



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

Aesthetics: Commenters expressed concern for potential development impacts on redwood trees, scenic roads and vistas, and town character. In addition, other concerns discussed the height of potential new development and general incompatibility between multi-family residential uses and the existing character of the Town.

Transportation: Commenters expressed concern about development patterns that increase vehicular use, as well as subsequent congestion on arterials, noise, and greenhouse gas emissions.

Utilities: Commenters had concerns about the proximity of a PG&E gas pipeline to the High Road site, which could be a potential source of hazard if development occurs. In addition, concerns about the sewer line for the High Road site were discussed.

Wildfire: Commenters primarily had concerns about impacts on evacuation safety from development pursuant to the Proposed Project as well as any new development considering fire safety.

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

Federal, State, regional, and local government agencies that may have jurisdiction over development proposals in the Planning Area include:

- U.S. Army Corps of Engineers
- Federal Emergency Management Agency
- U.S. Fish and Wildlife Service
- California Department of Fish and Wildlife
- California Department of Transportation
- Metropolitan Transportation Commission
- Bay Area Air Quality Management District
- San Francisco Bay Regional Water Quality Control Board
- County of San Mateo Fair Oaks District