

Initial Study and
Public Review Draft Mitigated Negative Declaration
for the
153 and 155 Marva Oaks Drive Lot Line Adjustment Project
LLAJ2022-0001; VARI2022-0009; and CEQA 2022-0002



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

Public Review Period:
June 12, 2023 through July 11, 2023 (30 days)

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ATTACHMENTS

1. Draft Mitigation Monitoring and Reporting Program (MMRP)
2. Application
3. Native American Heritage Commission, letter dated April 6, 2023; received June 8, 2023
4. California Historical Research Information System (CHRIS), letter dated and received May 15, 2023
5. Proposed Lot Line Adjustment Plans, prepared by BKF Engineers, submitted May 25, 2023

1. Project title: 153 and 155 Marva Oaks Drive – Lot Line Adjustment
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: 153 and 155 Marva Oaks Drive
Woodside, CA

153 Marva Oaks Drive
(APN: 072-061-060)

155 Marva Oaks Drive
(APN: 072-061-050)
5. Project sponsor's name and address: Dale Leda
255 Shoreline Drive, Suite 200
Redwood City, CA 94065
6. General Plan designation: Residential/Environmentally Sensitive Area (R-ESA)
7. Zoning: Special Conservation Planning – 5-acre minimum (SCP-5)
8. Public Review Period: June 12, 2023, through July 11, 2023 (30 days)
9. Description of Project: The project includes a Lot Line Adjustment (LLAJ) to make changes to the lot lines of two existing parcels of record: 153 Marva Oaks Drive (072-061-060), and 155 Marva Oaks Drive (072-061-050). The project also includes the abandonment of an exclusive easement for a tennis court on 153 Marva Oaks Drive, General Plan conformance determination to abandon one existing 15-foot-wide pedestrian and equestrian easement on 153 and 155 Marva Oaks Drive, abandonment of the 15-foot-wide pedestrian and equestrian easement, and a Variance to the Paved Area and Surface Coverage for 155 Marva Oaks Drive. Under the current and proposed configuration, each parcel could continue to be developed with one single-family residence and associated accessory structures and utilities. No site improvements are proposed as part of this application.

Existing development on the parcels is as follows:

- Parcel 2: 153 Marva Oaks Drive (072-061-060) is currently developed with a two-story single family residence with an attached garage, a detached workshop accessory structure, swimming pool, and a tennis court;
- Parcel 1: 155 Marva Oaks Drive (072-061-050) is currently developed with a two-story single family residence, ADU, and swimming pool.

Both properties are zoned Special Conservation Planning – 5 acre minimum (SCP-5).

The proposed Lot Line Adjustment (**Attachment 5**) would result in the following changes to the properties:

- (1) The proposed Lot Line Adjustment would alter the interior shared property line between Parcel 1 and 2.
- (2) The existing tennis court on Parcel 1 would transfer over to Parcel 2.
- (3) The pedestrian and equestrian easement would be adjacent to the lot line and would be on both parcels at different points.
- (4) A 15-foot pedestrian and equestrian easement would be vacated that crosses through the project area and along the southwestern property line.

Table 1. Lot Size Exhibit

153 Marva Oaks Drive		
	Existing	Proposed
Lot Area (Acres)	10.56	10.56
Lot Area (Square Feet)	459,995	459,995

155 Marva Oaks Drive		
	Existing	Proposed
Lot Area (Acres)	5.0	5.0
Lot Area (Square Feet)	217,805	217,805

10. Project Location: Regional and local project location and site access are as follows:

Regional Location: The Project is located in the northwest part of the Town of Woodside, in San Mateo County. U.S. Hwy. 280 extends through the Town approximately 1/2 mile east of the project site. State Hwy. 84 is located approximately 1.5 miles south of the project site (**Figure 1**, Project Vicinity Map, and **Figure 2**, Project Location Map).

Local Location: The Proposed Project is located off of Raymundo Drive which intersects with Runnymede Road, and is located approximately 1/2 mile northwest of Cañada Road.

Site Access: Site access for both parcels would be from Raymundo Drive. The Lot Line Adjustment plans (**Attachment 5**) show the existing driveways on both parcels.

11. Surrounding land uses and setting: The project site is surrounded by single-family residential properties on land zoned for Special Conservation Planning – 5 acre minimum (SCP-5) on the east, south, and west sides, and Rural Residential (RR) on the north side.
12. Environmental Setting: The property is located within the northwestern hills of Woodside. The site is located in between the Andreas Fault and Hermit Fault (GP Map NH2: Fault Zones). It is located within Geologic Hazard Zone A, characterized by standard constraints, which encompasses regions that are not included in the areas described in other zones, and Geologic Hazard Zone S, characterized by slope instability, which encompasses mapped landslide deposits and may also include potentially unstable adjoining slopes (GP Map NH1: Geologic Hazard Zones). The site is located within the Non-Very High Severity Fire Hazard Zone (GP Map NH4).
13. Required Permits and Approvals from the Town of Woodside: The proposed project would require the following approvals from the Town of Woodside. This Initial Study/Mitigated Negative Declaration is intended as the environmental document for these actions.

- Lot Line Adjustment
- Variance to Paved Area and Surface Coverage on 155 Marva Oaks Drive
- General Plan Conformance Determination to abandon a pedestrian and trail easement.

14. Other public agencies whose approval is required: None.

15. 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, has consultation begun? The Town of Woodside has not received requests for consultation by California Native American Tribes traditionally and culturally affiliated with the project area. The Town of Woodside sent mail to the California Native American Tribes traditionally and culturally affiliated with the project area and did not receive a response.

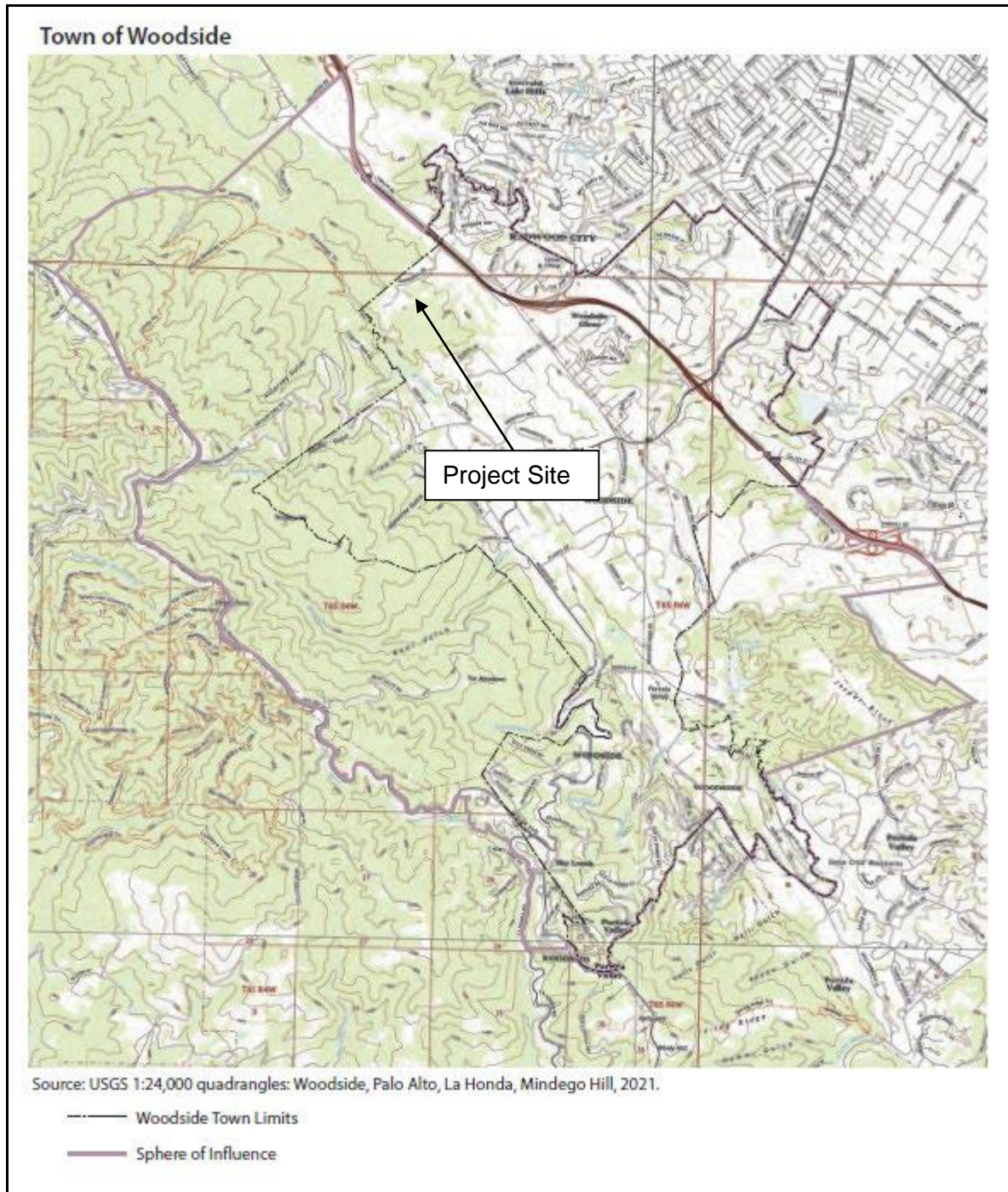


Figure 1. Project Vicinity Map

Source: USGS Map

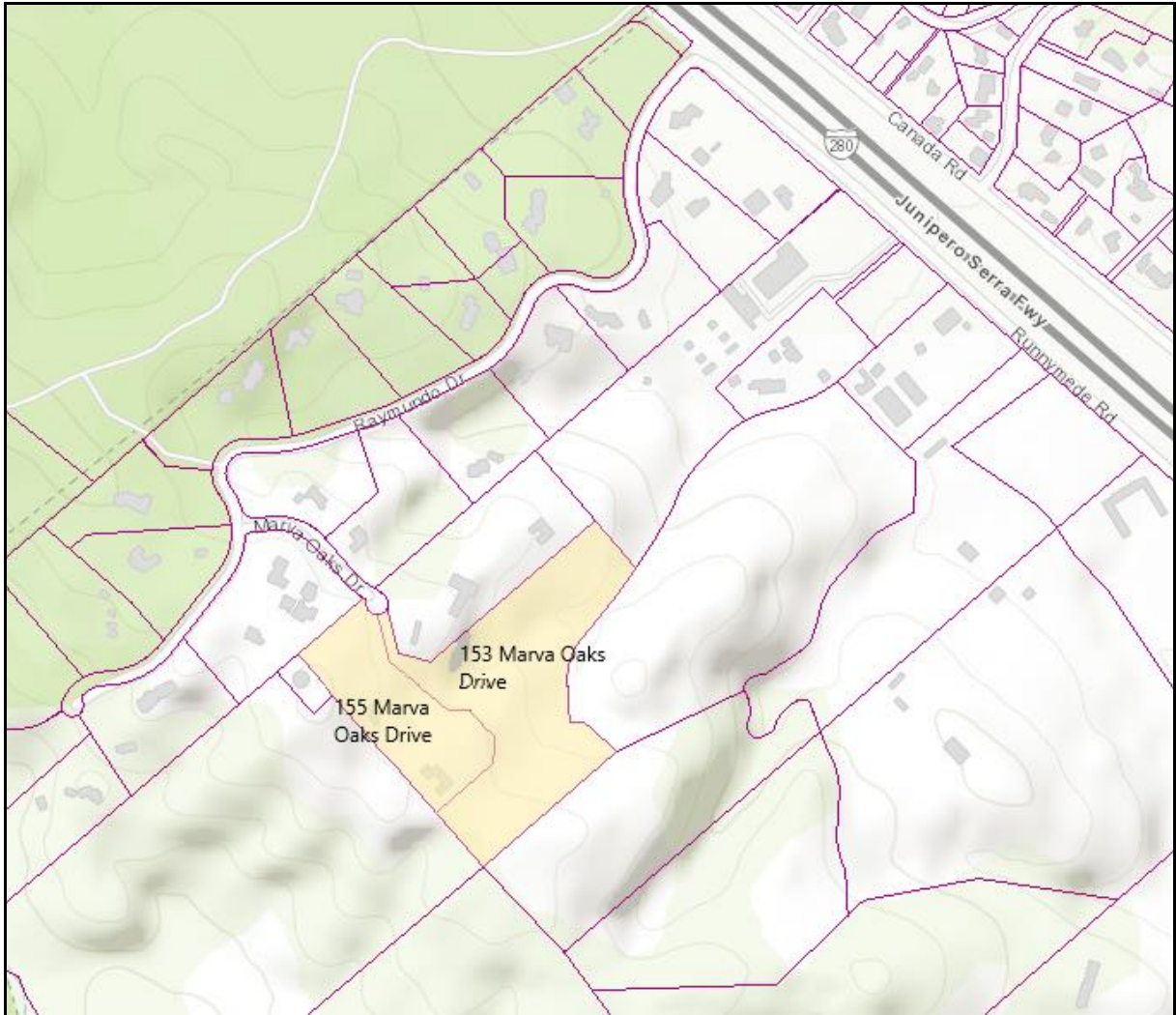


Figure 2. Project Location Map

Source: San Mateo County

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.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Noise
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Population and Housing
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Public Services
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Recreation
<input type="checkbox"/> Energy	<input type="checkbox"/> Transportation
<input type="checkbox"/> Geological and Soils	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Utilities and Service Systems
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Wildfire
<input type="checkbox"/> Hydrology and Water Quality	<input type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Earlier Analyses

DETERMINATION (completed by the Lead Agency)

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.

Sarah Filipe
Signature

6/9/23
Date

Sarah Filipe
Sarah Filipe, Associate Planner

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 points). If the project is in an urbanized area, would the project conflict with the applicable zoning and other regulation governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

(a-c): The project involves a Lot Line Adjustment to reposition a property line. No development is proposed at this time. The project site consists primarily of mixed oak woodland and grassland, and both parcels are developed with single family residences and accessory structures. The parcels are accessed from the end of the cul-de-sac through a driveway access easement. Parcel 1 extends directly off of the road, and Parcel 2 branches off of the driveway to the west. **(Figures 3 through 5).**



Figure 3. *View of the Project Site from Marva Oaks Drive.*



Figure 4. *View of the entrance to 153 Marva Oaks Drive.*



Figure 5. View of the entrance to 155 Marva Oaks Drive.

The subject property is not visible from either I-280, the closest scenic highway, or Cañada Road, the closest Town-designated Scenic Corridor; therefore, the project would not result in visual impacts to a Scenic Highway or Town-designated Scenic Corridor (GP Map CL2: Scenic Corridors).

The zoning designation of the subject property is Special Conservation Planning – 5 acre minimum (SCP-5), which is a zoning district intended to preserve opportunities for rural residential development within the Town’s primarily rural setting. The Community Vision in the General Plan articulates the priority of preserving Community Character: “*The Woodside Community is dedicated to preserving, enhancing and restoring the Town’s character as a rural, scenic, and historic community*”. Many of these attributes currently exist on the site.

The project would not result in an additional source of substantial light or glare. Any future proposed development would be subject to design review and would be evaluated for the potential need for CEQA compliance. No mitigation would be required.

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

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
<p>II. AGRICULTURAL RESOURCES</p> <p>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:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project involves a Lot Line Adjustment to reposition the boundaries of two existing lots. The lots are currently developed with single-family residence and accessory structures. No development is proposed at this time.

(a and 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 properties are, and would continue to be, zoned for residential use, which supports the development of single-family residences and accessory structures. The project would not convert farmland or affect any properties that may be under a Williamson Act contract.

(c and d, e): There are no lands zoned as 'Forest Land' or 'Timber Production' within the Town of Woodside; therefore, the project would 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 protection of all Significant Trees in accordance with Woodside Municipal Code §153.430. Permits are required for tree removal (Woodside Municipal Code §153.430).

(Source: Review of the Woodside Municipal Code, Williamson Act, 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
<p>III. AIR QUALITY</p> <p>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:</p>				
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c) Expose sensitive receptors to substantial pollutant concentrations?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

(a-b): 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 both 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 that surround San Francisco Bay. Through the development and implementation of attainment strategies, the BAAQMD ensures that future emissions would be within State and federal standards.

If a project exceeds thresholds identified by the BAAQMD, a detailed air quality analysis is usually required, as well as review by BAAQMD staff. If a project does not exceed the thresholds, then it is assumed to have a less-than-significant impact upon air quality, unless there are special circumstances. The BAAQMD Guidelines indicate that the size of this project would not result in the generation of potentially significant emissions from trip generation during project operation, as this project is a lot line adjustment. No development or construction is proposed at this time and further discretionary action would be required for construction. The project would therefore not result in any adverse effects to air quality.

The Bay Area Air Basin is currently classified as a “non-attainment” area for the State ozone standard, which means that the level of ozone during a one-hour period exceeds the standard of 0.09 parts per million (ppm) on more than one day per year, excluding those occasions when a violation was caused by an exceptional event, as defined in the criteria. For particulate matter less than 10 micrometers in diameter (PM₁₀), the Bay Area Air Basin is currently designated as a “non-attainment” area for the State standard. For particulate matter less than 2.5 micrometers in diameter (PM_{2.5}), the Bay Area Air Basin is currently designated as a “non-attainment” area for the National standard.¹ All other pollutants are designated as “attainment” or “unclassified” for federal standards and as an “attainment” area for the State standards.

The project is limited in scope to a Lot Line Adjustment. A single-family residence and accessory structures already exist on both parcels. No construction or development is proposed at this time.

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 applicable federal or State ambient air quality standards.

Future development would be required to comply with BAAQMD’s CEQA Guidelines, which identify thresholds of significance for construction emissions (the May 2017 CEQA Guidelines are advisory). BAAQMD’s approach to CEQA analyses of construction impacts is to emphasize implementation of effective and comprehensive control measures rather than detailed quantification of emissions.

(c): 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. The adjacent residential properties would be the nearest sensitive receptors. No construction of an additional residence or accessory structures is proposed at this time; therefore, the project would not result in adverse impacts to sensitive receptor populations.

(d): No development is proposed at this time; however, even in the future, as a residential project, it would not result in other emissions such as odors affecting a substantial number of people.

(Source: Review of the Woodside Municipal Code, Woodside General Plan, Bay Area Air Quality Management District CEQA Guidelines May 2017, Bay Area Air Quality Management District website)

No mitigation is necessary or required.

¹ On January 9, 2013, EPA issued a final rule to determine that the Bay Area attains the 24-hour PM_{2.5} national standard. This EPA rule suspends key SIP requirements as long as monitoring data continues to show that the Bay Area attains the standard. Despite this EPA action, the Bay Area will continue to be designated as “non-attainment” for the national 24-hour PM_{2.5} standard until such time as the Air District submits a “redesignation request” and a “maintenance plan” to EPA, and EPA approves the proposed redesignation (BAAQMD website accessed March 19, 2020; no update on redesignation; BAAQMD website accessed again on March 18, 2021).

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 proposal:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				
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DISCUSSION:

The project site is within an area mapped as Mixed Oak Woodland and Grassland (GP Map CV2: General Woodside Habitats).

(a): The project includes a Lot Line Adjustment to reposition the boundaries of two existing lots. Both of the lots are currently developed with single-family residences and accessory structures. While no demolition, development, or redevelopment is proposed at this time, any future projects would be evaluated for potential environmental effects to biological resources.

Woodside is an urban-wildland interface area, and as such, provides habitat for many species of flora and fauna, some of which have been protected by federal or State designation as endangered or threatened species.

(b and c): No federally protected wetlands, or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service are known to exist on the subject parcels. The proposed Lot Line Adjustment is a minor change in a lot line between two existing residential parcels, which would not impact any nearby waterways.

(d): Although the project does not include any construction at this time, any future construction, development, or redevelopment of the subject properties, could potentially affect resources such as wildlife corridors. Any future development should carefully consider impacts of fencing and other improvements on the migratory patterns of the area's native wildlife.

(e): No trees are proposed to be removed or impacted by the proposed project. Any future Significant Tree removal requires a Significant Tree Removal Permit, which should be obtained from the Town of Woodside prior to removing or impacting any tree on the property that meets the criteria listed under the Town of Woodside's Tree Protection Ordinance (Woodside Municipal Code Section 153.430).

(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. The Town of Woodside is within an Urban/Wildland interface area, and therefore, much of the Town functions as a wildlife corridor.

(Sources: Review of the Woodside Municipal Code; 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
V. CULTURAL RESOURCES Would the Proposal:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

(a): According to San Mateo County’s tax records, existing structures on Parcel 1 were constructed in 2004, and are therefore 19 years old. According to San Mateo County’s tax records, existing structures on Parcel 1 were constructed in 2022, and are therefore 1 year old. None of the structures are proposed for demolition. The project would not result in a substantial adverse change in the significance of a historical resource.

(b): The 153 and 155 Marva Oaks Drive project area contains areas of dense and scattered trees, areas of low grasses, and buildings, solar field and roads, tennis courts, and landscaping. Given these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed 153 and 155 Marva Oaks Drive project area.ⁱ

No development is proposed as part of the project. **Mitigation Measure CULTURAL-1** would be required as a Condition of Project Approval for any subsequent discretionary approval on the site to ensure that adverse effects to archaeological resources are avoided in the event that any are encountered during any future construction on the site:

Mitigation Measure CULTURAL-1 (Archeological Resources): If archaeological resources are encountered during excavation or 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. 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 prior to the continuation of any on-site construction activity. A restrictive covenant or some other equivalent shall be recorded with the Final Parcel Map ensuring compliance of future development with this measure.

(c): No human remains are known to exist on the project site and no development is currently proposed on the project site. **Mitigation Measure Cultural-2** shall be required as a Condition of Project Approval to

ensure that if human remains are discovered during future excavation or construction, they would be addressed to avoid adverse effects to cultural resources:

Mitigation Measure CULTURAL-2 (Human Remains): 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 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 who 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. A restrictive covenant or some other equivalent shall be recorded with the Final Parcel Map ensuring compliance of future development with this measure.

(Source: Review of the Woodside Municipal Code, Woodside General Plan, California Office of Historic Preservation website, California Historical Resources Information System)

With implementation of the mitigation measure identified above, there would be no significant residual impact 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

(a): The project would not result in a potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources. No development is proposed at this time.

(b): The project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

(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. GEOLOGIC PROBLEMS Would the proposal result in or expose people to potential impacts involving:				
a) Expose people or structures to 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

paleontological resource or site or unique geologic feature?				
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DISCUSSION:

(a-d): The project site is located within the seismically active San Francisco Bay Area. The site is between the San Andreas Fault and the Hermit Fault, located west of 1-280 and Cañada Road. The location of the Hermit Fault is inferred and is of 'undetermined activity.' There are active traces of the San Andreas Fault (GP Map NHI: Geologic Hazard Zones). Ground shaking on the project site parcels could damage buildings, driveways, and utilities. The proposed project site is located within Geologic Hazard Zone A, characterized by standard constraints, which encompasses regions that are not included in the areas described in other zones, and Geologic Hazard Zone S, characterized by slope instability, which encompasses mapped landslide deposits and may also include potentially unstable adjoining slopes (GP Map NHI: Geologic Hazard Zones). Any future demolition, redevelopment, and/or construction activity would require Geotechnical reports.

(e): The existing residences on Parcels 1 and 2 rely on septic systems (GP Map PUZ: Sewer Areas and Districts). Demolition and reconstruction of the residence on either or both parcels would require a preliminary sewer assessment to verify adequacy of the existing or new septic system, leach field, and leach field expansion areas.

(f): There are no known paleontological resources (fossils) on the project site or in the project vicinity. The proposed project would not involve excavation.

*Source: Geosphere Consultants, Inc. and Town Geologic Map, Updated by Cotton Shires & Associates, January 2017
 (Source: Review of the Woodside Municipal Code, Woodside General Plan, Preliminary Geotechnical Study (May, 2019)*

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
VIII. GREENHOUSE GAS EMISSIONS Would the Proposal:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

(a): The project involves a Lot Line Adjustment between two existing lots of record (Parcels 1 and 2). No demolition or new construction is proposed at this time. Currently, both of the lots are developed with single-family residences and accessory uses (i.e., Accessory Dwelling Unit, accessory structures, swimming pools, etc.). The proposed changes in lot configurations would not impact the development potential because there are two existing lots and there will continue to be two lots. The two residences have already been developed, so the Lot Line Adjustment does not intensify the development potential of the sites.

If development is proposed in the future, site planning and construction should follow the “Addressing the Climate Change at the Project Level” document prepared by the California Attorney General’s Office (available at http://ag.ca.gov/globalwarming/pdf/GW_mitigation_measures.pdf). In addition, the Town of Woodside has significant policy language in the General Plan concerning environmentally conscious design and conservation of environmental resources, including air quality, habitat restoration, and open space conservation. All development is required to conform to these policies. Further, the Town’s Climate Action Plan provides additional guidance and strategies for reducing greenhouse gases.

(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.

(Source: Review of the Woodside Municipal Code, Woodside General Plan, and Woodside Climate Action 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
VIX. HAZARDS AND HAZARDOUS MATERIALS Would the proposal:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

(a and b): No routine transport, use or disposal of hazardous materials would be associated with the project. Any future construction on either parcel would be required to be performed in accordance with State and federal hazardous materials regulations and current best management practices (BMPs) for construction activities. The use of toxic chemicals for landscaping (pesticides and herbicides) would not be above what is generally required for landscape maintenance and is not considered significant. The equipment used to deliver and install any future construction material is equipment that is regulated by the State Department of Motor Vehicles and contains the appropriate vehicle emissions systems that are intended to minimize pollutants.

(c): The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of any school.

(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. ⁱⁱ

(e): The project is not in the vicinity of a public or private airport or airstrip.

(f): No development is proposed at this time; therefore, the project would not interfere with emergency response or evacuation plans. Any subsequent development of the site would be required to meet all requirements related to access/emergency access in compliance with the California Building Code Standards and requirements of the Woodside Fire Protection District.

(g): The Town of Woodside is considered a "Wildland-Urban Interface Fire Area" and the project site is not located within one of the two areas within the Town mapped as "Very High Fire Hazard Severity Zone" (VHFHSZ) on the California Department of Forestry and Fire's state-adopted fire maps. Any future demolition and reconstruction of existing structures would require compliance with specified conditions and materials. The Lot Line Adjustment does not intensify the development potential of number of residents of single family residences that would be exposed to the hazard of wildland fires.

(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 proposal result in:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

(a and b): The project would not violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or groundwater. The project would not have any impact on waterways or the water table.

(c):

(i) Any future construction would follow required erosion control measures, which include retention systems and energy dissipaters to control storm water post construction. The proposed project would not deplete groundwater, degrade water quality, or alter drainage patterns of a stream or river.

(ii): While no construction is proposed at this time, any future construction of a single-family residence and any related accessory structures would be carefully reviewed by the Town's Engineering Department to evaluate the adequacy of any proposed storm water drainage systems to ensure that the project does not result in flooding on-or off-site.

(iii and iv): The project site is located in Zone X, Area of Minimal Flood Hazard, according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, dated October 16, 2012 (Panel 06081C0285E) (**Figure 9**). As a project that is within an Area of Minimal Flood Hazard, it would not impede or redirect flood flows.

(d): The project is not located within a flood hazard, tsunami or seiche zone as it is not near the ocean, bay, lake, or reservoir. As a project located on a wooded knoll, there is no potential for inundation.

(e): The project would not interfere with implementation of water quality control plans by the Regional Water Quality Control Board. A sustainable groundwater management plan is not in effect in the project area.

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

No mitigation is necessary or required.



Figure 6. The FEMA Flood Hazard Map of the project vicinity.

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 proposal:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

(a and b): The proposed project site is designated Residential – Environmentally Sensitive Area (R-ESA) on the Woodside General Plan land use diagram and is zoned Special Conservation Planning – 5 acre minimum (SCP-5). Both parcels already support a single-family residence and accessory structures, and utilities.

The minimum lot size in the SCP-5 zone for new parcels is 5 acres (217,800 square feet). Both lots currently and will continue to meet the minimum lot size requirements in conformance with Woodside Municipal Code § 153.205, Table D, Lot Area Requirements (**Attachment 5**).

The Land Division would not physically divide an established community or conflict with any land use plan adopted to mitigate an environmental effect. The project is not in conflict with the General Plan. The project would not alter any local, regional, State, or federal guidelines protecting identified habitats in the area. No habitat conservation plan or natural community conservation plans are applicable to 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
XII. MINERAL RESOURCES Would the proposal:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

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

(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 proposal 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project involves a Land Division to create one additional legal parcel which would allow future development of a single-family residence and accessory structures. No development is proposed at this time.

(a): No construction is proposed as part of the project; therefore, it would not result in substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established by the local general plan.

(b): The project does not propose construction at this time. The project would not cause exposure of persons to, or generation of, excessive ground borne vibration or ground borne noise levels. No long-term increase in ambient noise levels is expected as a result of the project.

(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)

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
XIV. POPULATION AND HOUSING Would the proposal:				
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

(a): The existing condition of the lot allows for the existing single-family residence and associated accessory structures. The Lot Line Adjustment would not increase the potential for construction of additional single family housing units because they already exist. Each parcel could accommodate a total of two Accessory Dwelling Units which is currently allowed. Parcel 1 currently has one single family residence and one ADU. Parcel 2 currently has one single family residence. Creating the potential for construction of additional ADUs would result in negligible population growth.

(b): The project would not displace existing housing units. Both parcels support existing single- family residences and accessory structures.

(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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

The project involves a Land Division to create one additional legal parcel which would allow future development of a single-family residence and accessory structures. No development is proposed at this time.

(a): The existing single family residences and associated structures are currently served by public services such as fire, police services, and street maintenance. Approval of the project would 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

(a and b): The project does not include construction of residential units, therefore, the lot line adjustment would not result in an increase in the demand for recreation resources.

The project area currently has an established pedestrian and equestrian trail that would continue to be used. The proposed abandonment of a portion of the pedestrian and equestrian trail would not eliminate the facility because there is already other trails on both parcels. Recreation areas would not be subject to substantial physical deterioration of existing facilities, and no additional recreational facilities are proposed or would be required.

(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/TRAFFIC Would the proposal:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3 (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

(a and b): The project would not involve construction at this time and would therefore not substantially increase vehicular traffic, or conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. The project would not result in adverse impacts to this existing network of trails and routes, or any part of the circulation system. A pedestrian and equestrian trail exists on both parcels and the lot lines would not interfere with the trail. The lot lines would move to become adjacent to the trail easement.

(c): The project would not result in an increase in hazards due to a geometric design feature.

(d) The project area has emergency access, using Raymundo Drive, from Runnymede Road. Impacts related to emergency access would be negligible.

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

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 Proposal:				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION:

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; the Sacred Lands File search provided positive results for known Tribal Cultural Resources in the area (**Attachment 3**). The Town also conducted a California Historical Resources Information System (CHRIS) search with the Northwest Information Center at Sonoma State University (**Attachment 4**). CHRIS indicated that the 153 and 155 Marva Oaks Drive project area contains no recorded archaeological resources.ⁱⁱⁱ CHRIS notes further that there is a moderate potential for unrecorded Native American resources to be within the proposed 153 and 155 Marva Oaks Drive project area.^{iv}

“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 153 and 155 Marva Oaks Drive project area is located in San Mateo County in the Town of Woodside on northeast facing midslope

benches of the range between West Union Creek and tributaries off of Bear Gulch. The project area is approximately 150 meters from the nearest drainage canyon with creek. Aerial maps indicate the project area contains areas of dense and scattered trees, areas of low grasses, and buildings, solar field and roads, tennis courts, and landscaping. Given the similarity of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed 153 and 155 Marva Oaks Drive project area.”^v

No development is proposed as part of this project; however, due to the potential sensitivity of the site with respect to Tribal Cultural Resources, ***Mitigation Measures TRIBAL CULTURAL-1, TRIBAL CULTURAL-2 and TRIBAL CULTURAL-3*** shall be included as Conditions of Project Approval for any future development on the site, subject to the discretionary design review process, to ensure proper care is taken with any tribal cultural resources that may be found during any future construction.

Mitigation Measure TRIBAL-CULTURAL-1 (Ground Disturbance): Planning for any potential future construction shall include avoidance of any known resources and protect the cultural and natural context. In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.

Mitigation Measure TRIBAL-CULTURAL-2 (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-3 (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 overlie 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 System (CHRIS), Native American Heritage Commission (NAHC))

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
<p>XVIX. UTILITIES AND SERVICE SYSTEMS</p> <p>Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

(a and b): The project does not propose any demolition or new construction at this time. The existing residences on both Parcels have on-site septic systems (GP Map PUZ: Sewer Areas and Districts). The project would not require any additional wastewater capacity.

(c): No additional storm water drainage facilities, or expansion of existing facilities, would be required for the project. As is similar for all properties in Woodside, demolition, reconstruction, remodeling, or

construction of additional structures, would require review by the Town Engineering Department as part of the Town's discretionary permit process to ensure compliance with current codes.

(d and e): Solid waste disposal is currently provided by GreenWaste Recovery, whose contract with the Town of Woodside runs for a 10-year period. The properties would continue to function as single-family residences and associated accessory structures and would not increase needed capacity for solid waste disposal. The project would comply with regulations regarding solid waste and would not impair the attainment of solid waste reduction goals.

(Source: Review of the Woodside Municipal Code and Woodside General Plan, Will-Serve letters)

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

(a): The project does not involve construction at this time. Any future development would not require installation of a new driveway. No lane or road closures would be required. The project site is well-served for emergency access and would not result in adverse impacts to emergency access or evacuation.

(b): The project would not have the potential to expose people to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire, as a result of slope, prevailing winds or other factors that might exacerbate wildfires. The project is located within a Non-Very High Fire Hazard Severity Zone. Any future development would have to meet all building requirements within these zones.

(c): The project would not require installation or maintenance of associated infrastructure (such as roads, fuel breaks, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

(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 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, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

(a): The project would not result in significant adverse impacts to the environment. Approval of a Lot Line Adjustment would not affect the existing single-family residences on either Parcel. Any future development or reconstruction of either or both single-family residences would constitute discretionary projects, subject to review by the Planning, Building and Engineering Departments, and Town Boards, Commission, and Council, as applicable.

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

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
<p>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)(D). In this case a discussion should identify the following on attached sheets:</p>				
a) Earlier analyses used. Identify earlier analyses and state where they are available for review.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION:

(a-c): 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.

No mitigation is necessary or required.

ATTACHMENTS:

1. Draft Mitigation Monitoring and Reporting Program (MMRP)
2. Application
3. Native American Heritage Commission, letter dated April 6, 2023; received June 8, 2023
4. California Historical Research Information System (CHRIS), letter dated and received May 15, 2023
5. Proposed Lot Line Adjustment Plans, prepared by BKF Engineers, submitted May 25, 2023

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

ⁱ California Historical Resources Information System (CHRIS), letter dated May 15, 2023, p. 2.

ⁱⁱ Hazardous Waste and Substances Site List (Cortese), ENVIROSTOR accessed June 5, 2023 (<https://envirostor.dtsc.ca.gov/public>)

ⁱⁱⁱ California Historical Resources Information System (CHRIS), letter dated May 15, 2023, p. 1.

^{iv} California Historical Resources Information System (CHRIS), letter dated May 15, 2023, p. 2.

^v California Historical Resources Information System (CHRIS), letter dated May 15, 2023, p. 2-3.