



TOWN OF HILLSBOROUGH
California

NOTICE OF AVAILABILITY
OF AN ENVIRONMENTAL IMPACT REPORT FOR THE HILLSBOROUGH
6TH CYCLE HOUSING ELEMENT UPDATE PROJECT (SCH#2023060305)

The Town of Hillsborough has prepared a Draft Environmental Impact Report (EIR) for the following project pursuant to the California Environmental Quality Act (CEQA). The Draft EIR concludes the project would have significant and unavoidable effects on the environment. As required by law, the Town is providing this Notice of Availability of an Environmental Impact Report, as well as providing notice that the Town intends to receive public comment at a public hearing as described below.

NAME OF PROJECT: Town of Hillsborough 6th Cycle Housing Element Update EIR

LOCATION OF PROJECT: Town-wide.

DESCRIPTION OF PROJECT: 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. 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.

The Town of Hillsborough has a Regional Housing Needs Allocation (RHNA) assignment of 554 new housing units for the 2023 – 2031 planning period. This is broken down into 155 very low-income units, 89 low-income units, 87 moderate-income units, and 223 above moderate-income units. The RHNA assignment represents approximately 14 percent of the existing housing units within the Town limits. Because the Housing Element must plan for or have policies in place to accommodate the RHNA assignment in any given planning period, jurisdictions typically plan for a slightly higher number of housing units than the actual RHNA assignment (considered “buffer” units and required by California Department of Housing and Community Development (HCD)). For the purposes of this Project, the Town is planning for and evaluating a total of 605 units (554 RHNA + 51 buffer units).

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:

The Draft EIR’s analysis of project impacts determined the project would have significant impacts in the following environmental topic areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gases
- Hazards and Hazardous Materials

- Hydrology and Water Quality
- Transportation
- Utilities and Service Systems
- Wildfire

REVIEW PERIOD: Wednesday, October 18, 2023 through Monday, December 4, 2023.

PUBLIC MEETING: A public hearing to receive public comments related to the Draft EIR will occur at the regularly scheduled City Council Meeting on **Monday, November 13, 2023 at 6:00 p.m.** Meeting details, agenda materials and a Zoom link will be available no later than Thursday, November 9, 2023 at <https://www.hillsborough.net/agendacenter>.

AVAILABILITY OF ENVIRONMENTAL IMPACT REPORT: Copies of the Draft Housing Element and Draft Environmental Impact Report are available for public review online at: <https://www.hillsborough.net/553/2023-2031-Housing-Element-Update> and at Hillsborough Town Hall, 1600 Floribunda Avenue, Hillsborough.

PROVISION OF COMMENTS: Members of the public and other interested individuals are invited to provide written comments on the draft environmental documents and project. Written comments must be provided no later than **12:00 p.m./Noon on Monday, December 4, 2023** to Liz Ruess, Planning Manager, at lruess@hillsborough.net.