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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 #: 2022110593

Project Title: Ross Housing Element Update

Lead Agency: Town of Ross

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Project Location: Ross, Marin County
City *County*

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

The Proposed Project involves updates to the Town of Ross General Plan Housing Element. The Proposed Project is both a policy document and an implementation tool for implementing the Town ' s General Plan. It contains goals, policies, and programs to guide future housing development of up to 148 units within the approximately 1.6-square-mile Planning Area that encompasses the entire town. Implementation will include amendments to the Town ' s Zoning Ordinance.

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

Goals and policies in the Proposed Project are designed to reduce vehicle miles traveled (VMT) in the Planning Area by identifying sites for development in Housing Opportunity areas. Further, Mitigation Measure VMT-1 requires the implementation of VMT reduction measures, such as reduced off-street parking requirements and bikeshare facilities, for city-owned housing development sites. While these VMT reduction measures can be expected to reduce VMT, their effectiveness cannot be guaranteed, and they may be insufficient to reduce residential VMT per capita in the Planning Area below the applicable significance threshold of 15 percent reduction from baseline town levels by 2040. There are no other feasible mitigation measures available because the Proposed Project emphasizes development designed to reduce VMT and contains goals and policies aimed at minimizing VMT. Therefore, transportation Impact 3.6-2 would remain significant and unavoidable. Further, the Proposed Project's mobile-source greenhouse gas (GHG) emissions would conflict with SB 743. Because a reduction in GHG emissions from passenger vehicles is one of the objectives of SB 743 and one of the overarching strategies of the 2022 Scoping Plan, operation of the Proposed Project would conflict with the statewide GHG target for 2030 mandated by SB 32. Overall, the Proposed Project would be consistent with policies and plans that encourage energy conservation, energy efficiency, and sustainability, however, GHG emissions from mobile sources would conflict with goals of SB 743. There are no other feasible mitigation measures available because the Proposed Project emphasizes development designed to reduce VMT and contains goals and policies aimed at minimizing VMT. Therefore, this greenhouse gas emission Impact 3.4-2 would remain significant and unavoidable.

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

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. Development under the Proposed Project would primarily involve facilitation of smaller scale housing construction in established neighborhoods on existing lots and infill sites, limiting the potential for adverse impacts on special-status species and sensitive natural communities. However, given the extent of biological resources throughout the community, future development under the Proposed Project could have a significant direct or indirect impact on special-status species if it would result in the removal or degradation of the species or suitable habitat. Housing sites identified in the Proposed Project do occur along riparian areas and in the western and southern portions of the town; the construction of which could potentially adversely affect several special status species. Additionally, environmental impacts classified as significant and unavoidable have been identified in the resource topics of transportation and greenhouse gas emissions; inasmuch as they may be controversial to the general public, agencies, or stakeholders, they are described briefly here.

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
- Central Marin Sanitation Agency