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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022080624

Project Title: Fairfax Housing Element Update

Lead Agency: Town of Fairfax

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Project Location: Fairfax, Marin County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Proposed Project involves updates to the Town of Fairfax General Plan Housing Element. In compliance with State law, the Housing Element is being updated to account for changing demographics, market conditions, and projected housing need over an 8-year planning period that runs from 2023 through 2031. It builds upon the goals, policies, and implementing programs contained in the Town's 2015-2023 Housing Element and other Town policies and practices to address housing needs in the community. The overall focus of the Housing Element is to address local housing need in compliance with State law while also seeking to retain Fairfax's village-like quality, with distinct neighborhoods, and large areas of surrounding visible open space.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Significant and unavoidable:
Transportation: The cumulative effect of adding up to 598 housing units on Daily Home-Based VMT for residential uses in the Town of Fairfax is considered a significant impact prior to mitigation because it is not 15 percent or below the baseline 2019 townwide level. There are no feasible mitigation measures available to reduce VMT to a less-than-significant level. As such, the VMT impact would be significant and unavoidable.
GHG: The Proposed Project's mobile-source GHG emissions would conflict with SB 743. Further, emissions resulting from buildout would exceed the targets established in the Fairfax CAP and Executive Order B-55-18. The DEIR recommends a Mitigation Measure GHG-2 pursuant to which the Town will update the CAP to identify measures necessary for compliance with State target; however, the DEIR conservatively concludes that the associated impact and inconsistency with the CAP would remain significant and unavoidable even after implementation of this measure.
Potentially Significant:
Air Quality: Emissions could exceed BAAQMD standards but mitigation measures AQ-1 through AQ-3 would require compliance. Biological Resources: Implementation could have an adverse effect on special status species but mitigation measures BIO-1 through BIO-6 provide worker training and species-specific interventions to reduce impacts. Cultural Resources: Implementation could cause a substantial change to a historic/tribal resource but mitigation measures CUL-1 through CUL-3 require historic assessments and relevant training.

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

Aesthetics: Commenters expressed concern for potential development impacts on scenic ridgelines, vistas, and town character. If development pursuant to the Proposed Project were to be oriented or scaled in such a way that views of the hillside area are blocked from specific locations in the Planning Area, a potentially significant impact could result.
Biological Resources: The California Department of Fish and Wildlife (CDFW) submitted a comment letter with a list of special-status species that are known to occur or have the potential to occur in or near the Planning Area. Commenters also expressed concerns over the Proposed Project impacts on biological diversity, special-status species, and open space preservation.

Geology and Soils: Commenters had concerns about the feasibility of development sites located in steep areas and subsequent public safety concerns regarding soil instability and landslides. Given that almost all remaining vacant land is located in steeply sloped hillsides areas in the town, the Project has identified several sites for development on hillsides.

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

Wildfire: Commenters primarily had concerns about impacts on evacuation safety from development pursuant to the Proposed Project. Sir Francis Drake Boulevard is the principal evacuation route available and increased development under the Proposed Project would increase traffic on Sir Francis Drake, resulting in a potentially significant impact.

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

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

- U.S. Army Corps of Engineers
- Federal Emergency Management Agency
- U.S. Fish and Wildlife Service
- California Department of Fish and Wildlife
- California Department of Transportation
- Metropolitan Transportation Commission
- Bay Area Air Quality Management District
- San Francisco Bay Regional Water Quality Control Board
- Marin Municipal Water District
- Ross Valley Sanitary District
- Central Marin Sanitation Agency