHG-1a through GHG-1e. Impact HAZ-1 - Less than Significant with Mitigation Measure HAZ-1. Impact HYD-1 - Significant and Unavoidable, even with Mitigation Measure HYD-1. Impact TRANS-1 - Significant and Unavoidable, even with Mitigation Measure TRANS-1. Impact TRIB-1 - Less than Significant with Mitigation Measure TRIB-1. Impact UTS-1 - Less than Significant with Mitigation Measure UTS-1. Impact WILD-1 - Significant and Unavoidable, even with Mitigation Measure WILD-1.

Significant and Unavoidable cumulative Aesthetics, Air Quality, Greenhouse Gases, Hydrology and Water Quality, Transportation, and Wildfire impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy raised during the Town's public outreach program for the housing element included:
• increased density and overcrowded ("urban") lots;
• confusion regarding lot splitting;
• concern that developers will destroy the single-family residence character of the community by dividing current minimum lots and constructing two large new homes;
• changes to look and feel of the Town (loss of privacy, hillside character, etc.);
• concerns regarding preserving the Town's open space;
• complicated permitting process;
• lack of incentives to build ADUs (need for streamlined permits/inspections and fee waivers);
• code constraints (such as those related to slopes, minimum house size, setbacks, etc.);
• need to allow tree removal on wooded parts of lots;
• impacts of zoning changes in high fire hazard severity zones and development in Very High Fire Hazard Severity Zones (VHFHSZ);
• increased traffic, congestion;
• tax increases for road maintenance;
• police and fire protection for increased population and cost of services;
• parking for new housing (including parking strips or allowing for on-property parking to avoid on-street parking);
• need for mass transit connections/infrastructure (such as EV shuttles running to/from ECR and BART/Caltrain stops;
• increased student demand for schools and maintaining quality schools.

Provide a list of the responsible or trustee agencies for the project.

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals, or permits from other public agencies to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies, defined the CEQA Guidelines Sections 15381 and 15386. The proposed Project would not require approval by any Responsible or Trustee Agency; however, future projects within Hillsborough may require permits and approvals from such agencies such as:

• County of San Mateo
• San Mateo County Local Agency Formation Commission (LAFCO)
• Bay Area Air Quality Management District (BAAQMD)
• Bay Conservation and Development Commission (BCDC)
• California Department of Toxic Substances Control (DTSC)
• California Department of Fish and Wildlife (CDFW)
• California Department of Transportation (Caltrans)
• California Public Utilities Commission (CPUC)
• San Francisco Bay Regional Water Quality Control Board (RWQCB)
• U. S. Army Corps of Engineers (ACOE)
• U.S. Fish and Wildlife Service (USFWS)
• Association of Bay Area Governments (ABAG)
• Metropolitan Transportation Commission (MTC)

The Housing Element Update requires California Department of Housing and Community Development approval.