

## RESOLUTION NO. \_\_\_\_

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO  
ADOPTING THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION  
MONITORING PROGRAM FOR THE CAMPUS PLAN 2010 MASTER PLAN  
AMENDMENT FOR THE SAN FRANCISCO THEOLOGICAL SEMINARY**

**WHEREAS**, on August 10, 2010 the San Francisco Theological Seminary (SFTS) submitted an application, the Campus Plan 2010 Master Plan Amendment (MPA), to amend the 1990 San Francisco Theological Seminary Master Plan; and

**WHEREAS**, the Town retained Nichols Berman, Environmental Planners, to prepare an Initial Study for the SFTS MPA. The goal of the Initial Study is to evaluate potential environmental impacts of the proposed MPA pursuant to the California Environmental Quality Act (CEQA) and determine if potential impacts could be avoided or substantially reduced to a level of insignificance with mitigation measures adopted as conditions of approval; and

**WHEREAS**, a Draft Mitigated Negative Declaration was prepared and mitigation measures identified to avoid, substantially reduce, or compensate for the environmental impacts identified in the areas of Air Quality, Biology, Cultural Resources, Geology and Soils, Hazards / Hazardous Materials, Hydrology / Water Quality and Noise. These mitigation measures have been agreed to in writing by the applicant and incorporated as draft conditions of approval for the MPA; and

**WHEREAS**, CEQA requires the Town to adopt a mitigation monitoring and reporting program to ensure compliance with the mitigation measures identified in the Mitigated Negative Declaration and such a program has been prepared for the SFTS MPA for consideration by the Town Council ("Mitigation Monitoring Program"); and

**WHEREAS**, on November 7, 2011 the Planning Commission held a public hearing, heard public testimony and unanimously forwarded a recommendation that the Town Council approve the Mitigated Negative Declaration, the Mitigation Monitoring Program and the Campus Plan 2010 Master Plan Amendment for the SFTS.

**NOW, THEREFORE**, the Town Council of the Town of San Anselmo does hereby find:

*The Master Plan Amendment will not have a significant adverse impact on the environment.*

The Town retained Nichols Berman, an environmental consulting firm to prepare an Initial Study of potential environmental impacts. As a result of the Initial Study, staff determined that all potential impacts can be avoided or substantially

reduced to a level of insignificance, with mitigation measures adopted as conditions of approval. A Draft Mitigated Negative Declaration has been prepared and mitigation measures identified to avoid, substantially reduce, or compensate for the environmental impacts identified in the areas of Air Quality, Biology, Cultural Resources, Geology and Soils, Hazards / Hazardous Materials, Hydrology / Water Quality and Noise. These mitigation measures have been circulated as required by CEQA, agreed to in writing by the applicant and incorporated as draft conditions of approval.

*Furthermore,*

- *Notice of the public review period and hearing on the Mitigated Negative Declaration was given as required by law and said hearing was conducted pursuant to sections 15073 and 15074 of the State CEQA Guidelines.*
- *All individuals, groups and agencies desiring to comment on the Mitigated Negative Declaration were given the opportunity to address the Town Council.*
- *The Mitigated Negative Declaration of Environmental Impact for the project consists of the Initial Study and all reports, the Mitigated Negative Declaration, and all supporting information incorporated by reference therein, any responses to comments, and the project submittal.*
- *The Mitigated Negative Declaration of Environmental Impact for the project was completed in compliance with the intent and requirements of CEQA, the State CEQA Guidelines, and the Town's CEQA process.*
- *There is no substantial evidence in the record before the Town Council that the project, as mitigated, will have a significant effect on the environment.*
- *The decision to adopt the Mitigated Negative Declaration reflects the independent judgment of the Town Council.*
- *The Town is the custodian of the documents and other records that constitute the record of proceedings upon which this decision is based, which documents and other materials are located at the Town of San Anselmo Town Hall, 525 San Anselmo Avenue, San Anselmo California 94960.*

**NOW, THEREFORE, BE IT HEREBY RESOLVED** that the Town Council adopts the Mitigated Negative Declaration and Mitigation Monitoring Program for the SFTS MPA project.

THE FOREGOING RESOLUTION was introduced at a regular meeting of the San Anselmo Town Council on the 13th day of March, 2012 and was adopted at a regular meeting on the \_\_\_ day of \_\_\_\_\_, 2012 by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

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Tom McInerney, Mayor

ATTEST:

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Barbara Chambers, Town Clerk

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