

**TOWN OF WOODSIDE  
TOWN CENTER AREA PLAN (TCAP) TASK FORCE  
Agenda for Wednesday, March 27, 2013**

3:00 - 5:00 pm

- |  |         |
|--|---------|
| <b>I. Introduction of Topics: <i>Land Use and Design, Historic Resources, Conservation &amp; Sustainability</i></b><br><i>Jackie Young, Planning Director</i>  | 3:00 pm |
| <b>II. Task Force Questions.</b><br><br><i>Jackie Young, Planning Director</i>   | 3:15 pm |
| <b>III. Public Input.</b><br><br><i>Jackie Young, Planning Director</i>  | 3:30 pm |
| <b>IV. Task Force Discussion.</b><br><br><i>Jackie Young, Planning Director</i><br><br><i>Sage Schaan, Senior Planner</i><br><br><i>Sean Mullin, Assistant Planner</i>                                 | 3:45 pm |
| <b>V. Summary / Wrap Up</b><br><br><i>Jackie Young, Planning Director</i>  | 4:15 pm |
| <b>VI. Review of Next Meeting, April 24, 2013.</b><br><br><b>Topics: <i>Public Utilities, Public Health and Safety &amp; Parking and Circulation</i></b><br><br><i>Jackie Young, Planning Director</i> | 4:45 pm |

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### **Recap of Meeting #1.**

On February 27, 2013, the TCAP Task Force kickoff meeting was held. The ice breaker exercise, "If I Had a Magic Wand", was small group discussion and full group presentation of what should stay the same and what should change in the Town Center (**Attachment 1**, Meeting Notes). The top three concerns (ranked in order of number of responses) with the Town Center were parking and circulation, land use, and design. Other issues raised were desired amenities, community gathering spaces, landscaping, transportation, utilities, gateways, conservation (stream corridor), and planning area boundaries.

### **Land Use and Design.**

#### *The Origin of Land Use Regulation (Zoning)*

Land use regulation in the United States grew primarily out of nuisance law in the late 1800's and early 1900's (especially related to the impacts of newer, more intensive development on existing residential properties). The constitutionality of zoning ordinances was upheld by the Supreme Court in 1926 in consideration of a challenge to the zoning ordinance of Euclid, Ohio. The Court found that: 1) zoning extended and improved on nuisance law by providing advance notice that certain types of uses were incompatible with other uses in a particular district; and, 2) zoning is a necessary municipal-planning instrument. Zoning thereby became a recognized police power of local governments. By the end of the 1920's, most of the nation had developed a set of zoning regulations that met the needs of the locality. "Euclidean" zoning remains the most prevalent type of zoning in the United States, although other forms of zoning (e.g. performance, incentive, and design-based) exist.

Zoning is the practice of designating permitted uses of land based on mapped zones which separate one set of land uses from another. Zoning regulates use and can also regulate development standards (e.g., building height, lot coverage, impervious area, parking, setbacks, landscaping, etc.). The purpose of zoning is to segregate uses that are considered to be incompatible. Zoning is used to prevent new development from interfering with existing land uses and to preserve community character. Zoning regulations specify the kinds of activities which are acceptable on particular lots, and the densities at which those activities can be performed. Most zoning regulations provide procedures under which a variance or exceptions can be granted usually because of a specific hardship or unusual characteristic of a particular property.

#### *Woodside Land Use Regulation.*

The Town of Woodside Municipal Code, Title XV, Land Usage, Chapter 153, Zoning, currently provides for eleven zoning districts:

- CC: Community Commercial
- OSH: Open Space for Health & Safety
- OSM\*: Open Space for Managed Production of Natural Resources\*
- OSN: Open Space for Preservation of Natural Resources
- OSN: Open Space for Preservation of Natural Resources
- OSRM\*: Open Space for Medium Intensity Outdoor Recreation\*
- PCCD\*: Planned Community Commercial\*
- R-1: Residential
- RR: Rural Residential
- SCP: Special Conservation Planning
- SR: Suburban Residential

\* No properties with this designation.

Properties in the Town Center Area Plan are zoned (**Attachment 2, Town Center Zoning Map**):

- CC: Community Commercial
- OSN: Open Space for Preservation of Natural Resources
- OSN: Open Space for Preservation of Natural Resources
- RR: Rural Residential

Zoning designations are described in the Woodside Municipal Code, Zoning Ordinance. Additionally, the Zoning Ordinance prescribes which uses are allowed in each zoning district, as well as development standards. Development standards applicable to the Town Center include, but are not limited to, restrictions on building size, height, and setbacks; and landscaping, lighting, parking, and signs. The Zoning Ordinance also sets forth the required procedures for Woodside's Architectural and Site Review.

In addition to a zoning designation, each parcel has a General Plan designation. State law requires that a property's zoning and General Plan designation be compatible with one another.

The Town of Woodside General Plan currently provides for seven General Plan designations:

- C: Commercial
- IN: Institutional
- OS: Open Space
- OS/ESA: Open Space/Environmentally Sensitive
- R: Residential
- R/ESA: Residential/Environmentally Sensitive
- U: Utility

Properties in the Town Center Area Plan are designated (**Attachment 3**, Town Center General Plan Designation Map):

- C: Commercial
- OS: Open Space
- R: Residential

*Land Use Element.*

Woodside's current Land Use Element was adopted in 2012, and is titled "Land Use and Community Design" (**Attachment 4**). The Element identifies environmentally sensitive areas, and specifies land use designations/intensities. This Element is broad in nature, and the issues identified are handled in greater details in the subsequent Elements: Historic Preservation, Circulation, Natural Hazards/Safety, Open Space, Conservation, Sustainability, Noise, Public Utilities, and Housing; in the Area Plans: Skylonda and Town Center; and in the Specific Plans: Woodside Glens and Emerald Lake Hills.

The Land Use Element includes a Goal, Policies, and Strategies. The Goal of the Land Use Element is to preserve and enhance Woodside as a scenic, rural residential community; and its ten Policies, Policies LU1.1-LU1.10, seek to:

- Preserve and Conserve Natural Resources (Policy LU1.1);
- Limit Intensity of Development (Policy LU1.2);
- Maintain Community Aesthetics (Policy LU1.3);
- Emphasize Residential Land Uses Consistent with Rural Environment (Policy LU1.4);
- Thoroughly Evaluate Changes to Parcel Boundaries (Policy LU1.5);
- Emphasize Commercial Land Uses which Serve the Day-to-Day Needs of the Residents (Policy LU1.6);
- Limits Public and Private Institutions to Those Required for the Well-Being of the Community (Policy LU1.7);
- Encourage and Plan for Parks and Recreation in Keeping with the Rural Setting (Policy LU1.8);
- Monitor and Participate in the Planning Activities of Adjacent Lands (Policy LU1.9); and,
- Maintain Demographic Data (Policy LU1.10).

The Element also includes the identification of environmentally sensitive areas; and discusses residential land uses, commercial land uses, public and private institutions, open space uses,

and adjacent land uses. An in-depth discussion of open space is contained in the Open Space Element.

#### *Public Institutions*

Public institutions in and around the Town Center include: Town Hall & Independence Hall, the Woodside Community Museum, the Woodside Fire Protection District, the Woodside Library, and the Woodside Post Office.

Town Hall – Town government office for 12 full-time and 7 part-time employees. Departments include: Administration, Planning/Building, and Public Works/Engineering. There is also a small San Mateo County Sheriff substation/dispatch office in Town Hall.

Independence Hall – Hall used for public meetings and functions, recreation classes (e.g., yoga) and other civic purposes; and available for rent for private events.

Woodside Community Museum – Active museum. Uses within the building include: exhibit space and three, small offices (Woodside History Committee archives, Town office and the non-profit Friends of Huddart and Wunderlich Parks).

Woodside Fire Protection District – Active fire station. Facility also used for Fire District Board of Director meetings, pancake breakfasts, annual open houses and emergency response and first aid training.

Woodside Library – Active library. Library has been used for Town recreation classes, and is also used before and after library hours as a community meeting space.

Woodside Post Office – Active post office.

#### *Town-owned Land*

Town-owned land in the Town Center is a 1.7 acre parcel known as Village Hill, located on the north side of Woodside Road, overlooking the center of Town. It is an area viewed by many people as they travel through the Town Center. It contributes to the rural character of the Town by providing a hillside of natural grasses which contrast with the commercial development on the opposite side of Woodside Road. In 1988, the Town Council adopted an ordinance to prohibit the sale, lease, or development of Village Hill. On October 27, 2009, the Town Council approved the placement of a bronze horse sculpture (“Spring and Sprite”, a mare and a foal) on this site.

### *Public Schools*

One public school site is located near the Town Center: Woodside Elementary. Woodside Elementary holds the annual May Day Parade and Carnival, and occasionally allows use of their facilities for other events (e.g., the upcoming Farmers' Market). Woodside Elementary has allowed the use of their facilities for large public meetings that cannot be accommodated in Independence Hall.

### *Churches*

One church is located near the Town Center: the Woodside Village Church. The church holds bi-annual rummage sales as church fund raisers. The church shares Guild Hall for special or public meetings and events.

### *Open Space*

In addition to Village Hill, there is one additional small Open Space-designated area in the Town Center: the Alexander Donald Triangle. This approximately 2,500 square foot median is at the intersection of Woodside, Canada, and Mountain Home Roads. It is landscaped with a path for pedestrians.

### *Measure J and Measure 1*

In addition to the Town's zoning regulations and General Plan, the Town Center is also subject to development restrictions created by two ballot measures, Measure J and Measure 1, which were passed by a vote of the Town residents in the late 1980's.

Measure J, a citizen-driven initiative, was passed in November 1988. Measure J, a reaction to further proposed intensification of commercial development in the Town Center, limits further commercial expansion in the Town Center by prohibiting rezoning of residential property, prohibiting construction of two-story buildings fronting Woodside Road, limiting the use of the Town-owned "PG&E site" to a Town Hall and parking, and requiring the processing of a standard Variance in lieu of the development exceptions allowed under the Planned Commercial ordinance. As an initiative, Measure J may only be modified or repealed in the future by a majority vote of the Woodside voters.

Measure 1 was passed in June 1989. Measure 1 created an exception to Measure J that allowed for the construction of Town Hall and parking currently in place. As an initiative, Measure 1 may only be modified or repealed in the future by a majority vote of the Woodside voters.

*Environmental Planning.*

Regulations governing environmental planning include the National Environmental Protection Act (NEPA) of 1969, and the California Environmental Quality Act (CEQA), enacted in 1970. Environmental review in Woodside is, and would primarily be, done under and pursuant to CEQA. The first step in determining if environmental review (study) is needed is to determine if the proposal is considered a "project" under CEQA. If the proposal qualifies for either a statutory exemption or a categorical exemption under CEQA, no further environmental reporting preparation is needed (although specific development conditions may apply). If an exemption is not applicable, an initial study is prepared. An initial study answers a list of specific and standardized questions in the following categories:

- Aesthetics;
- Agricultural Resources;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology & Soils;
- Greenhouse Gas Emissions;
- Hazards & Hazardous Materials;
- Hydrology & Water Quality;
- Land Use & Planning;
- Mineral Resources;
- Noise;
- Population & Housing;
- Public Services;
- Recreation;
- Transportation/Traffic; and,
- Utilities & Service.

If the project has "no impacts", or if all impacts are determined to be "less than significant", a "negative declaration" is prepared and filed. If all impacts can be reasonably determined to "less than significant, with mitigation incorporated", a "mitigated negative declaration" is prepared and filed which requires specific "mitigation measures" and the preparation and implementation of a "mitigation measure monitoring plan". If impacts are identified as "potentially significant", the next stage of review is triggered: the preparation of an Environmental Impact Report (EIR), which is a more in-depth and technical report on the impacts generally prepared by a trained specialist(s) (e.g., biologist, geotechnical engineer, traffic engineer, etc.). Examples of projects in Woodside which are/may be subject to environmental review include subdivisions, development near/within riparian corridors, and impacts to historic resources.

An update to the Town Center Area Plan will require CEQA review, and will most likely require the preparation of technical studies, such as a traffic analysis if right-of-way improvements are proposed.

### *Community Design.*

#### *The Regulation of Aesthetics*

Planning is a multi-faceted discipline that requires the analysis of both scientific/quantitative and aesthetic/qualitative considerations. Balancing competing values requires a concern for long-term consequences and effects, and a commitment to developing solutions that responsibly weigh community costs and benefits. A recurring theme runs through this balancing act: "When you perceive a truth, look for a balancing truth" (lawyer Paul Freund). While planning values must consider issues such as health, conservation of resources, efficiency and equity, perhaps no issue is more debatable than "beauty". Zoning regulations were recognized as a valid exercise of community governance in the 1920's, but the regulation of aesthetics came slowly over the course of the 20<sup>th</sup> century. Few courts in the early decades would have subscribed to Chief Justice Brandeis's dictum: "Beauty may not be queen but she is not an outcast beyond the pale of protection or respect. She may at least shelter herself under the wing of safety, morality or decency" (*Perlmutter v. Green*, N.Y., 1932). For the most part, courts in the early and middle epochs of zoning held aesthetic considerations valid unless cloaked in other obvious ulterior motives. Today, design guidelines can serve to provide applicants with increased predictability, and a statement of community values against which to measure individual desires. Design guidelines also can assist in maintaining community style and harmony of design which in turn protect, and increase, property values. Design professionals can be critical of design guidelines, however, as being a document that sets vague/inadequately defined standards, constrains creativity and establishes minimum thresholds that are all too infrequently exceeded.

#### *"Urban Design" Theory*

"Urban design" concerns the arrangement of buildings, roads, parks, community facilities, and other components of the urban environment across the landscape. Urban design theory deals primarily with the design and management of public spaces, and the way public spaces are experienced and used. Privately owned spaces, such as building facades and landscaping, also contribute to public space and are therefore considered by urban design theory as well.

The profession of planning in the United States originally emerged from landscape architecture, and at least until the 1940's was viewed almost entirely as a design art rather than a social science. Although planning has often strayed from design in the succeeding decades – focusing on statistical analysis of demographic and economic forecasting, land use regulation, and so forth – the field always seems to return to design in the end. Today's trend is the marriage of urban planning and environmental planning, creating on-the-ground patterns that accommodate new development while preserving essential elements of the natural environment. This trend also fits well with this current decade's increasing wave of "green" consciousness.

*Architectural Design: Form, Space and Function*

A structure does not exist in a void, but exists in context to its surroundings. Architectural design therefore not only considers the form of the building, but also the surrounding space.

Our visual field normally consists of heterogeneous elements, subject matter that differ in shape, size, color, etc. To better comprehend the structure of a visual field, we tend to organize the elements within it into two opposing groups: positive elements that are perceived as figures, and negative elements that provide a background for the figures.

- *Architecture: Form, Space and Order, Francis D.K. Ching, p. 110*

Additionally, good design not only considers the relationship between the built environment and the natural environment, but also human interaction with both. We perceive our built and natural environment through our senses, and interact ergonomically.

As an art, architecture is more than satisfying the purely functional requirements of a building program. Fundamentally, the physical manifestations of architecture accommodate human activity. However, arrangement and organization of the elements of form and space will determine how architecture might promote endeavors, elicit responses, and communicate meaning. These elements of form and space are presented, therefore, not as ends in themselves, but as means to solve a problem in response to conditions of function, purpose and context.

- *Architecture: Form, Space and Order, Francis D.K. Ching, p. 10*

*Woodside: Community Design*

Community design in Woodside is intrinsically linked to both place history and natural constraints. Little has changed in the implied or stated community goals since the first country

estates and rustic retreats were built in the late 1800's and early 1900's, and since incorporation in 1956: the passionate desire to maintain and preserve Woodside's rural character, scenic vistas and natural landscapes. Steep terrain and unstable slopes, sensitive riparian habitat and the prevalence of septic over sewer, also reinforce the low density development policies.

The 2012 Woodside General Plan, Land Use Element includes Goals and Policies for community aesthetics including:

- Preserving and enhancing Woodside as a scenic, rural residential community (Goal LU1.1);
- Preserving the natural environment and minimizing disturbance of natural terrain (Goal LU1.3) ;
- Subordinating structures to the natural land form (Policy LU1.3.1);
- Utilizing natural are fire resistant materials, and colors which blend with the surrounding natural landscape (Policy LU1.3.2);
- Designing informal landscape patterns, using native plant materials (Policy LU1.3.3); and,
- Undergrounding of utilities (Policy LU1.3.4).

*Woodside: Place Identity*

Since the early 20<sup>th</sup> century, Woodside has been most memorialized for its idyllic rural setting, well-known residents and equestrian lifestyle. While Woodside continues to be a highly desirable and sought after location because of the beauty of the natural setting and proximity to major cities, Woodside's equestrian lifestyle is less certain today. The following excerpt is from [www.buyhorseproperties.com](http://www.buyhorseproperties.com):

It is said that "You have not really seen Woodside unless you have seen it on horseback" It is a unique, very up-scale Silicon Valley community where many of the locals sometimes kick around town in blue jeans and even muddy boots. It is located in the San Francisco Bay Area, off back from Highway 280, in San Mateo County, and has enjoyed its equestrian heritage since the 1800's. In the 1880's, prosperous San Francisco families began to establish country estates in Woodside.

Here you see horses sometimes tied up next to the town's favorite breakfast eatery. Some say it is the kind of town where if you are running for office, you might well be asked, "Are you a horse person?"

***Without the trail system, Woodside would be just a rural Atherton. (emphasis added)***

- [www.buyhorseproperties.com](http://www.buyhorseproperties.com)

Place identity has risen to a new level of importance for cities and towns. While the marketing tool of “branding” was once reserved more typically for company and product identity, “place branding” is now being readily employed by municipalities, counties and tourist destinations in their competition for tourists, visitors, residents and resources. Place branding is based on a strategic approach to public relations, managing image through an ongoing, holistic and interactive process, requiring more than just a quick change of logo or slogan. And this practice is not only being adopted by large metropolitan cities (i.e., New York, Paris and San Francisco), but in smaller municipalities as well. This heightened competitive environment makes it all the more important for places, regardless of size or composition, to clearly differentiate themselves and to convey why they are relevant and value opinion.

Why, in Woodside, for example, could the horse remain a valid symbol for the 21<sup>st</sup> century? From an archetypal perspective, the attributes of the horse remain highly relevant in Woodside today. The horse is a symbol of power. Humanity made a great leap forward when the horse was domesticated, akin to that of fire. The horse increased the speed and distance of travel and allowed great burdens to be carried with ease. Today, Woodside is home to innovators of the Information Age, whose inventions have increased the speed, availability, and transmission of information.

The importance of branding, or strong place identity, for Woodside is to reinforce and communicate community goals, and to further community values. This clarity of identity, goals and values can benefit the community in a number of ways, such as: focusing on potentially available and relevant resources (e.g., grant monies for environmental restoration projects); promoting programs to protect important community attributes (e.g., the trail network); or safeguarding against inappropriate regional growth mandates (e.g., increases to development densities not appropriate for an environmentally sensitive community).

### *Shared Spaces*

Shared places and gathering spaces are the heart of a community and can strongly influence the opportunities for, and the quality of, community interaction.

Existing “shared spaces” in Woodside include two, small commercial areas (the Town Center & Skylanda Center); public facilities (Town Hall & Independence Hall, the Woodside Community Museum, the Woodside Fire Protection District, the Woodside Library and the Woodside Post Office); one Town park (Barkley Fields & Park); and eight, town-owned open space parcels (ranging in size from 0-14 acres, and totaling 38.6 acres).

### *Commercial Spaces*

Two small commercial areas exist in Town: the Town Center & Skylonda Center. Both commercial areas are “gateways” to the Town, and both have an existing Area Plan intended to amplify, augment, and further the policies and proposals set forth in the General Plan” The General Plan, Land Use Element, also sets forth Policies for Commercial Land Uses.

#### *The Town Center Area Plan.*

The Town Center is the commercial district located on Woodside Road from Whiskey Hill Road to Mountain Home Road. The Plan Area is comprised of Area A (commercial) and Area B (civic, cultural and institutional).

The Town Center Plan includes aesthetic direction, as summarized below:

#### **Buildings and Structures:**

- Informal;
- Unpretentious;
- No pre-programmed styles;
- Some historic reference, either in contemporary or traditional styles;
- Compatible with topographic features, native plant materials and surrounding physical environments;
- Moderate scale;
- Materials of a rural character; and.
- Visually and functionally related to foster overall community development.

#### **Landscaping and Site Development:**

- Buffer Dry Creek;
- Visually compatible landscaping; and,
- Screen service and parking areas.

#### **Signs:**

- Compatible with building character and environment; and,
- Simple lettering/ logo design.

#### **Lighting:**

- Night lighting minimum for safety; and,
- Shield light source.

#### **Land Use:**

- Minimize night time nuisances; and

- Serve the need of local residents.

**Circulation:**

- Safety and convenience for motor vehicles, pedestrians, equestrians and bicyclists; and,
- Provide support (signs, hitching posts, bike racks).

\*\*\*Two areas not currently addressed in the current Plan that should be added are: public art and gateway design.\*\*\*

The chart below notes the current uses in the Town Center:

<b>Town Center Land Use Inventory (Commercial):</b>			
<i>Address:</i>	<i>Area:</i>	<i>Side of Street:</i>	<i>Use:</i>
2920 Woodside Rd.	A	North	Re/MAX Pioneer, Carey Realty, Olive Hill Salon, Cardinal Education.
2930/2934 Woodside Rd.	A	North	Alain Pinel, Miller Design Co.
2950 Woodside Rd.	A	North	Chevron.
1590 Canada Lane	A	North	Corporate Environments, Del Gavio Group & Intero.
3036 Woodside Rd.	A	North	Emily Joubert.
3040 Woodside Rd.			Images Beauty Salon.
3038 Woodside Rd.			Canada Cleaners.
3044 Woodside Rd.			Robert's Hardware.
3046 Woodside Rd.			Dave Tanner Building & Landscape.
3048 Woodside Rd.			The Woodside Tennis Shop.
3052 Woodside Rd.			Woodside Bakery & Cafe.
3056 Woodside Rd.			Allegro Frame & Art.
3062 Woodside Rd.			Buck's Restaurant.

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2925 Woodside Rd.	A	South	Pioneer Saloon, Wells Fargo Bank & Crosspoint Venture Partners.
2965 Woodside Rd.	A	South	Tenaya Capital.
2967/2969 Woodside Rd.	A	South	Street frontage: Coldwell Banker. Rear space: Village Pub.
2973 Woodside Rd.	A	South	Mary Lynn Moran, M.D.
2975/2977 Woodside Rd. 2979 Woodside Rd.	A	South	Street frontage: Chase Bank. Rear space: Village Doctor.
2983 Woodside Rd.	A	South	Nano Dimensions.
2989 Woodside Rd.	A	South	Crane Street Capital.
2991 Woodside Rd.	A	South	Street frontage: Station 1 Restaurant. Rear space: Atherwood Pool Center.
2995 Woodside Rd.	A	South	Gilbert Center: Office, US Post Office, Bennicas & Associates, Reich & Associates, Medical Office, Altschuler, & Woodside Mail Office.
3015 Woodside Rd.	A	South	Robert's Market.
2955 Woodside Rd.	B	South	Independence Hall.
2955 Woodside Rd.	B	South	Town Hall.
2955 Woodside Rd.	B	South	Woodside Community Museum.

The current Town Center Plan, Implementation Measure No. 3, calls for improving visual quality of the Town Center. Please visit the Town Center, and comment below:

<b>Town Center Design Palette:</b>		
<i>Feature:</i>	<i>Observations:</i>	<i>Suggestions:</i>
<b>Architecture</b>		
<b>Landscaping</b>		
<b>Amenities</b>		

<b>Town Center Design Palette:</b>		
<i>Feature:</i>	<i>Observations:</i>	<i>Suggestions:</i>
<b>Signs</b>		
<b>Lighting</b>		
<b>Land Uses</b>		
<b>Circulation</b>		

<b>Town Center Design Palette:</b>		
<i>Observations:</i>	<i>Observations:</i>	<i>Suggestions:</i>
<b>Public Art</b>		
<b>Gateways</b>		

## **Historic Resources.**

### *What Is a Historic Resource?*

California state law defines a "Historical Resource" as including, but not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Generally, a resource becomes eligible for consideration as historic after it is more than fifty years old. The fifty year benchmark is considered a reasonable period of time in which to assess the significance of the resource within its historical context. Sixty percent of all structures in Town are 50 years or older.

### *What Is Historic Preservation?*

Historic Preservation is an effort to preserve, conserve and protect buildings, objects, landscapes or other artifacts of historic importance.

### *What is the Value of Historic Preservation?*

It is generally acknowledged that historic preservation increases the aesthetics and quality of life in any community. We all enjoy visiting historic neighborhoods and sites during our travels. The preservation of Woodside's historic resources greatly enhances the community. Filoli<sup>1</sup> ([www.filoli.org](http://www.filoli.org)), the Folger's Stable<sup>2</sup> ([www.parksupport.org/preservation](http://www.parksupport.org/preservation)), and Independence Hall<sup>3</sup> ([www.woodsidesidetown.org](http://www.woodsidesidetown.org)) are all treasured examples.

- <sup>1</sup> Filoli (also known as the Bourn-Roth Estate) is recognized as one of the finest remaining country estates of the early 20<sup>th</sup> century, and is designed in the Colonial Revival style. Filoli welcomes the public to this remarkable 654-acre property, including a 36,000 square foot Georgian country house and spectacular 16-acre Renaissance garden. Filoli is a private property of the National Trust for Historic Preservation and is dedicated to the preservation, interpretation and stewardship of the cultural traditions and natural history of this country estate for public education and enjoyment.
- <sup>2</sup> The historic Folger Estate Stable, located in Wunderlich Park, was designed by famed architect, Arthur Brown Jr. in the Bungalow/Craftsman style. The stable is a magnificent example of architecture from the "Great Estates" era when Woodside was the summer home of wealthy San Francisco families, and reflects the equestrian character of the Town. Restoration efforts were completed by the Friend of Folger Stable in 2010.
- <sup>3</sup> Historic Independence Hall, located in the Town Center, was built in 1884 in the Italianate/Greek Revival style. The building is used for Town meetings and other community activities. In 1990,

the rustic Town Hall offices were built in the same architectural style and are situated adjacent to Independence Hall.

*How is Historic Preservation Regulated?*

In response to the destruction of older buildings and neighborhoods in the immediate post World War II years, the National Historic Preservation Act of 1966 (NHPA) signaled America's commitment to preserving its heritage. The NHPA established the framework that focused local, state and national efforts on a common goal – preserving the historic fabric of our nation.

*Federal Law.*

The Federal agency associated with historic preservation is the National Park Service ([www.nps.gov](http://www.nps.gov)), which is a branch of the U.S. Department of Interior. The laws and regulations that govern preservation of the nation's cultural heritage developed over the course of the 20<sup>th</sup> century, beginning with the protection of cultural sites on federal lands. Today, many aspects of the nation's cultural heritage are recognized, protected and interpreted in national parks, other public land and in communities. Many of these laws are broadly applicable (e.g., the Antiquities Act and the National Historic Preservation Act), while others are specific to particular lands or resource types.

One commonly referred to set of Federal guidelines is the "Secretary of Interior's Standards for Rehabilitation" ([www.nps.gov/history/hps/tps/tax/rehabstandards.htm](http://www.nps.gov/history/hps/tps/tax/rehabstandards.htm)). The Secretary of Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The Standards (36 CFR Part 67) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings.

The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as "certified rehabilitations" eligible for the 20% rehabilitation tax credit.

*State Law.*

The California State agency dealing with historic preservation is the Office of Historic Preservation ([www.ohp.parks.ca.gov](http://www.ohp.parks.ca.gov)), and is a branch of California State Parks. State laws pertaining to historic preservation ([www.ohp.parks.ca.gov/pages/1054/files/statelaws.pdf](http://www.ohp.parks.ca.gov/pages/1054/files/statelaws.pdf))

include the public resource code, the California Environmental Quality Act (CEQA) (<http://ceres.ca.gov/ceqa>), the State Historic Building Code ([www.dsa.ca.gov](http://www.dsa.ca.gov)), and the Mills Act<sup>6</sup>. OHP's mission statement follows:

*"The mission of the Office of Historic Preservation (OHP) and the State Historic Resources Commission (SHRC), in partnership with the people of California and governmental agencies, is to preserve and enhance California's irreplaceable historic heritage as a matter of public interest so that its vital legacy of cultural, educational, recreational, aesthetic, economic, social, and environmental benefits will be maintained and enriched for present and future generations."*

- <sup>4</sup> *The Mills Act is a state law enacted in 1972 (and amended in 1984) that grants local governments the authority to directly implement an historic preservation program. This legislation provides for reduced property taxes on eligible historic properties if the owner agrees to maintain and preserve the property according to the terms of a specific-established contract. Entering into a Mills Act contract is a voluntary action of the both the property owner and the local government.*

OHP is responsible for administering state and federal preservation programs in California and for assisting local governments and citizens in the preservation of the state's rich and diverse cultural heritage. OHP programs include: the Certified Local Government Program, the Main Street Program, the Governor's Awards and Preservation Grants. OHP also provides technical information through series such as OHP Technical Assistance Bulletins. OHP's technical bulletin entitled "California State Law and Historic Preservation" can be accessed at <http://ohp.parks.ca.gov/pages/1069/files/10%20comb.pdf>, 95 pages.

#### *Local Governance.*

Local governments address and/or regulate historic preservation through the community's General Plan, local regulations, the listing of historic resources, the creation of historic districts and/or the preparation of historic design guidelines.

In addition to the required seven Elements (land use, circulation, housing, conservation, open space, noise and safety), General Plans may have optional elements. In 2009, the Town Council added and adopted a Historic Preservation Element (**Attachment 5**), which was updated and adopted in 2012. The Town Woodside is also subject to federal and state law, but does not currently have adopted historic preservation regulations. A Historic Preservation Ordinance is currently being considered by Woodside's Town Council.

*Community Education & Participation.*

Historic Preservation can greatly benefit from increased community education, and the encouragement and celebration of voluntary participation. The Woodside History Committee supports education and recognition events and programs, by staffing for the Woodside History Museum and installing exhibits, maintaining Town historic records and artifacts, conducting oral history interviews and preparing transcripts, authoring history books, preparing brochures, and recognizing the National Trust's designation of the month of May as Historic Preservation Month. The May program includes Council proclamation of Historic Preservation Month; and beginning this year will include awards for the previous year's outstanding historic preservation projects, with a public recognition ceremony with attendance by the mayor. The 2013 National Trust theme is See, Save, Celebrate! The Town archivist and Planning staff also support these efforts.

*The Historic Preservation Element.*

The Historic Preservation Element (**Attachment 5**) of the General Plan articulates Woodside's Goal, Policies, and Strategies on historic preservation. It serves as a source of information regarding Woodside's development, resources, and character-defining features. It is also a guide for the identification, recognition, and retention of those historic and cultural resources. The continued preservation of the historic environment is dependent upon the continued stewardship by its citizens. By understanding its history, the Town of Woodside can preserve its unique sense of place and quality of life. Preservation celebrates the historic and cultural resources that define the community, and ensures historic Woodside will survive to enrich lives for generation to come.

It is the Goal of the Historic Preservation Element to protect historically and archaeologically significant structures, sites, and artifacts. Historic Preservation Policies and Strategies which should be pursued in the Town Center include:

- Protecting Historic Resources by applying the requirements of State law (Strategy HP1.1.a), and by adopting a historic preservation ordinance (Strategy HP1.1.b);
- Preparing a Historic Resource Inventory (Strategies HP1.3.a-c); and,
- Promoting awareness of local history and historic resources (Policy HP1.5).

*Historic Resources in the Town Center.*

The following buildings in and around the Town Center are listed as historic, or may be eligible for listing:

- Pioneer Saloon;
- Independence Hall (National Register of Historic Places);
- Woodside Community Museum (Mathisen family farmhouse);
- Station One Restaurant (old fire station);
- Intero/Corporate Environments/Del Gavio Group Building (old telephone exchange building);
- Woodside Elementary School Library (old schoolhouse); and
- Woodside Village Church

In addition to the historic buildings in Town, the setting (context) of the Town (i.e., the unobstructed view of the Western Hills) is also an important part of the Town Center's character.

## **Conservation.**

### *Conservation Element.*

The existing Conservation Element (**Attachment 6**) contains the Town's environmental management framework. The Conservation Element addresses environmental review regulations, natural state goals, erosion control, native landscaping, ecosystem protection, natural resource inventory, best management/green practices, education, conservation framework, resource conservation implementation plan, and conservation activities.

### *Conservation and the Town Center.*

Woodside is an Urban/Wildland interface community. The unique natural setting of the Town is the primary characteristic of quality of life in Town. The areas in and around the Town Center, the central area of Town, contain gentle oak and grassland foothills, flatter valley areas, and valley stream corridors containing riparian habitat. Dry Creek runs through the Town Center (Map CV1, Watersheds and Streams).

It is the Goal of the Conservation Element to maintain a healthy natural environment. Conservation Policies and Strategies which should be pursued in the Town Center include:

- Protecting riparian corridors and water quality (Policy CV1.2);
- Restoring wildlife corridors (Strategy CV1.3.c); and,
- Promoting native plants (Strategy CV1.4.a).

### *Riparian Corridors.*

Woodside's riparian corridors, through often small in size, offer important habitat for both common and special-status plants and wildlife. These corridors provide other important ecosystem functions including water purification, groundwater recharge, and flood flow reduction.

### *Native Landscaping.*

As the term indicates, "native landscaping" is landscaping with native plants (i.e., those species which have evolved within the specific environment in which they are planted). Landscaping with native plants has several appealing factors ([www.for-wild.org/landscape](http://www.for-wild.org/landscape)).

Native plants save energy. Native plants have evolved and adapted to local conditions over thousands of years. They are vigorous and hardy, so they can survive winter cold and summer heat. Once established, they require no irrigation or fertilization. They are resistant to most pests and diseases. Thus, native plants suit today's interest in "low-maintenance" gardening and landscaping.

Native landscaping is educational. Native plantings increase awareness of natural habitat and environmental processes.

Native plants encourage biodiversity. Each native plant species is a member of a community that includes other plants, animals and microorganisms. This natural balance keeps each species in check, allowing it to thrive in conditions in which it is suited and encouraging natural balance. Native species rarely become invasive, as plants introduced from other areas can be. Native plants provide food and shelter for birds, butterflies and other wildlife. Many help to enrich the soil; and the root systems help rain water percolate into the soil, reducing erosion and run off and improving water quality.

Native plants are interesting. The diversity of native plants includes flowers and foliage. Native shrubs and trees provide a variety of heights, shapes and textures in the landscape. Many provide winter interest through their bark or seed pods. Another dimension of native plants is their historical and cultural interest. Some plants played a significant role in Native American culture, or in European exploration and settlement. Many species have reported value as food or medicine. Others have been used for cordage, textiles, dyestuffs, or similar domestic purposes. Native plants can provide children and adults with a tangible link to the past.

## **Sustainability**

*What is "Sustainability"?*

Sustainability, in the broadest sense, is the ability to manage our relationship with the environment so that a balance can be maintained. The concept of sustainability has become increasingly urgent as there is now clear scientific evidence that humanity is living unsustainably and that an unprecedented collective effort is needed to return human use of natural resources to within sustainable limits. Sustainability is also increasingly associated with the integration of environmental, economic and social spheres (also described as the 3 "E's": environment, economy and equity).

*"Sustainability", the General Plan, and the Town Center.*

In 2012, the Town Council added and adopted a third optional element: the Sustainability Element (**Attachment 7**). Sustainability, is, however, an "umbrella" concept which is reflected in all Elements of a General Plan. The Sustainability Element therefore has two functions: first, to direct the reader to other Elements of the General Plan in which sustainability is addressed; and second, to create a place for sustainability policies not currently found elsewhere in the General Plan. The Sustainability Element recognizes the Town Center Area Plan as follows:

*The Town Center Area Plan seeks to combine civic functions along with commercial uses, including retail, restaurants, and office space. The grouping of these facilities, and the goal to encourage local-serving businesses which meet the reoccurring needs of residents, contributes to residents being able to accomplish several missions on a single trip combining shopping with other pleasure and business trips.*

The three Goals of the Sustainability Element are to conserve resources, reduce greenhouse gas emissions, and encourage community education. Sustainability Policies and Strategies which should be pursued in the Town Center include:

- Reducing the volume of the waste stream by supporting and expanding recycling (Policy S1.3, Strategy S1.3.a);
- Encouraging or requiring "green building" (Strategies S2.1.a-d);
- Reducing vehicular trips by: encouraging convenience retail and personal service uses in the Town Center which meet the reoccurring needs of residents and help minimize the number and lengths of trips, providing multi-modal pathways within a one-half mile radius of the Town Center and Woodside Elementary School to encourage biking and walking, and involving the school district and parents in reducing school-related vehicular trips (Policy S2.4, Strategies S2.4.a, b and d); and,

- Organizing and implementing community events focused on sustainability (Strategy S3.1.a).

*Recent Actions*

Recent actions to achieve these goals include: the current Town Council consideration of a single-use bag ban to reduce waste, the location of a Farmers' Market near the Town Center (in the Woodside Elementary School parking lot) which opens on April 7<sup>th</sup>, and the progress made toward completing a Town-wide Climate Action Plan (for which the Town's Sustainability and Conservation Committee is providing valuable input). Finally, staff notes that the San Mateo County Green Business Program, which was discussed with the General Plan Task Force, is no longer accepting applications.

Additionally, Planning staff discusses and encourages green building and sustainable systems with all development project applicants, although the Town does not currently require specific green building standards. "Green Building" is a design philosophy which focuses on increasing the efficiency of resource use (i.e., energy, water and materials) while reducing building impacts on human health and the environment during the building's lifecycle, through better siting, design, construction, operation, maintenance, and removal. Currently, the methods most commonly used for green building rating come from LEED (the Leadership on Energy and Environmental Design) and Build It Green, with LEED applying to commercial projects and Build It Green applying to residential projects.

Finally, the top two reasons that updating the Town Center Area Plan emerged during the General Plan Update as a priority project were the desires to improve circulation and the mix of businesses in the Town Center.

**TASK FORCE DISCUSSION.**

Please prepare for the group discussion and exercise by doing the following:

**1.** Please prepare for a discussion of **Land Use and Design** by:

- Reading the Land Use Element (**Attachment 4**);
- Visiting the Town Center;
- Completing the table on Pages 15-17 (Town Center Design Palette). **PLEASE BRING A COPY TO TURN IN**; and,
- Considering desired community uses for, and types of, shared spaces.

**2.** Please prepare for a discussion of **Historic Preservation** by:

- Reading the Historic Preservation Element (**Attachment 5**); and,
- Taking note of your impressions of the historic structures In the Town Center Area: The Pioneer, Independence Hall, Woodside Community Museum, Station One, Intero/Corporate Environments/Del Gavio Group (Telephone Exchange Building), Woodside Church; and the view of the Western Hills.

**3.** Please prepare for a discussion of **Conservation** by:

- Reading the Conservation Element (**Attachment 6**); and,
- Taking note of your impressions of Dry Creek (behind the Gilbert Center, and along the west side of Canada Corners), Village Hill (the location of the Spring and Spite bronze horse sculptures), the undeveloped area behind and to the north of Canada Corners, and Village Hill.

**4.** Please prepare for a discussion of **Sustainability** by:

- Reading the Sustainability Element (**Attachment 7**); and,
- Considering ways in which the Town Center Area could contribute to achieving the goals of the Sustainability Element, or other sustainability goals.

**Attachments**

- 1 Task Force Meeting Notes of February 27, 2013
- 2 General Plan Map, Town Center and Surrounding Area
- 3 Zoning Map, Town Center and Surrounding Area
- 4 Land Use Element, Woodside General Plan 2012
- 5 Historic Preservation Element, Woodside General Plan 2012
- 6 Conservation Element, Woodside General Plan 2012
- 7 Sustainability Element, Woodside General Plan 2012

**The Town of Woodside  
Town Center Area Plan (TCAP) Task Force  
Meeting of February 27, 2013**

Summary of Task Force Input

Team Woody:

- More retail options; encourage retail use and variety;
- Less office use on ground floor;
- Underground utilities;
- Better pedestrian access from Town Center to school, including crosswalk at Mountain Home Road and Woodside Road;
- Consistent landscaping; design; recommended planting list;
- Community gathering place;
- A place to mail a letter without getting out of your car;
- Free-flowing traffic at Cañada and Woodside Roads; roundabouts along Woodside Road;
- Beautify corridor from 280 (freeway) to Town Center;
- Educational / "life" along streams (i.e., walking);
- Public rest rooms;
- Better traffic access at gas station; and,
- School buses.

Team Schoolhouse:

- Stop sign of Woodside Road at Whiskey Hill Road;
- Multi-level parking;
- Reconfigure Cañada Road;
- Narrow Woodside Road drive lanes, and widen right-of-way to include trees, trails, and north side parking;
- Public amenities (bathrooms, water fountains, and horse racks);
- Creative retail development (i.e., non-institutional looking);
- Pedestrian improvements at Woodside Road, Cañada Road, Whiskey Hill Road, and Cañada Road at Woodside Road;
- Eliminate parking between mailbox and Palm tree (outside Robert's). Suggest bike parking and plants instead; and,
- Change Measure J/1.

Team Pioneer:

- Expand the boundaries of the Town Center;
- Better management of the bike traffic and the parking they consume;
- Better, safe, access to school, church, library, and Town Center;
- Address the lack of parking – "barn" outside parking inside on Robert's north side;

- Reroute Highway 84;
- Unify the aesthetics of the expanded Town Center;
- Research alternative inter-town transportation (bus, shuttle, etc.);
- Connect Edgewood to Skyline for bike riders;
- Mixed use of commercial buildings, i.e., upstairs housing / downstairs shops;
- More “service” businesses; and,
- Underground the utility lines.

**Team My Joy:**

- Gathering areas;
- Pedestrian-friendly connectivity;
- Retail versus office uses;
- Formal entry for Town;
- Horse-friendly street crossings;
- Woodside Road / Cañada Road intersection improvements;
- Encourage rural facades;
- Safer street crossings;
- Formalized paths; and,
- Maintain casual / rural character of Town Center.

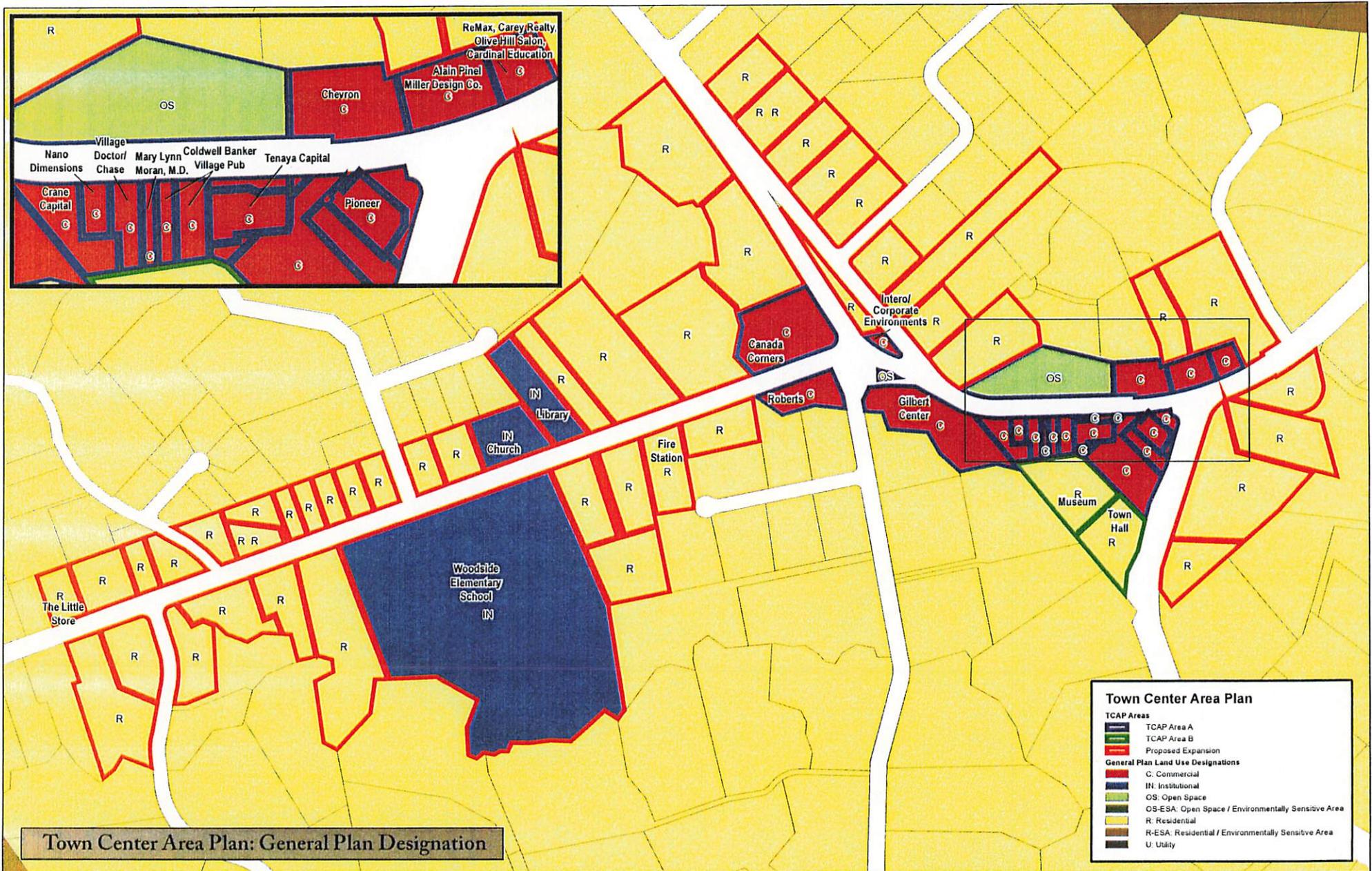
**Team Newman:**

- Parking availability for cars, bicycles for all businesses;
- Maintain / enhance Town Center as gathering place for residents; balance between Town attractiveness for residences and / or outsiders (e.g., attracting businesses);
- Balance equestrian appeal / facilities;
- Traffic issues need to be addressed;
- Changes should reflect consideration for all movement modes: pedestrian, drivers, equestrians, and bicyclists; and,
- Preservation of Woodside as a rural town and “attractive”.

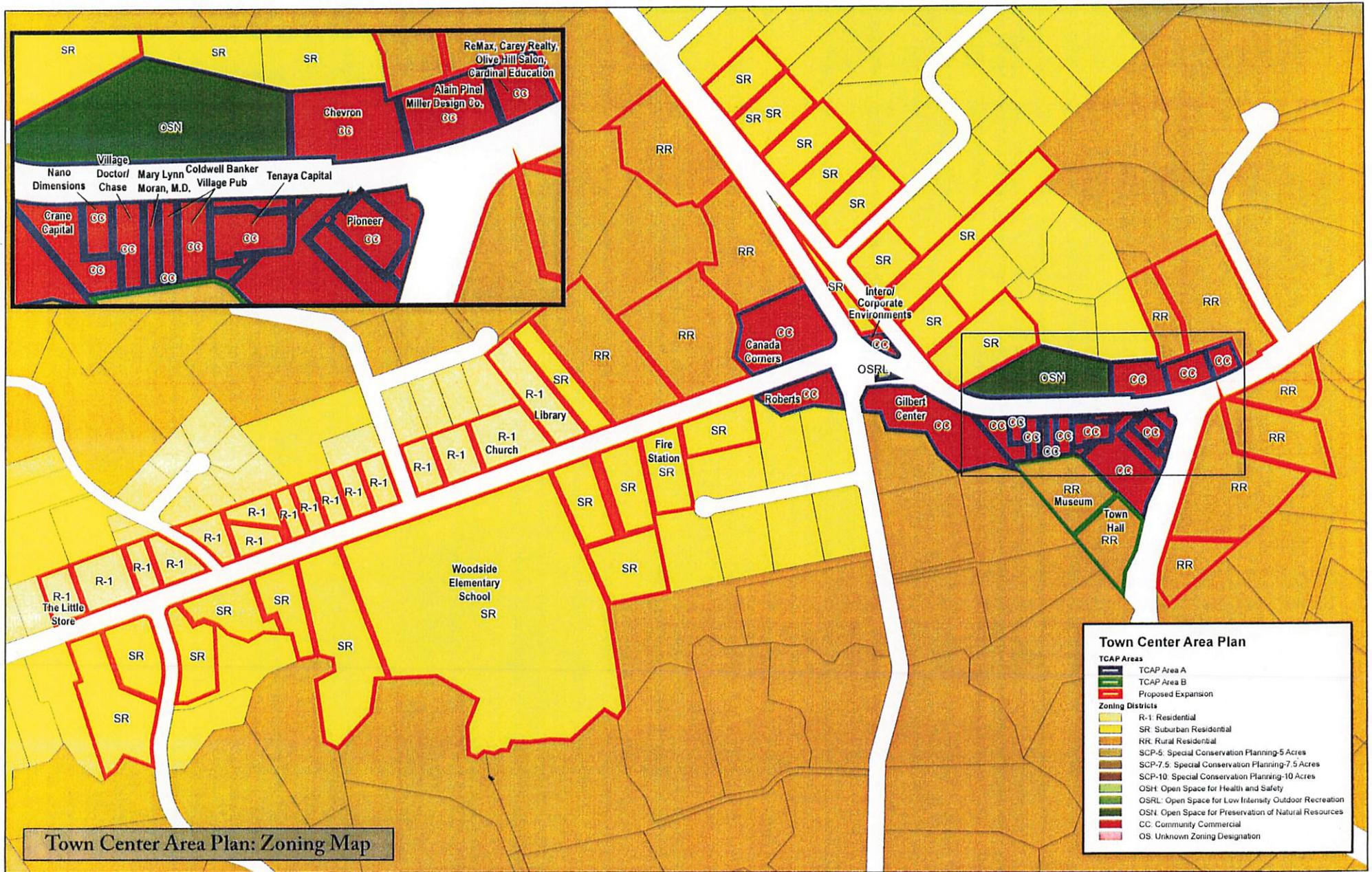
<b>Category:</b>	<b>Team:</b>	<b>No. of Responses:</b>
<b>Land Use:</b>		<b>6 – 12%</b>
More retail options; encourage retail use and variety	Woody	
Less office use on ground floor	Woody	
Change Measure J/1	Schoolhouse	
Mixed use of commercial buildings, i.e., upstairs housing / downstairs shops	Pioneer	
More “service” businesses	Pioneer	
Retail versus office uses	My Joy	
<b>Design:</b>		<b>5 – 10%</b>
Creative retail development (i.e., non-institutional looking)	Schoolhouse	
Unify the aesthetics of the expanded Town Center	Pioneer	

Encourage rural facades	My Joy	
Maintain casual / rural character of Town Center	My Joy	
Preservation of Woodside as a <u>rural</u> town and "attractive"	Newman	
<b>Landscaping:</b>		<b>2 - 4%</b>
Consistent landscaping; design; recommended planting list	Woody	
Beautify corridor from 280 (freeway) to Town Center	Woody	
<b>Gateways:</b>		<b>1 - 2%</b>
Formal entry for Town	My Joy	
<b>Gathering Spaces:</b>		<b>3 - 6%</b>
Community gathering place	Woody	
Gathering areas	My Joy	
Maintain / enhance Town Center as gathering place for residents; balance between Town attractiveness for residences and / or outsiders (e.g., attracting businesses)	Newman	
<b>Amenities:</b>		<b>4 - 8%</b>
A place to mail a letter without getting out of your car	Woody	
Public rest rooms	Woody	
Public amenities (bathrooms, water fountains, and horse racks)	Schoolhouse	
Balance equestrian appeal / facilities	Newman	
<b>Conservation:</b>		<b>1 - 2%</b>
Educational / "life" along streams (i.e., walking)	Woody	
<b>Circulation:</b>		<b>18 - 36%</b>
Better pedestrian access from Town Center to school, including crosswalk at Mountain Home Road and Woodside Road	Woody	
Free-flowing traffic at Cañada and Woodside Roads; roundabouts along Woodside Road	Woody	
Better traffic access at gas station	Woody	
Stop sign of Woodside Road at Whiskey Hill Road	Schoolhouse	
Reconfigure Cañada Road	Schoolhouse	
Narrow Woodside Road drive lanes, and widen right-of-way to include trees, trails, and north side parking	Schoolhouse	
Pedestrian improvements at Woodside Road, Cañada Road, Whiskey Hill Road, and Cañada Road at Woodside Road	Schoolhouse	
Better management of the bike traffic	Pioneer	
Better, safe, access to school, church, library, and Town Center	Pioneer	
Reroute Highway 84	Pioneer	
Connect Edgewood to Skyline for bike riders	Pioneer	
Pedestrian-friendly connectivity	My Joy	
Horse-friendly street crossings	My Joy	

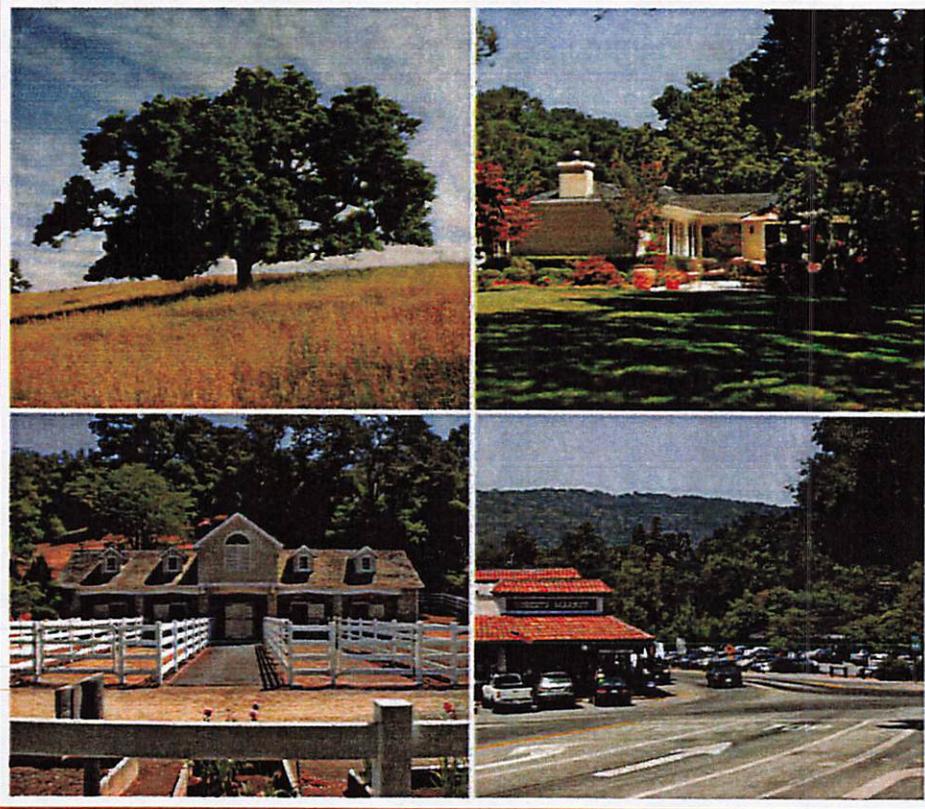
Woodside Road / Cañada Road intersection improvements	My Joy	
Safer street crossings	My Joy	
Formalized paths	My Joy	
Traffic issues need to be addressed	Newman	
Changes should reflect consideration for <u>all</u> movement modes: pedestrian, drivers, equestrians, and bicyclists	Newman	
<b>Parking:</b>		<b>5 - 10%</b>
Multi-level parking	Schoolhouse	
Eliminate parking between mailbox and Palm tree (outside Robert's). Suggest bike parking and plants instead	Schoolhouse	
Better management of the bike parking	Pioneer	
Address the lack of parking – "barn" outside parking inside on Robert's north side	Pioneer	
Parking availability for cars, bicycles for <u>all</u> businesses	Newman	
<b>Transportation:</b>		<b>2 - 4%</b>
School buses	Woody	
Research alternative inter-town transportation (bus, shuttle, etc.)	Pioneer	
<b>Utilities:</b>		<b>2 - 4%</b>
Underground utilities	Woody	
Underground the utility lines	Pioneer	
<b>Planning:</b>		<b>1 - 2%</b>
Expand the boundaries of the Town Center	Pioneer	
<b>Number of Responses:</b>		<b>50</b>



Town Center Area Plan: General Plan Designation



# LAND USE AND COMMUNITY DESIGN ELEMENT



*"A man is rich in proportion to the number of things he can afford to let alone."* — Henry David Thoreau

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**ATTACHMENT 4**

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## INTRODUCTION

The Land Use and Community Design Element is a guide to the uses of land in Woodside, the character of the built environment, and the relationship of both to the natural environment. This Element is intended to define the goals, policies, and strategies that will allow Woodside to maintain its rural character, yet allow for reasonable development of private property.

The pattern of land uses described in this Element is driven by:

- the natural setting of Woodside;
- the established pattern of development;
- the relationship of Woodside to adjacent communities and employment centers;
- population growth and change; and,
- the present and future means of travel within the Town and between the Town and the outside area.

Land use policies are designed to prevent overuse of land and control intensity of use. The overuse or overcrowding of individual sites with primary residential uses or accessory uses creates environmental impacts such as excessive drainage, soil erosion, loss of vegetation and other resources, and destroys the open, natural characteristics of the Town.

Historically, land use intensity in Woodside has been defined by: population density, building coverage, extent of impervious surfaces, public service requirements, traffic volumes, topography, natural hazards, fire safety, and natural resources. Although this Element describes and maps ten Environmentally Sensitive Areas (ESA) it should be noted that as an urban/wildland interface community, virtually all areas of Town are subject to issues of environmental sensitivity.

The Town of Woodside has the reputation of being one of the most visually pleasing communities in the State. The principal reasons are: the wooded hillsides; narrow country roads; natural stream corridors; fields of wild grasses and wildflowers; scenic vistas; great groves of oak, redwood, and buckeye trees; large lots containing paddocks, riding rings, and stables; open fields; and buildings which are subordinate in appearance to the land.

The Flood Zones Map for the Town (Map NH3), as well as other hazard maps are located in the Natural Hazards and Safety Element.

Policies in this Element have been formulated to enhance the rural and natural qualities of this unique community.

## CHANGES SINCE 1988

The following land use and community design changes have occurred since 1988:

### COMMERCIAL

Commercial land is very limited in Woodside. Commercial properties are located in two small centers: the Town Center on Highway 84 (Woodside Road); and the Skylonda Center on Highway 35 (Skyline Boulevard). No expansion of the commercial areas has occurred since 1988, although some significant changes occurred in the Town Center during this period, including: the development of the Town government center and the Woodside Road/Whiskey Hill parking areas. Currently, peak activity in these areas occurs weekdays at mid-day and on weekends. The popularity of the Town's restaurants, bars, and market contributes to traffic, circulation, and parking challenges at these times. During this General Plan update, residents expressed a strong, continued desire to address circulation issues and to encourage commercial services and facilities that meet their day-to-day needs. Current market conditions, however, have proved challenging as rent of commercial space for office use can be more lucrative and stable than rent for retail, personal service, and restaurant uses. Residents see an update to the Town Center Plan as a top planning priority.

### INSTITUTIONAL

A number of changes have occurred to institutional properties in the last two decades.

Town Hall and public parking was constructed near the southeast corner of Woodside and Whiskey Hill Roads, and the Town acquired and constructed Barkley Fields and Park on Farm Hill Boulevard.

A portion of Cañada College was deannexed to the City of Redwood City to allow for the construction of 60 units of affordable faculty and staff housing, of which the Town received a credit of 24 units toward its State affordable housing requirement.

A new parking program was initiated on Woodside Road in the Town Center and Woodside Elementary School vicinity. Woodside Elementary School contributes traffic, circulation, and parking challenges during its peak periods: student drop off and pick up times.

### OPEN SPACE

Since 1988, two open space areas were combined with adjacent open spaces, and one open space areas was lost.

Open Space Area 10, Dennis Martin Creek, was purchased by Midpeninsula Regional Open Space District and incorporated into Open Space Area 13, Thornewood. Open Space Area 21, Sandstone Caves, was also purchased by Midpeninsula Regional Open Space District and incorporated into Open Space Area 15, El Corte de Madera Creek Open Space Preserve. Reference the Open Space Element for more detail.

Lastly, Open Space Area 31, Los Altos Hunt Pony Club, was lost to residential development.

The Open Space Element includes a comprehensive discussion and description of open spaces in Town.

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## **RESIDENTIAL**

Residential properties in Woodside are single-family residential properties. No lands are designated for multi-family use. Accessory dwelling units are allowed on single-family residential properties and the Housing Element proposes a possible overlay zone for multi-family staff and faculty housing at Cañada College. Improvements to residential properties continued to be strong, including: remodeling, the construction of additional accessory structures, demolition and replacement of existing residences, and construction of new residences on the limited inventory of vacant lots.

## **TIMBER PRODUCTION**

State law requires that a land use category be designated that provides for timber production parcels or real property that have been zoned for timberland production. No lands within the Town are designated for timber production.

## **MILITARY**

State law requires that the General Plan Land Use Element consider the impact of new growth on military readiness activities carried out on military bases, installations, and operating and training areas. No military installation or activities are located or occur within the Town.

## **PUBLIC UTILITIES**

Reference the Public Utilities Element for information regarding solid and liquid waste disposal facilities, and other public and private utility infrastructure.

## **TOWN-WIDE REGULATORY CHANGES**

Challenges with the Municipal Code which are currently being debated and addressed include: paved coverage limitations and the Municipal Code's consideration of features (e.g., tennis courts, swimming pools, patios, walkways) rather than type of paving material; the R-1 development standards, nonconforming regulations, and nonconforming parcels and structures; the need for a voluntary lot merger process; the scope of basement proposals; and the location and required setbacks for the newly required water line backflow preventers.

One of the most significant regulatory changes in Woodside since 1988 has been the adoption of new fire regulations. In 2008, the Woodside Town Council adopted an ordinance designating the western foothills and Emerald Hills as "Very High Fire Hazard Severity Zones" (VHFHSZ). In 2009, the Woodside Town Council adopted an ordinance designating new regulations incorporating fire resistive materials and construction methods. In summary, these fire prevention regulations required a higher level of fire resistance materials and construction methods throughout Town, and imposed additional site improvement and defensible space requirements for properties located in the VHFHSZ. While these new regulations respond to the health

and safety issues associated with living in an urban/wildland interface community, they also created the need to revisit the building material and landscape references in the Town's Residential Design Guidelines.

### RESIDENTIAL DESIGN GUIDELINES

The Town developed and adopted Residential Design Guidelines in 2000. In 2011, in response to new green building requirements, new fire regulations, and an on-going community desire to preserve the rural character of Woodside, the Town Council appointed a subcommittee comprised of Town Council members, Planning Commissioners, Architectural and Site Review Board (ASRB) members, and staff to revise and update these Guidelines. The General Plan Task Force also expressed an interest in adopting the concepts set forth in the draft Fence Guidelines. These draft Guidelines were developed in 2007 by a subcommittee comprised of members from ASRB; and the Open Space, Conservation, and Environmental Health and Trails Committees.

The Residential Design Guidelines should be consistent with the goals, policies, and strategies of the General Plan; and the regulations contained in the Woodside Municipal Code. Should any conflict arise between the Design Guidelines and those goals, policies, strategies, and regulations, the General Plan and Municipal Code prevail.

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## GENERAL PLAN LAND USE DESIGNATIONS

In Woodside, there are seven General Plan land use designations. Each parcel of land in Town receives a General Plan land use designation (See Map LU1, General Plan Land Use Designations). Each parcel of land also receives a zoning designation. The purpose of each, and their relationship to each other, is described in the Relationship Between the General Plan and Zoning Ordinance section. The primary land use intended for each General Plan designation is described below. Additional allowable uses are set forth in the Woodside Municipal Code according to a property's zoning designation.

### **C: COMMERCIAL**

The Commercial ("C") land use designation allows for businesses that primarily serve the day-to-day needs of the local community. Secondly, low-intensity, small scale office use is acceptable.

### **IN: INSTITUTIONAL, PUBLIC AND QUASI-PUBLIC**

The Institutional ("IN") land use designation provides for educational, governmental, and institutional uses, such as schools, libraries, places of worship, meeting halls, and public parks.

### **OS: OPEN SPACE**

The Open Space ("OS") land use designation preserves open space for natural resources, allows opportunities for outdoor recreation, and safeguards the public health and safety.

### **OS-ESA: OPEN SPACE / ENVIRONMENTALLY SENSITIVE AREA**

The Open Space land use designation with an environmentally sensitive overlay ("OS/ESA") preserves natural resources and habitat, with a higher degree of sensitivity than the "OS" areas. Low-impact and low-intensity recreational uses, such as hiking, are allowed in OS-ESA.

### **R: RESIDENTIAL**

The Residential ("R") land use designation allows for a variety of residential densities. Residential development can range from large rural estates with multiple accessory buildings, such as Mountain Home Road; to smaller, single-family homes within compact neighborhoods, such as The Woodside Glens.

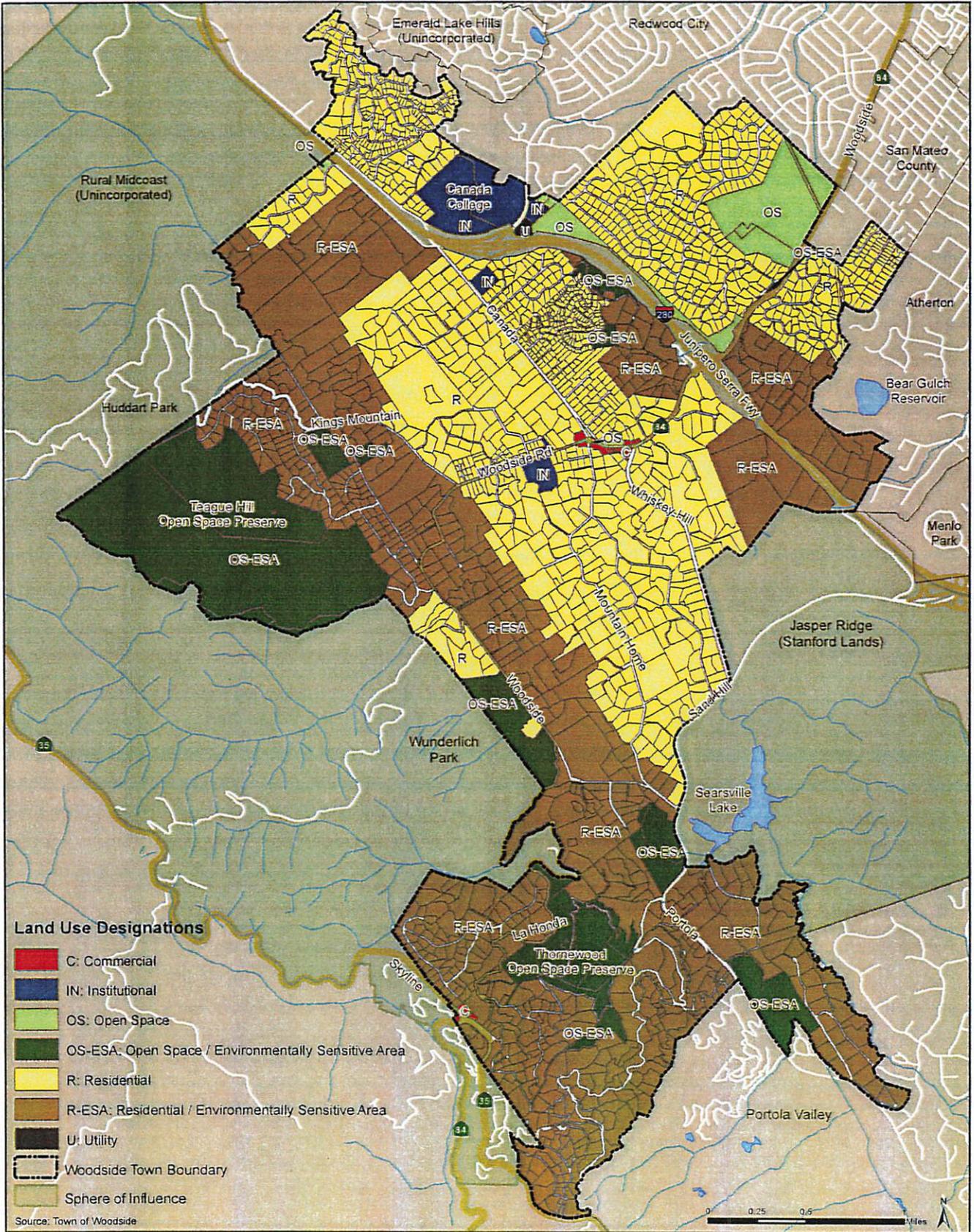
### **R-ESA: RESIDENTIAL / ENVIRONMENTALLY SENSITIVE AREA**

The Residential land use designation with an environmentally sensitive overlay ("R-ESA") designation is assigned to parcels requiring a greater degree of environmental protection due to characteristics such as steep hillsides, geological hazards, difficult road access, or soil or water problems.

### **U: UTILITY**

The "U" designation is for general utility uses such as public works, corporation yards, and maintenance buildings.

Map LU1: General Plan Land Use Designations



## "C" COMMERCIAL LAND USES

There are two Commercial ("C") areas in Town: the Town Center on Woodside Road, and the Skylonda Center at the intersection of State Highways 35 and 84.

### Town Center Area

The Town Center Area is located on both sides of Woodside Road between Whiskey Hill Road and just west of Cañada Road (Map TC1). Uses in this Area include stores, offices, specialty shops, and consumer service establishments needed to meet the day-to-day needs of local residents. Historically, stores and services have included convenience shopping needs such as groceries, drugs, and hardware; and services, such as banking and dry cleaning. The purchase of larger items, such as furniture, appliances and automobiles occurs in the larger, more urban adjacent communities. The provision of convenience shopping services should be emphasized in future planning, so that these uses stay in balance with office and administrative uses and reduce vehicular trips to outside the community. In addition to retail and service establishments, this is also an appropriate location for public and private institutions serving the entire community. It is expected that change and development within the Town Center Area will continue to be gradual, and that it will take place by a combination of private initiative and public action.

The Town Center Area is more specifically defined in the Town Center Area Plan. Planning issues include parking deficiencies, constraints to traffic circulation and access, and the need for adequate equestrian and pedestrian paths.

### Skylonda Center Area

The Skylonda Center Area includes properties along both sides of State Highway 35, north of State Highway 84 (Map SL1). Its primary function is to offer convenience goods and consumer services to nearby residents and travelers along Skyline Boulevard. Appropriate uses in the Skylonda Center include stores and shops providing convenience goods and consumer services, and small offices. Careful review of appearance, intensity of use, parking, sewage disposal, and water supply need to be made before any expansion of activities in this Center is permitted.

The Skylonda Center Area Plan sets forth specific policies for buildings, landscaping, site development, sign design, lighting, circulation, and land use and development. The Plan promotes the maintenance of the existing physical scale and visual informality of the retail center.



Town Center commercial area.



Skylonda Center.

## INSTITUTIONAL, PUBLIC, AND QUASI-PUBLIC LAND USES

Institutional, public, and quasi-public land uses in Town are located on Woodside, Cañada, and Farm Hill Roads. Existing public and private institutions in the Town of Woodside include schools, fire stations, a library, a church, local government buildings, and museums. These land uses currently have a variety of General Plan designations, but all are allowable uses in their zoning district.

### Churches

One church is located within the Town of Woodside: the Woodside Village Church at 3154 Woodside Road. This church shares its facilities for a variety of public uses, including Woodside Recreation Committee classes.

### Clinics

\*\*Add text for National Center for Equine Facilitated Therapy (NCEFT)\*\*

### Fire Stations

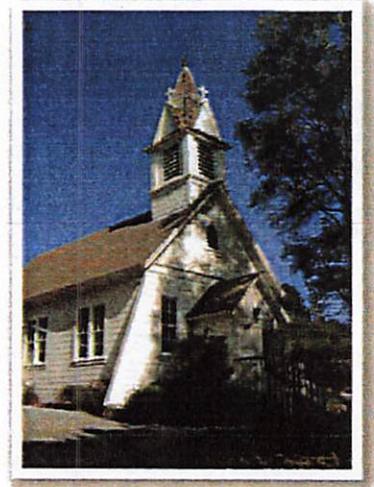
The entire Town of Woodside is in the Woodside Fire Protection District (WFPD), with its headquarters (Station 7) located at 3111 Woodside Road near the Town Center. Fire protection is provided by Woodside Fire Protection District and Cal Fire stations outside of Town limits, and by mutual aid agreements with Redwood City, the Menlo Park Fire Protection District, and Stanford University.

### Library

The Woodside Library, a branch of the San Mateo County Library, is located at 3140 Woodside Road. In 1988, the Town owned the library site land and the San Mateo County Library owned the library building. On July 1, 1999, the County of San Mateo transferred title of the building to the Town when the library system became subject to a Joint Powers Agreement between the County and the fourteen cities and towns served by County branch libraries. Under the agreement, the County of San Mateo provides the direct library services and the cities and towns maintain the facilities. The Woodside Library allows the use of its facilities for a variety of public functions. The rear grounds of the Woodside Library are developed with a nationally recognized California native, drought-tolerant garden, which is maintained by the Woodside/Atherton Garden Club.

### Post Office

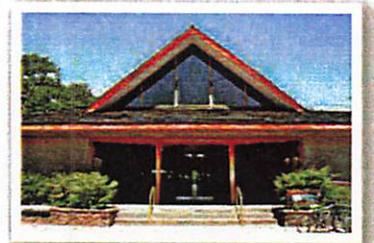
There is an active post office within the Town of Woodside located on Woodside Road, within the Town Center Area. Although the post office is an institutional use, it is located in a leased space within an office building under private ownership, and is therefore not located on a parcel designated as Institutional.



**Woodside Village Church.**



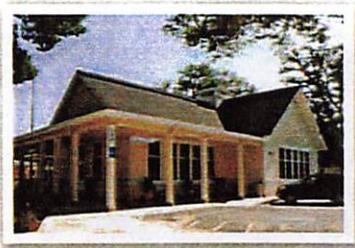
**Woodside Fire Protection District fire station.**



**Woodside Library.**



**The garden behind the library provides a peaceful escape from busy Woodside Road.**



**Woodside Elementary School.**

### **Public Schools**

Public school service to the Planning Area is provided by four separate school districts: Woodside, Las Lomas, Portola Valley and Redwood City (See Map LU2, School Districts within Woodside). Each district serves grades kindergarten through eighth.

The only school located within Town limits is the Woodside Elementary School. This school occupies a fourteen acre site located near the Town Center at 3195 Woodside Road. Since 1988, Woodside Elementary School has undergone major renovations and constructed additions. Woodside Elementary School shares its facilities for a variety of public uses, including classes sponsored by the Town's Recreation Committee.

The entire Planning Area is within the boundaries of the Sequoia Union High School District. Public school students from Woodside attend the Woodside High School, located at 1999 Churchill Avenue (just south of the corner of Woodside Road and Alameda de las Pulgas in the unincorporated area).

The entire Planning Area is within the boundaries of the San Mateo Community College District. The Cañada College campus, located at 4200 Farm Hill Boulevard, serves the Redwood City-Woodside-Portola Valley area. The majority of the Cañada College campus is located within the Town of Woodside. Cañada College makes its facilities available to support Town events, such as allowing use of its parking lots for shuttle services to Town events.

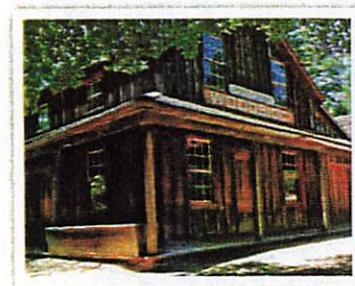


**Woodside Community Museum.**

### **Museums**

Two museums are located within the Town of Woodside: the Woodside Community Museum and the Woodside Store (Tripp Store).

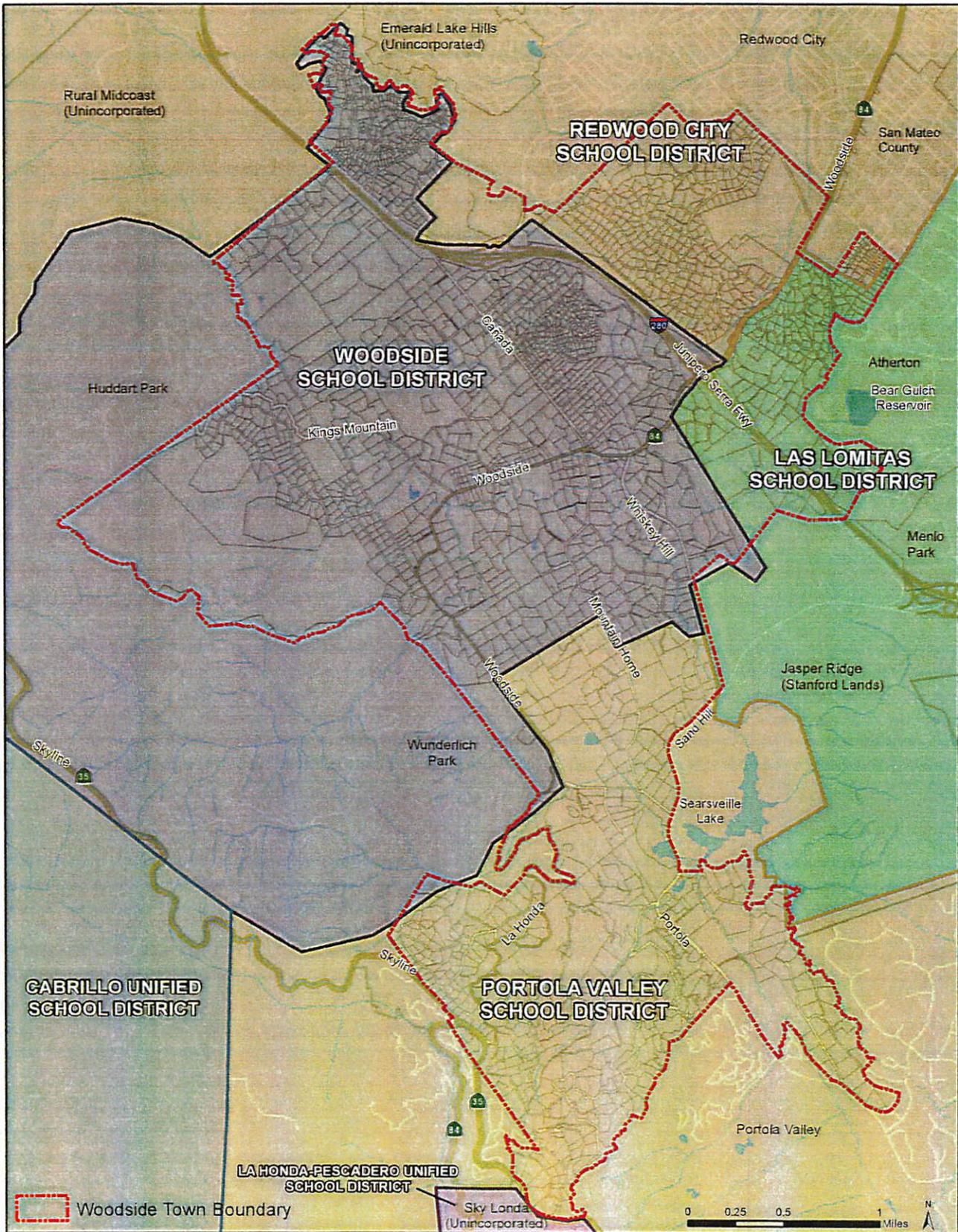
The Woodside Community Museum, owned and operated by the Town is located adjacent to the Town Hall. The museum houses exhibit space, a Woodside History Committee archives office, and two offices available for lease to non-profit organizations. The museum building is an adaptive reuse of the Mathisen Farmhouse built in 1906. Preservation of this residence, which was originally slated for demolition during the construction of Phase II of the public parking lot project, was spearheaded by the Woodside History Committee, with support from the Woodside Community Foundation and other community members. The building was relocated approximately 50 feet to the south (away from the commercial buildings on Woodside Road and toward the Town government offices).

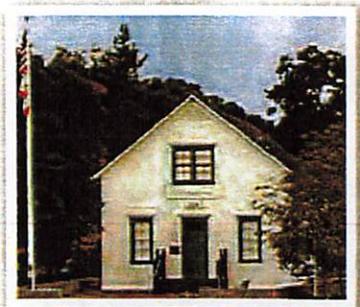


**Woodside Store (Tripp Store.)**

The Woodside Store (Tripp Store), located at 3300 Tripp Road, was built by Dr. Robert Orville Tripp and Matthias A. Parkhurst in 1854 among the saw mills and redwood groves. The store was operated by Dr. Tripp himself, who also served as dentist, librarian, postmaster, and community leader, until his death in 1909. The store was purchased by the County of San Mateo in 1940, and opened as a public museum on September 7, 1947. The Woodside Store is State Registered Historic Landmark No. 93.

Map LU2: School Districts within Woodside





**Town of Woodside Government Center (Independence Hall).**

### **Town Government Offices and Public Parking**

In 1988, the Town government offices were located in rented space at the Woodside Elementary School. In 1988-89, the Town initiated the development of a Town Hall complex and public parking for the commercial area. It acquired land behind the Pioneer Hotel building and the strip of commercial properties along Woodside Road, including the Mathisen farmhouse property. The Town also established the Woodside Road/Whiskey Hill Road Parking Assessment District at this time and, through two construction phases, built over 140 public parking spaces to support the Town Hall complex and the adjacent commercial establishments. The land acquisition and parking construction were funded by a combination of Special Assessment District bonds, paid for through assessments on the involved commercial property owners, and Town funds, totaling just over \$3.2 million.

The architect for the new Town Hall complex was Esherick Homsey Dodge & Davis, of San Francisco. Town Hall was formally dedicated on December 8, 1990. Construction cost was about \$2.3 million, financed by the issuance of 25-year Certificates of Participation, a kind of lease-financing mechanism. These were retired in 2006, nine years early.

Independence Hall, built in 1884 and acquired by the Town in 1978, was relocated from its original location two miles west of where it stands today. It was completely renovated in 1991 as the last element of the Woodside Town Hall complex project.

### **"OS" OPEN SPACE LAND USES**

Lands designated as Open Space ("OS") are shown on Map LU1, General Plan Land Use Designations Map, and are more specifically described in the Open Space Element and depicted on Map OS2, Open Space Inventory Map. Open Space Areas 4, 6, 7, and 29, are designated "OS". These open space lands are set aside for public health and safety, resource conservation, visual aesthetics, and recreation.

### **"OS-ESA" OPEN SPACE LAND USES, ENVIRONMENTALLY SENSITIVE AREAS**

Lands designated as Open Space with the "ESA" overlay ("OS-ESA") are considered more environmentally sensitive than the area designated only Open Space ("OS"). The "OS-ESA" area are shown on Map LU1, General Plan Land Use Designations, and are more specifically described in the Open Space Element and depicted on Map OS2, Open Space Inventory Map. Open Space Areas 5, 8, 13, 14, 16, 23, 26, 28, 30, and 33, are designated "OS-ESA". These open space lands are set aside for resource conservation, aesthetics, and recreation.

**“R” RESIDENTIAL LAND USES**

The Residential (“R”) land use designation is intended to allow for a variety of residential parcel sizes that are compatible with the historic development pattern of Woodside, and at the same time safeguard Woodside’s natural environment. Residential density in Woodside ranges from large, rural lots to denser, smaller lots.

The number of structures and intensity of uses allowed in the Residential land use designation depends on a property’s size, environmental constraints, and compatibility with the surrounding area. On lots with adequate space and limited environmental sensitivity, more development options are available, such as barns, pools, pool houses, accessory dwelling units, other accessory structures, commercial vineyards, and stables. In contrast, development in areas that have numerous environmental constraints and/or smaller lots should have fewer structures and less intensive use.

**“R-ESA” RESIDENTIAL LAND USES, ENVIRONMENTALLY SENSITIVE AREAS**

Lands designated as Residential with the “ESA” overlay (“R-ESA”) are considered more environmentally sensitive than the area designated only Residential (“R”). These lands are environmentally constrained by steep slopes, geological hazards, difficult road access, or soil or water problems. In response, the zoning ordinance requires larger minimum lot sizes and applies more restrictive site development standards.

**“U” UTILITY LAND USES**

Lands designated “U” are reserved for public utilities. Only one parcel in Town is so designated.



**Home in a single-family, residential neighborhood.**



**Barns may be permitted on appropriately sized parcels.**



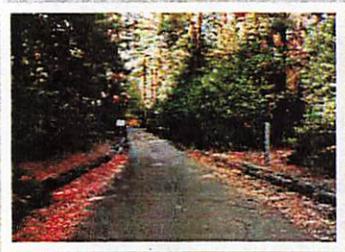
**Commercial vineyards may be permitted on larger sites.**



**Steep slopes are an example of an environmentally sensitive constraint.**



**This hillside and stream corridor are an example of an environmentally sensitive area.**



**1. Greer Road Area.**

## ENVIRONMENTALLY SENSITIVE AREAS

The purpose of the “environmentally sensitive area” (ESA) designation is to identify those areas of the Town which contain significant environmental constraints. This information will be used when considering the appropriateness of development proposals. ESA areas are shown on Map LU1, General Plan Land Use Designations.

Environmental constraints dictate the number of building sites or intensity of development. Each area has constraints that require special planning consideration. The presence of one or more of these constraints, therefore, will reduce the allowable density in any zoning district.

Environmentally sensitive areas may contain the following constraints: steep slopes, geological hazards (Maps NH1 and NH2), lack of water supply, fire hazards (Map NH4), poor road access, excessive noise exposure (Map N1), flooding (Map NH3), proximity to stream corridors (Map CV1), significant biological resources (Map CV2), or major scenic corridors and viewsheds (Map CL2).

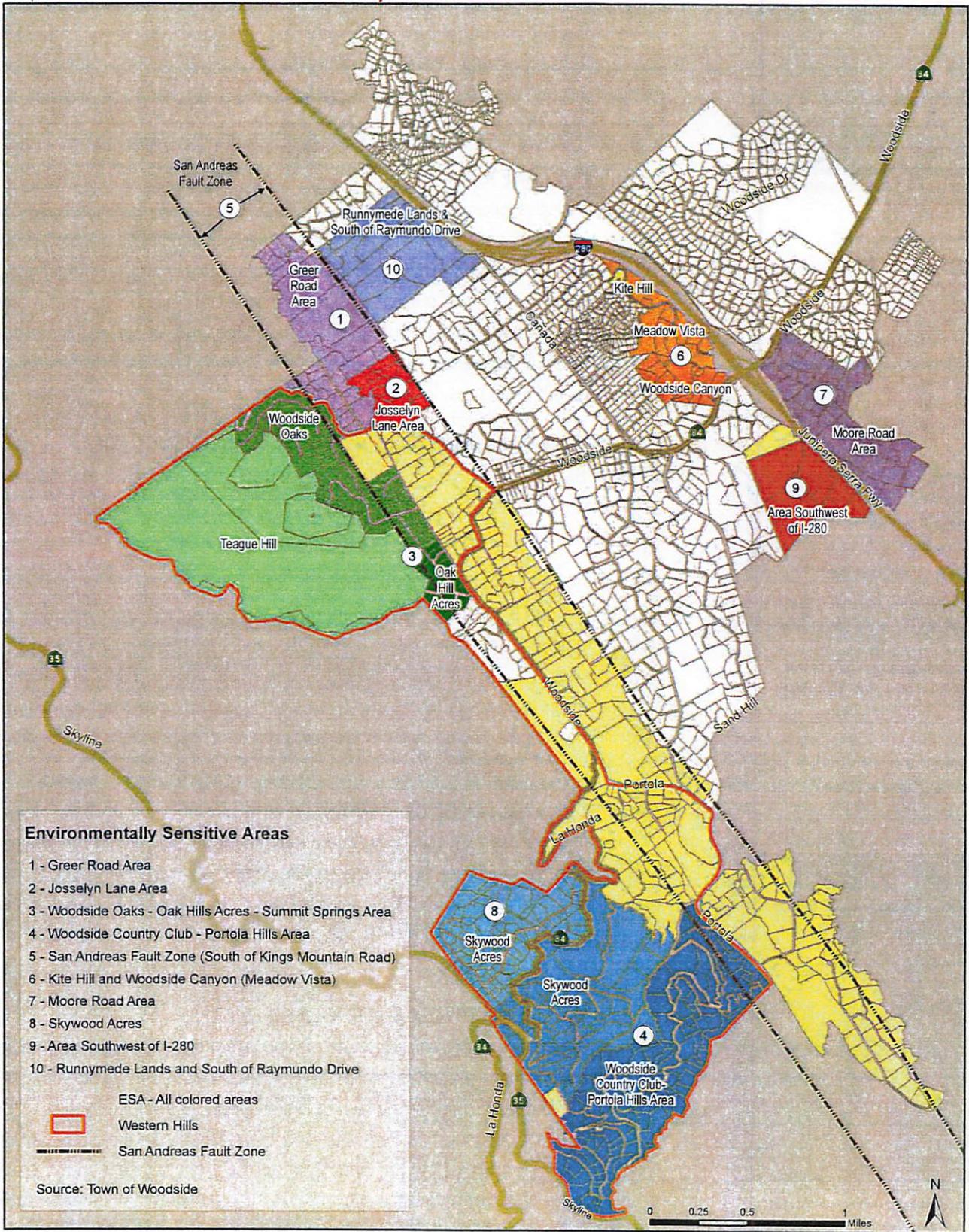
The majority of these areas occur in the steeper Western Hills of the Santa Cruz Mountains (all lands west of Kings Mountain Road, Woodside Road, and Portola Road), along the main trace of the San Andreas Fault, and adjacent to the Interstate 280 (I-280) corridor. Most of these areas are partially developed with single family dwellings and accessory uses. There are two other significant environmentally sensitive areas which are largely undeveloped: Summit Springs (Teague Hill), located in the Western Hills, and the lands located immediately southwest of I-280.

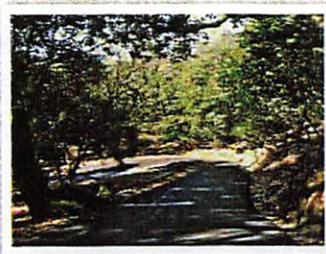
Ten areas designated as environmentally sensitive areas are shown on Map LU3 and are described below. While these areas have specific characteristics of environmental sensitivity, they are not the only areas in Town which are environmentally sensitive (also see the Conservation Element).

### 1. GREER ROAD AREA

This area includes the lands between the Rancho Cañada Subdivision and Kings Mountain Road, which are dependent upon Greer Road for access. West Union Creek flows through the area. These lands are heavily wooded. Problems with access exist due to the narrow widths of pavement and right-of-way for Greer Road, and other physical constraints making road widening extremely difficult. Any general widening of the roadway would have adverse environmental impacts. In addition, Greer Road is a “dead end” road with no adequate turnaround. Emergency vehicle access and operating problems are particularly severe.

Map LU3: Western Hills and Environmentally Sensitive Areas





**2. Josselyn Lane Area.**

In addition to access problems, terrain and geologic hazards impose severe limitations on development. Although some improvements were made in 1975, water supply is deficient for fire protection. Potentially active traces of the San Andreas fault zone are mapped through the area, but fault investigations indicated that these traces do not exist in at least the southeast portion of this area.

## 2. JOSSELYN LANE AREA

This area includes lands dependent upon Josselyn Lane for access. Access is poor. Narrow road width, poor alignment, and short curves impairing sight distance create hazards for all traffic, particularly for emergency vehicles. Water supply is substandard for both fire and domestic purposes through most of this area. Parts of this area have steep slopes with a high potential for landsliding, and an active trace of the San Andreas fault zone extends through this area. Most of the existing parcels are developed with residences.



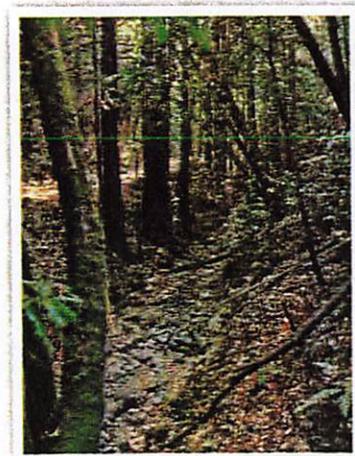
**3. Summit Springs Road in the Woodside Oaks - Oak Hills Acres - Summit Springs Area.**

## 3. WOODSIDE OAKS - OAK HILLS ACRES - SUMMIT SPRINGS AREA

This area divides into two parts: a lower part consisting of the Woodside Oaks and Oak Hill Acres subdivisions, with residences on most of the lots; and an upper part, Summit Springs, which is the 620 acre Teague Hill Open Space Preserve.

The existing subdivisions are characterized by lots that are too small for the terrain conditions, slope instability problems, and road and drainage problems due to the steep terrain and inadequate design and improvement in the original infrastructure development. This area has experienced more damage to private and public property from landslides than any other area of Town. Summit Springs Road, a public road, and Oak Hill Drive, a private road, present special problems because of excessively steep grades.

The 620 acre Teague Hill Open Space Preserve presents particularly difficult development problems because of steep terrain, slope stability problems, and excessively steep grades on Summit Springs Road and Oak Hill Drive, which are the only existing roads leading to the parcel. Improving access could be difficult as Oak Hill Drive is a private road. Heavily wooded, steep sided canyons divide the parcel into a number of separate parts.



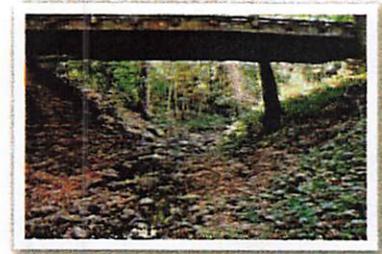
**4. Woodside County Club-Portola Hills Area.**

## 4. WOODSIDE COUNTRY CLUB-PORTOLA HILLS AREA

This area consists of all of the lands south of Woodside Road between Portola Road and Skyline Boulevard, except for the Phillip Road Subdivision and public lands. This area is characterized by problems of access, water supply, and slope instability. Most of this area was subdivided prior to 1920 and the road and small lot size present many problems. Except for Old La Honda Road, all roads are private. Although most of the parcels have been developed, some vacant parcels remain. In some cases, additional development may not be feasible because geologic hazards are coupled with other problems.

**5. SAN ANDREAS FAULT ZONE (SOUTH OF KINGS MOUNTAIN ROAD)**

This area is bounded on the southwest by Tripp and Woodside Roads and on the northeast by the active trace of the San Andreas fault zone. It includes the active (1906) trace and mapped potentially active traces of the San Andreas fault. Portions of this area are subject to flooding and some parts have a high water table and a potential for liquefaction. Several creeks flow through this area. (Also see the Natural Hazards and Safety Element.)

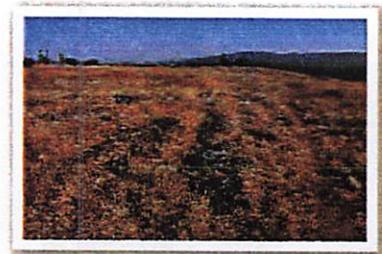


**5. South of Kings Mountain Road Area.**

**6. KITE HILL AND WOODSIDE CANYON (MEADOW VISTA)**

This area presents development problems because of limited access, steep terrain, potential slope instability, and identified landslides. The area is divided into two distinct parts by an inactive (bedrock) fault that separates serpentine and sandstone bedrock. It is an excellent example of differences in landscape character caused by underlying rock formations.

The less steep portion is a serpentine landscape area which supports an abundance of wildflowers and other plants which have adapted to the serpentine land. Prior to the construction of Interstate 280 (I-280), it was part of a large serpentine landscape area which included Open Space Lands Area No. 6 marked for Preservation of Natural Resources in the Open Space Element. Undisturbed serpentine landscape in the Bay Region is limited, therefore, special measures are appropriate to conserve the essential qualities of these areas. In 1978, a portion of this area was dedicated to the Town as a wildflower preserve, and the balance was subdivided (the Meadow Vista Subdivision). A major portion of the heavily wooded steep portion of this area sloping down to Redwood Creek is in the Scenic Corridor along I-280. Special measures should be taken to protect the visual qualities and to maintain vegetative cover to control erosion.



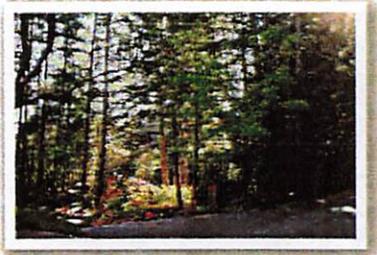
**6. Kite Hill.**

**7. MOORE ROAD AREA**

This area comprises lands dependent on Moore Road for access. It is constrained primarily because of noise exposure from I-280; and the narrowness of Moore Road, a private road which limits access for emergency equipment. A substantial part of the area is in the scenic corridor of I-280, which is designated as a Scenic Highway by the State. The traffic access and safety problems may not be severe for the existing developed properties, but it imposes restraints on subdivision and development of acreage properties which otherwise could be subdivided.



**7. Moore Road Area.**



**8. Skywood Acres.**

## 8. SKYWOOD ACRES

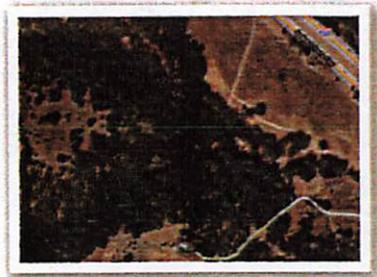
This area includes the lands north of State Highway 84, south of Wunderlich Park and east of Skyline Boulevard. The primary constraints to development in this area are steep slopes, potential landsliding, and poor surface and groundwater conditions. The general topography is steep and the hillsides are wooded. Existing landslides may reactivate under heavy precipitation or seismic shaking.

Other potential constraints include expansive surficial and bedrock materials. Concentrated runoff as a result of residential development may also lead to erosion problems on steep slopes. The Pilarcitos fault zone (inactive) runs north-south through the area. Alambique Creek flows west-east through the area.

## 9. AREA SOUTHWEST OF I-280

This six parcel area is approximately 130-acres and consists mostly of vacant land with one single-family home. The area is adjacent (southwest) to I-280, and approximately midway between Sand Hill Road and Woodside Road.

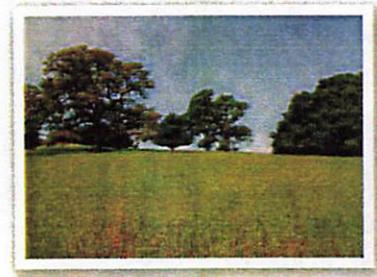
This area is characterized by steep slopes, deeply incised creek corridors and swampy areas, potential external and internal access problems (such as difficulty in crossing creeks and surmounting steep areas), potential slope instability, a high degree of visibility from the I-280 scenic corridor, and potential noise problems associated with vehicular traffic along the I-280 route. A development application (Sand Hills Estates) was approved in 2007 for the infrastructure improvements needed to develop the five underlying residential legal lots of record, including a private roadway, two bridges, a detention basin, and drainage improvements.



**9. Southwest of I-280 aerial photo.**

## 10. RUNNYMEDE LANDS AND SOUTH OF RAYMUNDO DRIVE

This area is located west of Runnymede Road and is in the I-280 scenic corridor. Portions of this area are exposed to high noise levels from the I-280 corridor. A significant portion of this area is undeveloped, featuring grasses, stands of oak, and gentle foothills.



**10. Runnymede Lands.**

## ADJACENT LANDS

Adjacent lands, those lands beyond Town limits but within Woodside’s Planning Area (Map TF2), comprise private and public lands which are both developed and undeveloped. They provide a buffer or transition zone between Woodside and the surrounding areas; they contain important natural and aesthetic resources that contribute to Woodside’s quality of life; or they have environmental constraints such as steep or unstable slopes which, if developed improperly, could adversely affect the area. Adjacent lands comprise half of the land area of the Woodside Planning Area, which is roughly 23 square miles.

For developed lands, any changes or intensification of land uses should be sensitive to the environmental conditions of the site and the surrounding area. For undeveloped lands, open space, agricultural, and equivalent land uses are most appropriate. Parklands should be maintained as open space as much as possible, and should provide for low-intensity recreational use. Intensity of recreational development, suitability of access, and sensitivity of the terrain should be considered in park planning. Jurisdictions in the subregion should participate in cooperative planning efforts to assure that all affected parties have early input on proposed development or planning decisions.

### AREAS OF INFLUENCE ASSIGNED TO THE TOWN

Adjacent lands within the sphere of influence of the Town are assigned by the San Mateo County Local Agency Formation Commission (LAFCO). Lands east of the municipal boundaries in this category are Stanford Lands. Stanford Lands include Jasper Ridge Biological Preserve and Searsville Marsh, part of the Stanford Linear Accelerator (SLAC), and The Horse Park at Woodside (also known as Guernsey Field). Stanford’s 2004 Land Use by Function Map designates Jasper Ridge Biological Preserve as “Open Space,” SLAC as “Institutional or Public Facility,” and Horse Park at Woodside as “Agricultural/Academic Preserve.”

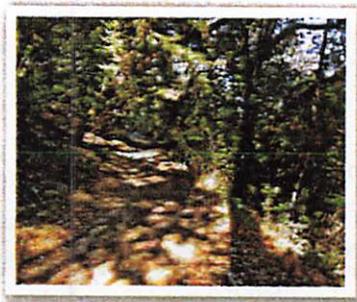
Stanford lands have important aesthetic and natural resource value to Woodside and the surrounding area. Lands west of I-280 along Sand Hill Road serve as a visual gateway to the rural setting of Woodside and the hills beyond. Preservation of these resources is encouraged. Town comments on changes proposed by Stanford should take preservation of these resources into account. Recreational, agricultural, or equivalent uses are encouraged for these areas.

Lands west of the municipal boundaries in this category are:

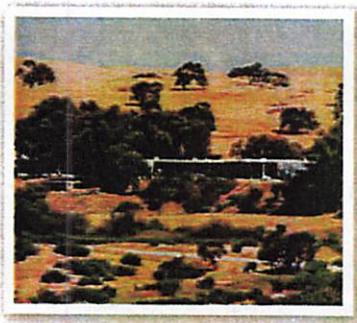
- The Phleger Property (Open Space Area No. 22, Open Space Element);
- Bear Gulch Watershed (Open Space Area No. 1, Open Space Element);
- Huddart Park (Open Space Area No. 17, Open Space Element);
- Bear Gulch Road Area (Open Space Area No. 24, Open Space Element);
- Cañada College (see Institutional section in this Element); and,
- Wunderlich Park (Open Space Area No. 23, Open Space Element).



**Searsville Lake, located adjacent to Woodside.**



**Adjacent lands are primarily natural and have low-intensity recreational uses.**



**Stanford Linear Accelerator in the Jasper Ridge Biological Preserve, located east of Woodside.**

## AREAS WITHIN OTHER INCORPORATED JURISDICTIONS OR THEIR SPHERES OF INFLUENCE

Adjacent lands outside of Woodside's sphere of influence include:

- Bear Gulch Reservoir, within the Town of Atherton;
- Stanford Lands east of I-280, within the City of Menlo Park;
- Edgewood County Park, within the Town; and, Redwood City's sphere of influence.

Lands in the unincorporated area of San Mateo County not assigned to any sphere of influence include:

- Lands west of Skyline; and,
- San Francisco Watershed Lands.

## RELATIONSHIP BETWEEN THE GENERAL PLAN AND ZONING ORDINANCE

The General Plan designates land uses in general, long-term categories. In addition, the zoning code (Chapter 153 of the Woodside Municipal Code) designates specific allowable uses of land. The zoning code is the primary means of implementing a General Plan, and prescribes the specific allowed uses and development standards for each zoning designation. State law requires that the General Plan and zoning ordinance be consistent. Table LU1 below lists existing General Plan and zoning designation pairings in Town.

**Table LU1: Relationship Between General Plan and Zoning**

General Plan Land Use Designation:	Zoning Designation:
"C", Commercial	"CC", Community Commercial
"IN", Institutional, Public & Quasi-Public	"R-1", Residential "SR", Suburban Residential
"OS", Open Space	"OSH", Open Space for Health and Safety "OSN", Open Space for Preservation of Natural Resources "OSM", Open Space for Managed Production of Natural Resources "OSRL", Open Space for Low Intensity Outdoor Recreation "OSRM", Open Space for Medium Intensity Outdoor Recreation "SCP-10", 10 Acre Minimum
"OS-ESA", Open Space/Environmentally Sensitive	"OSN" "OSRL" "SCP-10", 10 Acre Minimum
"R", Residential	"R-1", Residential "SR", Suburban Residential "RR", Rural Residential
"R-ESA", Residential/Environmentally Sensitive	"SCP-5", Special Conservation Planning, 5 Acre Minimum "SCP-7.5", 7.5 Acre Minimum "SCP-10", 10 Acre Minimum "RR", Rural Residential*
"U", Utility	"SR", Suburban Residential

Limited to three specific parcels.

**Table LU2: Zoning Districts**

<b>Commercial Land Use Designation</b>	<b>Minimum Lot Size</b>	<b>Purpose</b>
"CC", Community Commercial		
<b>Residential Land Use Designation</b>	<b>Minimum Lot Size</b>	<b>Purpose</b>
"R-1", Residential	20,000 square feet or larger	To provide a higher intensity of suburban residential uses and to acknowledge a land use pattern which existed prior to the incorporation of the Town.
"SR", Suburban Residential	1 acre or larger	To provide for suburban land or uses within the Town's predominantly rural setting.
"RR", Rural Residential	3 acres or larger	To preserve the Town's primarily rural, single family character.
"SCP-5", Special Conservation Planning - 5	5 Acres or Larger	To provide for reduced human densities for lands with such characteristics as steep hillsides, geologic hazards, difficult road access, and soil and water problems.
"SCP-7.5", Special Conservation Planning - 7.5	7.5 acres or larger	To provide for reduced human densities for lands with such characteristics as steep hillsides, geologic hazards, difficult road access, and soil and water problems. The SCP-7.5 district has a greater number of constraints than the SCP-5 district.
"SCP-10", Special Conservation Planning - 10	10 acres or larger	To provide for reduced human densities for lands with such characteristics as steep hillsides, geologic hazards, difficult road access, and soil and water problems. The SCP-10 district has a greater number of constraints than the SCP-7.5 district.
<b>Open Space Land Use Designation</b>	<b>Minimum Lot Size</b>	<b>Purpose</b>
"OSH", Open Space for Health and Safety	None	To implement the policies of the Open Space Element, principally to open space for the preservation of natural resources, outdoor recreation, and public health and safety.
"OSN", Open Space for Preservation of Natural Resources	None	Same as above.
"OSM", Open Space for Managed Production of Resources	None	Same as above
"OSRL", Open Space for Low Intensity Outdoor Recreation	None	Same as above
"OSRM", Open Space for Medium Intensity Outdoor Recreation	None	Same as above

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## GOAL LU1

Preserve and enhance Woodside as a scenic, rural residential community.

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The goal of the Land Use Element is to:

1. Preserve and enhance Woodside as a scenic, rural residential community;
2. Protect and enhance the unique character of the Town;
3. Preserve the natural environment of the Town and minimize disturbance of the natural terrain;
4. Preserve the visual resources of the community, including important vistas, such as those of the western hillsides as seen from the valley below, and those of the valley as seen from the hillsides;
5. Protect persons and property from unreasonable exposure to hazards which may occur in the local environment, such as fire, flood, unstable ground, erosion and earthquakes;
6. Preserve the natural hillsides and wooded areas as much as possible so that persons traveling through the Town perceive the effect of development as rural and natural; and,
7. Limit commercial uses to services and facilities which meet the day-to-day needs of residents.

### POLICY LU1.1 – GIVE HIGH PRIORITY TO PRESERVATION AND CONSERVATION OF NATURAL RESOURCES

Preserve and conserve the Town's natural resources by subordinating development to the land, employing conservation best management practices, and acquiring conservation and open space easements. Valuable natural features, such as streams and stream corridors, scenic corridors, woodlands, meadowlands, ridge tops and hill tops, and significant stands of trees, shall be preserved and protected through imaginative planning, good conservation practices and, where appropriate, the dedication of open space, conservation, or scenic easements. Stream corridors, ponds, and wetlands must

be kept free of structures and maintained in a natural condition, except for erosion and flood control measures and other uses beneficial to the water regimen.

### Strategies:

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#### a. Residential Design Guidelines

Revise the Residential Design Guidelines to encourage or require concept and site planning review prior to submittal of a development proposal for entitlement.

#### b. Update Regulations

Review and update the Woodside Municipal Code definition of stream corridor to address hydrology, riparian vegetation, and geomorphic conditions.

#### c. Dedication of Easements

Support and encourage the voluntary dedication of easements for open space, conservation, scenic resources, and trails.

### POLICY LU1.2 - LIMIT INTENSITY OF DEVELOPMENT

Property shall be developed with minimum disturbance to the natural terrain. The natural environment and rural character of the Town should be retained or restored as much as possible, including measures to:

1. Retain open space;
2. Decrease land use intensity on steep hillsides and the mountainous areas where it is necessary to limit storm runoff, prevent increased erosion, avoid natural hazards, protect vegetation and watersheds, and maintain scenic qualities;
3. Minimize grading and alteration of natural land forms;
4. Manage intensity of use of individual parcels and buildings by considering health and safety, impacts on adjoining properties from noise, traffic, night lighting, or other disturbing conditions, and protection of natural land characteristics;

5. Limit principal uses and accessory uses to those which can be accommodated without encroaching upon areas identified in the Open Space element of this Plan for conservation of natural resources, general open spaces, or upon areas that present hazards for the type of use and occupancy accommodated on the parcel; and,
6. Encourage the maintenance of livestock, particularly horses, as an important component of the rural character of the Town.

**Strategies:**

**a. Update Regulations**

Review and update the Woodside Municipal Code requirements for consistency with Policy LU1.2, including:

1. Natural State;
2. Grading/Slope;
3. Land Use Intensity; and,
4. Development Standards.

**b. Encourage the Keeping of Livestock**

Review and update the Woodside Municipal Code and Residential Design Guidelines to encourage the keeping of livestock, particularly horses.

**POLICY LU1.3 - MAINTAIN COMMUNITY AESTHETICS**

New development will be reviewed for conformity with design policies, including:

1. Site and Structure Relationship

Structures should be designed to be subordinate to the natural environment, responsive to site constraints, and compatible with the rural character of the community. Large, bulky structures should be discouraged, particularly if they are visible from the road. All building designs should conform to the topography and scale of the land and should not be silhouetted against the

skyline as viewed from any Town or State scenic road. The visual impact of the structure should be mitigated either through minimizing building bulk or increasing setbacks. In general, hillside structures should be designed to step down the natural hillside in order to achieve a low building profile and minimize grading.

2. Colors and Materials

Encourage the use of fire-safe, natural, and natural appearing materials. Exterior colors shall blend with the surrounding natural landscape by using earth tones or natural finishes.

3. Landscaping

Landscaping should be designed to complement the natural attributes of the site, rather than relied upon to reduce the visual impacts of inappropriately designed and scaled structures. Avoid linear planting which can result in green fences and walls. Natural vegetation should dominate, and the use of drought-tolerant and native plants is strongly encouraged. Fences should be wildlife-friendly and avoid creating visual walls and tunnel effects along roadways. Landscaping plans and materials should be informal in character and provide smooth transitions between buildings, parking lots, adjacent roadways, and open areas.

4. Utilities

Utility lines and other infrastructure should be installed to minimize visual and environmental impacts.

**Strategies:**

**a. Residential Design Guidelines**

Revise the Residential Design Guidelines, Specific Plans, and Area Plans to provide clear direction on designing development projects of a size and scale appropriate to the site. Site planning, architectural design, colors, materials, and landscaping should be in keeping with the rural aesthetic, and should also reflect new fire and green building regulations.

### **b. Scenic corridor architectural standards**

Continue to enforce the Town's architectural standards by which:

1. All buildings and building sites located on visible ridge-lines are subject to architectural review.
2. No building may be located on a ridge where the building will be silhouetted against the sky.
3. All designs for structures visible from any scenic corridor must be of a mass and scale which subordinates structures to the site. Landscape patterns shall be informal and complement the natural setting.
4. No building sites or grading are permitted on steep slopes unless no practical alternative exists.
5. All visible grading must be contour-graded to blend with the adjacent land form.
6. Building materials and colors must be in harmony with the adjacent land forms and native vegetation. Finished structures shall have the appearance of receding into the natural background.
7. All structures must be set back a minimum of 200 feet from the edge of the State scenic road right-of-way.
8. A significant amount of a sloping building site must remain in a natural state. The steeper the slope, the greater the area to remain in a natural state.

### **c. Fence and Gate Design**

Adopt guidelines which address the environmental and aesthetic impacts of fence and gate design, with particular attention to: fencing along roads and trails, perimeter fencing, fencing in riparian areas, fencing around pools and athletic courts, livestock fencing, security fencing, and gates and pylons.

### **d. Code Compliance**

Continue the Town's code compliance program to ensure neighborhood preservation.

## **POLICY LU1.4 – EMPHASIZE RESIDENTIAL LAND USES CONSISTENT WITH RURAL ENVIRONMENT**

Residential lands are intended for a main dwelling as the principal use of a parcel, together with uses and structures customarily accessory to it. Accessory uses should be subordinate to the main residence and be in keeping with the rural residential quality of the community. Accessory living quarters within the main dwelling, or in a separate structure, are appropriate on larger parcels.

The following also are compatible uses in residential areas: (a) conservation of natural resources; (b) agricultural pursuits; (c) horse trails, pedestrian and bicycle paths, and roads for local circulation; (d) utility lines and facilities necessary to serve the community; (e) low intensity recreational uses; and (f) low intensity institutional uses. All such uses should have adequate on-site parking, traffic access, and utilities. Adverse off-site impacts on neighboring residences and the surrounding community shall be avoided.

### **Strategies:**

#### **a. Update Regulations**

Review and update the Woodside Municipal Code requirements for large house size exceptions and number of allowable accessory structures on a single parcel.

## **POLICY LU1.5 – THOROUGHLY EVALUATE CHANGES TO PARCEL BOUNDARIES**

### **1. Land Divisions**

Land division opportunities in Woodside are limited, and require environmental review to ensure adherence to all applicable State regulations, such as Subdivision Map Act and the California Environmental Quality Act; and local regulations, such as subdivision development standards and zoning, and the development potential of the parcels in light of site constraints. At a minimum, an Initial Study, pursuant to the California Environmental Quality Act (CEQA), shall be prepared by Town staff for all land division proposals.

The number of lots permitted in a land division is dependent on the characteristics of the area, as well as the minimum lot area required by the Woodside Municipal Code. Lots shall be adequate in size and appropriate in shape for the range of accessory uses which are potentially allowed without creating a feeling of overcrowding, negative environmental impacts, or the need for variances.

Visibility of structures, preservation of natural land form and vegetation, topography, noise exposure, maintenance of rural quality, zoning, and the relationship to surrounding properties shall be considered in preparing land division designs. Land division density, or number of lots, will ultimately be determined by these and other factors. The designation of building envelopes shall be required on final maps.

In the review of new land divisions, particular attention shall be given to soils and geological problems in order to avoid the creation of unstable building sites.

Division of property containing existing structures of cultural or aesthetic merit shall be carefully conceived to preserve the integrity of original "core" estate buildings, grounds, and heritage trees.

## 2. Lot Line Adjustments

Although land division proposals are rare in Woodside, lot line adjustment applications are more common. Lot line adjustments can result in new development opportunities which would not exist without boundary adjustments. Given that these proposals most typically occur in steep hillside areas, CEQA review is required. Care should be taken in reviewing and approving such proposals to avoid incompatibility with neighborhood character.

## 3. Lot Mergers

Lot merger applications in Town are most typically used to combine underlying legal lots of record which have been, or will be, used as one residential property. This

is encouraged. The Municipal Code currently does not provide for a voluntary lot merger process. Occasionally lot merger applications are submitted to create new development opportunities and should be evaluated in light of the policies expressed herein.

## Strategies:

### a. Update Regulations

Review and update the lot line adjustment and lot merger regulations of the Municipal Code to: (1) address unintended, increased, and inappropriate development potential; and, (2) include a process for voluntary lot mergers.

## POLICY LU1.6 - EMPHASIZE COMMERCIAL LAND USES WHICH SERVE THE DAY-TO-DAY NEEDS OF THE RESIDENTS

Each commercial establishment should be on a site which is adequate to accommodate all buildings, landscaping, storage for waste disposal, on-site truck loading, and off-road parking, except where joint use arrangements are authorized to substitute for on-site facilities. Intensity of use of a site should be limited to that which is compatible with adjoining uses and in keeping with the rural character of Woodside. Uses should not generate traffic in excess of the capacity of the circulation system. Buildings should be of moderate size and scale, and designed and constructed of materials compatible with the residential scale and rural character of the community.

Sites should be landscaped attractively. Trees and other planting should be used to shield adjacent residential developments from activities on commercial properties. Native plants should be used where practicable. Night lighting in commercial areas should provide for safety and identification, and should be of low intensity, shielded from the view of passing traffic and adjacent residential areas.

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Sites should be designated and developed to provide safe, convenient, pleasant access for equestrians, pedestrians, cyclists, and motorists. Parking spaces should be grouped in moderate sized areas, and located close to the enterprises they serve. Traffic patterns shall be efficient and safe. Bicycle parking should be provided by commercial enterprises when feasible and appropriate.

### Strategies:

#### **a. Local-Serving Commercial**

Develop a collaborative strategy to encourage convenience, retail, and personal services uses meeting the day-to-day needs of the Town residents over office and administrative uses.

#### **b. Update Area Plans**

Update the Town Center and Skylonda Center Area Plans to include specific recommendations for circulation, including: provisions for multiple modes of transportation: equestrians, pedestrians, bicyclists, and motorists; parking; community gathering space; public art; and landscaping improvements.

#### **c. Update Regulations**

Consider revisions to the Municipal Code to allow a limited number of small bed and breakfast facilities in the Commercial areas. Boarding houses, inns, bed and breakfast facilities, hotels and motels are not currently allowed uses in Town.

Review and consider revisions to the Commercial Parking Standards.

### **POLICY LU1.7 - LIMIT PUBLIC AND PRIVATE INSTITUTIONS TO THOSE REQUIRED FOR THE WELL-BEING OF THE COMMUNITY**

Institutional uses should be limited to those which provide a non-commercial service or facility for local residents and contribute to the general well-being of the community. The intensity of use of an institutional site should be limited to that which is compatible with adjoining uses, and in keeping with the rural character of Woodside. Institutional uses should not generate excessive noise or traffic. Institutional buildings should be of a size and scale compatible with the rural residential atmosphere of the community.

Sites should be landscaped attractively. Trees and other plantings should be considered to shield adjacent residential developments from activities on institutional properties. Native plants shall be used where practicable. In particular, parking areas should be screened from view from roads and adjacent residential properties. Institutions shall have access from arterial roads.

### **POLICY LU1.8 - ENCOURAGE AND PLAN PARKS AND RECREATION IN KEEPING WITH THE RURAL SETTING**

Parks and recreational areas and facilities, when needed, shall be planned, developed, and used in a manner which is in keeping with their rural setting and compatible with uses on adjacent lands. Use of park and recreation areas shall be controlled to limit noise and motor vehicular traffic both internally and externally. Recreation areas shall be located and designed so that access by pedestrians, equestrians, and bicyclists is encouraged.

Natural open space recreation land within the Planning Area should be carefully managed and uses controlled to ensure that vegetation, soil, wildlife, and visual qualities are protected and, where possible, enhanced. The concepts and principles of the Conservation Element should be observed in park use and management.

It is Town policy to utilize volunteers and private funds in combination with public funds for acquisition, maintenance, and operation of recreation facilities. Public recreation facilities and programs should be considered when there is a clear demand to supplement private facilities and programs. Local recreational programs shall be responsive to the needs of residents.

The Town shall coordinate and partner with public schools to make their facilities available for public recreation activities in addition to school uses.

**Strategies:**

**a. Recreation Program**

Continue providing recreational programs that meet the needs of Woodside residents.

**b. Cooperative Efforts**

1. The Town should continue its cooperation with the Woodside Elementary School District in the provision of recreational facilities.
2. The Town should continue its cooperation with San Mateo County in planning for the future use of Wunderlich Park, Huddart, and Edgewood Parks.
3. The Town of Woodside should continue its cooperation with the City of San Francisco in planning for limited low impact recreational use, such as trails, of the San Francisco watershed lands.

**POLICY LU1.9 - MONITOR AND PARTICIPATE IN THE PLANNING ACTIVITIES OF ADJACENT LANDS**

The Woodside Planning Area is an urban/wildland interface area that provides important natural and aesthetic resources to the Town of Woodside and local area. The Town of Woodside should monitor and participate in the planning activities of adjacent lands to encourage preservation of the natural environment and conservation of natural resources.

**Strategies:**

**a. Cooperative Planning Efforts**

The Town should continue to participate in cooperative planning efforts, such as with County Parks and Stanford University, to assure that all affected parties have early input on any proposed development.

**POLICY LU1.10 – MAINTAIN DEMOGRAPHIC DATA**

Maintain demographic data to adequately assess land use needs, such as housing, commercial services, private and public institutions, and parks and recreation.

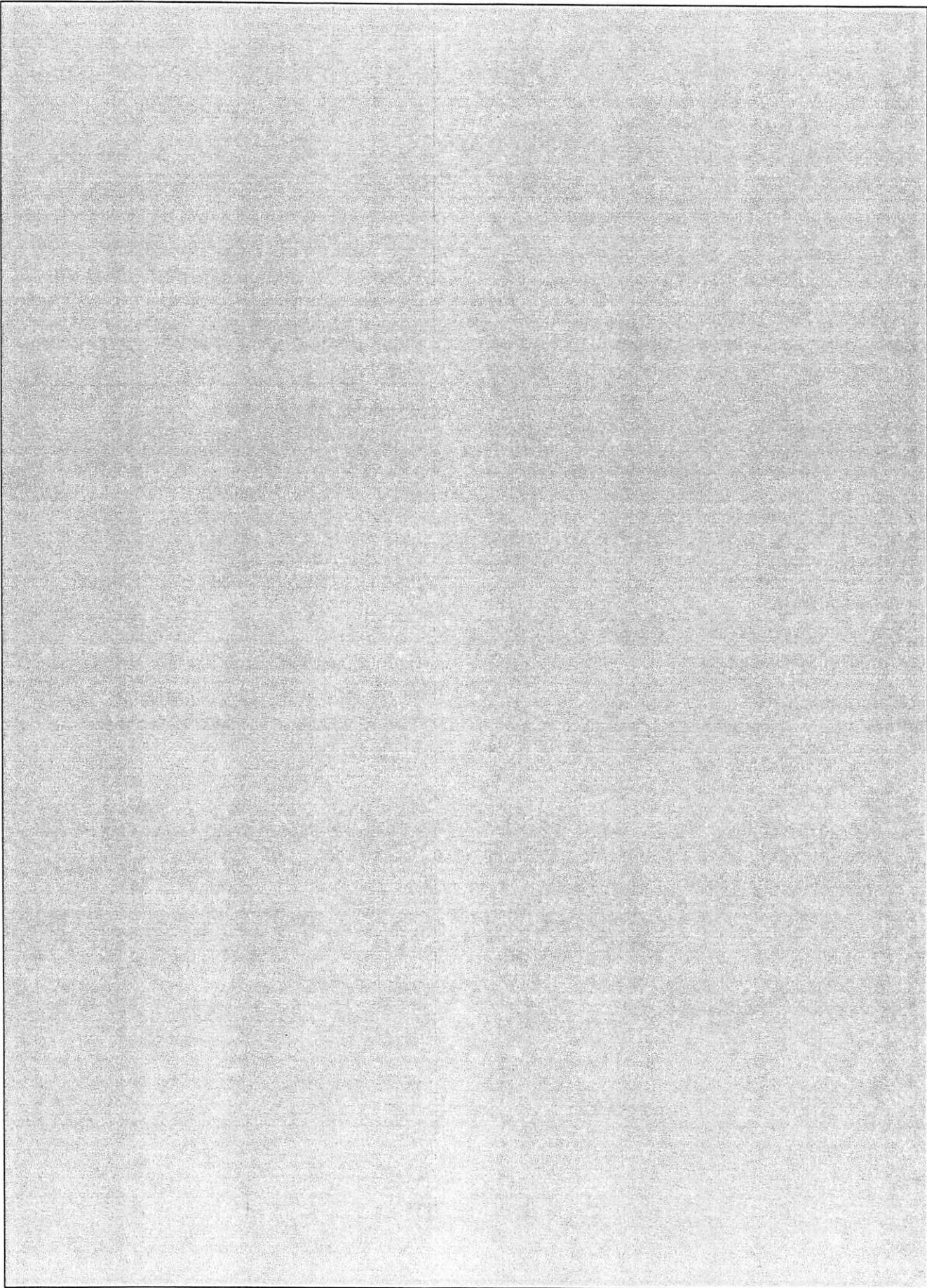
**Strategies:**

**a. Town Website**

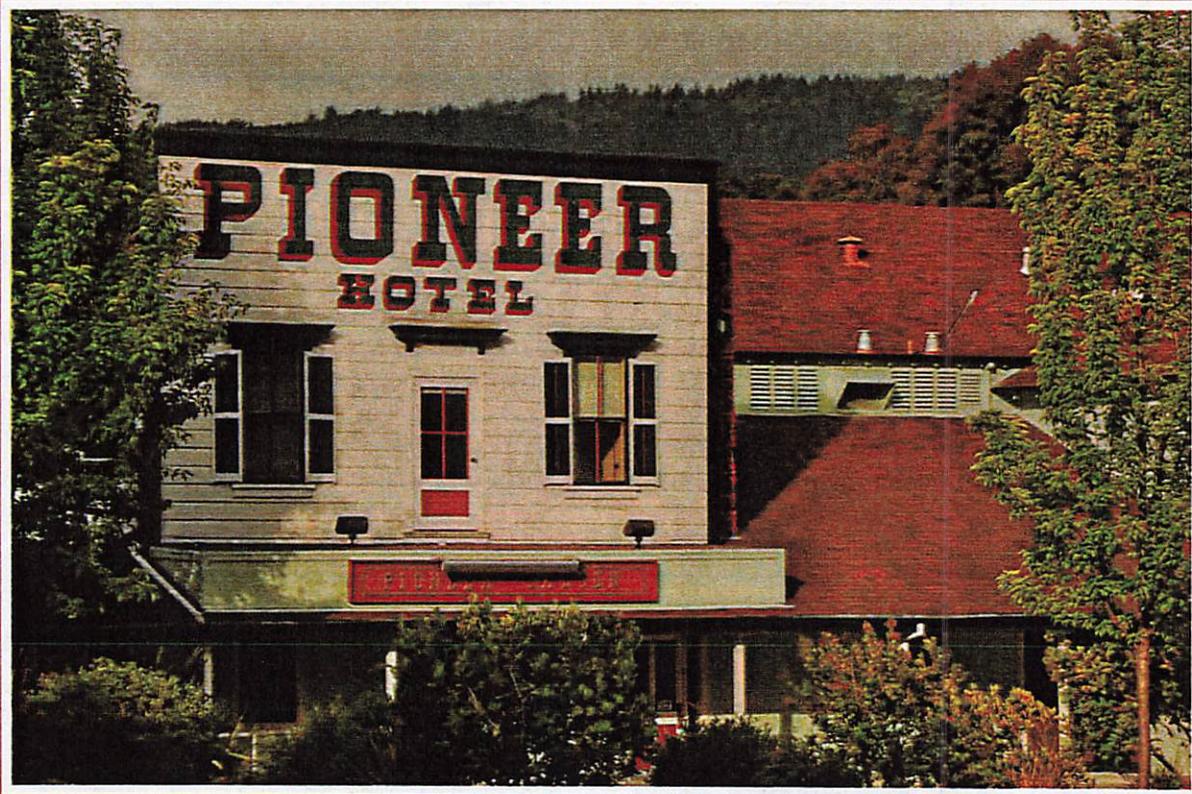
Maintain Town demographic data on the Town website as appropriate.

**b. Data Bases**

Maintain current demographic data from sources such as the United States Census and the Association of Bay Area Governments.



HISTORIC PRESERVATION ELEMENT



*“Preservation engages the past in a conversation with the present over a mutual concern for the future.” —William J. Murtagh*

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## INTRODUCTION

The Historic Overview of the General Plan is a tribute to the Town's rich and diverse history, including the original habitation by the Ohlone/Costanoan people, the arrival of Spanish explorers in 1769, Anglo-American settlement and the logging industry in the 1830's, early commercial and social development in the 1850's, early country estates and equestrian activities at the turn of the twentieth century, subdivisions and growth of the Town Center starting in the 1880's, and Town incorporation in 1956. It serves as a source of information regarding Woodside's development, resources, and character-defining features. It is also a guide for the identification, recognition, and retention of the Town's historic and cultural resources. Preservation of the historic environment is dependent upon the continued stewardship by its citizens. By understanding its history, the Town of Woodside can preserve its unique sense of place and quality of life.

Preservation celebrates the historic and cultural resources that define the community, and ensures historic Woodside will survive to enrich lives for generations to come. The Historic Preservation Element of the General Plan articulates Woodside's goal and policies on historic preservation.

## CHANGES SINCE 1988

The 1988 General Plan addressed Historic Preservation in the Open Space Element and included a list of fifteen historic structures and sites, as well as two actions for the preservation of these historic resources. Additionally, the 1988 General Plan, Land Use, Community Design, and Aesthetics Element, included Policy 25: "Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them." In 2010, Woodside Municipal Code regulatory reference to historic preservation was limited to Section 153.301(A)(6), which allows for a maximum size restriction exception to enable the relocation of a building within Woodside which is eligible for the California Register of Historical Resources when the purpose of the relocation is renovation consistent with the Secretary of Interior Standards. In the absence of specific implementing ordinances for historic

preservation, the Town currently relies on State laws, such as the California Environmental Quality Act, using a 50 year benchmark as the initial trigger for environmental review.

On March 10, 2009, the Town of Woodside amended the 1988 General Plan by adopting a Historic Preservation Element. This Element included three sections: Introduction, Goals, and Implementing Policies and Programs. The Introduction included a "Historic Overview" of the Town. Additionally, the list of historic sites and structures was increased from fifteen to twenty-two. The 2009 Element expanded the discussion of historic preservation and its importance to the Town, and included five preservation goals, and five implementing policies and programs.

This updated Historic Preservation Element includes a discussion of the State Historical Building Code and expands the specificity of the previous goals, implementing policies and programs; now called goals, policies and strategies. The "Historic Overview" from the 2009 Element is now included in the Introduction to set the stage for the 2012 General Plan.

## DEFINITIONS

### CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA")

CEQA is the principal statute mandating environmental assessment of projects in California. The purpose of CEQA is to evaluate whether a proposed project may have an adverse effect on the environment and, if so, to determine if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation. Historical resources are recognized as part of the environment under CEQA (PRC §21002(b), 21083.2, and 21084.1).

### CALIFORNIA HISTORICAL LANDMARKS

California Historical Landmarks (CHLs) are buildings, structures, sites, or places that have been determined to have statewide historical significance by meeting at least one of the following criteria:

- The first, last, only, or most significant of its type in the State or within a large geographic region (Northern, Central, or Southern California).

- Associated with an individual or group having a profound influence on the history of California.
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

The resource must also be approved for designation by the County Board of Supervisors or the City/Town Council in whose jurisdiction it is located; be recommended by the State Historical Resources Commission; and be officially designated by the Director of California State Parks.

### MILLS ACT

State legislation enacted in 1972 (and amended in 1984) grants local governments the authority to reduce property taxes on eligible historic properties if the owner agrees to maintain and preserve the property. In effect, the Mills Act serves as an economic incentive to owners to preserve their historic properties for the benefit of the entire community.

### NATIONAL REGISTER OF HISTORICAL PLACES (ALSO "NATIONAL REGISTER")

The official inventory of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, and culture is maintained by the Secretary of the Interior under the authority of the Historic Sites Act of 1935 and the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470-470t, 36 C.F.R. Sections 60, 63).

### SECRETARY OF INTERIOR STANDARDS

The Secretary of the Interior's Standards are standards intended to promote responsible preservation practices, and include a hierarchical order of four treatment approaches including preservation, rehabilitation, restoration, and reconstruction (ordered first to fourth respectively). Publications of these Standards include: The Secretary of the Interior's Standards for Rehabilitating Historic Buildings, issued by the U.S. Department of the Interior, National Park Service (36

C.F.R. Part 67); the publications of the National Park Service, Preservation Assistance Division, Guidelines for Rehabilitating Historic Buildings (1992, N.P.S.); The Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995, N.P.S.), and any subsequent publication on the Secretary's Standards by the N.P.S.

### STATE HISTORICAL BUILDING CODE

The State Historical Building Code (Part 8 of Title 24 of the California Code of Regulations) provides regulations and standards for the rehabilitation, preservation, restoration, or relocation (as applicable) of historical buildings, structures, and properties deemed of importance to the history, architecture, or culture of an area by an appropriate local or State governmental jurisdiction. Subject to adherence to certain thresholds for public health and safety, the Code can allow for lesser standards in favor of maintaining the integrity of historic structures.

## HISTORIC RESOURCES

Historic resources are man-made or natural physical features which are of value because they reflect the history of the Town and represent an architectural, cultural, archaeological, community, or aesthetic value and possess one or more of the following attributes:

- Yield or be likely to yield information that is important in pre-history or history;
- Are associated with events that have made a significant contribution to the patterns of life in the Town;
- Are associated with lives and cultures significant with the Town's past;
- Embody the distinctive characteristics of the time, period or method of construction, especially if it is one of the last remaining such structures, represents the work of a master, and/or possesses high artistic value; or,

- Possess integrity of location, design, setting, materials, workmanship, and feeling of its original nature.

**Table HP1: Resources of Historic and Cultural Significance**

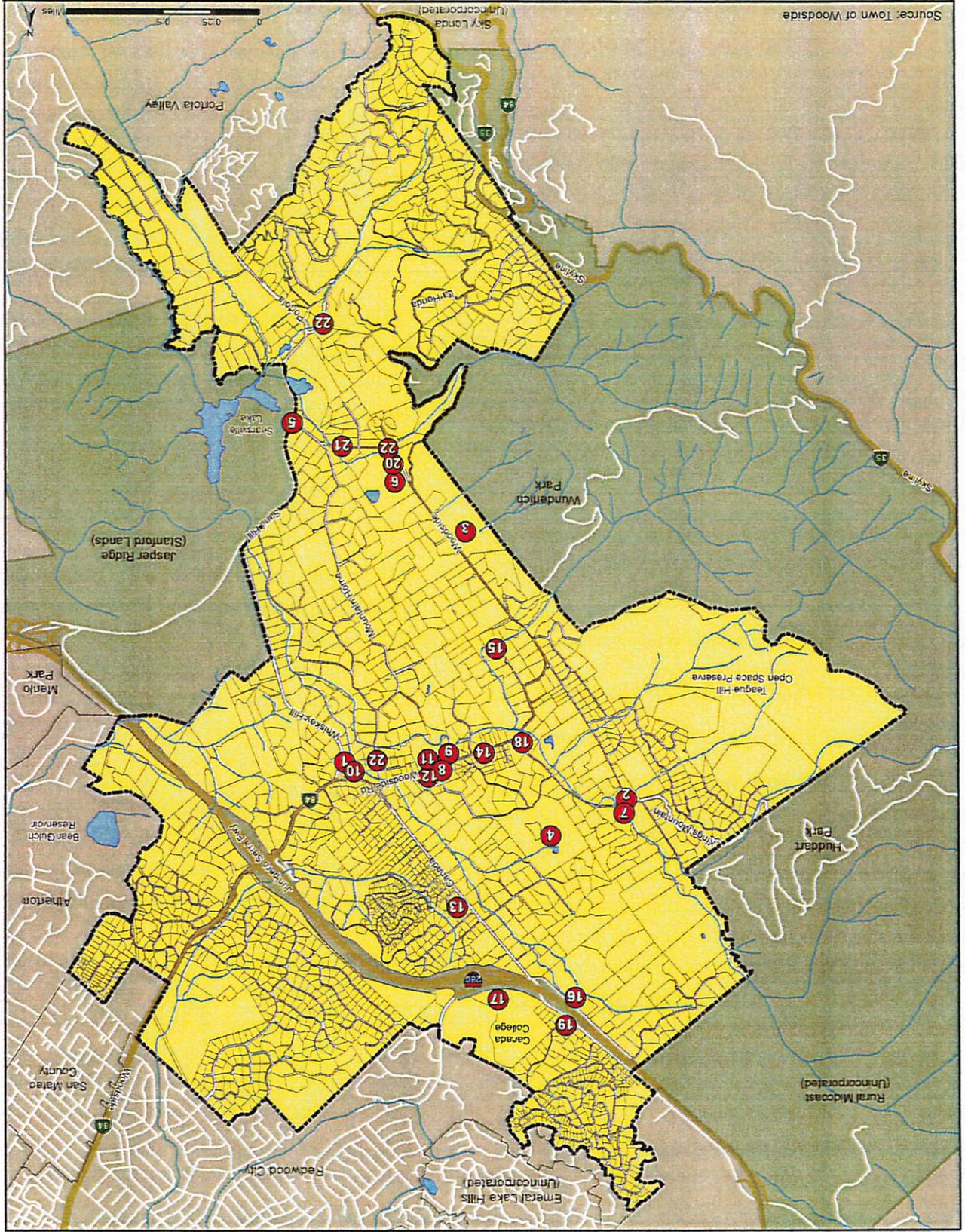
Map Label	Resource Name	Location	National Register of Historic Places	California Historical Landmark
1	Independence Hall	In Town Center, on Woodside Road	X	
2	Woodside Store (Tripp Store)	Tripp Road at Kings Mountain Road	X	X
3	Folger Estate Stable Historic District	Wunderlich Park, Woodside Road	X	
4	Green Gables (Fleishhacker Estate)	Albion Avenue	X	
5	Site of the Town of Searsville	At Searsville Lake; historic marker at Sand Hill Road & Portola Road Intersection		X
6	Charles Brown Adobe	East of Woodside, near La Honda Road		
7	Tripp Winery & Home	In vicinity of Tripp Road and Kings Mountain Road		
8	Jenkins House	Woodside Road and Albion Avenue		
9	MacArthur/Veliquette House	Woodside Road, west of Woodside School		
10	Woodside Community Museum	In Town Center, behind commercial building		
11	Original School House	South of Woodside Road near Albion Road, on Woodside School grounds		
12	Woodside Church Chapel	North of Woodside Road; across from school		
13	Albert Shine House	East of Cañada Road, south of Laning Drive		
14	Little Store	North of Woodside Road near Miramontes		
15	Octagon Barn, Why Worry Farm	South of Woodside Road, east of Tripp Road		
16	Spreckels Barn	Runnymede Road		
17	Portola Expedition Site	In vicinity of the junction of Woodside Road & Portola Road		
18	Copinger Adobe Site	In vicinity of Woodside Road at its crossing of West Union Creek, at Kings Mountain Road		
19	Site of the settlement of West Union	East of Cañada Road South of Edgewood Road		
20	Site of San Mateo County's First Sawmill	On Alambique Creek, East of Portola Road, near junction of La Honda Road		
21	Portola Vineyard	Near junction of Portola Road with Old La Honda Road		
22	Early Concrete Bridges	One on Mountain Home Road, about 1/8 mile south of Woodside Road, one on Portola Road at crossing of Alambique Creek, and one at the bottom of Old La Honda Road.		

Source: Town of Woodside

These attributes are adapted from State of California Office of Historic Preservation Listing Criteria for the California Register.

The Town of Woodside officially recognizes twenty-two resources of historic and cultural significance:

While the Town officially recognizes the above listed resources, other resources in Town may qualify for either national, State, or local listing. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to definitions contained within the Public Resource Code does not preclude the Town from determining whether the resource may be a historical resource. Assessment of historic significance, and potential impacts, are made on a case-by-case basis in the Town.



Map HP1: Historic Resources

In future designation of historic resources, the following will be considered for listing: historic structures and sites, neighborhoods, districts, landscapes, Pioneer dwellings, crossroad settlements, estates, stables and corrals, vineyards, barns and water tankhouses, early subdivisions, summer cottages, stone walls, fences, gates, and bridges.

## ADAPTIVE REUSE

Adaptive reuse of a historic structure is adapting a historic structure for a new use(s) while retaining the historic features. In addition to preserving the historic resource, adaptive reuse retains the structure's "embodied energy" (the structure's original materials and labor), thus promoting sustainability as well.

In Woodside, there are numerous examples of the adaptive reuse of historic structures. The historic Pioneer Hotel building on Woodside Road is used as an office, a bank, and a saloon; the original fire station on Woodside Road as a restaurant; and the 1850's Woodside Store on Tripp Road as an interpretative museum operated for the Department of Parks by the San Mateo County Historical Association.

## STATE AND FEDERAL REGULATIONS

Projects which have the potential to effect or impact Woodside's significant cultural and historic resources are subject to regulations of the State of California and, in some cases, to regulations of the federal government.

### CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

A project that may cause a substantial adverse change in the significance of a historic resource is subject to provisions of the California Environmental Quality Act (CEQA). A substantial adverse change in the significance of a historic resource means the physical demolition, destruction, or alteration of the resource or its setting.

As defined in California's Public Resources Code, a historic resource is either listed, or determined to be eligible for

listing, in the California Register of Historical Resources. In order to determine the significance of a historic resource, CEQA relies upon the criteria set forth by the State of California Office of Historic Preservation. In general, a resource may be considered a potential historic resource once it is 50 years old.

### SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966

A project, activity or program funded in whole or in part under the direct or indirect jurisdiction of a federal agency, and that has the potential to cause an effect on a historic resource, is subject to provisions of Section 106 of the National Historic Preservation Act of 1966. Within the purview of Section 106, projects, activities or programs, referred to in the 1966 Act as "undertakings", include:

- a. Those carried out by or on behalf of the federal agency;
- b. Those carried out with federal financial assistance;
- c. Those requiring a federal permit, license, or approval; and,
- d. Those subject to State or local regulation administered pursuant to a delegation or approval by a federal agency.

In practice, an "undertaking" essentially is anything a federal agency undertakes to do itself, has done for it, assists someone else in doing, permits anyone else to do, or delegates to or oversees a State or local regulatory body in doing.

Woodside's cultural landscape and its character-defining features potentially are subject to effects caused by projects that involve federal funding and/or license. Power transmission lines, highway construction, and creek restoration are but three examples of "undertakings" that may involve federal funding and/or license, and accordingly, trigger Section 106 review in order to determine the potential of such "undertaking" to cause an effect on Woodside's historic resources.

Section 106 defines historic resource as a property, i.e., a building, structure, object or place, that is listed, or determined eligible for listing, in the National Register of Historic Places. Further, it defines an effect as being adverse when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

Section 106 projects involve consultation and review by the State Office of Historic Preservation, and a Section 106 project that causes adverse effect(s) requires execution of a memorandum of agreement. In some cases, a Section 106 project will involve participation and review by the federal Advisory Council on Historic Preservation.

## SECRETARY OF INTERIOR STANDARDS

One commonly referred to set of federal guidelines is the "Secretary of Interior Standards for Rehabilitation." These Standards are basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new standards.

## INCENTIVES

The State of California has programs and codes which incentivize historic preservation (e.g., the Mills Act and the State Historical Building Code).

### THE MILLS ACT (CALIFORNIA GOVERNMENT CODE SECTIONS 50280 – 50290)

The State of California Mills Act provides the possibility of property tax relief for record owners of historic properties that are:

- Located within a local jurisdiction which has adopted a Mills Act program that is tailored to local conditions and includes certain Mills Act requirements and

- Listed on an official register of historic properties.

Property tax reductions are given in exchange for specific contractual agreements regarding property maintenance and preservation.

### STATE HISTORICAL BUILDING CODE (CALIFORNIA BUILDING CODE TITLE 24, PART 8)

The State Historical Building Code provides regulations and standards for the rehabilitation, preservation, restoration (including related reconstruction), or relocation as applicable to all historical buildings, structures, and properties deemed of importance to the history, architecture, or culture of an area by an appropriate local or State governmental jurisdiction. Such standards and regulations are intended to:

- Facilitate the restoration or change of occupancy so as to preserve their original or restored elements and features;
- Encourage energy conservation and a cost effective approach to preservation;
- Provide for reasonable safety from fire, seismic forces or other hazards for occupants and users of such "buildings, structures and properties"; and,
- Provide reasonable availability and usability by the physically disabled.

Local jurisdictions can assist in incentivizing historic preservation by creating economic incentives, such as establishing a Mills Act program, or by allowing flexible standards, such as the flexible application of zoning ordinance standards not essential to public health and safety.

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# GOAL HP1

Protect historically and archaeologically significant structures, sites, and artifacts.

---

## POLICY HP1.1 – PROTECT HISTORIC AND ARCHAEOLOGICAL RESOURCES

Ensure adequate protection of historic and archaeological resources.

### Strategies:

#### **a. State and Federal Review Procedures**

Inform applicants of State and federal law as it pertains to the review of potential impacts to historic or archaeological resources.

#### **b. Local Regulation**

Amend the zoning code to include a historic and archaeological resource preservation ordinance consistent with State law. Consider including the following: listing procedures, alteration and demolition review and entitlement procedures, incentives, flexible standards, and enforcement measures.

#### **c. Protection of Archaeological Resources**

If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources, including Native American resources and historic-period resources.

## POLICY HP1.2 - INCENTIVIZE HISTORIC PRESERVATION

Provide incentives for the preservation of historic resources to increase the retention and maintenance of historic structures.

### Strategies:

#### **a. Economic Incentives**

Encourage the use of economic incentives for preserving historic structures, such as a Mills Act program pursuant to California Government Code Sections 50280-50290.

#### **b. Development Standards**

Develop zoning ordinance exceptions to increase the retention or adaptive reuse of historic structures.

#### **c. Alternative Building Code**

Encourage the use of the State Historic Building Code to facilitate retention of historic character, while meeting State standards for public health and safety requirements.

**POLICY HP1.3 - PROMOTE HISTORIC PRESERVATION**

Promote the preservation of historic resources by building civic pride and awareness.

**Strategies:**

**a. National Historic Preservation Month (May)**

Promote National Historic Preservation Month through such means as Town Council recognition/proclamation, publication of local newspaper history articles/mystery photos, project awards, themed museum exhibits, resource listing, and media coverage.

**b. Landmark Program**

Establish a voluntary local landmark listing program.

**POLICY HP1.4 – ESTABLISH A HISTORIC AND ARCHAEOLOGICAL RESOURCE DATABASE**

Create and maintain a historic and archaeological resource database to identify and protect historic and archaeological resources.

**Strategies:**

**a. Year Built Inventory**

Maintain a list of all structures fifty years or older, to be updated annually.

**b. Historic Reports and Historic Resource Inventory Data Sheets**

Maintain an electronic database of historic reports and historic resource inventory sheets.

**c. Historic Resource Inventory**

Prepare and maintain a local historic resource inventory.

**POLICY HP1.5 – SUPPORT EDUCATION**

Promote awareness of local history and historic resources.

**Strategies:**

**a. Community History**

Maintain and make available information about the history of the community (e.g., museum archives, publications).

**b. Programs and Events**

Support programs and events related to community history, such as a speaker series, youth programs, and tours.

**c. Staff Training**

Support staff training in historic preservation.

**POLICY HP1.6 – AUGMENT RESOURCES**

Seek staffing and financial resources for historic preservation.

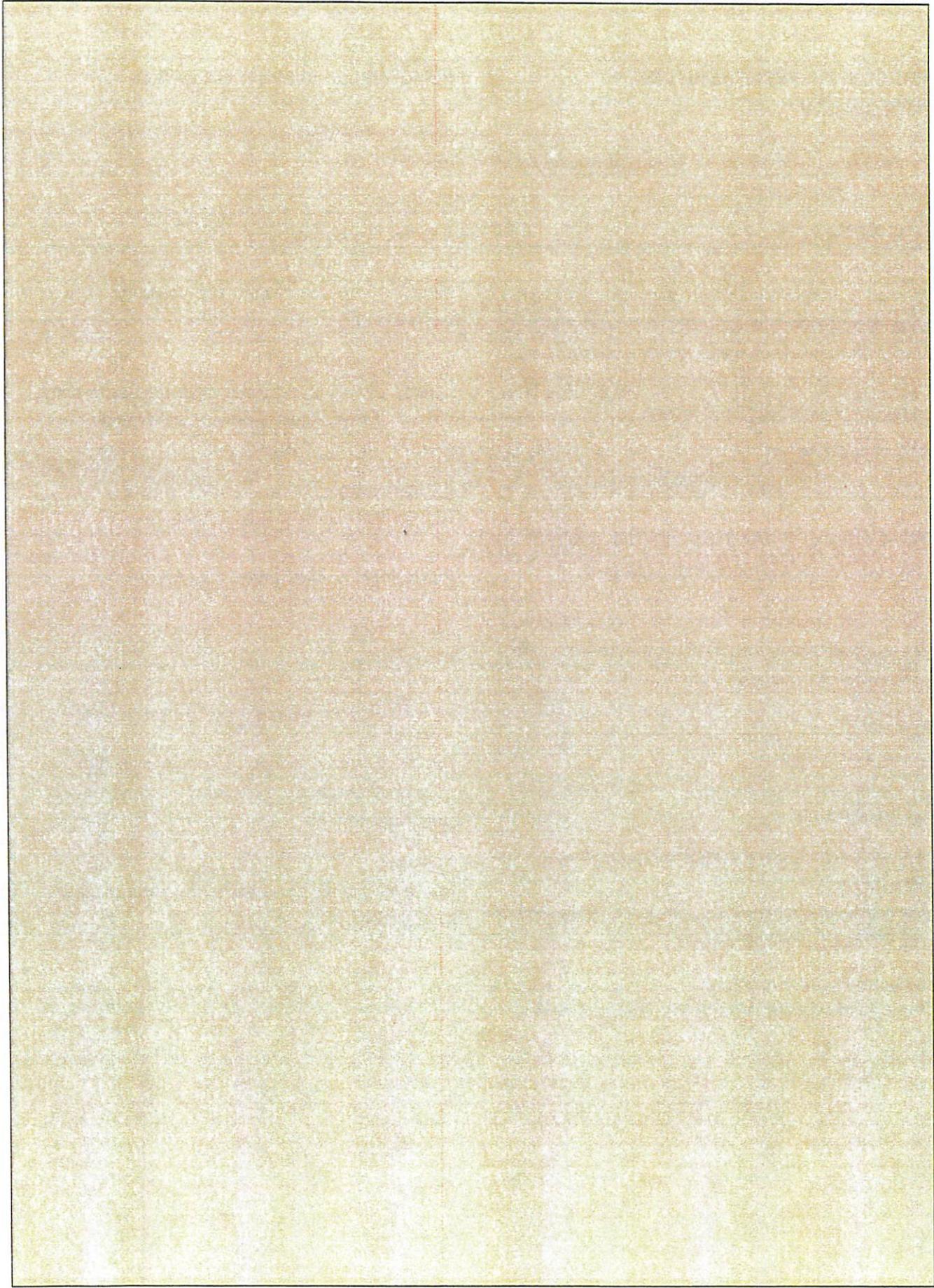
**Strategies:**

**a. Liaison**

Partner with historic preservation nonprofit groups and governmental agencies for assistance with local historic preservation efforts.

**b. Funding**

Seek grant monies for programs which support historic preservation.



# CONSERVATION ELEMENT



*"We cannot command nature except by obeying her." —Francis Bacon*

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## INTRODUCTION

### PURPOSE OF ELEMENT

The Conservation Element defines conservation goals, policies, and strategies for the conservation and utilization of natural resources, and protection of the aesthetic qualities of the community. Residents should be aware of both local and regional opportunities and environmental issues in order to maintain and enhance the natural quality of the natural environment.

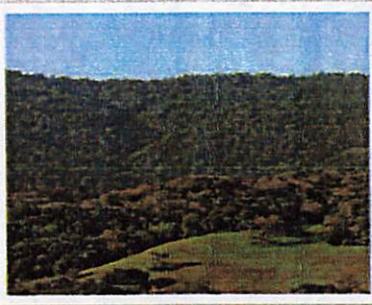
Following the Introduction, the Conservation Element includes a "Definitions" section and "Updates Since 1988". The Element then includes a "Natural Resource Inventory", which describes the specific attributes of Woodside's air quality, watershed, water resources, and flora and fauna. The Natural Resource Inventory is followed by a discussion of "Conservation Regulation", which describes a number of governmental regulations and agencies which safeguard natural resources, including federal, State, and regional governance. The last section contains the Conservation Element "Goal, Policies, and Strategies", which seek to preserve, protect, and enhance the natural features, resources, and wildlife of the Town and Planning Area.

The unique natural setting of Woodside is the primary characteristic of quality of life in Town. The steep, tree covered slopes and deeply incised canyons of the Santa Cruz Mountains provide the watershed, land form and backdrop for the westerly portion of the Town. When viewed from scenic corridors in the suburban valleys below, these western foothills provide the first impression of the community. The wooded slopes and stream corridors within the Town provide a spacious, natural and rural quality.

The central area of the Town contains the gentle oak and grassland foothills, flatter valley areas, valley stream corridors containing riparian habitat, flood plains, ground water aquifers and seismic rift zones. The portion of Town east of Interstate 280 is predominantly mixed oak woodland.

The Town is endowed with a variety of landforms and environmental resources, creating a mosaic of natural features and aesthetic qualities that are unusual within this urban region. The preservation of these natural features represents the single most important community conservation value.

The open lands surrounding Woodside also play important roles in conserving natural resources. The system of water, wildlife, geological and visual resources crosses political boundaries, and it should be maintained on a regional scale. Stanford lands, including the Jasper Ridge Biological Preserve, San Francisco Watershed lands, and lands west of Skyline contain many prominent natural features, such as streams, lakes, and wildlife habitat (also see the Open Space Element).



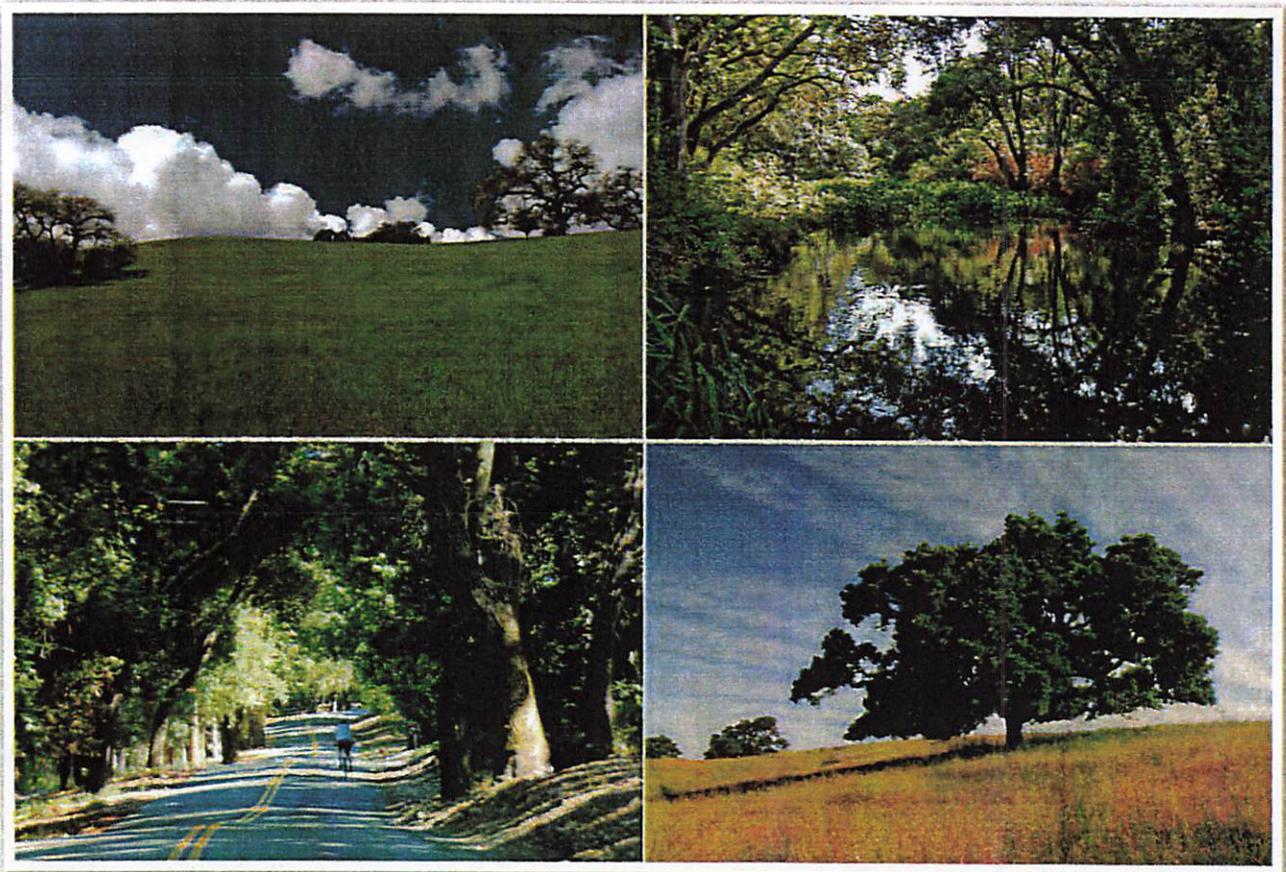
**The Western Hills.**



**Open lands in Woodside provide space for many important habitats.**

Since its incorporation, the Town of Woodside has affected a careful stewardship of its resources through the utilization of land use policies and implementation programs which reflect strong conservation goals.

Woodside residents historically have been committed to maintaining the Town's rural atmosphere and residential character. The conservation of natural resources is a foundation of the Town planning efforts and land use regulations. For the purposes of truly effective conservation, development and utilization of natural resources, however, there is a need for a more widespread understanding of how the ecosystem functions. This Conservation Element is intended to contribute to this understanding. The Conservation Element, along with the Open Space and Sustainability Elements, set forth strategies for conservation actions.



Through conservation efforts, Woodside has protected its natural resources and maintained its rural character.



**Flora (plant life).**



**Fauna (animal life) in Woodside. (San Francisco dusky-footed woodrat).**

*Photo by Rob Schell.*

## DEFINITIONS

**Amphibian:** Any of a class of cold-blooded vertebrates (e.g., frogs, toads, or salamanders) intermediate in many characters between fishes and reptiles and having gilled aquatic larvae and air-breathing adults.

**Aquifer:** A water-bearing stratum of permeable rock, sand, or gravel.

**Biodiversity:** Biological diversity in an environment as indicated by numbers of different species of plants and animals.

**Conservation:** The planned management of a natural resource to prevent exploitation, destruction, or neglect.

**Dark Skies Initiative:** An initiative aimed at reducing excessive outdoor lighting with the goals of: reducing light pollution, reclaiming the view of the night sky and astral bodies, reducing energy consumption, increasing public health by protecting the natural day night light cycle, and protecting nocturnal species that rely on dark night skies for migration and predation.

**Ecology:** The totality or pattern of relations between organisms and their environment.

**Fauna:** Animal life, especially the animals characteristic to a region or special environment.

**Feral:** Having escaped from domestication and become wild.

**Flora:** Plant life, especially such life characteristic to a region or special environment.

**Habitat:** The place or environment where a plant or animal naturally or normally lives and grows.

**Habitat Connectivity:** The physical pattern of habitat and potential connections between areas of habitat within the landscape, and the actual movement of individual organisms through the landscape and the degree to which each landscape facilitates or impedes this movement.

**Lacey Act:** A conservation law signed in 1900, and still in effect, which protects both plants and wildlife by creating civil and criminal penalties for a wide array of violations, and most notably prohibits trade in wildlife, fish, and plants that have been illegally taken, transported or sold. It was the first federal law protecting wildlife, although today it is primarily used to prevent the importation or spread of potentially dangerous non-native species.

**Marsh:** A tract of low wet land, often treeless and periodically inundated, generally characterized by a growth of grasses, sedges, cattails, and rushes.

**Microclimate:** The essentially uniform local climate of a usually small site or habitat.

**Pathogen:** A specific causative agent (e.g., a bacterium or virus) of disease.

**Pond:** A body of water smaller than a lake, sometimes artificially formed, as by damming a stream.

**Riparian Corridor:** The geomorphic, vegetative, and hydrological zone adjacent to a creek or stream.

**Seismic Rift Zone:** An elongated system of crustal fractures associated with an area that has undergone ground spreading due to earthquake activity.

**Spring:** A flow of water from the ground, often a water source for a stream or pond.

**Stream, Ephemeral:** A stream which flows for a very short time.

**Stream, Intermittent:** A stream which comes and goes at intervals, not continuous.

**Stream, Perennial:** A stream present at all seasons of the year.

**Tributaries:** A stream feeding a larger stream or a lake.

**Water System:** A portion of the hydrological system referring to surface and ground waters in its many forms, including the following:

**Wetland:** An area of land whose soil is saturated with moisture either permanently or seasonally. Such areas may also be covered partially or completely by shallow pools of water. Wetlands include swamps, marshes, and bogs, among others. Wetlands are considered the most biologically diverse of all ecosystems.

**Watershed:** An area of land which ultimately drains to the same stream, creek, or waterway.

**Wildlife Corridor:** Contiguous areas of land that allow for the movement of wildlife species between areas of core habitat.



Riparian corridor.



Wildlife corridors allowing deer to move throughout Woodside.

## CHANGES SINCE 1988

Since adoption of the last General Plan (1988), the following changes related to conservation have occurred:

- Listing of flora and fauna species has increased;
- The regulation of wetlands has narrowed;
- Sudden Oak Death Syndrome (SODS) became a local threat;
- Invasive flora and fauna species have increased; and,
- Climate change has become of increasing concern.

### INCREASE IN LISTING OF SPECIES

Due to habitat loss or degradation, competition with non-native species, and other factors, the number of plant and animal species with special-status (e.g., Rare, Threatened, or Endangered) has increased since 1988. These animal and plant species are listed federally under the Federal Endangered Species Act (FESA) and in California under the California Environmental Species Act (CESA). Important plant and animal species documented to occur in and around Woodside that have been listed as Threatened or Endangered since 1988 include the following:

**Table CV1: Threatened or Endangered Species in Woodside.**

Common Name	Scientific Name	Status
California red-legged frog	<i>Rana draytonii</i>	Threatened (FESA 1996)
California tiger salamander	<i>Ambystoma californiense</i>	Threatened (FESA 2004)
Central California coast steelhead	<i>Oncorhynchus mykiss irideus</i>	Threatened (FESA 1997)
fountain thistle	<i>Cirsium fontinale var. fontinale</i>	Endangered (FESA 1995)
white-rayed pentachaeta	<i>Pentachaeta bellidiflora</i>	Endangered (CESA 1992) and (FESA 1995)

Species listed as Threatened or Endangered under FESA or CESA (as well as other special-status species such as California Department of Fish and Game Species of Special Concern and California Native Plant Society List 1 and 2 plants) can have significant implications for site planning and land use in areas where the species may be present.

### REGULATION OF WETLANDS

Wetlands and other waters of the United States (such as lakes and streams) have been regulated under Section 404 of the Federal Clean Water Act (CWA) since 1972. Work, such as placement of fill material, conducted in jurisdictional wetlands or other waters normally requires a permit (often including mitigation requirements to compensate for wetland loss) from the U.S. Army Corps of Engineers (the program is

jointly administered by the U.S. Environmental Protection Agency). Since 1988, the U.S. Supreme Court has narrowed the definition of waters of the U.S. to exclude "isolated" wetlands and other waters and wetlands and other waters adjacent to non-navigable and ephemeral tributaries where there is no "significant nexus" to a navigable water in hydrologic or ecologic terms. Therefore, some "isolated" wetlands that were formerly regulated under the CWA are no longer regulated at the federal level, but may still be regulated by the State of California via the Regional Water Quality Control Boards. There is currently some uncertainty regarding the exact jurisdictional status of isolated wetlands (such as seasonal wetlands in closed depressions) and some tributaries, with implications for land use and permitting requirements where these resources are present.

### SUDDEN OAK DEATH SYNDROME (SODS)

Sudden Oak Death is caused by the pathogen *Phytophthora ramorum*, and can quickly kill susceptible tree species, including:

- tanoak (*Lithocarpus densiflorus*)
- coast live oak (*Quercus agrifolia*)
- black oak (*Quercus kelloggii*)

Of these, tanoak is the species most susceptible to mortality.

Sudden Oak Death Syndrome (SODS) first appeared in California in 1995, and has since spread throughout coastal counties in central and northern California, including San Mateo County.

The pathogen can also result in adverse (though usually non-lethal) effects (such as leaf or twig dieback) to other species common in Woodside, including:

- redwood (*Sequoia sempervirens*)
- Douglas-fir (*Pseudotsuga menziesii*)
- California bay (*Umbellularia californica*)
- evergreen huckleberry (*Vaccinium ovatum*)

Even if not killed or substantially affected, these species can act as hosts for the pathogen, contributing to the spread of Sudden Oak Death in a forest. California bay, in particular, is a significant host contributing to the spread of SODS in central and northern California. There is currently no cure for infected trees, but there are treatments which can help to prevent infection in uninfected trees or in some cases slow or inhibit disease progression in recently infected trees (Source: California Oak Mortality Task Force).



**Wetlands are an important part of the ecosystem in Woodside.**



**Sudden Oak Death.**

Source: [http://www.nps.gov/pore/naturescience/diseases\\_sod.htm](http://www.nps.gov/pore/naturescience/diseases_sod.htm)



**Blackberry is considered a highly invasive exotic plant according to the California Native Plant Council.** Photo by Doreen L. Smith.



**A Woodside invasive exotic animal. *Lepomis macrochirus*, common name bluegill.** Photo by John White.

## INCREASE IN INVASIVE SPECIES

### Invasive Plant Species

The establishment and spread of invasive exotic plant species in California, including Woodside, has profound implications for native species and habitats. The knowledge and awareness of the negative impacts of invasive species on native ecosystems has grown significantly since 1988. The California Invasive Plant Council (Cal-IPC) (formerly the California Exotic Pest Plant Council), which formed in 1992, has developed a list of invasive plant species present in California, along with rankings of the potential negative ecological impact of each species (ranked as High, Moderate, and Limited) and techniques for controlling and eradicating invasive species. Examples of highly invasive exotic plants (i.e., those ranked as High on the Cal-IPC list) present in Woodside include:

- French broom (*Genista monspessulana*);
- English ivy (*Hedera helix*);
- Himalayan blackberry (*Rubus discolor*);
- Pampas grass;
- Slender false brome; and,
- Vinca.

### Invasive Animal Species

The negative effects of introduced wildlife have been well-documented since 1988, particularly exotic aquatic predators that become established in ponds, impoundments, and reservoirs, some of which may spread into riparian systems. Examples of invasive exotic animals present in Woodside include:

- American bullfrogs (*Lithobates catesbeianus*);
- Some fishes, such as: largemouth bass (*Micropterus salmoides*), bluegill (*Lepomis macrochirus*), and Asian carp;
- Red-eared sliders (*Trachemys scripta*) – turtles; and,
- Feral cats

## CLIMATE CHANGE

Since 1988, there has been considerable study and increased scientific knowledge regarding the potential for climate change resulting from human activities. Changes in climate and weather patterns could have significant consequences for native ecosystems in Woodside and throughout California. For instance, the distribution of redwood forests, including those in Woodside, is linked to rainfall patterns as well as the timing and location of coastal fog and stratus. Any changes in these patterns could result in adverse effects on redwood forests and other vegetation types, with consequences such as changes in forest composition and structure, impacts to wildlife habitat, and changes to fire frequency. Refer to the Sustainability Element for more in-depth discussion of climate change.

## TOWN NATURAL RESOURCES

California Government Code Section 65302(d) defines a purpose of a conservation element as the conservation of natural resources, including: water, forests, soils, water bodies, fisheries, wildlife, and other natural resources. The Town's conservation strategies are related to the components of the Woodside environment, their fragile characteristics, their interrelationships, and required actions for environmental protection. This Element discusses of the following Town resources:

- Air Quality
- Watershed
- Water Resources
- Habitats

Soils and geology are discussed in the Natural Hazards and Safety Element. Although the natural resource categories are described separately, they are viewed as part of the interrelated system as much as possible.

### AIR QUALITY

The problem of air pollution continues to be a major environmental concern. Air pollution is associated with major respiratory diseases and extensive economic losses associated with it have been widely documented. The Town's direct involvement with air quality regulation primarily involves mitigating the temporary impacts associated with construction. The Bay Area Air Quality Management District (BAAQMD) requires notification prior to the commencement of any demolition or renovation, and the Town attaches conditions of approval during the permit process outlining best management practices for protecting air quality on certain planning entitlements. Diesel backup generators produce emissions of regional concern. A more in depth discussion of air quality regulation is in the Conservation Regulation section.

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## WATERSHED AND WATER RESOURCES

Retention of vegetation within watershed areas is critical to help prevent soil erosion, protect water quality, provide habitat areas for native plants and animals, and serve as a scenic backdrop of the region. Reference Map CV1, Watersheds and Streams Map.

A watershed is an area of land which ultimately drains to the same stream, creek, or other waterway. Topographic maps with contour elevation data are the basis for determining watershed areas and drainage divides. Retention of vegetation within watershed areas is critical to help prevent soil erosion, protect water quality, provide habitat areas for native plants and animals, and serve as a scenic backdrop of the region.

The conservation of the natural drainage system in the Woodside Planning Area is certainly one of the most important tasks before the Town. The tributary system of San Francisquito Creek drains much of the area. Redwood Creek drains most of the remainder. Reference Map CV1, Watersheds and Streams Map. The major streams in Woodside that are part of this system and are of regional significance are: Alambique, Bear Gulch, Dry Creek, and West Union. Other streams in Woodside of local significance include tributaries of the major creeks. Control of the upstream portions of this drainage system is important to both Woodside and the downstream communities of the Midpeninsula. Appropriate land use and control of development is essential to prevent widespread damage in the lower reaches of the streams through siltation (from upstream erosion), flooding, and loss of flow in the stream in the dry seasons.

Another element of the natural water system found in the Planning Area is the freshwater marsh near Searsville Lake. An extremely diverse population of birds, insects, and amphibians is supported by the marsh, and other animals rely upon it as a source of food. Water and green plant material are found in the marsh during the summer season. The marsh is maintained by water flow from San Francisquito Creek tributaries fed, to a large extent, by lands in Woodside. Therefore, the maintenance of the

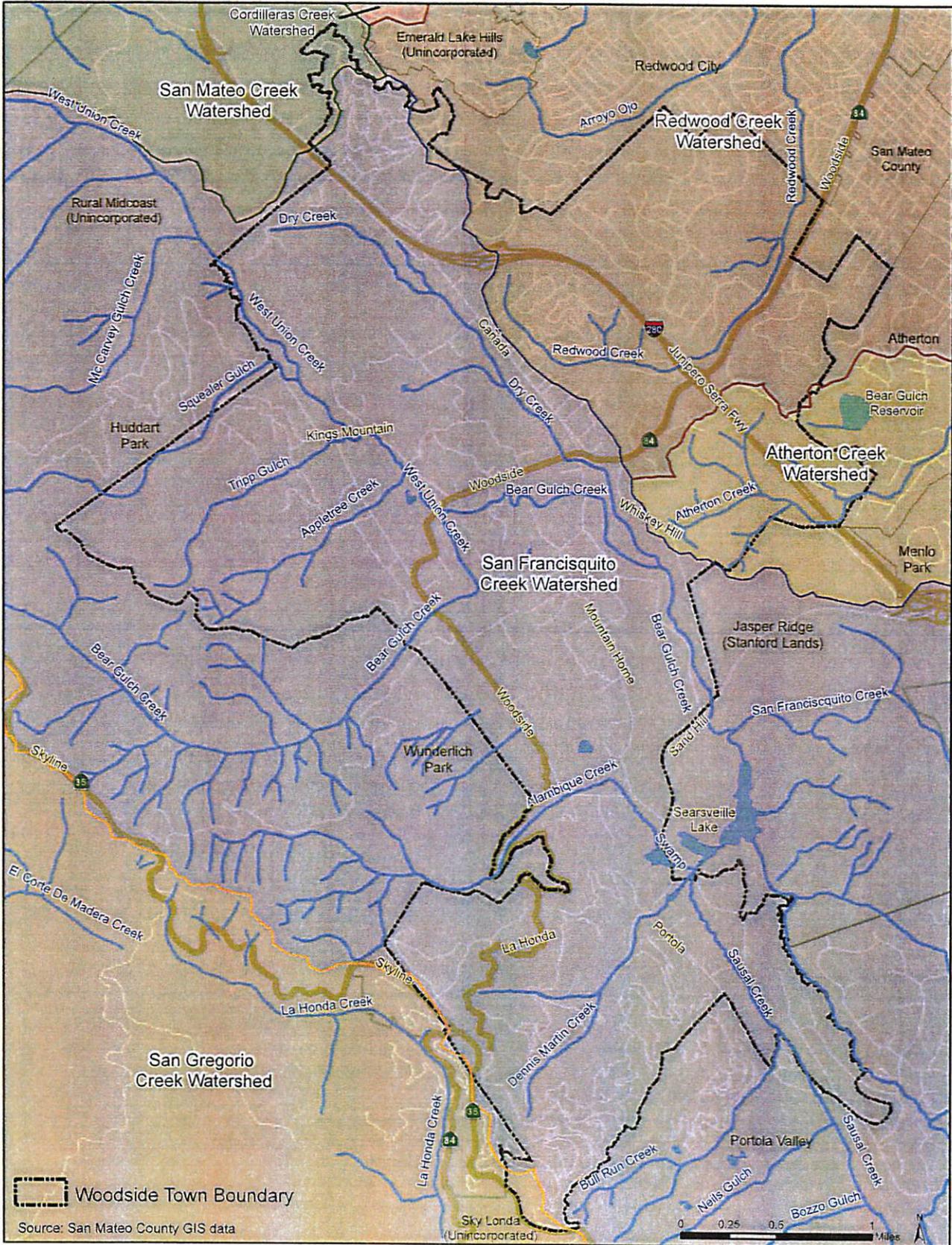
natural drainage system is also important for protection of the marsh.

Drainage impacts the health of the watershed. As part of the 1972 Clean Water Act, Congress established the National Pollution Discharge Elimination System (NPDES) permitting system to regulate the discharge of pollutants from municipal sanitary sewers and industries. The NPDES was expanded in 1987 to incorporate permits for storm water discharges as well. To comply with these requirements, the Town of Woodside participates in the San Mateo Countywide Water Pollution Prevention Program (Program). The Program is operated under the auspices of the City/County Association of Governments (C/CAG), which consists of the twenty San Mateo County cities and San Mateo County. All of the municipalities are listed as co-permittees in a municipal storm water National Pollutant Discharge Elimination System (NPDES) permit adopted by the Regional Water Quality Control Board (RWQCB). The Program implements common tasks and assists the municipalities to implement their local storm water pollution prevention programs.

Any alterations to the drainage system that would significantly change the natural flow of water could also affect wildlife species that are dependent on the riparian community for survival. It is, therefore, imperative that lands be protected to ensure the maintenance of the natural water flow and water quality essential for protection of the riparian community.

Reference the Public Utilities Element for a discussion of water supply and demand.

Map CV1: Watersheds and Streams



## HABITATS

### California Floristic Province

Woodside is located within the California Floristic Province (CFP). The CFP is a world biodiversity hotspot, as defined by Conservation International, due to an unusually high concentration of endemic plants. The CFP is one of the five biodiversity hotspots globally, with a Mediterranean climate, and is characterized by hot, dry summers and cool, wet winters. The CFP is situated along the Pacific Coast of North America, and includes about 70% of the State of California west of the Sierras, northern Baja California, and southwestern Oregon. While in other geographic areas habitat remains unchanged over large expanses, Woodside is indicative of the diversity of the CFP in that the existence of microclimates and wide variations in topography and soils make it possible to experience habitats from deep redwood forests to open grassland within very short distances.

## TOWN HABITATS

The four general habitat zones in Woodside are: Mixed Oak Woodland, Redwood-Mixed Evergreen Forest, Grassland, and Chaparral. Reference Map CV2. Descriptions of each habitat follow and describe the flora and fauna in each, although the species discussed can reside in multiple habitat areas.

## WETLANDS AND RIPARIAN CORRIDORS

Embedded within each of Woodside's four general habitat areas are wetlands and riparian corridors which, though often small in size, offer important habitat for both common and special-status plants and wildlife. These corridors provide other important ecosystem functions including water purification, groundwater recharge, and flood flow reduction. The following Table CV2 lists flora and fauna which occurs in the Wetland and Riparian Corridor habitat:



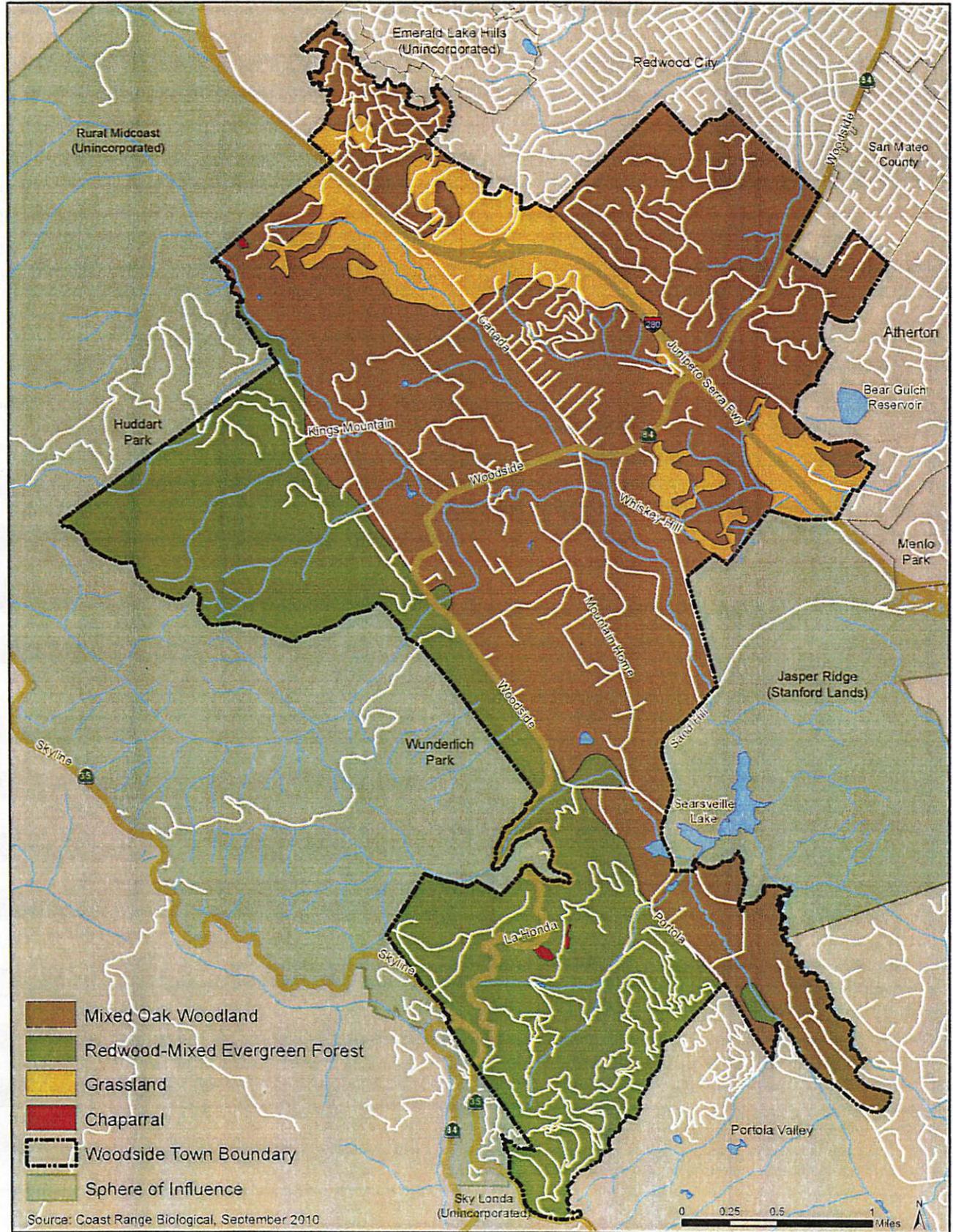
Wetland and riparian area.

Table CV2: Wetlands and Riparian Corridor Habitat

Category	Common Name	Scientific Name
Flora	western leatherwood	<i>Dirca occidentalis</i>
	California red-legged frog	<i>Rana draytonii</i>
Fauna	western pond turtle	<i>Actinemys marmorata</i>
	San Francisco garter snake	<i>Thamnophis sirtalis tetrataenia</i>
	great blue heron	<i>Ardea herodias</i>

Source: Coast Range Biological, September 2010

Map CV2: General Woodside Habitats





Mixed Oak Woodland.

## MIXED OAK WOODLAND

Mixed Oak Woodland occurs primarily on lower slopes and on rolling hills in central and eastern areas of Woodside. Oaks dominate the canopy, along with other trees, such as bay and buckeye. Shrubs, native grasses, and forbs are also common. Native and non native herbaceous species characteristic of Grassland habitat are present in canopy openings. Due to the abundance of food (e.g., acorns) and other habitat components (e.g., snags and cavity-bearing trees), oak woodlands are some of the most productive and diverse wildlife habitats in California. Characteristic wildlife species that use oak woodlands include mammals, such as deer, mountain lion, foxes, mice, rats, and numerous bat species; a large number of birds, such as hawks, woodpeckers, and owls; and reptiles and amphibians. The following Table CV3 lists flora and fauna which occurs in the Mixed Oak Woodland habitat:

Table CV3: Mixed Oak Woodland Habitat

Category	Type	Common Name	Scientific Name
Flora	Trees	coast live oak	<i>Quercus agrifolia</i>
		valley oak	<i>Quercus lobata</i>
		blue oak	<i>Quercus douglasii</i>
		black oak	<i>Quercus kelloggii</i>
		California bay	<i>Umbellularia californica</i>
		California buckeye	<i>Aesculus californica</i>
	Shrubs	California coffeeberry	<i>Rhamnus californica</i>
		poison oak	<i>Toxicodendron diversilobum</i>
		blue blossom	<i>Ceanothus thyrsiflorus</i>
	Grasses and Forbs	blue wildrye	<i>Elymus glaucus</i>
bracken fern		<i>Pteridium aquilinum</i>	
miner's lettuce		<i>Claytonia perfoliata</i>	
Fauna	Mammals	black-tailed deer	<i>Odocoileus hemionus</i>
		mountain lion	<i>Puma concolor</i>
		gray fox	<i>Urocyon cinereoargenteus</i>
		San Francisco dusky-footed woodrat	<i>Neotoma fuscipes annectens</i>
		oak titmouse	<i>Baeolophus inornatus</i>
	Birds	red-tailed hawk	<i>Buteo jamaicensis</i>
		Cooper's hawk	<i>Accipiter cooperii</i>
		acorn woodpecker	<i>Melanerpes formicivorus</i>
		great horned owl	<i>Bubo virginianus</i>
	Reptiles and Amphibians	western fence lizard	<i>Sceloporus occidentalis</i>
California newt		<i>Taricha torosa</i>	
western toad		<i>Bufo boreas</i>	

Source: Coast Range Biological, September 2010

**REDWOOD-MIXED EVERGREEN FOREST**

Redwood-Mixed Evergreen Forest occurs primarily in the western portion of Woodside in the foothills and eastern slopes of the Santa Cruz Mountains. Redwood is dominant in lower slopes, drainages, and other areas with deeper soils and higher soil moisture. A variety of trees, shrubs, and herbs grow in the deep shade of the redwood canopy, including a diverse mix of broadleafed evergreen trees. Native shrubs are common, along with herbaceous species. Common wildlife in Redwood-Mixed Evergreen Forest includes birds, squirrels, raccoon, skunks, and reptiles and amphibians. Redwood-Mixed Evergreen Forest can be observed at Thornewood Open Space Preserve and Wunderlich Park and many neighborhoods in the Western Hills. The following Table CV4 lists flora and fauna which occurs in the Redwood-Mixed Evergreen Forest habitat:



**Redwood-Mixed Evergreen Forest.**

**Table CV4: Redwood-Mixed Evergreen Forest Habitat**

Category	Type	Common Name	Scientific Name
Flora	Trees	redwood	<i>Sequoia sempervirens</i>
		Douglas-fir	<i>Pseudotsuga menziesii</i>
		tanoak	<i>Lithocarpus densiflorus</i>
		big-leaf maple	<i>Acer macrophyllum</i>
		coast live oak	<i>Quercus agrifolia</i>
		California bay	<i>Umbellularia californica</i>
		madrone	<i>Arbutus menziesii</i>
	Shrubs	evergreen huckleberry	<i>Vaccinium ovatum</i>
		swordfern	<i>Polystichum munitum</i>
		western trillium	<i>Trillium ovatum</i>
		California hazelnut	<i>Corylus cornuta var. californica</i>
		California Blackberry	<i>Rubus ursinus</i>
		snowberry	<i>Symphoricarpos albus</i>
		Douglas iris	<i>Iris douglasiana</i>
Fauna	Mammals	wood fern	<i>Dryopteris arguta</i>
		wood strawberry	<i>Fragaria vesca</i>
		western gray squirrel	<i>Sciurus griseus</i>
	Birds	northern racoon	<i>Procyon lotor</i>
		striped skunk	<i>Mephitis mephitis</i>
		brown creeper	<i>Certhia americana</i>
		Steller's jay	<i>Cyanocitta stelleri</i>
Reptiles and Amphibians	common raven	<i>Corvus corax</i>	
	California slender salamander	<i>Batrachoseps attenuatus</i>	
		ring-necked snake	<i>Diadophis punctatus</i>

Source: Coast Range Biological, September 2010



Grassland.

## GRASSLAND

Grasslands occur primarily in northern and eastern portions of Woodside adjacent to Interstate 280. Grasslands are generally in areas subject to past disturbance, such as grazing. Native grasslands in California have been greatly altered from their original condition, and grasslands in Woodside are composed primarily of non-native grasses and forbs, with occasional native species. Grasslands support a rich and varied wildlife population, including deer, squirrels, and gophers, which, along with abundant invertebrates, offer food sources to bird and mammal predators, such as hawks and coyotes. Grasslands in the Woodside area underlain by certain soil types, such as serpentine, are unique habitats and often contain rare plant and insect species. The following Table CV5 lists flora and fauna which occurs in the Grasslands habitat.

Table CV5: Grassland Habitat

Category	Type	Common Name	Scientific Name
Flora	Grasses and Forbs	wild oats	<i>Avena spp</i>
		ripgut brome	<i>Bromus diandrus</i>
		soft chess	<i>Bromus hordeaceus</i>
		Italian ryegrass	<i>Lolium multiflorum</i>
		California poppy	<i>Eschscholzia californica</i>
		purple needlegrass	<i>Nassella pulchra</i>
		lupine	<i>Lupinus spp.</i>
		blue-eyed grass	<i>Sisyrinchium bellum</i>
		white-rayed pentachaeta	<i>Pentachaeta bellidiflora</i>
		fountain thistle	<i>Cirsium fontinale var. fontinale</i>
Fauna	Mammals	black-tailed deer	<i>Odocoileus hemionus</i>
		California ground squirrel	<i>Spermophilus beecheyi</i>
		California vole	<i>Microtus californicus</i>
		Botta's pocket gopher	<i>Thomomys bottae</i>
		coyote	<i>Canis latrans</i>
	Birds	red-tailed hawk	<i>Buteo jamaicensis</i>
		white-tailed kite	<i>Elanus leucurus</i>
		American kestrel	<i>Falco sparverius</i>
	Insects	Bay checkerspot butterfly	<i>Euphydryas editha bayensis</i>

Source: Coast Range Biological, September 2010

## CHAPARRAL

Chaparral is a dense shrub community usually occurring in dry areas, particularly in the western portions of Woodside on steep slopes and ridges, and/or areas with thin or rocky soils. Chaparral is dominated by native shrubs. Chaparral is adapted to frequent fires and many plant species survive and/or reproduce after fires via resprouting and/or germination of dormant seeds in the soil seed bank. Wildlife species common in chaparral include birds, rabbits, bobcats, and reptiles. Chaparral can be observed at the Thornewood Open Space Preserve. The following Table CV6 lists flora and fauna which occurs in the Chaparral habitat:



Chaparral.

Table CV6: Chaparral Habitat

Category	Type	Common Name	Scientific Name
Flora	Grasses and Forbs	poison oak	<i>Toxicodendron diversilobum</i>
		coyote brush	<i>Baccharis pilularis</i>
		chamise	<i>Adenostoma fasciculatum</i>
		manzanita	<i>Arctostaphylos spp.</i>
		sticky monkeyflower	<i>Mimulus aurantiacus</i>
		toyon	<i>Heteromeles arbutifolia</i>
Fauna	Mammals	brush rabbit	<i>Sylvilagus bachmani</i>
		bobcat	<i>Lynx rufus</i>
	Birds	turkey vulture	<i>Cathartes aura</i>
		western scrub-jay	<i>Aphelocoma californica</i>
		Bewick's wren	<i>Troglodytes bewickii</i>
		wrentit	<i>Chamaea fasciata</i>
	Reptiles and Amphibians	California quail	<i>Callipepla californica</i>
		yellow-bellied racer	<i>Coluber constrictor mormon</i>
		gopher snake	<i>Pituophis catenifer</i>

Source: Coast Range Biological, September 2010



The diverse flora in Woodside provides aesthetic and environmental benefits.



Native plants require low-maintenance and rarely become invasive.



Native plants provide food and shelter for Wildlife.

## TOWN CONSERVATION APPROACH

### FLORA CONSERVATION

As previously described in the foregoing Natural Resource Inventory section, the Town has diverse populations of flora. This vegetative cover contributes to the beauty of the area, aids in erosion control, and is an important element of the wildlife habitat. It also helps maintain air quality through reoxygenation, and reduces noise impact.

### Urban/Wildland Interface

Preserving lands in natural state (without development) protects habitat and maintains rural character. The preservation of lands in natural state should, however, be balanced with reasonable provisions for the eradication of invasive species and the selective reduction of fuel load for fire safety. The Woodside Planning Area is an Urban/Wildland Interface area: an area where human development meets, or intermingles with, undeveloped wildland. There is a need for a delicate, environmental and safety balancing act between maintaining wildland habitat, and protecting life, property, and habitat from catastrophic wildland fires. The Natural Hazards and Safety Element includes an in-depth discussion of the Urban/Wildland Interface.

### Native Landscaping

Native landscaping can preserve and enhance the rural character of the Town. Using plant species which have traditionally evolved within this specific environment has several compelling advantages.

### Native Plants:

- Have evolved and adapted to local conditions;
- Are vigorous and hardy;
- Require no irrigation or fertilization, once established;
- Are naturally resistant to most pests and diseases; and,
- Tend to be low-maintenance;

The Woodside Library Native Plant Garden (located behind the library building), is a demonstration garden installed and maintained by the Woodside Atherton Garden Club. It provides an excellent opportunity to learn more about a wide variety of California plant species.

**FAUNA CONSERVATION**

As described in the Natural Resource Inventory section above, the Town has diverse populations of fauna. Much of Woodside area is relatively undisturbed and serves as the habitat of a diverse wildlife population. Conservation of this habitat is not only important for protection of wildlife, but also for conservation of the rural atmosphere of Woodside. Some development has occurred in the Planning Area without considering the conservation of wildlife habitats, with the result being that natural species are sometimes driven out. Other species have been introduced into the ecosystem that may have significant and often adverse effects upon both the native animal and plant populations of a given area.

**Wildlife Habitat and Corridors**

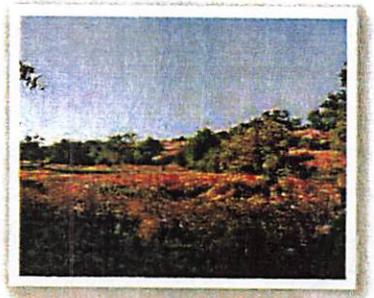
In order to maintain and enhance wildlife habitat, special attention should be given to maintaining clear passage through wildlife corridors, preserving riparian areas, and leaving portions of property undeveloped. Non-wildlife friendly fencing fragments habitats, alters migration patterns, forces wildlife on roadways, and makes previously populated habitat areas inaccessible. Clearing riparian and natural state areas reduces or eliminates wildlife food and shelter. The loss of protective cover also leaves species open to increased predation.



**Maintained clear passage of wildlife corridor.**



**Preserved riparian areas.**



**Portions of property left in their natural state.**

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## CONSERVATION REGULATION REVIEW

Some environmental issues can be dealt with successfully on a local level, but many are subject to regulation by a number of federal, State, and regional governmental agencies and mandates.

### FEDERAL AGENCIES AND MANDATES

#### **National Environmental Policy Act (NEPA)**

The National Environmental Policy Act (NEPA) requires federal agencies to integrate environmental considerations into their decision making processes by evaluating the environmental impacts of their proposed actions and reasonable alternatives to those actions. To meet NEPA requirements, federal agencies prepare a detailed statement known as an Environmental Impact Statement (EIS). The Environmental Protection Agency (EPA) reviews and comments on EISs prepared by other federal agencies, maintains a national filing system for all EISs. It assures that its own actions comply with NEPA. An EIS includes an analysis of the impact of a proposed project on any adjacent open space.

State or local agency projects may also trigger the need for NEPA review. The three broad project triggers for NEPA review are:

- Federal funding is involved;
- A federal permit is required; and/or,
- Federal property will be used.

The Town of Woodside may need to prepare an EIS if, for instance, undertaking a project which is funded with federal monies or grants such as the construction of, or improvements to, roads and bridges which will have environmental impacts), or entitling a project which requires a U.S. Fish and Wildlife Service and/or U.S. Army Corps of Engineer permit, (such as restoration of a large pond on private property).

#### **Clean Water Act (CWA)**

The Clean Water Act (CWA) is the cornerstone of surface water quality protection in the United States. The Act does not deal directly with ground water or with water quality issues. It does however employ a variety of regulatory and non-regulatory tools to sharply reduce direct pollutant discharges into waterways, finance municipal wastewater treatment facilities, and manage polluted runoff. These tools are employed to achieve the broader goal of restoring and maintaining the chemical, physical, and biological integrity of the nation's waters so that they can support "the protection and propagation of fish, shellfish, and wildlife and recreation in and on the water."

The Clean Water Act is implemented by the National Pollutant Discharge System (NPDES) program. The EPA has authorized 40 states to administer the NPDES program. In San Mateo County, the authorized implementing agency is the San Francisco Bay Water Board.

#### **U.S. Fish & Wildlife Service**

The U.S. Fish and Wildlife Service (USFWS) is the government agency dedicated to the conservation, protection, and enhancement of fish, wildlife and plants and their habitats. It is the only agency in the federal government whose primary responsibility is management of these important natural resources for the American public.

The Service is responsible for implementing and enforcing some of our Nation's most important environmental laws, such as the Endangered Species Act, Migratory Bird Treaty Act, Marine Mammal Protection Act, North American Wetlands Conservation Act, and Lacey Act. The Service fulfills these and other statutory responsibilities through a diverse array of programs, activities, and offices that function to: protect and recover threatened and endangered species, monitor and manage migratory birds, restore nationally significant fisheries, enforce federal wildlife laws and regulate international wildlife trade, conserve and restore wildlife habitat such as wetlands, help foreign governments conserve wildlife through

international conservation efforts, and distribute hundreds of millions of dollars to states, territories and tribes for fish and wildlife conservation projects.

The USFWS requirement most likely to occur in the Town of Woodside is the need for an “incidental take permit”, as described below:

Section 10 of the Endangered Species Act (ESA) is designed to regulate a wide range of activities affecting plants and animals designated as endangered or threatened, and the habitats upon which they depend. With some exceptions, the ESA prohibits activities affecting these protected species and their habitats unless authorized by a permit from USFWS. “Incidental take permits” are required when non-Federal activities will result in “take” of “threatened” or “endangered” species (as designated by USFWS). “Take” is defined in Section 3(18) of the Federal Endangered Species Act as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.”

A habitat conservation plan (HCP) must accompany an application for an incidental take permit. The habitat conservation plan associated with the permit ensures that the effects of the authorized incidental take are adequately minimized and mitigated. In Woodside a project that would require an incidental take permit through USFWS would be construction of a bridge within a riparian area that could impact a “threatened” or “endangered” species (as designated by USFWS), or its habitat.

### U.S. Army Corps of Engineers

The U.S. Army Corps of Engineers (USACE) is responsible for investigating, developing and maintaining the nation’s water, and related environmental resources.

Through the Clean Water Act, Section 404, the USACE regulates dredging or placement of fill below the ordinary high water mark within navigable waters and within wetland areas. USACE administers the Section 404 day-to-day program, including individual permit decisions and jurisdictional determinations; develops policy and guidance; and enforces Section 404 provisions.

In Woodside a project that would require a Section 404 permit through USACE would be restoration of a pond or wetland that involves bank reconstruction. Additionally, if a project is occurring near a wetland, the applicant would first have a biologist prepare a biotic assessment to determine the wetland delineation, which would be reviewed by USACE to determine if it has permitting jurisdiction.

### Federal/State Listing

Federal and State listings, under the Federal Endangered Species Act (FESA) and California Endangered Species Act (CESA) respectively, include:

- Endangered: A species in danger of extinction throughout all or a significant portion of its range.



*Pentachaeta bellidiflora*, common name, **white-rayed pentachaeta.** (Endangered Federal and California Status).

Photo by Doreen Smith.



*Rana aurora draytonii*, common name, **California red-legged frog.** (Threatened Federal Status).

Photo by Pierre Fidenci.



*Thamnophis sirtalis tetrataenia*, common name, **San Francisco garter snake.** (Fully Protected DFG Status).

Photo by Sam Murray.

- Threatened: A species likely to become endangered within the foreseeable future throughout all or a significant portion of its range.
- Candidate: A species under consideration for official listing for which there is sufficient information to support listing.

(also see Table CV7 and CV8)

## STATE AGENCIES AND MANDATES

### California Environmental Quality Act

The California Environmental Quality Act (CEQA), enacted in 1970, sets forth Regulations governing environmental planning in the State. Environmental review in Woodside is prepared pursuant to CEQA. The first step in the process is to determine if the proposal is considered a "project" under CEQA. If the proposal qualifies for exemption under CEQA, no further environmental reporting preparation is needed. If the project does not qualify for an exemption, an Initial Study is prepared. An Initial Study answers a list of specific and standardized questions in the following categories:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology & Soils
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities & Service

### CEQA Tiers of Review

CEQA review has three tiers:

#### Negative Declaration:

If the project has "no impacts", or if all impacts are determined to be "less than significant", a Negative Declaration is prepared and filed.

#### Mitigated Negative Declaration:

If all impacts can be reasonably determined to be less than significant, with mitigation incorporated, a Mitigated Negative Declaration is prepared and filed, which requires specific mitigation measures and the preparation and implementation of a Mitigation Measure Monitoring Plan. A mitigation measure could be the specific conditions established by the project biologist to safeguard listed species and their habitat during the course of construction.

#### Environmental Impact Report:

If impacts are identified as "potentially significant", the next stage of review is triggered. The preparation of an Environmental Impact Report (EIR) is required. This is a more in-depth and technical report on the impacts, prepared by biologists, geotechnical engineers, traffic engineers, or other specialists.

Projects in Woodside which may be subject to environmental review include subdivisions, development near or within riparian corridors, and impacts to protected species and historic resources. The most common triggers for CEQA review in the Town of Woodside are impacts to: biological resources, such as trenching under a stream for installation of underground utilities or development in or near an area of listed biological resources, and cultural resources, such as the discretionary review of the proposed alteration or demolition of a historic structure.

### California Department of Fish and Game

The California Department of Fish and Game (CDFG) was formed in 1909 to manage and protect the State's diverse fish, wildlife, plant resources, and native habitats. CDFG is also responsible for the diversified use of fish and wildlife including recreational, commercial, scientific and educational uses. The Department of Fish and Game divides the State into seven

management regions. San Mateo County is part of the Bay Delta Region, which also includes Alameda, Contra Costa, Marin, Napa, Sacramento, Santa Clara, Santa Cruz, San Francisco, San Joaquin, Solano, Sonoma and Yolo Counties.

The Town of Woodside primarily interacts with the CDFG under two specific circumstances: when a development project potentially impacts riparian areas or impacts listed species.

**Impacts on Riparian Areas:**

Fish and Game Code Section 1602 requires any person, State or local governmental agency, or public utility to notify the Department before beginning any activity that will do one or more of the following:

- Substantially divert or obstruct the natural flow of any river, stream or lake; and/or,
- Substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake; and/or,
- Deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

Fish and Game Code Section 1602 applies to all perennial, intermittent, and ephemeral rivers, streams, and lakes in the State. The Town routes applications with potential riparian impacts to CDFG for review and comment. In some cases, a Lake or Streambed Alteration Agreement between CDFG and a property owner may be required if resources are adversely impacted. The Agreement includes reasonable conditions necessary to protect those resources and must comply with the California Environmental Quality Act (CEQA).

A project in Woodside that would require a Streambed Alteration Agreement is the installation of a buttressing wall within a stream bed to stabilize a stream bank.

**Impacts on CDFG:**

CDFG has developed listings of animal species that the agency protects through State regulations and procedures, including the California Environmental

Quality Act. CDFG consults with the Town of Woodside when listed species are potentially impacted, and provides the requisite biological expertise to assist in the CEQA process.

If a listed threatened, endangered, or candidate species is negatively impacted by a proposed project, then the California Endangered Species Act (CESA) allows CDFG to authorize the project through the issuance of an Incidental Take Permit. State law spells out specific criteria that must be met in order for the Incidental Take Permit to be issued. The terms and conditions of the permit are determined by CDFG and usually require the permittee to prepare and submit a mitigation plan. Other pertinent requirements and limitations are included in the State Fish and Game Code.

A project in Woodside that would require an incidental take permit through CDFG would be construction activity within a habitat area of a species that is either listed as “fully protected” or “a species of special concern”. In 2010, an example of a State listed “species of special concern” is the San Francisco dusky-footed woodrat.

**California Natural Diversity Database (CNDDDB)**

The California Natural Diversity Database (CNDDDB) is a program within the California Department of Fish and Game’s Biogeographic Data Branch. The CNDDDB’s mission is to track the location and condition of California’s many species of rare and sensitive plants, animals, and natural communities. The CNDDDB includes in its computerized inventory all federally and State listed plants and animals, all species that are candidates for listing, all species of special concern, and those species that are considered “sensitive” by government agencies and the conservation community.

Because of the nature and organization of the CNDDDB, the smallest area for which CDFG will perform a data retrieval is approximately forty-one to forty-nine square miles. It should be noted that special status species may still be present in an area even if not listed in the CNDDDB. It thus only provides a first layer of review data.

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## REGIONAL AGENCIES AND MANDATES

### **Regional Water Quality Control Board (RWQCB)**

The California Legislature established the State Water Resources Control Board (State Water Board) and the nine Regional Water Quality Control Boards (Regional Water Boards) in 1949. Operating under the provisions of the California Water Code. The State and Regional Boards' joint actions constitute a comprehensive program for managing water quality in California, as well as for effective State administration of federal water pollution control laws.

The State Water Board administers water rights, water pollution control, and water quality functions for the State as part of the California Environmental Protection Agency (Cal/EPA). It provides policy guidance and budgetary authority to the Regional Water Boards, which conduct planning, permitting, and enforcement activities. The State and Regional Water Boards share authority for implementation of the federal Clean Water Act and the State of California's Porter-Cologne Water Quality Control Act.

The San Francisco Bay Regional Water Quality Control Board regulates surface water and groundwater quality in the region. The area under the Water Board's jurisdiction comprises all of the San Francisco Bay segments extending to the mouth of the Sacramento-San Joaquin Delta. The Town is required by the Regional Board to comply with the Municipal Regional Stormwater Permit. The Town is a member of the San Mateo Countywide Water Pollution Prevention Program (SMCWPPP) which assists its members in meeting the various water permit requirements. This program is described in more depth in the Public Utilities Element.

### **Bay Area Air Quality Management District (BAAQMD)**

Air quality is regulated by the Bay Area Air Quality Management District (BAAQMD) in all nine of the San Francisco Bay Area counties. The most common interface with BAAQMD in Woodside is the required notification of the BAAQMD prior to the commencement of any demolition or renovation. This requirement exists when asbestos has been used extensively in residential, commercial and industrial construction. However, a ten day notice prior to start of work is required for demolition even when no asbestos is expected to be present.

The BAAQMD also requires permits for devices that release pollutants of concern into the atmosphere. In Woodside diesel generators are an emission source that requires a permit.

Additionally, Town projects requiring certain planning entitlements are required to comply with best management practices for protecting air quality, such as:

- Use dust-proof chutes for loading construction debris into trucks;
- Water, or cover, stockpiles of debris, soil, and other material that can be blown by the wind;
- Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least two feet of freeboard;
- Sweep daily (with water sweepers) all paved roads, parking areas, and staging areas at the construction site;
- Sweep adjacent public roads daily (with water sweepers) if soil material is visible, as directed by the Town Engineer;
- Enclose, cover, water twice daily, or apply non-toxic soil stabilizers to exposed stockpiles of dirt, sand, and other materials;
- Install erosion control measures to prevent runoff from the project site, from October 15th to April 15th; and,
- Limit grading.

## OTHER AGENCIES AND ORGANIZATIONS

### California Native Plant Society (CNPS)

The California Native Plant Society (CNPS) is a California not-for-profit organization that seeks to increase understanding of California's native flora and to preserve that flora. The CNPS is divided into chapters covering the entire State. The organization works largely through the various chapters, which conduct regular field trips and are involved in advocacy and conservation of sensitive areas and rare plants in their regions. The CNPS developed the Inventory of Rare and Endangered Vascular Plants of California with the guidance of botanist and evolutionary biologist G. Ledyard Stebbins. The Inventory is published every three to five years and is enforced by the State and federal governments for conservation planning.



*Lessingia arachnoidea*, common name, **Crystal Springs lessingia**, (1B.2 CNPS Status).

Photo by Neal Kramer.



*Lessingia hololeuca*, common name, **woolly-headed lessingia**, (3 CNPS Status).

Photo by Doreen L. Smith.



*Ranunculus lobbii*, common name, **Lobb's aquatic buttercup**, (4.2 CNPS Status).

Photo by Doreen L. Smith.

**Table CV7: Special-Status Flora by USGS Quadrangle in and near Woodside**

Quadrangle	Common Name	Scientific Name	Federal Status	California Status	California Native Plant Society List
Woodside	Brewer's calandrinia	<i>Calandrinia breweri</i>	None	None	4.2
	California bottle-brush grass	<i>Elymus californicus</i>	None	None	4.3
	Crystal Springs lessingia	<i>Lessingia arachnoidea</i>	None	None	1B.2
	Franciscan onion	<i>Allium peninsulare</i> var. <i>franciscanum</i>	None	None	1B.2
	Lobb's aquatic buttercup	<i>Ranunculus lobbii</i>	None	None	4.2
	Oakland star-tulip	<i>Calochortus umbellatus</i>	None	None	4.2
	San Francisco wallflower	<i>Erysimum franciscanum</i>	None	None	4.2
	San Mateo thorn-mint	<i>Acanthomintha duttonii</i>	Endangered	Endangered	1B.1
	serpentine leptosiphon	<i>Leptosiphon ambiguus</i>	None	None	4.2
	white-rayed pentachaeta	<i>Pentachaeta bellidiflora</i>	Endangered	Endangered	1B.1
	woolly-headed lessingia	<i>Lessingia hololeuca</i>	None	None	3
Palo Alto	Brewer's calandrinia	<i>Calandrinia breweri</i>	None	None	4.2
	California androsace	<i>Androsace elongata</i> ssp. <i>acuta</i>	None	None	4.2
	fountain thistle	<i>Cirsium fontinale</i> var. <i>fontinale</i>	Endangered	Endangered	1B.1
La Honda	Kings Mountain manzanita	<i>Arctostaphylos regismontana</i>	None	None	1B.2
Mindogo Hill	Brewer's calandrinia	<i>Calandrinia breweri</i>	None	None	4.2
	Lobb's aquatic buttercup	<i>Ranunculus lobbii</i>	None	None	4.2
	western leatherwood	<i>Dirca occidentalis</i>	None	None	1B.2

Source: California Department of Fish and Game Website, dated September 3, 2010

Note: The CNDDB list is a dynamic list. Reference the California Department of Fish and Game's website for the current list.

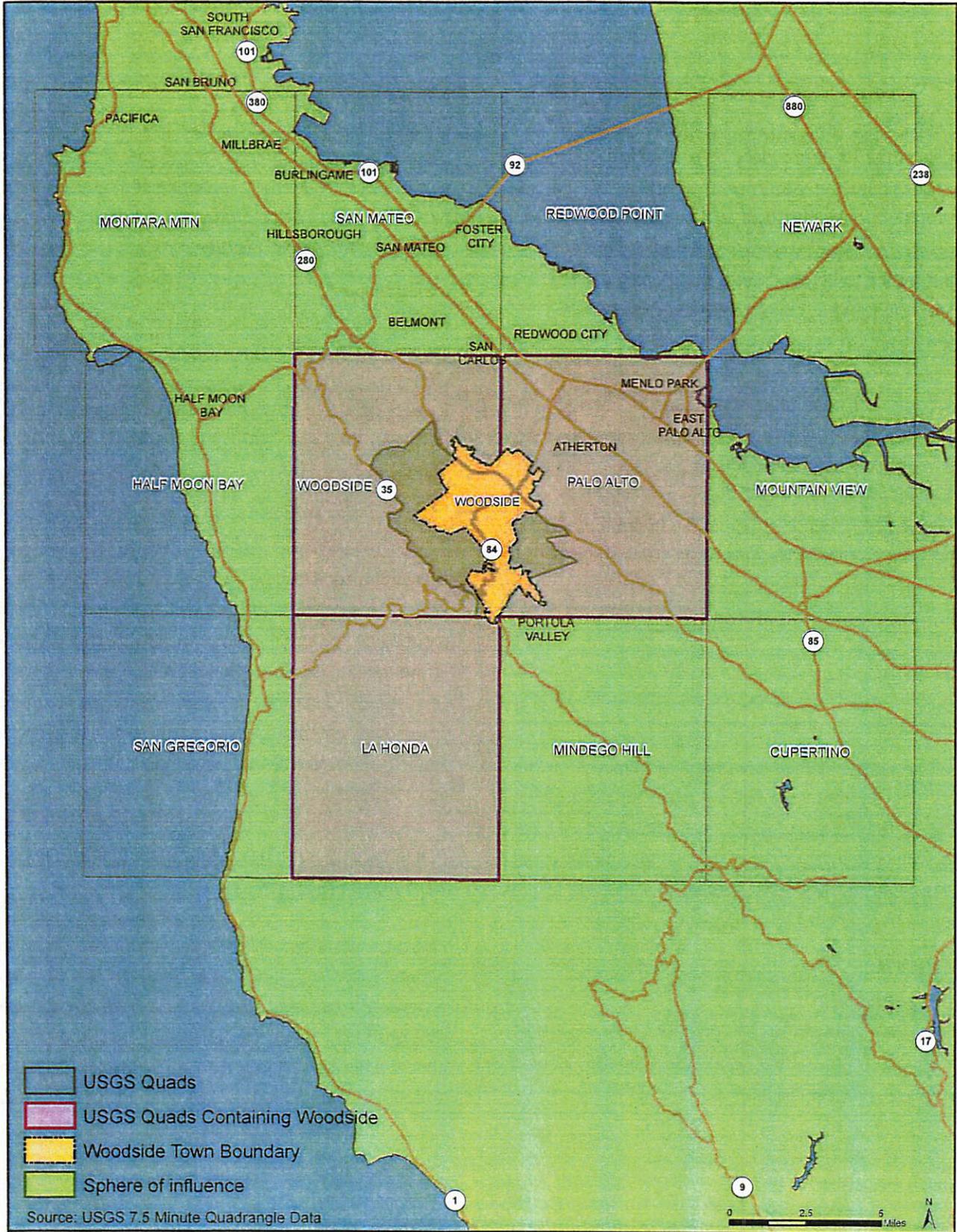
**Table CV8: Special-Status Fauna by USGS Quadrangle in and near Woodside**

Quadrangle	Common Name	Scientific Name	Federal Status	California Status	Department of Fish and Game Status
Woodside	California red-legged frog	<i>Rana draytonii</i>	Threatened	None	SSC
	Edgewood blind harvestman	<i>Calicina minor</i>	None	None	Unknown
	San Francisco dusky-footed woodrat	<i>Neotoma fuscipes annectens</i>	None	None	SSC
	San Francisco garter snake	<i>Thamnophis sirtalis tetrataenia</i>	Endangered	Endangered	FP
	steelhead - central California coast DPS	<i>Oncorhynchus mykiss irideus</i>	Threatened	None	Unknown
	western pond turtle	<i>Emys marmorata</i>	None	None	SSC
Palo Alto	Alameda song sparrow	<i>Melospiza melodia pusillula</i>	None	None	SSC
	burrowing owl	<i>Athene cunicularia</i>	None	None	SSC
	California clapper rail	<i>Rallus longirostris obsoletus</i>	Endangered	Endangered	FP
	California tiger salamander	<i>Ambystoma californiense</i>	Threatened	Threatened	SSC
	saltmarsh common yellowthroat	<i>Geothlypis trichas sinuosa</i>	None	None	SSC
	San Francisco garter snake	<i>Thamnophis sirtalis tetrataenia</i>	Endangered	Endangered	FP
	western snowy plover	<i>Charadrius alexandrinus nivosus</i>	Threatened	None	SSC
La Honda	San Francisco garter snake	<i>Thamnophis sirtalis tetrataenia</i>	Endangered	Endangered	FP
	western pond turtle	<i>Emys marmorata</i>	None	None	SSC
	yellow warbler	<i>Dendroica petechia brewsteri</i>	None	None	SSC
Mindogo Hill	San Francisco garter snake	<i>Thamnophis sirtalis tetrataenia</i>	Endangered	Endangered	FP
	steelhead - central California coast DPS	<i>Oncorhynchus mykiss irideus</i>	Threatened	None	Unknown
	western pond turtle	<i>Emys marmorata</i>	None	None	SSC

Source: California Department of Fish and Game Website, dated September 3, 2010

Note: The CNDDB list is a dynamic list. Reference the California Department of Fish and Game's website for the current list.

Map CV3: 7.5 Minute USGS Quads



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# GOAL CV1

Maintain a healthy natural environment.

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The goal of the Conservation Element is to preserve, protect, and enhance the natural features, resources, and wildlife of the Town and Planning Area, which is essential to maintaining the health and quality of the natural environment within the Town and the broader ecosystem.

## POLICY CV1.1 – PLAN DEVELOPMENT TO BE SENSITIVE TO PRESERVATION OF NATURAL FEATURES AND LANDSCAPE

1. The natural features of a site proposed for development shall be the primary planning factor determining the scope and magnitude of development, and appropriateness of site use. Conservation of the natural landscape shall be an overriding consideration in the design of any land development or land division project, paying particular attention to its protection and the preservation of natural features and existing native vegetation.
2. Those areas rich in wildlife, or of a fragile ecological nature (e.g. areas of rare, endangered, or threatened species, riparian areas, etc.), shall be avoided in land development.
3. All projects that may have significant impact on the Woodside environment shall be reviewed by qualified professionals. The results of such review should be analyzed and, where necessary, mitigation measures implemented to insure against significant alteration or damage to the natural environment.

### Strategies:

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#### **a. Design Review**

Update the Residential Design Guidelines to stress conservation of the natural landscape in the site planning and design of residential projects.

#### **b. Preliminary Concept Review**

Consider requirements for preliminary concept review of site plans at an early stage in the review of development proposals to ensure that development intensity and the type and location of the proposed use are sensitive to the conservation of natural features.

#### **c. Biotic Report**

For development projects with the potential for impacts to species of concern or riparian habitat, the Town shall consult with CDFG to identify appropriate action. Additionally, where habitat (e.g., wetlands) or evidence of the presence of species of concern is identified, the Town shall require preparation of biotic reports and pre-construction surveys by a professional biological consultant in order to identify and mitigate potential impacts.

#### **d. Environmental Review**

Review and update the Town's environmental review procedures to ensure compliance with the California Environmental Quality Act (CEQA.) Consider adopting Town CEQA Guidelines to establish and communicate Town environmental procedures for requiring technical studies, biotic reports, and procedures for monitoring and reporting programs.

## POLICY CV1.2 – PROTECT RIPARIAN CORRIDORS AND WATER QUALITY

Particular attention shall be given to protection of the natural water regimen in the planning, environmental review, and completion of all land development, land divisions, or land alteration projects. Potential impacts from chemical discharges, animal waste, on-site septic systems, and surface water runoff shall be thoroughly considered.

## Strategies:

### a. Town Regulations

Review the adequacy of current Town regulations governing riparian setbacks.

### b. Riparian Setbacks

Enforce riparian setbacks to maintain and buffer the riparian corridor in the review of projects.

### c. Water Sediment

Continue to enforce erosion control requirements to minimize sedimentation of water bodies through the grading moratorium and inspection program.

### d. Residential Design Guidelines

Update the Residential Design Guidelines to specifically address the site design of projects near and impacting riparian corridors. Establish guidelines for setbacks that are sensitive to geomorphic, vegetative, and hydrological conditions, for appropriate siting of leach fields and drainage outlets, and for fencing sensitive to wildlife corridors.

### e. Construction Management

Develop and continuously update standard conditions for construction best management project practices to minimize impacts to water quality in compliance with the requirements of the Regional Water Quality Control Board.

### f. Chemical Discharges

Review methods for reducing the potential impacts of potentially toxic discharges from swimming pool chemicals, animal waste, septic system effluent, and surface water runoff swimming pool chemical when processing discretionary applications. Make information available to the public regarding ways to reduce the use and impacts of pesticides and fertilizers.

## POLICY CV1.3 – RETAIN AND RESTORE NATIVE FLORA AND FAUNA HABITAT AND POPULATIONS

Consider and minimize project impacts on native flora and fauna habitat and populations in compliance with State and federal law. Retain and restore native flora and fauna habitat and populations to the extent feasible.

1. Minimize the removal of vegetation. Where removal is necessary, replanting should be required to maintain soil stability, prevent erosion, maximize reoxygenation and retain the aesthetic qualities of the community. Emphasis should be placed upon maintenance of fauna habitat to preserve nesting areas and cover from predators.

2. Use native and fire resistant plants. In landscaping of individual sites, and replanting where original vegetation has been destroyed or removed, the emphasis shall be on use of native rather than exotic plants. Preference should be given to exotic plants with high fire resistance characteristics in areas of high fire risk.

3. Avoid topsoil destruction. Topsoil destruction through overuse by motor vehicles or horses should be considered in environmental impact review and preventive measures should be required where necessary. In those areas where topsoil has been destroyed, remedial measures should be initiated and pursued.

4. Avoid impacts to habitat and wildlife corridor. Structures and fences should be sited to avoid fragmentation of habitat areas, obstructions to linear wildlife corridors, and other adverse impacts.

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## Strategies:

### **a. Retain and Restore Listed Flora and Fauna Habitat and Populations**

Refine the Town's CEQA procedures to develop triggers for requiring biotic reports to facilitate mitigation of impacts to the habitat and populations of listed flora and fauna in accordance with State and federal law.

### **b. Retain and Restore Non-listed Flora Habitat and Populations**

Update the Residential Design Guidelines and Municipal Code to include procedures for minimizing impacts to the habitat and populations of non-listed flora.

### **c. Retain and Restore Non-listed Fauna Habitat, Wildlife Corridors, and Populations**

Update the Residential Design Guidelines to include procedures for minimizing impacts to the habitat, wildlife corridors, and populations of non-listed fauna.

## POLICY CV1.4 – CONSIDER FIRE PREVENTION IN MAINTAINING NATIVE LANDSCAPE

Efforts to retain, restore, or enhance the native landscape should be balanced with the fire prevention requirements of an urban/wildland interface community.

## Strategies:

### **a. Promote Native and Fire Resistant Plants**

Update the Residential Design Guidelines and/or zoning regulations to encourage and/or require the use of fire resistant plants in landscape and site design.

### **b. Coordinate Habitat Conservation and Fire Safety Regulations**

Update the Residential Design Guidelines to recognize, incorporate, and coordinate habitat conservation and fire safety requirements, including defensible space regulations applicable to designated Very High Fire Severity Hazard Zones.

### **c. Public Information on Native and Fire Resistant Plants**

Provide the public with sources of information on native and fire resistant plants.

### **d. Promote Guidelines for Selective Fuel Reduction**

Develop handouts and Town website pages which inform the public about the Town's urban/wildland interface characteristics and provide guidelines for selective fuel reduction. Coordinate this effort with the Woodside Fire Protection District and adjoining municipalities. Direction should balance habitat and environmental resource protection with fire safety.

**POLICY CV1.5 - PROTECT AIR QUALITY**

Particular attention should be given to air quality in environmental, entitlement, and permitting reviews for land development and grading to ensure compliance with the requirements of the Bay Area Air Quality Management District.

**Strategies:**

**a. Construction Management**

For projects requiring a Site Development Permit and involving grading or excavation, or involving significant demolition of structures or portions thereof, the following best management practices (BMPs) shall continue to be required:

- Use dust-proof chutes for loading construction debris into trucks;
- Water, or cover, stockpiles of debris, soil, and other material that can be blown by the wind;
- Cover all trucks hauling soil, sand, and other loose materials, or require all trucks to maintain at least two feet of freeboard;
- Sweep daily (with water sweepers) all paved roads, parking areas, and staging areas at the construction site;
- Sweep adjacent public roads daily (with water sweepers) if soil material is visible, as directed by the Town Engineer;
- Enclose, cover, water twice daily, or apply non-toxic soil stabilizers to exposed stockpiles of dirt, sand, and other materials;
- Install erosion control measures to prevent runoff from the project site, from October 15th to April 15th; and,
- Limit grading.

**POLICY CV1.6 – PURSUE COLLABORATIVE CONSERVATION EFFORTS**

The Town will participate in, or support, conservation efforts of other jurisdictions, agencies or organizations that are of mutual benefit.

**Strategies:**

**a. Cooperation with Conservation Efforts**

Participate in, or support, conservation efforts of other governmental and local agencies.

**POLICY CV1.7 – REVIEW REGULATIONS TO IMPLEMENT CONSERVATION POLICIES**

The Town shall review and assess existing Town regulations and update as needed to conserve the resources of the Woodside Planning Area.

**Strategies:**

**a. Update Regulations**

Review, update, and coordinate the Town’s land use, site development, and land division regulations to conserve natural resources. The emphasis of these regulations is to draw attention to soils, geology, drainage, wildlife, vegetation, fire and other factors in stages of project review. The regulations should strive to:

1. Ensure that a full range of environmental concerns is addressed before major decisions are made; establish more uniform procedures for administration of regulations; and provide applicants with a single, unified source of information regarding Town requirements for conservation and development.
2. Address specific issues of concern:
  - construction, maintenance, and resulting habitat of manmade bodies of water;
  - the impact of fences on wildlife corridors;
  - expanded natural state requirements;
  - new landscape water efficiency laws; and,
  - Dark Skies Initiative.

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## POLICY CV1.8 – COLLECT BIOLOGICAL AND GEOLOGICAL DATA

The Town should refine its inventory of important natural resources, such as streams, bodies of water, wildlife habitat, vegetation, and geological features, so that they may be more easily identified during project review and specific measures can be designed for their protection.

### Strategies:

#### **a. Town Reports**

##### 1. Geologic/Geotechnical Reports

Electronically file all site specific technical reports, geotechnical (soil characteristics) and geological (bedrock structure, faults, land instability) reports, and update the Town Geologic Map accordingly.

##### 2. Biological Reports

Electronically file all site specific biological reports.

#### **b. Native Plants**

Maintain a link on the Town's website to current CDFG flora and fauna data by USGS Quad.

#### **c. Habitat Map**

Refine and update the General Woodside Habitat Map.

#### **d. Streams and Bodies of Water Map**

Refine and update the Streams and Bodies of Water Map.

## POLICY CV1.9 – PROMOTE EDUCATION AND CONSERVATION ACTIONS

The Town shall institute or participate in education and information programs which aid the community in preserving, protecting, and enhancing natural resources.

### Strategies:

#### **a. Community Outreach**

Institute, or participate in, and publicize relevant community education and information programs. Potential topics include reduction of fire risk, pest control and pesticides, measures to prevent erosion, positive soil husbandry practices, care of vegetation, and invasive species removal.

#### **b. Online Education**

Create a Conservation page on the Town website as a forum for disseminating conservation information.

#### **c. Cooperative Efforts**

Cooperate with other jurisdictions, agencies, or organizations in providing community education and information programs.

#### **d. Individual Initiative**

Promote and encourage individual initiative by local residents and property owners to carry out specific efforts for the protection of the environment, such as:

- Composting;
- Replanting to prevent erosion;
- Control, or elimination, of exotic weed species;
- Use of limited and appropriate pesticides and herbicides;
- Removal of selective vegetation to reduce fire hazard;
- Replacement of highly flammable vegetation with less flammable materials;
- Use of native plants in preference to exotics in replanting;
- Treatment, or removal, of diseased trees;
- Protection of streamside vegetation; and,
- Use of wildlife friendly fencing.

#### **e. Community Action**

Promote and encourage cooperative or coordinated efforts to carry out specific projects for the protection of the environment where the problem involves an area larger than individual properties. Such projects might include the removal of any long standing obstruction to natural drainage or restoration of stream banks.

ATTACHMENT 7

AREA PLANS

APPENDICES

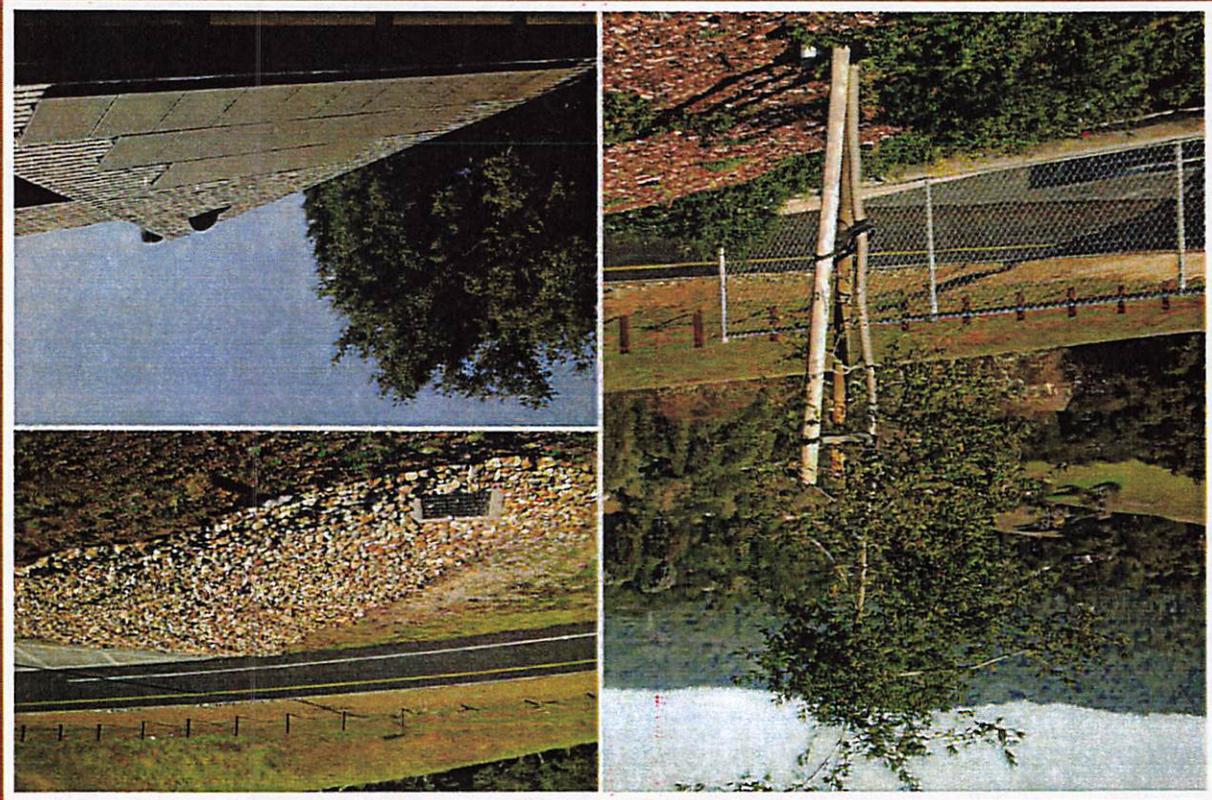
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*"We do not inherit the earth from our ancestors, we borrow it from our children" —Native American Proverb*



SUSTAINABILITY ELEMENT



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## INTRODUCTION

Sustainability refers to efforts and practices aimed at minimizing and reversing where possible the depletion and degradation of our natural resources, including air, water, fossil fuels, minerals and soils, and flora and fauna, such that a balance between the activities of humankind and the quality of the natural environment can be sustained. Woodside has an obligation to include sustainability in the manner in which Town business is conducted, policies related to development and monitoring the built environment, and enhancing public awareness of the importance of sustainable practices and values.

California cities and counties must include an analysis of climate change in the environmental review of projects. "Projects" may include individual development projects; but also include plans, such as the General Plan. Many California cities and counties are addressing climate change and sustainability at the General Plan level. The reason is two-fold. First, if a program-level analysis is done and mitigation established, subsequent projects will benefit from streamlining under CEQA. Secondly, a General Plan itself also requires environmental review under CEQA, and therefore must include consideration of climate change.

## CHANGES SINCE 1988

Since 1988, an increased awareness of global climate change and its causes and the resulting renewed interest in environmental protection, led to the enactment of new laws in California and renewed efforts to protect resources and reduce consumption.

In the last twenty years, additional data have become available that focus the extent of the issue.

### AIR QUALITY

In the San Francisco Bay Area, as in the entire State of California, a certain amount of air pollution comes from stationary industrial sources, such as refineries and power plants. A greater percentage, however, of harmful

air emissions comes from cars and trucks, construction equipment, and other mobile sources. California has more cars per household (1.8) than any other State, along with a thriving business economy and a continually expanding population. All of these factors contribute to the State and regional air quality challenges.

In 2005, the Woodside Community-Wide Emissions by Sector study estimated that the greatest contributor to green house gas emissions in Town is transportation on the two State highways that run through the Town (Highways 280 and 84). Whereas reducing vehicular trips on State highways is largely beyond local control, participation in regional solutions to transportation issues is important. The second greatest contributor to greenhouse gas emissions in Town is residential energy use which can be more directly influenced locally by requiring green building standards. The Town also contributes to managing air quality by regulating sources of pollution arising from building activity. Other sources of air pollution in Town include wood-burning fireplaces and stoves, methane emissions from septic and animal waste, and residential diesel backup generators.

### WATER USAGE

Water is a critical resource for basic survival. Current challenges to providing adequate water resources in the State of California include drought, population growth, water quality, aging infrastructure, catastrophic events, and funding. In order to sustain the State's water resources, water use efficiency must be increased, water quality must be protected, and water resources must be responsibly managed. Management strategies in the State to achieve these goals include reducing water demand, increasing water supply, improving water quality, practicing resource stewardship, and improving flood management.

The Town of Woodside, being a predominantly residential community, uses the vast majority of its water resources for indoor and outdoor residential purposes. In 2010, the California Homebuilding Foundation estimated that a new three bedroom single family home with four occupants

used 174,000 gallons of water per year. Over fifty percent of this water use is for landscaping. The largest indoor water use is by showers.

On January 1, 2010, the Model Water Efficient Landscape Ordinance (Assembly Bill 1881, Laird) went into effect. This new State law regulates landscape water use for new residential landscape areas of at least 5,000 square feet, and for existing landscape installed prior to the enactment date that is at least an acre in size. In 2011, the California Green Building Standards Code (CGBSC) will come into effect. Combined with the Model Ordinance, homes built to these standards should save approximately 38,000 gallons of water per year.

In addition to new water usage restrictions, the State enacted updated regulations in 2009 to allow the use of graywater, which can be recycled on-site for uses such as landscape irrigation. Single graywater sources, such as a clothes washer or a dishwasher, no longer need to be permitted.

**CLIMATE CHANGE AND CALIFORNIA GREENHOUSE GAS EMISSION REDUCTION TARGETS**

The last decade of the twentieth century and the first decade of the twenty-first century were marked by heated debate on, and increased public awareness of, climate change, which effectively reenergized the environmental movement. Since the industrial age, human activity has released increasing amounts of pollutants, carbon dioxide, and other harmful gases into the atmosphere, primarily through the burning of fossil fuels and deforestation. Although the effects of human activities on air and water quality (pollutants) have been known for decades, global warming (a global “greenhouse” effect resulting in the warming of the Earth’s atmosphere) did not really enter the public consciousness until the United Nations (U.N.) Framework Convention on Climate Change adopted the Kyoto Protocol in 1997. In 1997, the U.N. Convention highlighted the serious threats to public safety

associated with global warming, including sea level rise, associated flooding, and effects on agriculture and disease vectors. In California, a series of State laws were passed in the first decade of the twenty-first century which address climate change.

In September of 2006, State Assembly Bill 32, the California Global Warming Solutions Act (California Health and Safety Code Section 38500), was signed into law, requiring California to reduce statewide greenhouse gas emissions levels to 1990 levels by 2020. The California Air Resources Board (CARB) is required to implement and enforce AB32. On September 30, 2008, State Senate Bill 375 (California Public Resources Code Section 21155) was signed into law. SB 375 clarified that CARB is responsible for setting regional greenhouse gas targets, and made transportation funding in California contingent on meeting these targets.

On, August 24, 2007, Senate Bill 97 (Public Resources Code Section 21083.05) was signed into law and required the Governor’s Office of Planning and Research (OPR) to develop recommended amendments to the State California Environmental Quality Act (CEQA) Guidelines for addressing greenhouse gas emissions. On March 18, 2010, the California Natural Resources Agency adopted amendments to the guidelines for implementing CEQA. Specifically, these amendments (California Code of Regulations, Title 14, Sections 15000-15387) implement SB97, and direct the Resources Agency to certify and adopt guidelines prepared and developed by the Office of Planning and Research for the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions. In response, California cities and counties must include an analysis of climate change in the environmental review of projects.

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## GREEN BUILDING

According to the Federal Environmental Protection Agency, in the United States, the energy consumption of buildings accounts for:

- 39 percent of total energy use;
- 68 percent of total electricity use;
- 12 percent of the total water consumption;
- 38 percent of carbon dioxide emissions.

The manner of construction and use of our buildings has a significant impact on the consumption of resources. "Green Building" standards and practices seek to reduce this environmental impact. This design philosophy focuses on reducing the use of resources, such as energy, water and non-renewable building materials; and reducing building impacts on human health and the environment during the building's lifecycle, through better siting, design, construction, operation, maintenance, and demolition. These green attributes are currently evaluated by two different methodologies:

### LEED

LEED certification of a property makes a statement affirming its sustainable design. The various LEED ratings systems, outlined by the U.S. Green Building Council, provide an international standard for third party verification certifying a building at one of four levels of sustainable design – Certified, Silver, Gold, or Platinum. Available rating systems address various types of buildings – New Construction & Major Renovation, Core & Shell, Schools, Healthcare, Existing Building, as well as others. LEED certification indicates to building employees and visitors as well as to future owners and tenants that the building was designed for sustainability in six specific categories – Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality, and Innovation in Design.

### Build It Green

The GreenPoint Rated system, from Build It Green, is used to rate residences. A GreenPoint rated home is graded on

five categories: Resource Conservation, Indoor Air Quality, Water Conservation, Community, and Energy Efficiency. If a home meets the minimum point requirements in each category on the checklist, as verified by a Certified GreenPoint Rater, it earns GreenPoint Rated certification.

A green building rating is not currently a requirement in the Town of Woodside, although CEQA, Title 24, energy efficiency regulations, zoning regulations, and General Plan policies address these issues. Green building rating requirements have, however, been adopted by numerous California cities and counties.

In 2008, California became the first State in the nation to adopt a green building code. The code update of 2010 requires a 20% improvement in water efficiency for both residential and commercial plumbing fixtures as well as a 50% increase in conservation for water used in landscaping. It also requires all new construction to reduce energy consumption by 15%. These green building standards will help California achieve the goal, mandated in Assembly Bill 32 and signed into law in 2006, of reducing greenhouse gas emissions 30% by 2020. Carbon emissions related to buildings represent about one quarter of the State's total, second only to transportation.

The promotion of green building in San Mateo County includes the Green Building Award sponsored by Sustainable San Mateo County, programs administered by RecycleWorks, and the activities sponsored by San Mateo County Chapter of the American Institute of Architects promotes sustainable design in architecture and recognizes the designers, builders, and owners of green buildings.

## GREEN ENERGY

The Solar Rights Act of 1978 created a legal framework for solar access. That Act was amended in 2004 to prohibit local governments from restricting the installation of a solar energy system based on aesthetics and local development standards such as setbacks. As other forms of green energy become more prevalent, State and local governments will likely develop regulations promoting their utilization.

## RECYCLING

A full discussion of solid waste management, related regulations, and Town collection statistics is included in the Public Utilities Element.

In addition to general refuse collection, the Town's hauler, Green Waste, collects recyclables, yard waste and some household hazardous waste, batteries, and Compact Fluorescent Lights. Additionally, the County holds periodic hazardous waste collection events.

In 2000, the Town Council adopted Ordinance 2000-504 which amended the Municipal Code by adding requirements to recycle and divert construction and demolition debris. There is also increasing interest in the community to either use recycled building products, or deconstruct homes and reuse salvageable building materials; as opposed to demolition, off-haul, and new construction with all new materials.

Livestock waste disposal from private properties is the responsibility of individual property owners, and is handled primarily by commercial haulers. There is increasing interest in the community to coordinate efforts to compost animal waste.

## DEFINITIONS

**Aquifer:** A layer of permeable rock, sand or gravel through which ground water flows, containing enough water to supply wells and springs.

**Average Daily Cover (ADC):** The layer of compressed soil that is laid on top of a day's deposit of waste on an operational landfill site to prevent interaction between the waste and the air, thus reducing odors and enabling a firm base upon which vehicles can operate.

**Biodiversity:** The range of organisms present in a particular ecological community or system.

**Carbon Absorption:** The ability of forests to sequester carbon released as fossil fuel emissions.

**Carbon Dioxide Equivalent (CO<sub>2</sub>e):** The measure used to equate the heat trapping capacity of other greenhouse gases with CO<sub>2</sub>.

**Carbon Emissions:** Carbon dioxide and carbon monoxide produced by motor vehicles and industrial processes and dispersed into the atmosphere. The primary human source of carbon dioxide in the atmosphere is from the burning of fossil fuels for energy production and transportation.

**County of San Mateo RecycleWorks:** RecycleWorks is a program of San Mateo County within the Public Works Department. RecycleWorks primarily provides outreach to all residents and businesses in San Mateo County and oversees waste and recycling services for County facilities and Unincorporated San Mateo County areas. RecycleWorks is not affiliated with any of the private waste haulers in San Mateo County, but does help to promote their recycling services. The Mission of RecycleWorks in 2010 was as follows: "RecycleWorks creates, delivers, and promotes recycling, composting, waste prevention, procurement, sustainability and green building programs and outreach at County facilities and for residents, employees, businesses and visitors in the unincorporated area of the county and, when appropriate, throughout San Mateo County to encourage, facilitate, and achieve resource conservation and the practice of responsible environmental stewardship and to maintain compliance with the California Integrated Waste Management Act (AB 939)."

**Embodied Energy:** The quantity of energy required to manufacture, delivered to the point of use and/or construct a product, material or service.

**Green Building:** The practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life cycle from siting to design, construction, operation, maintenance, renovation, and deconstruction or demolition. This practice expands and complements the classical building design concerns of economy, utility, durability and comfort. [EPA definition, 2010].

**Greenhouse Gas Emissions:** Gases that trap heat in the atmosphere. Some greenhouse gases, such as carbon dioxide, occur naturally and are emitted to the atmosphere through natural processes and human activities. Other greenhouse gases (e.g., fluorinated gases) are created and emitted solely through human activities. The principal greenhouse gases that enter the atmosphere because of human activities are: carbon dioxide, methane, nitrous oxide and fluorinated gases. [EPA definition, 2010].

**Hydro-zone:** A specific area of plants that have similar watering requirements and can be irrigated the same way and at the same time.

**Hydrological System:** The properties, distribution, use and circulation of the water on Earth and in the atmosphere in all of its forms.

**ICLEI:** The International Council for Local Environmental Initiatives (ICLEI) convened at its 1990 founding conference at the United Nations in New York. At that time, ICLEI involved 200 local governments from 43 countries. In 2003, the organization's name changed to "ICLEI – Local Governments for Sustainability" and assumed a broader mandate which grew to over 1,100 members in 68 countries who take responsibility in creating a sustainable society. ICLEI works with these local governments through international campaigns and programs. ICLEI provides technical consulting, training, and information services to build capacity, share knowledge, and support local government in the implementation of sustainable development at the local level.

**Local Government Operations Protocol (LGOP):** A standard methodology adopted in 2008 by the California Air Resources Board (ARB) for quantifying greenhouse gas emissions from local government operations. After its adoption and absent any further specific methodology for quantifying community-wide greenhouse gas emissions, in 2010 the LGOP was being used in a slightly modified version (e.g., substituting a standardized formula for government operations fleet emissions with a standardized formula for transportation on local roads and State highways) to quantify community-wide greenhouse gas emissions.

**Project, discretionary:** A project review which includes subjective judgment of the project's merits (e.g., the review of a variance or use permit to determine if required quantitative and qualitative findings can be made).

**Project, ministerial:** A project reviewed according to established procedures and/or codes without exercising any individual judgment (e.g., the review of a building permit to ensure compliance with building codes).

## WOODSIDE'S GREENHOUSE GAS EMISSIONS

Greenhouse gas emissions are gases that trap heat in the atmosphere. Some greenhouse gases, such as carbon dioxide, occur naturally and are emitted to the atmosphere through natural processes and human activities. Other greenhouse gases, such as fluorinated gases, are created and emitted solely through human activities. The principal greenhouse gases that enter the atmosphere because of human activities are: carbon dioxide, methane, nitrous oxide and fluorinated gases. The various greenhouse gases can be totaled by expressing each emission as a Carbon Dioxide Equivalent (CO<sub>2</sub>e). This measure is used to equate greenhouse gases with CO<sub>2</sub>. Woodside currently has three sets of greenhouse gas emissions data: 2005 baseline for Town government operations, 2005 baseline for the community as a whole, and 2020/2035 projections for the community as a whole.

**GREENHOUSE GAS EMISSIONS - TOWN GOVERNMENT OPERATIONS (2005 BASELINE)**

In April 8, 2009, the Town Council committed to participate in the Cities for Climate Protection Campaign. The Campaign includes the following five milestones:

1. Conduct a greenhouse gas emissions inventory and current forecast to determine the source and quantity of greenhouse gas emissions;
2. Establish a greenhouse gas emissions reduction target;
3. Develop an action plan with both existing and future actions which, when implemented, will meet the local greenhouse gas reduction target;
4. Implement the action plan; and,
5. Monitor the review progress.

The Town Council authorized an agreement to work with ICLEI to prepare a Government Operations Greenhouse Gas Emissions Inventory as part of a coordinated effort with other San Mateo, Santa Clara, and Santa Cruz County jurisdictions.

The ICLEI report, entitled "Town of Woodside – 2005 Government Operations Emissions by Sector Greenhouse Gas Emissions Inventory", estimates the greenhouse gas emissions, expressed in metric tons of carbon dioxide equivalent (CO<sub>2</sub>e) <sup>1</sup>, which result from the conduct of Town business. The emission sectors included in this report are: buildings and facilities, vehicle fleet, public lighting, water and sewer transport, government generated solid waste, and employee commute (see Table S.1). Fifty percent of Town Government operations emissions result from the employee commute, 24% from the vehicle fleet, and 22% from buildings and facilities.

Based on these results, ICLEI suggested that the Town consider the following strategies for reducing greenhouse gas emissions:

- Offer telecommuting and/or improved transportation options, such as carpooling, to Town employees;
- Conduct an energy audit of Town buildings and improve energy efficiency where possible; and,
- Continue to convert the vehicle fleet to more fuel-efficient vehicles on a replacement basis.

**Table S1: Woodside Government Operations Emissions by Sector, 2005 Baseline**

Sector	Greenhouse Gas Emissions <sup>1</sup>	Gas Emissions (% of Total)
Buildings and Facilities	45	22%
Vehicle Fleet	50	24%
Public Lighting	1	1%
Water/Sewer Transport	4	2%
Government Generated Solid Waste	2	1%
Employee Commute	104	50%
<b>Total</b>	<b>206</b>	<b>100%</b>

<sup>1</sup>metric tons CO<sub>2</sub>e

Source: ICLEI report "Town of Woodside - 2005 Government Operations Emissions by Sector Greenhouse Gas Emissions Inventory.

Note: An explanation of the methodology for preparing this greenhouse gas emissions inventory is located in Section Two: Methodology and Appendix A: Local Government Operations Protocol of the above referenced ICLEI report. In summary, the inventory follows standard methodology outlined in the Local Government Operations Protocol (LGOP), which was adopted in 2008 by the California Air Resources Board (ARB) and established a national standard for quantifying greenhouse gas emissions from local government operations.

## GREENHOUSE GAS EMISSIONS - COMMUNITY-WIDE (2005 BASELINE)

In October 2010, the County of San Mateo County RecycleWorks program prepared an estimation of community-wide greenhouse gas emissions for Woodside. RecycleWorks estimated the 2005 greenhouse gas as 120,063 metric tons of carbon dioxide equivalent (CO<sub>2</sub>e) for the baseline calendar year of 2005. The emission sectors included in this report are: residential energy use, community energy use, transportation on local roads, transportation on State highways, water disposal, average daily cover of waste, and transportation off-roads (See Table S.2). Sixty five percent of community-wide emissions result from transportation on State highways, 19% from residential energy use, and 11% from transportation on local roads.

**Table S2: Woodside Community Wide Operations Emissions by Sector, 2005 Baseline**

Sector	Greenhouse Gas Emissions <sup>1</sup>	Gas Emissions (% of Total)
Commercial Energy Use	3,063	2.6%
Residential Energy Use	22,663	18.9%
Transportation - Local Roads	13,119	10.9%
Transportation - Off Roads	1,855	1.5%
Transportation - State Highways	78,113	65.1%
Waste - ADC	144	0.1%
Waste - Disposal	1,106	0.9%
<b>Total</b>	<b>120,063</b>	<b>100%</b>

<sup>1</sup>metric tons CO<sub>2</sub>e

Source: 2010 San Mateo County Recycle works Woodside Greenhouse Gas Emissions Inventory.

An explanation of the methodology for preparing this greenhouse gas emissions inventory is located in Section Two: Emission Inventory Methodology of the above referenced RecycleWorks report. In summary, the inventory follows standard methodology developed for the Local Government Operations Protocol (LGOP), with modifiers (e.g., substituting a standardized formula for government operations fleet emissions with a standardized formula for transportation on local roads and state highways) to quantify community-wide greenhouse gas emissions.

As evidenced by Table S2, 2005 Woodside Community-Wide Emissions by Sector, it is estimated that the greatest contributor (65%) to green house gas emissions in Town is transportation on State highways. Given the small size of the Town, its government, and available resources, reducing vehicular trips on State highways that run through Town are largely beyond local control. Participation in regional solutions to transportation issues is one way to be involved. The second greatest contributor (19%) to green house gas emissions in Town is residential energy use which may be more directly influenced locally by regulation, such as required green building standards.

Per capita emissions can be a useful metric for measuring progress in reducing greenhouse gases (GHG) and for comparing one community's emissions with neighboring cities and against regional and national averages. Comparisons should be viewed more as rough comparisons, however, since it can be difficult to produce and obtain directly comparable per capita emissions numbers. Each community has its own particular proximity to work and commercial areas, housing densities, as well as availability of public transportation which can result in wide variation in per capita emissions.

As detailed in Table S.2, dividing the total community-wide GHG emissions by population yields a result of approximately 21.9 metric tons of CO<sub>2</sub>e per capita. It should be noted that this number is not the same as the carbon footprint of the average individual living in the Town, as the per capita number also includes emissions from activities by people who work or drive through Town, not only those living in the Town.

**Table S3: Woodside Community Wide Per Capita Emissions, 2005 Baseline**

Estimated 2005 Population <sup>1</sup>	5,476
Community Greenhouse Gas Emissions <sup>2</sup>	120,063
Per Capita Greenhouse Gas Emissions <sup>2</sup>	13,119

<sup>1</sup>State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2001-2010, with 2000 Benchmark, Sacramento, California, October 2010. <sup>2</sup>metric tons CO<sub>2</sub>e

**GREENHOUSE GAS EMISSIONS PROJECTIONS (2020/2035)**

In October 2011, The Planning Center, PG&E, in conformance with BAAQMD requirements, prepared GHG calculations for existing land uses in the Town in the CEQA baseline year (2011), land uses in the Town at 2020, and land uses in the Town at buildout of General Plan 2012 (2035). The results are shown in Table S4. Under the business-as-usual (BAU) scenario, the maximum development allowed under buildout of General Plan 2012 would result in annual emission that would exceed BAAQMD’s 6.6 MTons per service population threshold. Because the GHG emissions associated with General Plan 2012 would exceed BAAQMD’s efficiency matrix, this plan includes a GHG reduction strategy for the Town.

Statewide GHG emissions reduction measures that are being implemented over the next 10 years (such as, changes in fuel mix, and energy source portfolios, and green building requirements), will reduce the Town’s GHG emissions. Table S5 is the 2020 and 2035 GHG emissions in the Town with federal, State, and local GHG reduction strategies in place. As shown in the table, the Town is projected to have no growth in non-residential land uses and only a small amount of residential growth, resulting in a nominal increase in GHG emissions growth in the Town from 2010 to 2020. BAAQMD requires municipalities to identify a GHG reduction target that is in line with the GHG reduction goals of AB 32, which are:

- 1990 levels by 2020,
- 15 percent lower than existing (2005 – 2008) levels by 2020, or,
- 6.6 MTons per service population.

The Town, through its Climate Action Plan (see S2.5) would be required to establish a GHG reduction target that is consistent with one of the three BAAQMD targets outlined above. For the purposes of this GHG assessment, Table S5 compares communitywide GHG emissions in 2020 based on a target consistent with BAAQMD’s recommendations of 15 percent below existing levels. The target identified in Table S5 is based on existing levels of GHG emissions shown in Table S4. As a result, federal and State-wide GHG emissions reduction measures currently being implemented have the potential to reduce GHG emission within the Town almost to the GHG reduction target of 15 percent lower than current (2011) levels (within 94 percent of the target). A Town GHG reduction strategy identifying local communitywide GHG reduction measures that ensure that emissions reductions in the Town continue on a downward trend to achieve the Town’s GHG reduction target and meet at least 590 MTons of additional reductions is, however, included in this Plan to ensure consistency with the GHG reduction goals of AB 32 (preparation and implementation of the Climate Action Plan).

**Table S4: Woodside GHG Emissions Inventory (Business-as-Usual Scenario)**

GHG Sector	Existing Metric Tons (MTons)	BAU-2020 Metric Tons (MTons)	BAU-2035 Metric Tons (MTons)
Transportation <sup>1</sup>	40,020	40,590	41,980
Residential <sup>2</sup>	23,670	24,440	25,590
Non-Residential <sup>2</sup>	3,370	3,390	3,430
Water/Wastewater <sup>3</sup>	1,970	2,020	2,080
Waste Disposal <sup>4</sup>	2,130	2,110	2,300
Other Emissions <sup>5</sup>	2,010	2,030	2,060
<b>Total GHG Emissions</b>	<b>73,170</b>	<b>74,580</b>	<b>77,440</b>
GHG Emissions/Service Population (SP)	9.4 MTons/SP	9.3 MTons/SP	9.3 MTons/SP
Exceeds BAAQMD Threshold	Yes	Yes	Yes
15 Percent Reduction from Existing <sup>6</sup>	62,190	62,190	62,190
Total Reductions Needed	10,980	12,390	15,250
<b>Service Population</b>			
Residents	5,300	5,480	5,740
Employment	2,510	2,530	2,560
<b>Total Service Population</b>	<b>7,810</b>	<b>8,010</b>	<b>8,300</b>

Source:

- <sup>1</sup> Vehicle miles traveled (VMT) provided by Hexagon and calculated using EMFAC2007. The Regional Transportation Advisory Committee (RTAC), which was established to identify targets under SB 375, considered only 50 percent of the VMT for trips that originate in one city and end in other (and vice-versa). For the purpose of this analysis, the 50 percent of the trip length was assumed for trips that either originate or end in the Town of Woodside but travel outside of the Town boundaries.
- <sup>2</sup> Residential and non-residential energy provided by PG&E for the 2005 County of San Mateo Recycle Works and City and County Association of Governments (C/CAG) Community-Scale GHG Emissions Inventory (ICLEI Inventory).
- <sup>3</sup> Based on existing per capita water use factors provided in the California Water Service Company's 2010 Urban Water Management Plan – Bear Gulch District and modeled using emission factors provided within CARB's Local Government Operations Protocol (LGOP).
- <sup>4</sup> Waste disposal based on municipal solid waste and alternative daily cover disposal in 2010 as reported by CalRecycle and modeled using CARB's Landfill Emissions Tool Version 1.2 (excluding biogenic CO<sub>2</sub>).
- <sup>5</sup> Other emissions include an estimate of landscaping, construction, and commercial equipment use based on Countywide data contained within CARB's OFFROAD2007. The Town of Woodside does not have agricultural crop/orchard production; however, several homeowners own horses. GHG emissions from equestrian uses are excluded due to a lack of available information for the purpose of the General Plan GHG emissions inventory.
- <sup>6</sup> Existing (2011-2010 baseline) emissions are similar to 2005 levels because there has been little to no growth within Woodside since 2005. The US Census reports a decrease in population from 2000 to 2010 (approximately 5,300 people in 2010 and 5,350 in 2000).

**Table S5: Woodside GHG Emissions Inventory (Reduction Scenario)**

GHG Sector	2020 Metric Tons (MTons)	2035 Metric Tons (MTons)
Transportation <sup>1</sup>	31,720	28,750
Residential <sup>2</sup>	22,320	25,300
Non-Residential <sup>2</sup>	2,860	2,900
Water/Wastewater <sup>3</sup>	1,460	1,520
Waste Disposal <sup>4</sup>	2,060	1,970
Other Emissions <sup>5</sup>	1,820	1,850
<b>Total GHG Emissions</b>	<b>62,240</b>	<b>60,290</b>
GHG Emissions/Service Population (SP)	7.8 MTons/SP	7.3 MTons/SP
BAAQMD Threshold	6.6 MTons/SP	6.6 MTons/SP
Exceeds BAAQMD Threshold	Yes	Yes
15 Percent Reduction from Existing	62,190	62,190
Total Reductions Needed for 2020 Target ("Gap")	50 MTons	0 – Exceeds Target by 1,900 MTons
<b>Service Population</b>		
Residents	5,480	5,740
Employment	2,530	2,560
<b>Total Service Population</b>	<b>8,010</b>	<b>8,300</b>

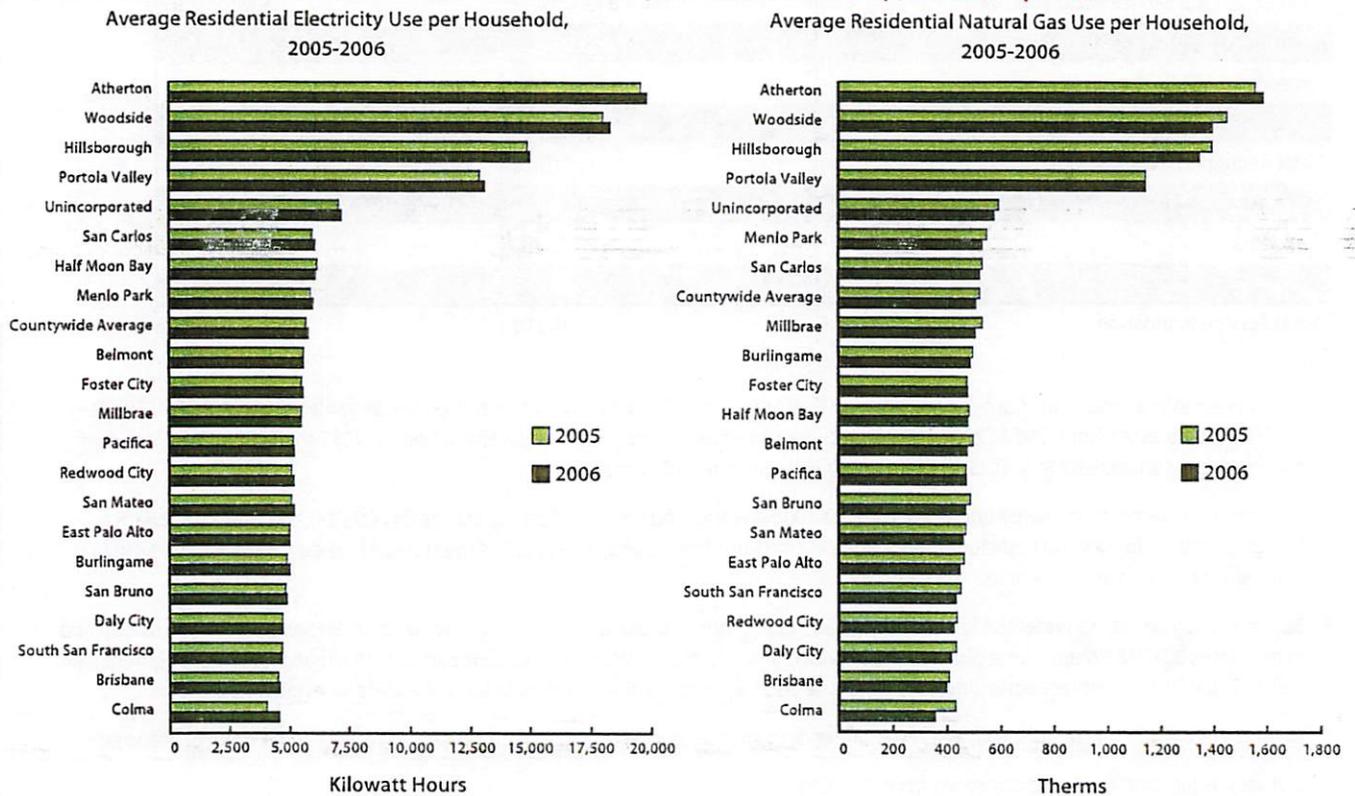
Source:

- <sup>1</sup> Includes emissions reductions from the Low Carbon Fuel Standard (LCFS) and Pavley fuel efficiency standards using EMFAC2007 Pavley I + LCFS Postprocessor. Note: EMFAC2007 includes a larger turn-over of older, inefficient, vehicle fleets in 2035 than 2020. Therefore, even though there is an increase in VMT, GHG reductions are larger in the 2035 scenario.
- <sup>2</sup> Includes improvements in energy efficiency from the 2008 Building and Energy Efficiency Standards (Title 24) and Title 25 Appliance Energy Standards for new units. Includes reductions in emissions from energy as a result of the state's 33 percent Renewable Portfolio Standard for existing and new units.
- <sup>3</sup> Based on 2020 per capita water use factors that include reductions in urban per capita water demand under Senate Bill No. 7, as outlined in the State's 20X2020 Water Conservation Plan, provided in the California Water Service Company's 2010 Urban Water Management Plan – Bear Gulch District. Indirect emissions from water use also take into consideration expansion of PG&E's renewable portfolio.
- <sup>4</sup> Assumes reduction in waste disposal as a result of trends from increased efforts to reduce, reuse, and recycle in the Town of Woodside.
- <sup>5</sup> Includes reductions in off-road emissions from the LCFS.

## RESIDENTIAL ENERGY USE

Given that Woodside is predominantly a residential community, it is helpful to compare residential energy use to those of surrounding communities. Sustainable San Mateo County has published an annual, county-wide report card on sustainability entitled "Indicators for a Sustainable San Mateo County", since 1997. The following figures and tables illustrate the Town's use of electricity and natural gas for 2005 and 2006, and compare these usages with other San Mateo County municipalities:

Figure S1: Indicators for a Sustainable San Mateo County, Twelfth Annual Report Card, April 2008



For 2005 and 2006, Woodside ranked the second highest in the County of San Mateo for average electricity and natural gas use per household. Factors which contribute to Woodside's high electric and natural gas usage include large residence sizes and the accompanying indoor and outdoor lighting, and heating and cooling needs; and the development of additional site amenities, such as guest houses, pool houses, pools, water features, and other accessory structures and uses.

## OTHER PROVISIONS OF THE GENERAL PLAN THAT SUPPORT SUSTAINABILITY

Sustainability is an integral theme that runs through other Elements of the General Plan and its two Area Plans, as well as the Town's two Specific Plans. It has been a fundamental value of the Town since incorporation in 1956. Sustainability is addressed in the following ways in the other Elements:

### LAND USE AND COMMUNITY DESIGN ELEMENT

The Land Use and Community Design Element provides for the grouping of community and commercial activities in two central locations and along major routes of travel. This results in reducing trip generation, air pollution, and consumption of energy.

### HISTORIC PRESERVATION ELEMENT

The Historic Preservation Element is intended to help preserve the rich history of the Town. The retention of historic structures preserves the "embodied energy" of a structure (materials and labor) and site (mature landscaping).

### CIRCULATION ELEMENT

The street system is designed to provide efficient access to the most frequently visited locations in Town, accommodating multiple forms of transportation (motor vehicles, bicycles, horses, and pedestrians). It also seeks to reduce energy consumption and air pollution.

### OPEN SPACE ELEMENT

The Open Space Element calls for the preservation of major parts of the Town in a natural state. This contributes to a reduction in greenhouse gas emissions through carbon absorption by plants.

### CONSERVATION ELEMENT

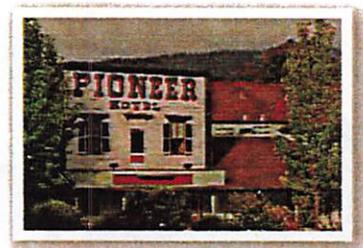
The Conservation Element provides for the protection of the natural resources of the Town including: water in streams, water bodies and wetlands; native vegetation; soils and geology; and wildlife. This Element also addresses preservation of the natural environment when new development is considered.

### PUBLIC UTILITIES ELEMENT

The Public Utilities Element calls for access to utility services of a quality and quantity which will protect health and safety, installed in a manner that preserves the Town's rural character. It recognizes and incentivizes energy efficient alternative utility systems and encourages resource conservation.



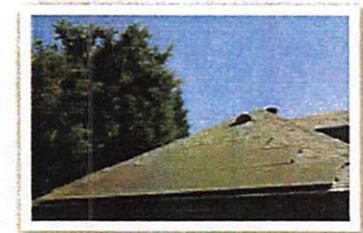
**Town Center provides convenient commercial services along major travel routes.**



**Historic building reuse preserves existing buildings.**



**Multiple forms of transportation help reduce auto trips.**



**Solar panels provide alternative energy sources.**

## HOUSING ELEMENT

The Housing Element seeks to provide affordable housing. Related policies can lead to a reduction of traffic and consequent pollution when residents are employed locally.

## SKYLONDA AREA PLAN

The Skylonda Center Plan is a guide for the expansion and replacement of existing structures and facilities, and the establishment of new structures and facilities needed to provide reasonable and accustomed services to local residents. The Skylonda Center is the sole commercial area immediately accessible to Woodside residents along the Skyline corridor. Encouraging local-serving businesses which meet the reoccurring needs of residents could reduce the needed number of trips on Highway 84.



**In the Town Center commercial activities are grouped together to reduce automobile trips.**

## TOWN CENTER AREA PLAN

The Town Center Plan seeks to combine civic functions along with commercial uses, including retail, restaurants, and office space. The grouping of these facilities, and the goal to encourage local-serving businesses which meet the reoccurring needs of residents, contributes to residents being able to accomplish several missions on a single trip combining shopping with other pleasure and business trips.

## GOALS, POLICIES, AND STRATEGIES

The goal of this Element is to address sustainability on a programmatic level. It seeks to identify a broad range of policies and strategies that the Town can promote in order to reduce or control consumption, and promote the reuse of resources. Local action could include green building requirements, water conservation programs, waste management and recycling programs, and community education aimed at vehicle trip reduction and lowering energy consumption. Policies and strategies are based on current knowledge and should be revisited as new information and technology becomes available.

# GOAL S1

Conserve resources.

## POLICY S1.1 – PROTECT AND CONSERVE WATER RESOURCES

Protect and conserve water resources in the Town, including imported water.

### Strategies:

#### a. Water conservation ordinances

Prepare indoor and outdoor water conservation ordinances to reduce the consumption of water for domestic and landscape purposes. Landscape water reduction measures include: encouraging the replacement of lawns with drought-tolerant, native plants; installation of water-efficient irrigation systems; and hydro-zone planting areas to conserve water.

#### b. Encourage recycled water

Encourage the use of recycled water through collection of rainwater and reuse graywater. Include discussion of these considerations in staff reports for discretionary projects.

#### c. Residential Design Guidelines

Update the Residential Design Guidelines to reduce domestic and landscape water usage, and encourage graywater systems.

#### d. Cooperate with local utilities

Work with local utilities to take advantage of programs that assist in conserving water.

## POLICY S1.2 – ENCOURAGE AND SUPPORT RENEWABLE CLEAN ENERGY

Conserve natural resources by encouraging and supporting renewable clean energy.

### Strategies:

#### a. Promote green energy

Periodically review and update Town regulations to ensure compliance with State and federal law related to sustainability, such as California Solar Rights Act and Shade Control Act. Consider removing barriers to new technologies which are environmentally beneficial, while taking into account other environmental impacts such as noise, aesthetics, and the natural environment.

#### b. Clean energy incentives

Consider incentives for solar, water harvesting systems, green building through reduced permitting fees or expedited processing.

## POLICY S1.3 – ENCOURAGE RECYCLING AND WASTE MANAGEMENT

Reduce the volume of the waste stream by encouraging recycling and composting.

### Strategies:

#### a. Recycling

Support and expand recycling programs.

#### b. Waste Composting

Encourage appropriate waste composting programs for organic materials and livestock waste.

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## GOAL S2

### Reduce greenhouse gas emissions.

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Reduce carbon emission to 1990 levels by the year 2020 and to 80% below 1990 levels by 2050 as mandated by Assembly Bill 32. Encourage the use of renewable resources and minimize the use of nonrenewable resources, and encourage the principles of “green building” in building projects.

#### POLICY S2.1 – ENCOURAGE INCREASED BUILDING ENERGY EFFICIENCY

Encourage increased energy efficiency in both existing and new building stock.

##### Strategies:

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###### **a. Green building requirements**

Consider revisions to the Municipal Code to achieve a specified level of sustainability based on an accepted “green” rating system, with the green building requirements increasing with project size.

###### **b. Energy efficient features and practices**

Encourage the use of energy efficient features and practices, and the use of “green building” design standards.

###### **c. Local source materials**

Encourage the use of materials produced or manufactured within 500 miles of the project site.

###### **d. Review and reporting**

Continue to discuss project considerations for sustainability in staff reports for discretionary projects. Consider developing commensurate procedures to ensure all projects (i.e., ministerial and discretionary) that come before the Town are reviewed with respect to sustainability, and make recommendations to help achieve sustainability strategies.

###### **e. Model projects**

Encourage residents who have remodeled their homes to make them more energy efficient to make their homes available at times for the education of other residents, or to provide data on their homes that can be posted on, or linked by, the Town website.

#### POLICY S2.2 – ENCOURAGE THE REUSE OF BUILDINGS AND BUILDING MATERIALS

Encourage the reuse of buildings and building materials to retain embodied energy and reduce the use of new materials and their required transport.

##### Strategies:

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###### **a. Reuse of buildings**

Encourage residents to consider remodeling instead of demolishing a home in order to replace it with a new building. Suggest a cost-benefit analysis to aid in deciding between a complete tear down and a remodel.

###### **b. Reuse of materials**

Encourage persons considering demolition of their homes for replacement to reuse the building materials by employing methods such as deconstruction and reuse; or the use of recycled materials.

###### **c. Recycled/reused building materials**

Encourage the use of recycled/reused materials.

#### POLICY S2.3 – MAINTAIN CARBON ABSORPTION RESOURCES

Maintain open space which serves as carbon absorption areas.

##### Strategies:

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###### **a. Maintain, preserve, and enhance open space**

Support local programs to encourage the protection of the natural environment by acquiring open spaces and securing conservation easements.

**POLICY S2.4 – REDUCE VEHICLE TRIPS**

Provide for transportation needs by methods that reduce greenhouse gas emissions.

**Strategies:**

**a. Local-serving commercial**

Encourage convenience retail and personal service uses in the Town Center which meet the reoccurring needs of residents to help minimize the number and length of vehicular trips.

**b. Promote alternative transportation**

Provide multi-modal pathways, consistent with the rural character of the Town, within a one-half mile radius of the Town Center and the Woodside Elementary School to encourage biking and walking.

**c. Alternative vehicles**

Encourage the use of alternative vehicles with higher fuel efficiency (e.g., hybrid vehicles).

**d. Reduce school-related vehicular trips**

Analyze options to reduce school-related vehicular traffic and resulting greenhouse gas emissions. Involve the school district and parents in this program.

**POLICY S2.5 – REDUCE CARBON FOOTPRINT OF ALL TOWN ACTIVITIES**

**Strategies:**

The Town of Woodside shall prepare a Climate Action Plan (CAP) within 18 months after adopting the General Plan. The goal of the Climate Action Plan shall be to reduce GHG emissions from all activities within the Town boundaries to support the State’s efforts under AB 32 and to mitigate the Town’s cumulative contribution to the impact of climate change. The Climate Action Plan shall include the following:

**a. Emission Inventories**

The Town shall establish GHG emissions inventories for “Existing” Year (2005, 2006, 2007, or 2008) and 2020 associated with:

- Transportation
- Residential (purchased energy and natural gas)
- Nonresidential (purchased energy and natural gas)
- Water/Wastewater
- Waste Disposal
- Other Emissions (e.g., off-road equipment use and agricultural), to the extent information is available

The emission inventory shall be conducted using methods approved by, or consistent with guidance from, the Bay Area Air Quality Management District (BAAQMD) and the California Air Resources Board (CARB). The Town shall update inventories every 3 years or as determined by BAAQMD standards to incorporate improved methods, better data, and more accurate tools and methods, and to assess progress.

**b. Reduction Target**

The Town shall establish a GHG reduction target that achieves a 15 percent reduction of GHG emissions from Existing conditions by 2020.

### c. Reduction Measures

The CAP shall include specific measures to achieve the GHG emissions reduction targets. If the Town is not on-schedule to achieve the GHG reduction targets, additional measures shall be implemented, as identified in the CAP.

The CAP shall quantify the approximate greenhouse gas emissions reductions of each measure, as feasible, and measures shall be enforceable. Measures listed below, along with others, shall be considered during the development of the CAP:

#### Transportation:

- Work with appropriate agencies to create an interconnected transportation system that allows a shift in travel from private passenger vehicles to alternative modes, including public transit, ride sharing, car-sharing, bicycling and walking.

#### Energy (Residential and Non-Residential):

- Require that new buildings be designed be energy efficient by siting buildings to take advantage of shade, prevailing winds, landscaping, and sun screening to reduce energy required for cooling.
- Require cool roofs and cool pavement to be incorporated into the site/building design for new development where appropriate.
- Decrease heat gain from pavement and other hard surfaces.
- Consider allowing increased height limits and building square footage, and/or flexibility in other standards for projects that incorporate energy efficient green building practices that achieve a 15 percent greater energy efficiency than existing code.
- Identify and remove regulatory or procedural barriers to implementing green building practices within Woodside, such as updating codes, guidelines, and zoning, and ensure that all plan review and building inspection staff are trained in green building materials, practices, and techniques.

- Support the use of green building practices by providing information, marketing, training, and technical assistance about green building practices.
- Adopt energy efficiency performance standards for buildings designed to achieve a greater reduction in energy and water use than currently required by State law, including:
  - Standards for the installation of “cool roofs”.
  - Standards for improved overall efficiency of lighting systems.
  - Requirements for the use of Energy Star appliances and fixtures in discretionary new development.
- Encourage the performance of energy audits for residential and commercial buildings prior to completion of sale, and that audit results and information about opportunities for energy efficiency improvements are presented to the buyer.
- Organize workshops on steps to increase energy efficiency in the home or business, such as weatherizing the home or building envelope, installing smart lighting systems, and how to conduct a self-audit for energy use and efficiency.

#### Water/Wastewater:

- Require all new landscaping irrigation systems installed within the Town to be automated, high-efficiency irrigation systems to reduce water use and require use of bubbler irrigation; low-angle, low-flow spray heads; or moisture sensors. Install or replace vegetation with drought-tolerant, low-maintenance native species or edible landscaping that can also provide shade and reduce heat-island effects.
- Reduce per capita water consumption consistent with State law by 2020.

- Ensure that building standards and permit approval processes promote and support water conservation, by:
- Establishing building design guidelines and criteria to promote water-efficient building design, including minimizing the amount of non-roof impervious surfaces around the building(s).
- Establishing menus and checklists for developers and contractors to ensure water-efficient infrastructure and technology are used in new construction, including low-flow toilets and shower heads, moisture-sensing irrigation, and other such advances.

#### Waste Disposal:

- Continue to require that new development projects in Woodside that require demolition prepare a demolition plan to reduce waste by recycling and/or salvaging a nonhazardous construction and demolition debris.
- Organize workshops on waste reduction activities for the home or business, such as backyard composting, or office paper recycling.
- Continue to schedule recycling drop-off events and neighborhood chipping/mulching days.
- Implement enhanced programs to divert solid waste from landfill operations, by:
  - Establishing a diversion target which meets or exceeds AB 939 requirements.
  - Promoting and expanding recycling programs, purchasing policies, and employee education to reduce the amount of waste produced.

## POLICY S2.6 – REDUCE THE CARBON FOOTPRINT OF GOVERNMENT OPERATIONS

### Strategies:

#### a. Government operations

Implement the strategies for reducing greenhouse gas emissions resulting from government operations as suggested by ICLEI:

1. Offer telecommuting and/or improved transportation options, such as carpooling, to Town employees;
2. Conduct an energy audit of Town buildings, and improve energy efficiency where possible; and,
3. Continue to convert the vehicle fleet to more fuel-efficient vehicles on a replacement basis.

## POLICY S2.7 – MAINTAIN GREENHOUSE GAS EMISSIONS DATA

Maintain data which tracks greenhouse gas emissions.

### Strategies:

#### a. Carbon footprint data collection

Quantify the Town's carbon footprint periodically, and assess, identify, and implement reduction strategies.

#### b. Green building data collection

Establish baseline data on greenhouse gas emissions and energy use specific to buildings, and periodically update with feedback into a green building program.

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## GOAL S3

### Encourage Community Education.

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Encourage and provide community education on sustainability principles and applications, and consider sustainability in all Town decision-making.

#### POLICY S3.1 – ENCOURAGE COMMUNITY PROGRAMS AND EDUCATIONAL OPPORTUNITIES WHICH PROMOTE SUSTAINABILITY

Encourage broad community participation in programs which promote sustainability, and provide the information people need to live in a sustainable way.

##### Strategies:

##### **a. Community events**

Organize and implement community events focused on sustainability (e.g., Environment Fest).

##### **b. Green home tours**

Encourage owners of “green homes” to open their properties for green tours.

##### **c. Town publications**

Add a section addressing sustainability to regularly distributed Town publications, such as the Town Newsletter and the Town website.

##### **d. Town website**

Use the Town website as a place for residents to convey information on sustainability to the Town and other residents.

##### **e. Town and library displays and links**

Display, or provide links to, information on sustainability at Town Hall and the library.

##### **f. Partner with energy auditors**

Consider partnering with energy audits to provide energy auditors and energy audit programs to Town residents at little or no cost, as feasible.

#### POLICY S3.2 – ENCOURAGE SUSTAINABLE TOWN PRACTICES

Lead by example by developing and maintaining sustainable Town practices.

##### Strategies:

##### **a. Town buildings and practices**

Provide models of sustainability in Town buildings and practices for purposes of being responsible stewards of the environment, demonstrating leadership to the community, and providing an educational opportunity for the Town’s citizens.

##### **b. Town procurement policy**

Develop and maintain a procurement policy that encourages sustainability.

##### **c. Community participation in policy-making**

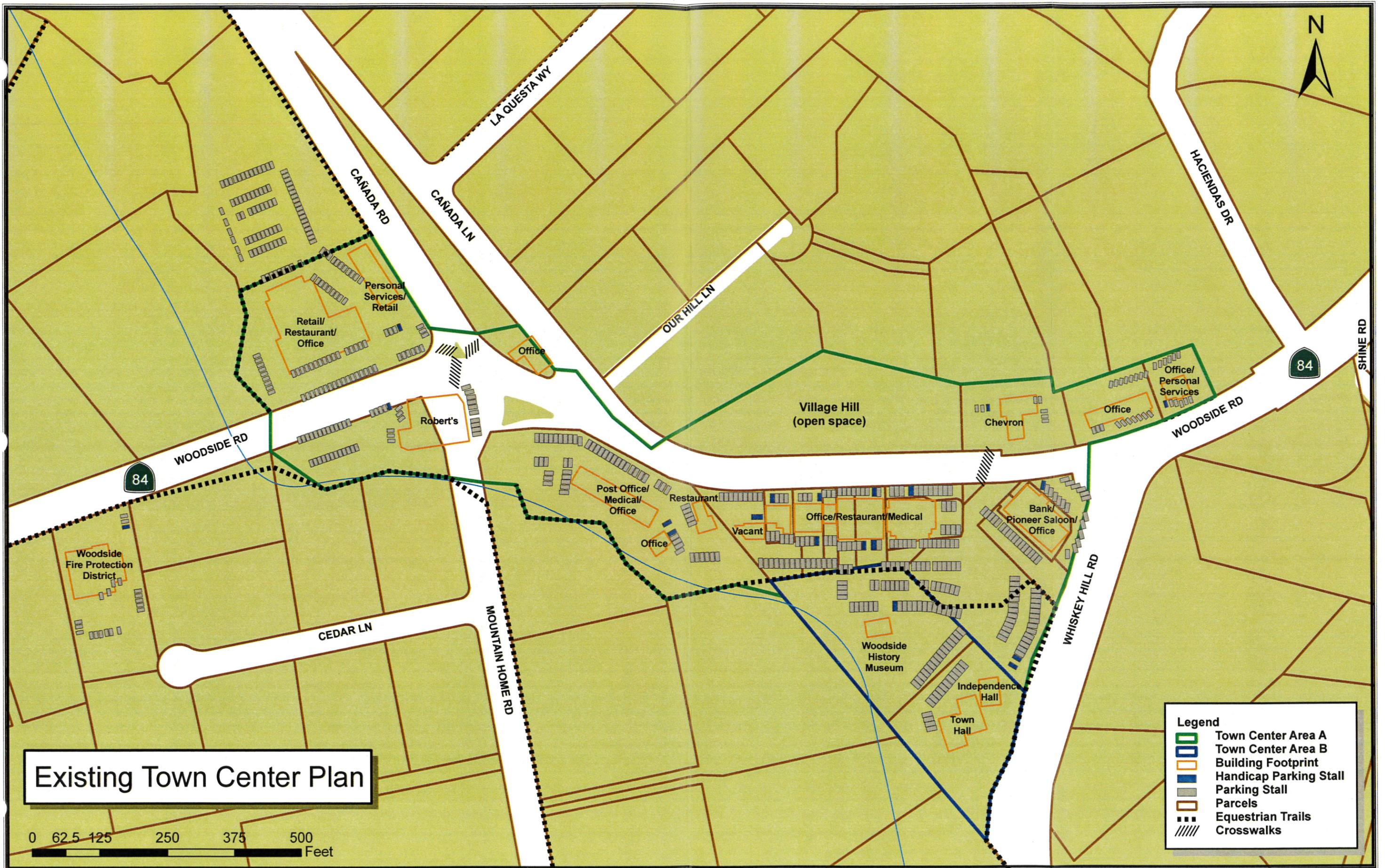
Involve the community in shaping sustainability policies and in determining which measures are essential, which are desirable, and which are possible to further sustainability in Town. Include reviews of sustainability policies and strategies during the preparation of the Town budget and work plan, General Plan reviews and updates, and municipal code revisions and updates.

##### **d. Partner with outside agencies, vendors, and educators**

Partner with outside agencies, vendors, and educators to cost-effectively increase opportunities for sustainability programs.

Town Center Land Use Inventory (Commercial):			
Address:	Area:	Side of Street:	Use:
2920 Woodside Rd.	A	North	Re/MAX Pioneer, Carey Realty, Olive Hill Salon, Cardinal Education.
2930/2934 Woodside Rd.	A	North	Alain Pinel, Miller Design Co.
2950 Woodside Rd.	A	North	Chevron.
1590 Canada Lane	A	North	Corporate Environments, Del Gavio Group & Intero.
3036 Woodside Rd. 3040 Woodside Rd. 3038 Woodside Rd. 3044 Woodside Rd. 3046 Woodside Rd. 3048 Woodside Rd. 3052 Woodside Rd. 3056 Woodside Rd. 3062 Woodside Rd.	A	North	Emily Joubert. Images Beauty Salon. Canada Cleaners. Robert's Hardware. Dave Tanner Building & Landscape. The Woodside Tennis Shop. Woodside Bakery & Cafe. Allegro Frame & Art. Buck's Restaurant.
2925 Woodside Rd.	A	South	Pioneer Saloon, Wells Fargo Bank & Crosspoint Venture Partners.
2965 Woodside Rd.	A	South	Tenaya Capital.
2967/2969 Woodside Rd.	A	South	Street frontage: Coldwell Banker. Rear space: Village Pub.
2973 Woodside Rd.	A	South	Mary Lynn Moran, M.D.
2975/2977 Woodside Rd. 2979 Woodside Rd.	A	South	Street frontage: Chase Bank. Rear space: Village Doctor.
2983 Woodside Rd.	A	South	Nano Dimensions.
2989 Woodside Rd.	A	South	Crane Street Capital.
2991 Woodside Rd.	A	South	Street frontage: Station 1 Restaurant. Rear space: Atherwood Pool Center.

2995 Woodside Rd.	A	South	Gilbert Center: Office, US Post Office, Bennicas & Associates, Reich & Associates, Medical Office, Altschuler, & Woodside Mail Office.
3015 Woodside Rd.	A	South	Robert's Market.
2955 Woodside Rd.	B	South	Independence Hall.
2955 Woodside Rd.	B	South	Town Hall.
2955 Woodside Rd.	B	South	Woodside Community Museum.



**Existing Town Center Plan**

- Legend**
- Town Center Area A
  - Town Center Area B
  - Building Footprint
  - Handicap Parking Stall
  - Parking Stall
  - Parcels
  - Equestrian Trails
  - Crosswalks

0 62.5 125 250 375 500 Feet