

Initial Study

For the

The Town of San Anselmo General Plan Housing Element Update

Town of San Anselmo

April 3, 2015

PREPARED BY

Town of San Anselmo Planning Department

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NEGATIVE DECLARATION (DRAFT)

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk, Marin County

FROM: Town of San Anselmo Planning Department
525 San Anselmo Avenue
San Anselmo, CA 94960

Project Title: San Anselmo General Plan Housing Element Update

Proponent: Town of San Anselmo

Project Location: San Anselmo, CA 94960

Project Description: The project is a proposed update of the 2012 Town of San Anselmo General Plan Housing Element. The Housing Element establishes housing objectives, policies and programs in response to community housing conditions and needs. The Housing Element Update is a comprehensive statement by the Town of San Anselmo of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs. The proposed Housing Element is a policy level document. It provides policy direction for the implementation of various programs to accommodate the housing needs of projected population growth, and to encourage the production of housing units in a range of prices affordable to all income groups.

The proposed Housing Element is consistent with the adopted Town of San Anselmo General Plan. No development is being permitted under the proposed Housing Element where it is not permitted now, and all new development under the proposed Housing Element is proposed in areas already designated for residential or commercial development. The Town's housing goal is to promote the social and economic diversity of the Town by encouraging safe and affordable housing for all social and economic segments of the community.

Finding: Based on the attached Initial Study, it has been determined that the proposed project would not result in a significant, adverse environmental effect.

Signature:  April 3, 2015
Diane M. Henderson
Interim Planning Director
Town of San Anselmo
450 San Anselmo Avenue
San Anselmo, CA 94960
Date

A. PROJECT DESCRIPTION

- 1. Project Title:** Town of San Anselmo General Plan Housing Element Update (Fifth Cycle; Planning Timeframe 2015-2023)
- 2. Lead Agency Name and Address:**
Town of San Anselmo
525 San Rafael Avenue
San Anselmo, CA 94960
- 3. Contact Person and Phone Number:**
Diane Henderson, Interim Planning Director (415) 285-4636
dhenderson@townofsananselmo.org
- 4. Project Location:**
San Anselmo, CA
- 5. Project Sponsor's Name and Address:**
Town of San Anselmo
450 San Rafael Avenue
San Anselmo, CA 94960
- 6. Person Preparing the Submission/Initial Study Checklist**
Diane Henderson
Interim Planning Director – Town of San Anselmo
525 San Anselmo Avenue
San Anselmo, CA 94960
Phone: (415) 285-4636
Fax: (415) 454-4683
Email: dhenderson@townofsananselmo.org
- 7. Project Number:** 2015 HE
- 8. Assessor Parcel No.** Town-wide project.
- 9. Type of Approval Sought:** Adoption of updated General Plan Housing Element for the Town of San Anselmo.
- 10. Size of Subject Property:** Town-wide project.
- 11. Present and Previous Use of Site or Structures:** Vacant, commercial and residentially developed parcels throughout San Anselmo.
- 12. General Plan Designation:** Various Town-wide land use categories that allow residential uses. This is a proposed update of the Town of San Anselmo General Plan that would supersede and replace the Housing Element adopted in 2012.
- 13. Zoning:** Various zoning districts that allow housing.

- 14. Description of Project:** All California cities and counties are required to have a Housing Element included in their General Plan that establishes housing objectives, policies and programs in response to community housing conditions and needs. The proposed Housing Element Update is a comprehensive statement by the Town of San Anselmo of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs. The proposed Housing Element is a policy level document. It provides policy direction for the implementation of various programs to accommodate the housing needs of projected population growth, and to encourage the production of housing units in a range of prices affordable to all income groups.

The public outreach component of the Housing Element update process began with a community workshop held on October 28, 2014 to solicit comments from the community on directions for the Housing Element. This input helped identify key issues and strategic directions to pursue in the Housing Element update.

The Town's 2012 Housing Element was adopted by the Town Council in November 2012 and was certified by the California Department of Housing and Community Development (HCD) in December 2012. Due to the certified status of the current Housing Element, and the minor revisions required for this update, the proposed Element qualified for the "streamlined" review process through the State Department of Housing and Community Development. The adopted 2012 Housing Element, as amended to the preparation of this Initial Study, the current San Anselmo General Plan and the current San Anselmo Zoning Ordinance serve as the "baseline" for environmental review purposes. A negative declaration was adopted for the 2012 Housing Element.

Key changes proposed in the 2015 update (project) from the adopted 2012 Housing Element include the following:

Key Changes from the 2012 Housing Element

The current update builds upon the 2012 Housing Element as the starting point. Similar to the 2012 Housing Element, the updated housing element contains eight primary sections: Introduction; Background Overview and Key Findings; Current Housing Conditions and Trends; Housing Constraints; Future Housing Needs and Opportunities; Housing Vision Goals, Policies and Programs; Implementation Timeframe; and Quantified Housing Objectives. Many changes are updates reflecting what has happened over the past few years. Key changes from the 2012 Housing Element include the following:

(A) Updated Data on Employment, Housing and Population Projections, Housing Needs, and Affordability. The updated housing element contains updated statistics and analysis of housing issues per State law. The projections in the draft Housing Element are consistent with the most recent Association of Bay Area Governments (ABAG) Projections published in 2013. One of the more significant findings is the increase in the number of school children aged 5 to 17 and adults aged 45 to 64. The population of young adults aged 25 to 44 has declined significantly, from 40 percent of the population in 1990 to 23 percent of the population in 2010. The senior population 65 years and older has remained relatively stable over the past 20 years. The data suggests that while San Anselmo's population is aging, an increasing number of families with young children are moving into the area. Young adults are choosing not to live in San Anselmo, perhaps because they have been priced out of the real estate market, seek other types and location of housing based on lifestyle preferences, or a combination of these factors. The projected increase in the senior population may increase demand for second units to house

caregivers and to provide seniors with additional income in order to be able to afford to age in place.

(B) Updated Information on Governmental and Non-Governmental Constraints. The draft housing element contains updated information on the Town's efforts to remove constraints identified in the 2012 Housing Element. In particular, the element discusses the Town's adoption of zoning amendments in 2013 and 2015 to amend the Second Unit Ordinance, pursuant to Housing Element Program H3.E, to relax development standards in an effort to encourage more second units; to permit transitional and supportive housing in all residential zones and as a conditional use in commercial zones; to allow emergency shelters as a permitted use in the C-L (Limited Commercial), C-3 (General Commercial) and PF (Public Facilities) zoning districts; and to establish a procedure for people with disabilities to request reasonable accommodation in the application of zoning laws and land use regulations. In an effort to mitigate constraints to the development of multi-family projects, the Town recently implemented a pre-application process to review project proposals with applicants and identify any items of concern before application submittal. No new housing constraints were identified.

(C) Identification of Sites and Strategies for Housing. The draft element contains an updated list of sites available for new housing and carries forward the sites listed in the 2012 Housing Element as housing opportunity sites. The draft element relies primarily on non-vacant commercial sites to accommodate the Town's Regional Housing Need Allocation (RHNA).

(D) Review of the Previous Element. The Town has been effective in implementing many of the key programs contained in the 2012 Housing Element, including the zoning ordinance amendments described above. Many of the programs that have not yet been implemented are carried forward to the next planning period.

(E) Revised Policies and Programs. The updated housing element includes many of the programs that were included in the 2012 Housing Element. Several programs were either deleted or modified because the Town had accomplished the program actions. Program H1.A was revised to create a Housing Element Implementation Subcommittee, as a subcommittee of the Planning Commission, rather than as a separate commission, as proposed in the 2012 Housing Element. The responsibilities of the subcommittee would be identical to those envisioned for the previously proposed commission. Two new implementing programs were added. Program H2.E would amend the Zoning Ordinance to provide for single room occupancy (SRO) units as conditionally permitted uses in commercial districts. Program H3.D "Junior Second Units" is a means of creating new, smaller, less impactful housing within existing single family homes by repurposing an existing bedroom and adding a "wet-bar" type kitchen. The program includes standards that the Town would consider when drafting a Junior Second Unit Ordinance, including limitations on unit size and a deed restriction. In order to be considered a housing unit for RHNA purposes, the unit would need to have external access and a private bathroom.

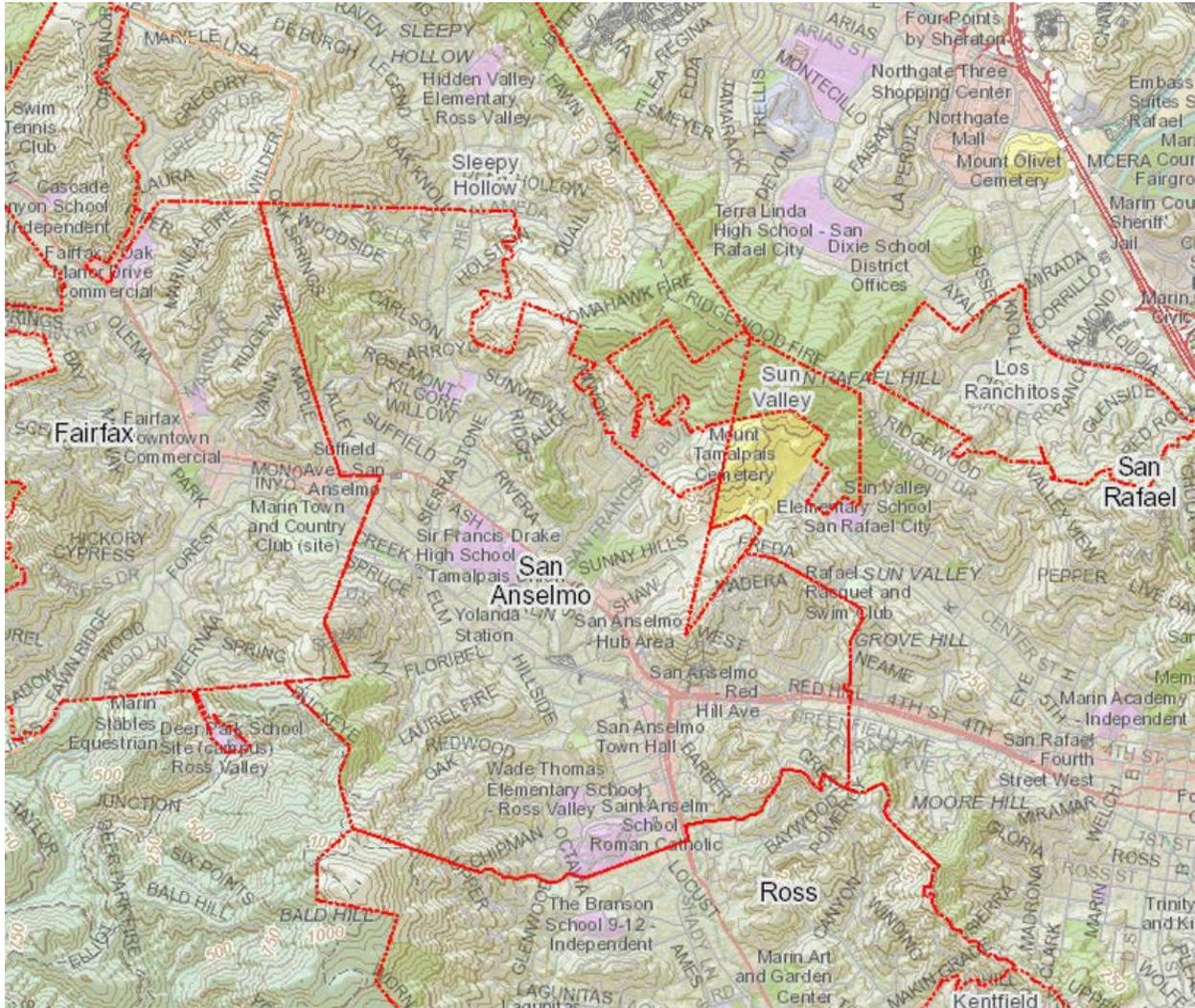
16. **Surrounding land uses and setting:** The Town of San Anselmo is located in central Marin County approximately 13 miles north of the Golden Gate Bridge in Ross Valley. The Town has a land area of approximately 2.75 square miles and is situated in a series of small valleys bordered by moderate to steep hillside slopes and ridge tops (see Figure 1). The Town is flanked by the City of San Rafael to the east, the Town of Ross to the south, the Town of Fairfax to the west, and the County of Marin unincorporated area to the north. The Town of San Anselmo had an estimated population of 12,336 persons in 2010 (U.S. Census).

Regional access to the Ross Valley is provided by U.S. Highway 101 (U.S. 101), a major north-south freeway linking Marin County with Sonoma County (north) and San Francisco (south). Two major arterial streets connect San Anselmo to U.S. 101: Red Hill Avenue, which provides access to U.S. 101 through San Rafael; and Sir Francis Drake Boulevard, which traverses San Anselmo and provides access from U.S. 101 to West Marin.

San Anselmo is primarily a residential community of older neighborhoods and subdivisions established prior to 1945. The commercial areas are located primarily in San Anselmo's downtown area along San Anselmo Avenue, and along Sir Francis Drake Boulevard and Red Hill Avenue.

15. **Other agencies or utility providers whose approval is required (e.g., permits, financing approval, or participation agreement.):** Review by the State of California Housing and Community Development Department (HCD), although the project does not require HCD approval or the approval of any other state or local agency. There are no responsible or trustee agencies for this project pursuant to CEQA.

Project Location and Vicinity Map - Figure 1



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an EARLIER EIR or NEGATIVE DECLARATION pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



 Diane Henderson
 Interim Planning Director
 Town of San Anselmo

April 3, 2015

 Date

B. REFERENCES

The following is a list of references used in the preparation of this document. Each of the topics addressed in Section C, Evaluation of Environmental Impacts, includes a list of references by number. The numbers for the reference sources correspond with the sources that are listed below by number.

1. Town of San Anselmo General Plan
2. Town of San Anselmo Municipal Code
3. Draft Town of San Anselmo Housing Element
4. California State Water Resources Control Board GeoTracker website:
<http://geotracker.waterboards.ca.gov/>
5. State Planning and Zoning Law
6. National Pollution Discharge Elimination System (NPDES)
7. Composite Flood Hazard Areas - HUD National Flood Insurance Program
8. Field Inspection
9. Experience with other projects of this size and nature
10. Aerial and Satellite Photography
11. Marin Countywide Plan
12. Bay Area Air Quality Management District
13. California Natural Areas Coordinating Council Maps
14. U.S. Census
15. ABAG Projections
16. BAAQMD CEQA Guidelines Assessing the Air Quality Impacts of Projects and Plans
17. Department of Fish & Game
18. US Army Corps of Engineers
19. USGS Data Contribution
20. Town of San Anselmo Climate Action Plan
21. California Natural Diversity Database
22. State/Federal Environmental Standards
 - (a) Ambient Air Quality Standards
 - (b) Noise Levels for Construction Equipment
23. Federal Environmental Standards
 - (a) Water Quality Standards - 40 CFR 120
 - (b) Low-Noise Emission Standards - 40 CFR 203
 - (c) General Effluent Guidelines & Standards - 40 CFR 401
 - (d) National Primary & Secondary Ambient Air Quality Standards - 40 CFR 50

24. State of California Department of Conservation, Division of Mines and Geology, Special Report 146, “Mineral Land Classification: Aggregate Materials in the San-Francisco-Monterey Bay, Part III,” 1987: ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_146-3/SR_146-3_Text.pdf.
25. State of California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, “Marin County Important Farmland 2012” map: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2012/mar12.pdf>.
26. Town of San Anselmo Bicycle Master Plan, March 2008 Update: <http://www.townofsananselmo.org/DocumentCenter/Home/View/326>
27. Transportation Authority of Marin, “Marin County Congestion Management Program 2013 Update”: <http://www.tam.ca.gov/Modules/ShowDocument.aspx?documentid=6959>
28. Marin Municipal Water District, “2010 Urban Water Management Plan”: <http://www.marinwater.org/documentcenter/view/533>

C. EVALUATION OF ENVIRONMENTAL IMPACTS

Note: For each topic listed below, a reference source was used to complete the Environmental Checklist. The reference sources are listed by number in Section B of this document.

1. Aesthetics Would the project have:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (Sources: 1, 2, 3, 8, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1, 2, 3, 8, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1, 2, 3, 8, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? (Sources: 1, 2, 3, 8, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

A substantial adverse effect to visual resources could result in situations where a project introduces physical features that are not characteristic of current development, obstructs an identified public scenic vista, or has a substantial change to the natural landscape. All new development under the proposed Housing Element would be consistent with the Town's General Plan and current zoning. The proposed Housing Element will not affect scenic vistas or damage scenic resources because any new development would be subject to the Town's zoning and design review requirements intended to protect the visual character and quality of areas and to limit light sources on any property to avoid any new sources of substantial light or glare. The Town's current development standards are consistent with the proposed Housing Element in the regulation of building height, setbacks, massing, and overall design in San

Anselmo. These general guidelines are to provide property owners and project designers certain basic development and design criteria in order to reinforce the desired building and character. No rezoning that would permit new or increased construction in areas near scenic vistas or State scenic highways is proposed in the 2015 Housing Element. Based on the above, the project would have a less than significant impact on aesthetics and visual resources.

Mitigation Measures. None Required.

2. Agriculture and Forestry Resources:				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1, 2, 3, 9, 10, 11, 12, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1, 2, 3, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Sources: 1, 2, 9, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) Result in the loss of forestland or conversion of forestland to non-forest use? (Sources: 1, 2, 9, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1, 2, 8, 9, 10, 11, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

There is no land within the Town of San Anselmo that is shown as Prime Farmland, Unique Farmland or Farmland of Statewide Importance on the Marin County Important Farmland map produced by the State Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. There would be no impact. The proposed Housing Element does not change any boundaries or the potential for agricultural activities. There are no proposals contained in the proposed Housing Element to convert Prime Farmland or any farmland of unique or State-wide importance. In addition, there is no rezoning or development proposed on forest land or land or timber property zoned Timberland Production. There are also no proposals that would conflict with existing agricultural zoning or a Williamson Act contract, or result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, or conversion or loss of forest land. Based on the above, the proposed project would result in no impacts to agricultural or forest resources.

Mitigation Measures. None Required.

3. Air Quality				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 1, 2, 3, 9, 11, 12, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 1, 2, 3, 9, 11, 12, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 1, 2, 3, 9, 11, 12, 16)				
d) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 1, 2, 3, 8, 9, 10, 11, 12, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people? (Sources: 1, 2, 3, 8, 9, 10, 11, 12, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project (updated Housing Element) would not conflict with or obstruct implementation of the *Bay Area Clean Air Plan* (BAAQMD, 2010). The project site (Town of San Anselmo) is within the San Francisco Bay Area Air Basin. The Bay Area Air Quality Management District (BAAQMD) is the regional government agency that monitors and regulates air pollution within the air basin. The closest monitoring station to San Anselmo is located in downtown San Rafael, which is the only station in Marin County. Air pollutant levels measured in San Rafael have met all ambient air quality standards in the past five years with the exception of the State standard for Respirable Particulate Matter (PM₁₀) and the national standard for Fine Particulate Matter (PM_{2.5}).

The proposed Housing Element will not generate more vehicle trips as compared with the 2012 Housing Element or create more vehicle trips than permitted under the Town’s current zoning or general plan. The number of dwelling units accommodated by the proposed Housing Element is the same as that accommodated by the 2012 Housing Element. In addition, there are several Town policies intended to address air pollutants and/or odors in the Town. The number of dwelling units that could be developed under the proposed Housing Element would not result in significant cumulative impacts to air quality as growth and land use intensity are consistent with the Town’s current General Plan and current zoning. Development under the proposed Housing Element is also consistent with ABAG’s projections for San Anselmo. Since the proposed Housing Element is consistent with ABAG projections and the Town’s current General Plan and zoning, development under the proposed Housing Element will not conflict with or obstruct implementation of the applicable air quality plans.

The project would not expose sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people. Based on the above, the proposed project would result in no impact or less than significant impact to air quality.

Mitigation Measures. None Required.

4. Biological Resources Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources: 1, 2, 3, 8, 9, 10, 11, 17, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1, 2, 3, 8, 9, 10, 11, 17, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1, 2, 3, 8, 9, 10, 11, 17, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Sources: 1, 2, 3, 8, 9, 10, 11, 17, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Depending on the location, any future urban development in the Town has the potential to affect important biological resources by disturbing or eliminating areas of remaining natural communities. This

could include (a) a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service, (b) a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service, (c) a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act, or (d) interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. However, the proposed Housing Element would not modify the location or amount of residentially-designated land allowed in the Town’s current General Plan and zoning. All new development under the proposed Housing Element would be consistent with the General Plan and current zoning, and would be consistent with local policies or ordinances protecting biological resources, and would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Based on the above, the proposed project (2015 Housing Element update) would result in no impact or less than significant impact to biological resources.

Mitigation Measures. None Required.

5. Cultural Resources				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? (Sources: 1, 2, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? (Sources: 1, 2, 3, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Sources: 1, 2, 3, 8, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1, 2, 3, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion

Depending on the location, any future urban development in the Town has the potential to (a) cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5, (b) cause a substantial adverse change in the significance of an archaeological resource pursuant to Guidelines Section 15064, (c) directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or (d) disturb any human remains, including those interred outside of formal cemetery. The current General Plan and zoning, Town development standards, and project review are intended to protect any impact to cultural resources. All new development identified in the 2012 Housing Element would be subject to those policies. No development is being permitted where it is not currently permitted under the General Plan and Zoning Ordinance. Based on the above, the proposed project would result in no impact or less than significant impact to cultural resources.

Mitigation Measures. None Required.

6. Geology And Soils				
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 2, 3, 8, 9, 10, 11, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking? (Sources: 1, 2, 3, 8, 9, 10, 11, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

iii) Seismic-related ground failure, including liquefaction? (Sources: 1, 2, 3, 8, 9, 10, 11, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides? (Sources: 1, 2, 3, 8, 9, 10, 11, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, 3, 8, 9, 10, 11, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1, 2, 3, 8, 9, 10, 11, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in California Building Code, creating substantial risks to life or property? (Sources: 1, 2, 3, 8, 9, 10, 11, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (Sources: 1, 2, 3, 8, 9, 10, 11, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

There are no Alquist-Priolo Earthquake Fault Zones within the Town of San Anselmo. The nearest known active faults are the San Andreas Fault, approximately 8 miles to the west, and the North Hayward Fault, approximately 12 miles to the east. Therefore, the potential for fault surface rupture (as opposed to ground shaking) within the Town limits is low. There would be no impact. Most lowland areas with relatively level ground surface are not prone to landslides. Other forms of slope instability, such as the formation of slumps, translational slides, or earth flows, are also unlikely to occur except along stream banks and terrace margins. The highland areas are more susceptible to slope instability. The strong ground motion that occurs during earthquakes is capable of inducing landslides and debris flow (mudslides). These types of failure generally occur where unstable slope conditions already exist. The Town has in place regulations and geologic review procedures to address these hazards. Hillside areas with landslide potential are of particular concern, and slope stability requires appropriate treatment of vegetative cover during and after residential development. The Town’s General Plan and zoning do not prohibit new development on areas of geologic hazard, however many precautionary recommendations and restrictions

are established in the policies and Town requirements in order to minimize potential impacts from developing on geologically hazardous land. Town regulations and policies cover slope stability, landslides, earthquake faults, seismic shaking requirements, requirements for sewerage, and expansive soils. All new development would be consistent with the General Plan and current zoning and development regulations.

Depending on the location, any future urban development in the Town has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. This could include (a) rupture of a known earthquake fault, strong seismic ground shaking, and seismic-related ground failure, including liquefaction, (b) result in substantial soil erosion or the loss of topsoil, (c) be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse, (d) be located on expansive soil, as defined in the California Building Code (CBC), creating substantial risks to life or property, or (e) have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water. No development is being permitted where it is not currently permitted in the General Plan, Zoning Ordinance, and 2012 Housing Element, and all new development under the proposed Housing Element would be in areas already designated for residential or mixed use development. Any new construction would be required to meet CBC requirements and all development regulations of the Town of San Anselmo. Based on the above, the proposed project would result in no impact or less than significant impact on geology and soils.

Mitigation Measures. None Required.

7. Greenhouse Gas Emissions				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources: 1, 2, 10, 15, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources: 1, 2, 10, 15, 20)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The Town has adopted a Climate Action Plan (CAP) that establishes strategies to reduce the greenhouse gas emissions known to contribute to climate change, to conserve energy and other natural resources, and to prepare the community for the expected effects of global warming. The CAP establishes a greenhouse gas emissions reduction of 15% below 2005 levels by 2020, which is consistent with the State’s direction to local governments in the AB 32 Scoping Plan. The CAP includes specific goals and objectives to reduce greenhouse gas emissions, including policies, programs, and actions that facilitate the efforts of residents and businesses to reduce their own greenhouse gas emissions. Specifically, the CAP addresses uses that generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The CAP establishes priorities in four key GHG emissions categories for adapting to the local physical changes in the environment that are already being felt as a result of global climate change, and that are expected to intensify in the coming years. Specific strategies address ways to reduce trips and vehicular travel (local shopping, support for safe routes to schools, etc.). The CAP demonstrates that local actions can reduce greenhouse gas emissions approximately 20% below 2005 levels, and State actions can reduce emissions another 9%.

The Town’s Climate Action Plan projects 50 new housing units would be built by 2020, which is lower than the 106 new housing units anticipated in the 2015 Housing Element update. In addition, the Climate Action Plan utilizes Association of Bay Area Government (ABAG) Projections 2009, which project lower population and employment growth than ABAG Projections 2013. Adjustments to the Climate Action Plan utilizing the higher projected number of housing units and higher population and employment growth projections are shown below.

	Climate Action Plan	Adjusted Climate Action Plan
Additional Housing Units	50	106
Population growth, 2005-2020 (people)	0	243
Employment growth, 2005-2020 (jobs)	70	340
2005 baseline emissions (MTCO ₂ e)	69,706	69,706
Projected community emissions with State and Local actions implemented	49,544	54,775
% below 2005 levels	29%	21%

Under the adjusted Climate Action Plan scenario, future emissions are projected to exceed the Town and State goal of 15% below 2005 levels. As a result, the proposed project would have a less than significant impact on greenhouse gas emissions.

Mitigation Measures. None Required.

8. Hazards And Hazardous Materials

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 1, 2, 3, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 1, 2, 3, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 1, 2, 3, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 1, 2, 3, 4, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1, 2, 3, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1, 2, 3, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1, 2, 3, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1, 2, 3, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed Housing Element will not result in potential impacts from hazards and hazardous material that may endanger residents or the environment. No hazards are associated with the policies or programs contained in the updated Housing Element. Implementation of the updated Housing Element will also not generate significant quantities of hazardous materials, significantly affect the mitigation of hazardous materials manufacture, storage, transport or use within the Town, or expose residences to hazardous materials. All new development under the proposed Housing Element would be consistent with the General Plan and current Zoning. This includes the Town’s emergency response plan and any impacts related to air safety or risk from fire. There is no public airport within two miles of the Town of San Anselmo. The nearest public airport is the Marin County Airport (Gross Field), which is approximately 12 miles north of San Anselmo. There would be no impact. No airstrips are located in the Town of San Anselmo. The nearest private airstrip is the San Rafael Airport located at Smith Ranch Road, which is approximately 3.5 miles northeast of San Anselmo. There would be no impact. No housing sites identified in the proposed Housing Element’s Available Land Inventory (Tables 35 and 38) are located on a hazardous materials site listed in the State Water Resources Control Board GeoTracker database. There

would be no impact. Development under the proposed Housing Element is proposed in areas already designated for residential use. Any new construction would also be required to meet CBC requirements. Based on the above, the proposed project would result in no impact on hazards or hazardous materials.

Mitigation Measures. None Required.

9. Hydrology And Water Quality				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Sources: 1, 2, 3, 6, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Sources: 1, 2, 3, 6, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? (Sources: 1, 2, 3, 6, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

surface runoff in a manner which would result in flooding on- or off-site? (Sources: 1, 2, 3, 8, 9, 10, 11)				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 1, 2, 3, 6, 8, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Sources: 1, 2, 3, 6, 8, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 1, 2, 3, 7, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows? (Sources: 1, 2, 3, 7, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 1, 2, 3, 7, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Sources: 1, 2, 3, 8, 9, 10, 11, 19)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Development under the proposed Housing Element will have no impact or less than significant impact in (a) violating any water quality standards or waste discharge requirements, (b) substantially depleting groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, (c) substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, (d) substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, (e) create or contribute runoff water which would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted

runoff, (f) substantially degrade water quality, or (g) expose people to risks from flooding. The proposed Housing Element is consistent with ABAG projections, the Town’s General Plan, and current zoning, and any new development would require consistency with other Town regulations and development standards related to flood control and drainage, including title 7, Chapter 11 of the San Anselmo Municipal Code. The proposed Housing Element will not generate a significant impact on hydrology and water quality over current projections for population and housing units. No development is being permitted where it is not currently permitted, and all new development under the proposed Housing Element is proposed in areas and at densities already designated for residential or mixed use development.

Areas of development will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, or inundation by seiche, tsunami, or mudflow. Housing located within the 100-year flood hazard area would be covered under current Town policies and regulations protecting future development (floor elevations and mitigation). The amount of development under the proposed Housing Element is the same as the amount allowed under the General Plan, current zoning and 2012 Housing Element. These policies and regulations would continue to be implemented for future housing projects. Based on the above, the proposed project would result in no impact or less than significant impact on or from hydrology and water quality.

10. Land Use And Planning				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Sources: 1, 2, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1, 2, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1, 2, 3, 8, 9, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

No development is being permitted under the proposed Housing Element where it is not permitted now, and all new development under the proposed Housing Element is proposed in areas already designated for residential or mixed use development. Implementation of the proposed Housing Element will not (a) physically divide an established community, (b) conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect, or (c) conflict with any applicable habitat conservation plan or natural community conservation plan. The proposed Housing Element is consistent with current Town policy documents, including the General Plan and zoning. It is also consistent with ABAG projections for San Anselmo. The updated Housing Element carries forward many of the programs contained in the 2012 Housing Element related to potential housing sites. No changes are made in the updated Housing Element as they relate to the density or development potential on housing sites. Based on the above, the proposed project would result in no impact or less than significant impact on land use and planning.

Mitigation Measures. None Required.

11. Mineral Resources				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1, 2, 3, 9, 11, 24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The Town of San Anselmo is largely built out with residential and some commercial uses. There are no known mineral resources or operations in the Town. As a result, there would be no impact to mineral resources associated with adoption of the proposed Housing Element. The Town contains no Mineral Resource Zone 2 (MRZ-2) sites designated by the California State Department of Conservation Division of Mines and Geology as having significant mineral resources for the North Bay region. As such,

changes contemplated by the Town’s proposed Housing Element Update and General Plan would have no impact on mineral resources.

Mitigation Measures. None Required.

12. Noise				
Would the project result in:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1, 2, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1, 2, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 2, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 2, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

The proposed Housing Element carries forward many of the programs contained in the 2012 Housing Element related to potential housing sites, which are consistent with the Town’s General Plan and zoning, as well as other Town regulations and requirements pertaining to noise impacts and impacts on residents who might live in housing that could be constructed. The proposed Housing Element will not result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies because all land use designations are consistent with current plans. The same is true regarding the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, and for the same reasons. The proposed Housing Element will not cause a substantial permanent increase in ambient noise levels in San Anselmo above existing levels. Noise, including temporary noise associated with construction, is regulated by current Town policies and regulations including the General Plan Noise Element and Title 4, Chapter 7 of the San Anselmo Municipal Code. There is no public airport within two miles of the Town of San Anselmo, nor a private airstrip within the vicinity of the Town. There would be no impact. Based on the above, the proposed project would result in no impact or less than significant impact to the noise environment in San Anselmo or on future residents of the housing that may be constructed.

Mitigation Measures. None Required.

13. Population And Housing				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Sources: 1, 2, 3, 11, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 1, 2, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The updated Housing Element utilizes Association of Bay Area Governments (ABAG) projections to determine the Regional Housing Needs Allocation (RHNA) for an 8-year planning period. Minimal population growth is projected either in the San Anselmo General Plan or the Marin Countywide Plan. Since the proposed Housing Element is consistent with the current General Plan and zoning, as well as ABAG projections, it will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). The proposed Housing Element proposes various housing programs to assist in providing housing for low and moderate income households. Therefore the project would likely not displace any existing residents, but would facilitate adequate housing for Town residents. Implementation of the updated Housing Element will create a positive impact by addressing population and housing needs. The proposed Housing Element carries forward many of the programs contained in the 2012 Housing Element related to potential housing sites, but must accommodate a smaller number of housing units to meet regional needs. No changes are made in the updated Housing Element as they relate to the density or development potential on housing sites. Therefore, the proposed Housing Element will not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. As San Anselmo is a built-out jurisdiction and anticipated development would be on in-fill sites, the Housing Element will not induce substantial population growth nor will it result in the displacement of people or housing units. Based on the above, the proposed project would result in no impact or less than significant impact to the population and housing environment in San Anselmo, or on future residents of the housing that it contemplates.

Mitigation Measures. None Required.

14. Public Services				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection? (Sources: 1, 2, 3, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection? (Sources: 1, 2, 3, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools? (Sources: 1, 2, 3, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks? (Sources: 1, 2, 3, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities? (Sources: 1, 2, 3, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

As San Anselmo is a built-out jurisdiction and development anticipated under the proposed Housing element would be on in-fill sites, implementation of the Housing Element will not result in substantial adverse physical impacts associated with the provisions of new or altered government facilities or services. All potential impacts to public services, including fire and police protection, schools, parks, and maintenance of public facilities and other governmental services are considered in the proposed Housing Element in determining whether a housing site is available for and appropriate for development. The proposed Housing Element evaluates the zoning, the slope and topography, whether the site is sufficiently served by public facilities, such as sewer and water, and whether there are environmental barriers to development. The estimated unit capacity is based on all applicable land-use controls and site improvement requirements, including standards such as maximum lot coverage, height, open space, and parking. Since all housing sites are consistent with the current General Plan and zoning, the proposed Housing Element will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services listed above (fire, police, parks, schools and others). For sites identified as being underdeveloped, the projected development considers existing development trends and site redevelopment potential. All new development projected under the updated Housing Element are consistent with the service levels established in the General Plan, current zoning, and ABAG projections. Based on the above, the proposed project would result in no impact or less than significant impact to public services.

Mitigation Measures. None Required.

15. Recreation				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1, 2, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? (Sources: 1, 2, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

No development is being permitted under the proposed Housing Element where it is not permitted now, and all new development under the proposed Housing Element is proposed in areas already designated for residential or mixed use development. Implementation of the proposed Housing Element will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The proposed Housing Element will not result in recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The availability, maintenance, and management of park and recreation facilities are covered under the General Plan, the Town’s Capital Improvement Program (CIP), and the Town’s budget. No specific recreational facilities or the construction or expansion of recreational facilities that might have an adverse physical effect on the environment is included in the updated Housing Element. Development under the proposed Housing Element is consistent with ABAG projections, the Town’s General Plan, and current zoning and, therefore, will not generate a significant impact on the environment over current projections for recreation needs. Based on the above, the proposed project would result in no impact or less than significant impact on recreation in San Anselmo.

Mitigation Measures. None Required.

16. Transportation/Traffic

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources: 1, 2, 3, 5, 26, 27)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources: 1, 2, 8, 9, 27)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 1, 2, 9, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 2, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Sources: 1, 2, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources: 1, 2, 8, 9, 11, 26, 27)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion:

Development under the proposed Housing Element will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections), as compared to the 2012 Housing Element baseline. No development is being permitted under the proposed Housing Element where it is not currently permitted, and all new development under the proposed Housing Element is proposed in areas already designated for residential or commercial development. Traffic levels and improvements are identified as part of the Town’s General Plan. Project specific impacts that could result from residential development under the Housing Element will be evaluated on case-by-case basis through an appropriate level of environmental review under the California Environmental Quality Act as new projects come forward. All new development under the proposed Housing Element would be consistent with the General Plan and current zoning. The proposed Housing Element will not increase hazards due to a design feature, result in inadequate emergency access, result in inadequate parking capacity, or conflict with adopted policies, plans, or programs supporting alternative transportation. The proposed Housing Element supports current Town policies as they relate to the identification of potential sites for housing. Based on the above, the proposed project would result in no impact on transportation/traffic in San Anselmo.

Mitigation Measures. None Required.

17. Utilities And Service Systems				
Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1, 11)				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1, 11, 28)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 1, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 1, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

No changes are made in the proposed Housing Element, as compared to the 2012 Housing Element, as they relate to the density or development potential on housing sites. No development is being permitted under the proposed Housing Element where it is not currently permitted, and all new development under the proposed Housing Element is proposed in areas already designated for residential or mixed use development. All new development under the proposed Housing Element would be consistent with the General Plan and current zoning. Development under the proposed Housing Element is also consistent with ABAG projections, which provide the basis for planning for water, solid waste, and wastewater treatment. Therefore, the proposed Housing Element will not (a) exceed wastewater treatment requirements, (b) require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects,

or (c) require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. With the above policies associated with land use, impacts to the community as a result of implementing the proposed Housing Element are less than significant. The proposed Housing Element would not alter the intensity or density of development allowed within the broader zoning land use category. Based on the above, the proposed project would result in no impact on utilities and service systems in San Anselmo, including compliance with federal, state, and local statutes and regulations related to solid waste.

Mitigation Measures. None Required.

Mandatory Findings Of Significance				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

No development is being permitted under the proposed Housing Element where it is not currently permitted, and all new development under the proposed Housing Element is proposed in areas already designated for residential or mixed use development. All new development under the proposed Housing Element would be consistent with the General Plan and current Zoning, and development would occur consistent with current Town regulations and development review practices. Development under the proposed Housing Element is also consistent with ABAG projections, which provide the basis for planning for future needs. Thus, the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

The updated Housing Element carries forward many of the programs contained in the 2012 Housing Element related to potential housing sites. Key changes from the Housing Element adopted in 2012 include new programs and refinements in support of affordable housing development on sites already identified in the 2012 Housing Element as potential housing sites. No new housing sites are being added, neither is the density increased on any sites from that shown in the General Plan and Zoning Ordinance. The limited modifications contained in the proposed Housing Element will not have impacts that are individually limited, but cumulatively considerable because the proposed Housing Element is consistent with the Town's current General Plan and zoning.