

# **Initial Study**

**For the**

**City of Larkspur**

**2015-2023 Housing Element Update**

**April 29, 2015**

**TABLE OF CONTENTS**

NEGATIVE DECLARATION (DRAFT) .....3

A. PROJECT DESCRIPTION.....4

B. EVALUATION OF ENVIRONMENTAL IMPACTS .....9

    Aesthetics .....10

    Agriculture.....11

    Air Quality.....12

    Biological Resources.....14

    Cultural Resources .....16

    Geology and Soils .....17

    Greenhouse Gas Emissions .....19

    Hazards.....20

    Hydrology and Water Quality .....22

    Land Use and Planning.....25

    Mineral Resources.....26

    Noise.....26

    Population and Housing .....28

    Public Services .....29

    Recreation.....30

    Transportation/Traffic .....31

    Utilities and Service Systems.....33

    Mandatory Findings of Significance .....36

B. REFERENCES .....38

## NEGATIVE DECLARATION (DRAFT)

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

County Clerk, Marin County

**FROM:** City of Larkspur Planning Department  
400 Magnolia Avenue  
Larkspur, CA 94960

**Project Title:** Larkspur 2015-2023 Housing Element Update

**Proponent:** City of Larkspur

**Project Location:** City of Larkspur, Citywide

**Project Description:**

The project is a proposed update of the 2010 City of Larkspur 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 City of Larkspur 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 City of Larkspur 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 and/or commercial development. The City's housing goal is to promote the social and economic diversity of the City 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. No mitigation required.

**Signature:**



---

Neal Toft, Planning and Building Director

4/29/15

Date

## **A. PROJECT DESCRIPTION**

**Project Title:** City of Larkspur 2015-2023 Housing Element Update

**Lead Agency Name and Address:**

City of Larkspur  
400 Magnolia Avenue  
Larkspur, CA 94939

**Contact Person and Phone Number:**

Neal Toft, Planning and Building Director  
(415) 927-6713  
[ntoft@cityoflarkspur.org](mailto:ntoft@cityoflarkspur.org)

**Project Location:** Citywide

**Assessor Parcel No.:** Citywide

**Project Sponsor's Name and Address:**

City of Larkspur  
400 Magnolia Avenue  
Larkspur, CA 94939

**Application No.:** General Plan Amendment; 2015-2023 Housing Element Update

**General Plan Designation / Zoning:** Citywide

**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 City 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 that provides 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.

State regulations regarding Housing Elements are found in the California Government Code Sections 65580-65589 and 65863. All Bay Area jurisdictions are required to update their Housing Elements to cover the 2015-2023 housing element planning period to comply with State law. State law establishes detailed content requirements for Housing Elements and requires a regional "fair share" approach to distributing housing needs - called the Regional Housing Needs Allocation (RHNA). State Housing Element law recognizes that in order for the private sector to address housing needs and demand, local governments must adopt land use plans and implementing

regulations that provide opportunities for, and do not unduly constrain, housing development. In particular, the Housing Element must identify sites with the appropriate zoning densities to meet the jurisdiction's RHNA for income categories.

The City's current Housing Element was adopted in 2010 and certified by the State of California Department of Housing and Community Development (HCD).

#### Key Changes from the 2010 Housing Element

The current update builds upon the 2010 Housing Element as the starting point. As with the 2010 Housing Element, the updated housing element contains five primary sections: Introduction; Housing Needs Assessment; Housing Opportunities Analysis; Vision, Goals, and Objectives; and Policies and Implementing Programs. Appendix B contains an analysis of the Evaluation of the previous 2010 Housing Element which includes explanations of modified or deleted programs. Many changes are updates reflecting what has happened over the past few years. Key changes from the 2010 Housing Element include the following:

4. *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. Other sources of information, such as the Department of Finance and local surveys, are used for particular demographic needs analysis. One of the more significant findings is the recent trend that Larkspur is growing both younger and older at the same time. However, projections indicate the child population will remain fairly static, while the senior population (residents age 65 and older) will grow to 26 percent of the population by year 2030. The projected increase in the senior population may increase demand for affordable senior housing and more second units to house caregivers and (providing seniors with additional income in order to be able to afford to age in place).
5. *Adjustment to Housing Opportunity Sites and Default Density.* Based upon housing that is built, under construction (or otherwise approved) since 2014, the City's remaining need for the RHNA cycle is 37 Very Low income units (see page 45). By carrying-over sites that were identified, but not developed in the previous 2007-2014 Housing Element, there is no need to re-zone or otherwise make any additional housing sites within the City. While no sites from the 2007-2014 list have been entirely removed, the updated list recognizes that the Drakes Way (EAH) project (24 Very Low units) and a portion of the Drake's Cove development (23 Above Moderate units) were completed in the last cycle. As the Housing Element identifies units at Rose Garden, Drake's Cove, and 2000 Larkspur Landing Circle as units that have been "approved or under" construction within the planning period, the remaining RHNA requirement is 37 Very Low income units on remaining opportunity sites. Based upon a realistic development capacity for development within the 2015-2023 planning period, staff estimates approximately 102 units that can be applied to the Low/Very Low RHNA requirement. The Draft Housing Element has been amended to apply the State's "default density" standard to several sites that are located within zoning districts that permit at least 20 units per acre. The Draft Housing Element assumes the same number of overall units for remaining sites as proposed under the 2010 Housing Element as previously proposed,

with the exception of Bon Air Center. This site has been reduced from 90 to 40 units, to better reflect the likely capacity of development over the existing commercial footprint. This change to the Housing Element in no way *increases* the development potential for above-moderate units on the property.

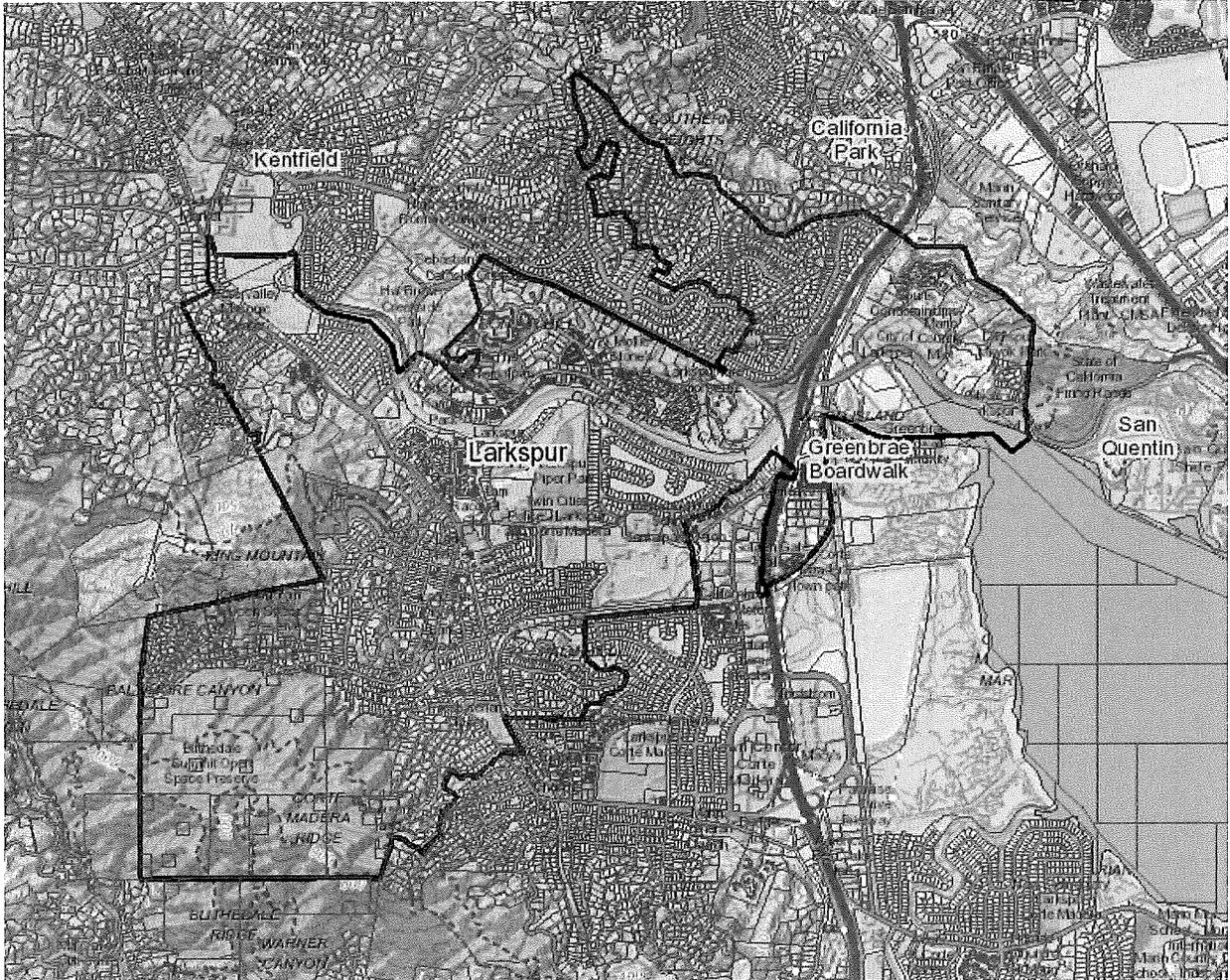
6. *Updated Information on Governmental and Non-Governmental Constraints.* The draft housing element contains updated information on the City's efforts to remove constraints identified in the 2010 Housing Element. In particular, the element discusses the City's adoption of more recent zoning amendments to: remove barriers to *transitional and supportive housing*; allow *emergency shelters* as a permitted use in the A-P (Administrative and Professional Office) Zoning District and Planned Development Districts permitting A-P uses; establish a procedure for people with disabilities to request *reasonable accommodations* in the application of zoning laws and land use regulations; and create a process for review and consideration of *density bonuses and other incentives* to promote affordable housing per State Law. No new housing constraints were identified. The Housing Element Update also provides a detail on the percentage of development costs that are attributed to City fees (as well as other special district and utility service fees). While it demonstrates that Larkspur fees are generally low and within range of fees throughout the County, the Housing Element further encourages the City to allow reductions or waivers of fees for projects that provide affordable housing.
7. *Vision, Goals, and Objectives* While the overall theme of the City's visions, goals and objectives for housing have not substantively changed, a "Quantified Housing Objective" has been added to be more consistent with State law and HCD guidelines.
8. *Revised Policies and Programs.* The updated housing element includes many of the programs that were included in the 2010 Housing Element, many of which have been simply updated to reflect more current codes, mandates, and/or coordinated housing programs. Several programs were either deleted or modified because the City had accomplished the program actions, as discussed above. The Update contains is proposing a new program H8.C was added to adopt development standards and an outreach program for "Junior Second Units". This 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 City 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. The City has generated just below one second unit a year and (optimistically) anticipates doubling that with the Junior Second Unit program, resulting in an increase of one additional second unit a year, over the eight-year planning period. As these units would be comprised of a re-purposed living area within an existing dwelling scattered throughout the various residential districts of Larkspur, the potential environmental effects of the program are considered negligible.

**Other agencies (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.

**Location:**

The City of Larkspur is located in Marin County, bordered to the north by San Rafael, to the south-east by Corte Madera, to the south by Mill Valley, and to the west and north by the County of Marin. It is approximately 13 miles north of the Golden Gate Bridge from San Francisco, and approximately 9 miles west of the Richmond-San Rafael Bridge from Richmond and Contra Costa County. U.S. 101 runs north-south through the eastern portion of Larkspur and the Plan area, connecting south to San Francisco and north through Marin County to Sonoma County.



City of Larkspur Vicinity Map

## Environmental Checklist and Supporting Information

### 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.

Signature:

  
Neal Toft, Planning and Building Director

4/29/15  
Date

## B. 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 C of this document.

### 1. AESTHETICS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?			X	
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, or degrade the existing visual character or quality of the site and its surroundings?			X	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X	

#### Discussion:

The proposed project, in and of itself, would not create any substantial adverse effects on scenic vistas, substantially damage a scenic resource or degrade the existing visual character or quality of a site or its surroundings, or create a new source of substantial light or glare. All housing sites identified under the proposed Housing Element would be consistent with the City's General Plan and current zoning regulations. The proposed Housing Element will not affect scenic vistas or damage scenic resources because any new development would be subject to the City'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

City's current development standards are consistent with the proposed Housing Element in the regulation of building height, setbacks, massing, and overall design in Larkspur. 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. City requires design review for most commercial developments, mixed-use development, multi-family residential, and second-story residential projects. Specific development proposals would be subject to the City's regulatory requirements and if not otherwise exempt from the California Environmental Quality Act, supplemental environmental review may be required, as noted in the updated Housing Element, prior to development approval as part of the discretionary review process. Based on the above, the project would have a less than significant impact on aesthetics and visual resources.

(References: 1, 2, 3, 8, 9, 10)

## 2. AGRICULTURAL RESOURCES

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d. Result in the loss of forestland or conversion of forestland to non-forest use?				X

e. Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to nonagricultural use?				X
---	--	--	--	---

**Discussion:**

There are no lands within the City of Larkspur that are identified as Prime Farmlands, Unique Farmlands, or Farmlands of Statewide Importance within the City of Larkspur. There are also no agriculturally designated farmlands within the City nor are there any lands used for farm purposes. 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.

(References 1, 2, 3, 9, 10, 14, 15, 31)

**3. AIR QUALITY**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
2. Conflict with or obstruct implementation of the applicable air quality plan?				X
3. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
4. Result in a cumulatively considerable net increase of any criteria air 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)?				X
5. Expose sensitive receptors to substantial pollutant concentrations?				X
6. Create objectionable odors affecting a substantial number of people?				X

## **Discussion:**

The proposed project is essentially to provide for the housing need that is projected by the Association of Bay Area Governments to occur whether or not the City's Housing Element is updated. It is the intent of the updated Housing Element to address how the City can meet the projected Regional Housing Need and to conform to State Housing Law. The proposed project, in and of itself, would not conflict with or obstruct implementation of any air quality plan (the resulting population growth would be less than 7% of the City's population). The project also would not violate any air quality standards or contribute substantially to existing or projected air quality violations. Nor would it result in a cumulatively considerable net increase of any criteria air pollutant, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors.

The project area encompasses the City of Larkspur, which is located in the Bay Area Air Basin (Basin), which is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The BAAQMD is the agency primarily responsible for assuring that national (U.S. Environmental Protection Agency regulations) and state California Air Resources Board (CARB) regulations for ambient air quality standards are not exceeded and that air quality conditions are maintained in the San Francisco Bay Area. (BAAQMD) is the regional government agency that monitors and regulates air pollution within the air basin. The BAAQMD seeks to attain and maintain air quality conditions in the San Francisco Bay Area Air Basin through a comprehensive program of planning, regulation, enforcement, technical innovation, and education. The clean air strategy includes the preparation of plans for the attainment of ambient air quality standards, adoption and enforcement of rules and regulations, and issuance of permits for stationary sources. The BAAQMD also inspects stationary sources and responds to citizen complaints, monitors ambient air quality and meteorological conditions, and implements programs and regulations required by law.

Air quality is a function of both local climate and local sources of air pollution. Air quality is the balance of the natural dispersal capacity of the atmosphere and emissions of air pollutants from human uses of the environment. Climate and topography are major influences on air quality in the project area. Marin County benefits from constant winds, a marine layer of fog which lifts in the morning hours during the summer, and heavy winter precipitation compared to other parts of the Bay Area. Wind direction is east-west, in alignment with the ridges (Corte Madera Ridge and Southern Heights Ridge in Larkspur). The combination of wind direction and topography allows for constant scouring of the ambient air, resulting in good air quality most of the time. It also means that air pollution generated in Marin County is dispersed to other parts of the Bay Area.

The closest air monitoring site to the Larkspur is located in the City of San Rafael. Pollutant monitoring results for the years 2009 to 2010 at the San Rafael ambient air quality monitoring station, indicate that air quality in the area has generally been good. There were six exceedances of the State PM<sub>10</sub> (Particulate Matter) standard recorded in 2010 and 2011 and no exceedances of the federal PM<sub>10</sub> standard during the four-year recording period. There were four exceedances recorded in 2010 and one exceedance recorded in 2011 of the federal PM<sub>2.5</sub> standard. Additionally, there was an exceedance of the State annual arithmetic standard for PM<sub>2.5</sub> in 2009. The State 1-hour ozone standard was not exceeded during the four-year period at this monitoring station. State and federal 8-hour ozone standards were also not exceeded during the four-year period at this

monitoring station. In addition, CO, SO<sub>2</sub>, and NO<sub>2</sub> standards were not exceeded in this area during the four-year period.

The BAAQMD initiated the Community Air Risk Evaluation (CARE) initiated in 2004 to evaluate and reduce health risks associated with exposures to outdoor Toxic Air Contaminants (TACs) in the Bay Area. The program examines TAC emissions from point sources, area sources and on-road and off-road mobile sources with an emphasis on diesel exhaust, which is a major contributor to airborne health risk in California. Risk reduction activities associated with the CARE program are focused on the most at-risk communities in the Bay Area. The BAAQMD has identified six communities as impacted: Concord, Richmond/San Pablo, Western Alameda County, San Jose, Redwood City/East Palo Alto and Eastern San Francisco. The City of Larkspur has not been included as an impacted community, and no other communities within Marin County have been identified as in need of immediate emission reduction measures.

The BAAQMD also is responsible for developing a Clean Air Plan which guides the region's air quality planning efforts. The BAAQMD's 2010 Clean Air Plan is the latest Clean Air Plan which contains district-wide control measures to reduce ozone precursor emissions (i.e., ROG and NO<sub>x</sub>), particulate matter and greenhouse gas emissions. The BAAQMD *CEQA Air Quality Guideline* were prepared to assist in the evaluation of air quality impacts of projects and plans proposed within the Bay Area. The guidelines provide recommended procedures for evaluating potential air impacts during the environmental review process consistent with CEQA requirements including thresholds of significance, mitigation measures and background air quality information. They also include assessment methodologies for air toxics, odors and greenhouse gas emissions. In June 2010, the BAAQMD's Board of Directors adopted CEQA thresholds of significance and an update of their *CEQA Guidelines*. In May 2011, the updated BAAQMD *CEQA Air Quality Guidelines* were amended to include a risk and hazards threshold for new receptors and modify procedures for assessing impacts related to risk and hazard impacts.

The proposed Housing Element will not generate more vehicle trips as compared with the 2010 Housing Element or create more vehicle trips than permitted under the City'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 2010 Housing Element. In addition, there are several City policies as well as performance standards in the zoning ordinance intended to address air pollutants and/or odors in the City. 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 City's current General Plan and current zoning. Development under the proposed Housing Element is also consistent with ABAG's projections for Larkspur. Since the proposed Housing Element is consistent with ABAG projections and the City'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 Housing Element remains consistent with the land use and design considerations identified in the BAAQMD CEQA Guidelines, dated May 2014, by encouraging compact, in-fill development featuring a mix of uses that locates residences near jobs and services. The project would not expose sensitive receptors to substantial pollutant concentrations or create objectionable odors affecting a substantial number of people.

Further, the City requires design review for most commercial developments, mixed-use development, multi-family residential, and second-story residential projects. Specific development proposals would be subject to the City's regulatory requirements and if not otherwise exempt from

the California Environmental Quality Act, supplemental environmental review may be required, as noted in the updated Housing Element, prior to development approval as part of the discretionary review process. Based on the above, the proposed project would result in no impact or less than significant impact to air quality.

(References: 1, 2, 3, 8, 9, 10, 11, 14, 15, 19, 22, 23)

#### 4. BIOLOGICAL RESOURCES

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?				X
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 U.S. Fish and Wildlife Service?				X
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, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
--	--	--	--	---

**Discussion:**

The proposed project, in and of itself, would not create any biological resource impacts on habitats for candidate, sensitive, or special status species, riparian habitats or other sensitive natural communities, federally-protected wetlands, or migratory wildlife corridors. Nor would it conflict with any local, regional, or state policies or ordinances adopted habitat conservation plans or natural community conservation plans. Further, the project does not identify any new housing opportunity sites and/or propose development on sites that are not already designated in the General Plan and Zoning Ordinance. At this time, there are no specific development proposals that have not already been reviewed for CEQA compliance.

All housing opportunities identified under the under the proposed Housing Element are carried forward from the 2010 Housing Element and are located on sites already designated for residential or mixed use development General Plan and Zoning Ordinance. The sites identified for housing in the Housing Element are primarily infill properties that are either developed or have been previously disturbed. Relative to the Tiscornia Winery site, the updated Housing Element provides that environmental review is required; further, there is no specific development proposal at this time and an analysis of impacts would be speculative given the very low density allowed for on the site and the need for a master plan.

The City also has a Heritage Tree Ordinance for the protection of heritage trees and a Slope and Hillside Development Ordinance for the protection of properties with a slope of ten percent or more. Therefore, specific development proposals located in underdeveloped hillside and woodland locations would be subject to the City’s regulatory requirements. The City is also subject to the Federal National Pollution Discharge System (NPDES) MS4 Permit requirements which requires both construction and post-construction measures for new development to substantially eliminate run-off of pollutants and soil particulates into waterways. City requires design review for most commercial developments, mixed-use development, multi-family residential, and second-story residential projects. Specific development proposals would be subject to the City’s regulatory requirements and if not otherwise exempt from the California Environmental Quality Act, supplemental environmental review may be required, as noted in the updated Housing Element, prior to development approval as part of the discretionary review process.

Based on the above, the proposed project (2015 Housing Element update) would result in no impact or less than significant impact to biological resources

(Sources: 1, 2, 3, 6, 8, 9, 10, 14, 20, 24)

## 5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of historical resources as defined in CEQA Section 15064.5?				X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d. Disturb any human remains, including those interred outside of formal cemeteries?				X

### Discussion:

Depending on the location, any future urban development in the City 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. However, the current General Plan and zoning, City development standards, and project review are intended to protect any impact to cultural resources.

The proposed Housing Element update, in and of itself, would not cause substantial adverse change in the significance of historical and archaeological resources, disturb any human remains, or destroy a unique paleontological resources or site or unique geologic feature. All housing opportunities identified under the under the proposed Housing Element are carried forward from the 2010 Housing Element and are located on sites already designated for residential or mixed use development General Plan and Zoning Ordinance. Further, the project does not identify any new housing opportunity sites and/or propose development on sites that are not already designated in the General Plan and Zoning Ordinance. At this time, there are no specific development proposals that have not already been reviewed for CEQA compliance.

Design review, including review by the City's Heritage Board, is required for properties listed on the City's inventory of historic resources and within historic district/overlay zone. Further, the City has approved procedures and permit requirements for the study and/or preservation of valuable archaeological resources. Therefore, specific development proposals would be subject to the City's regulatory requirements. Further, City requires design review for most commercial developments, mixed-use development, multi-family residential, and second-story residential

projects. Specific development proposals would be subject to the City’s regulatory requirements and if not otherwise exempt from the California Environmental Quality Act, supplemental environmental review may be required, as noted in the updated Housing Element, prior to development approval as part of the discretionary review process.

(References 1, 2, 3, 8, 9, 10, 11)

**6. GEOLOGY AND SOILS**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
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 know fault?				X
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b. Result in substantial soil erosion or the loss of topsoil?				X
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 lateral spreading, subsidence, liquefaction or collapse?				X
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X

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?				X
--	--	--	--	---

**Discussion:**

The proposed project, in and of itself, would not expose people or structures to potential substantial adverse geological or soil effects, result in substantial soil erosion or the loss of topsoil, be located on a geologic unit or soil that is unstable or would become unstable, or be located on expansive soil. All housing opportunities identified under the under the proposed Housing Element are carried forward from the 2010 Housing Element and are located on sites already designated for residential or mixed use development General Plan and Zoning Ordinance. Further, the project does not propose development on any sites that are not already designated in the General Plan and Zoning Ordinance for development and, at this time, there are no specific development proposals that have not already been addressed.

The proposed project encompasses the City of Larkspur, which is located within the seismically active San Francisco Bay Region. Three major groups of geologic materials, sedimentary rock of the Franciscan Formation, alluvial stream deposits, and bay mud, underlie the City of Larkspur. These geologic materials and their relative locations are described in the Community Health and Safety Element of the Larkspur General Plan 1990.

The California Division of Mines and Geology has mapped faults and identified fault activity in the region. Active faults in the region include the San Andreas, Hayward, Rodgers Creek, Green Valley, and West Napa. The San Andreas fault, the only active fault in Marin County, is located eight miles west of the City and the Hayward fault is thirteen miles to the east. Though the City is not at risk of surface rupture, it is at risk from ground shaking and ground failure, in the form of liquefaction, settlement, and landslides. The Larkspur General Plan classifies Larkspur as being within two different levels of seismic hazard classification. Portions of Greenbrae, the Bon Air area, and some lands off of E. Sir Francis Drake Blvd. are located within a moderate seismic hazard area. The remainder of the City is located within a high seismic hazard area.

Any structures built would be built in accordance with the Housing Element, General Plan, and/or Zoning Ordinance and would be required to be designed in accordance with the applicable seismic standards of the current California Building Code (CBC). Design specific geotechnical studies and erosion control plans would also be required. Many of the proposed zoning text amendments result in the requirement for a use permit and the City requires design review for commercial developments and certain residential projects. Further, the City has grading, excavating and fill standards and permit requirements as well as specific regulations and permit requirements relating to slope and hillside development. Therefore, specific development proposals for hillside development would be subject to the City’s regulatory requirements. Further, if not otherwise exempt from the California Environmental Quality Act, projects would require, as noted in the updated Housing Element, supplemental environmental review prior to development approval as part of the discretionary review process.  
(References 1, 2, 3, 8, 9, 10, 14, 22)

## 7. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

On June 2, 2010, the Bay Area Air Quality Management District's (BAAQMD) Board of Directors unanimously adopted new CEQA thresholds of significance. The thresholds of significance are included in the Air District's updated CEQA Guidelines (May 2012). The updated CEQA Guidelines address recent changes in air quality standards for ozone and particulate matter (PM) from the State of California and the U.S. EPA. The new health-protective air quality standards are in response to growing scientific evidence that exposure to ozone, fine particles and air toxics have greater health effects than previously estimated. In addition, the Air District's new greenhouse gas thresholds were developed to ensure that the Bay Area meets the State's plan to address climate change. The CEQA Guidelines also address exposure to toxic air contaminants, which is associated with increased risk for cardiovascular disease, asthma, reduced birth weight and mortality. Although air quality in the Bay Area has improved over the last thirty years, fine PM and other air toxic contaminants released by transportation and industrial activities threaten the health of local residents. The updated CEQA Guidelines seek to better protect the health and well-being of Bay Area residents. Development under the proposed Housing Element is consistent with ABAG projections, the City's General Plan, and current zoning and, therefore, will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment over current projections. It will also not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No BAAQMD threshold of significance would be reached.

The City 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%.

Changes in the 2014 Housing Element accommodate and envision fewer housing units than the 2010 Housing Element and would this constitute a reduction in greenhouse gas emission over the baseline conditions set forth in the 2010 Housing Element. Since the project would not result in the creation of more dwelling units, or dwelling units in locations different than those allowed in the current General Plan, Zoning Ordinance, and 2010 Housing Element, the proposed project would result in no impact or less than significant impact on greenhouse gas emissions.

(References: 1, 2, 3, 10, 11, 18, 23)

**8. HAZARDS AND HAZARDOUS MATERIALS**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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?				X
c. Emit hazardous emissions or handle hazardous or acutely-hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?			X	

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?				X
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g. 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?				X

**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 City, or expose residences to hazardous materials. All new development under the proposed Housing Element would be consistent with the General Plan and current zoning regulations, including the City’s emergency response plan.

There is no public airport or airstrip within two miles of the City of Larkspur. The nearest public airport is the Marin County Airport (Gross Field), which is approximately 12 miles north of Larkspur. The nearest private airstrip is the San Rafael Airport located at Smith Ranch Road, which is approximately 4 miles north of Larkspur. There is no impact.

Potential housing development identified under the proposed Housing Element are in areas already designated for residential and/or commercial use. Any new construction would also be required to meet 2013 California Building Code requirements including Wildland-Urban Interface (WUI) standards for all development located north of Magnolia Avenue and on Palm Hill.

CLASP Subarea 2 contains an active gas station and CLASP subarea 1 contains a previous (Chevron) gas station sites, which were known to contain leaking storage tanks. Both these sites were analyzed in the CLASP EIR and are currently listed as “cleanup complete; case closed” on the State Water Resources Control Board GeoTracker database. The CLASP EIR provides mitigation measures to assure appropriate cleanup of sites prior to development of housing through permitting with Department of Toxic Substances Control (DTSC) and the Marin County certified uniform program agency (CUPA) program oversee permitting, reporting, and compliance enforcement for underground storage tanks (USTs) and Aboveground Petroleum Storage Act requirements.

2000 Larkspur Landing Circle is also a carry-over “opportunity site” that is approved for housing development under Ordinance No. 951. The site is identified as “under evaluation; no further action” on the Department of Toxic substances control EnviroStor website. While the site has previously been issued a “no further action” notice by DTSC, the site is currently under evaluation by the Environmental Protection Agency (EPA) for remediation action for low-level surface contamination of polychlorinated biphenyls (PCBs) on-site. Mitigation Measures for development of 2000 Larkspur landing Circle include requirements to complete remediation of site based upon compliance with DTSC standards and EPA approval and clearance would now be required for any development of the site for residential uses.

No other housing sites identified in the proposed Housing Element’s Available Land Inventory are located on a hazardous materials site listed in the Department of Toxic Substances Control EnviroStor Database or the Regional Water Quality Board’s GeoTracker website. City requires design review for most commercial developments, mixed-use development, multi-family residential, and second-story residential projects. Specific development proposals would be subject to the City’s regulatory requirements and if not otherwise exempt from the California Environmental Quality Act, supplemental environmental review may be required, as noted in the updated Housing Element, prior to development approval as part of the discretionary review process.

Based on the above, the proposed project would result in no impact on hazards or hazardous materials, nor would it expose people or structures to a significant risk due to wildland fires.

(References: 1, 2, 3, 4, 8, 9, 10, 11, 12, 13, 14, 34)

## 9. HYDROLOGY AND WATER QUALITY

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Violate any water quality standards or waste discharge requirements?				X
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?				X
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?				X

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 that would result in flooding on- or off-site?				X
e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantially additional sources of polluted runoff?				X
f. Otherwise substantially degrade water quality?				X
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?				X
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				X
i. Inundation by seiche, tsunami, or mudflow?				X

**Discussion:**

All housing opportunities identified under the under the proposed Housing Element are carried forward from the 2010 Housing Element and are located on sites already designated for residential or mixed use development General Plan and Zoning Ordinance. The proposed Housing Element update 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 California State Water Resources Control Board (State Board) and the nine Regional Water Quality Control Boards (RWQCBs) have the authority in California to protect and enhance water quality, including administration of the National Pollutant Discharge Elimination System (NPDES) permit program for discharges, stormwater and construction site runoff. Municipal stormwater discharges in Marin County are regulated under the statewide NPDES General Permit

for the Discharge of Storm Water from Small Municipal Separate Storm Sewer Systems (Small MS4 Permit). Local Small MS4 Permit activities (MCSTOPPP) are overseen by the Water Board. An updated Small MS4 Permit (Order No. 2013-0001-DWQ) will go into effect July 1, 2013. This updated permit includes a number of post-construction stormwater management criteria for new development and redevelopment projects including Site Design and Low Impact Development (LID) runoff requirements. After June 30, 2015, the use of runoff reduction and treatment measures for development and redevelopment projects that create or replace more than 5,000 square feet of impervious surface will be required. MCSTOPP is currently developing the administrative tools to implement these changes in the MS4 permit to specify Best Management Practices for erosion control and for preventing construction and post-construction pollutants from reaching surface waters.

Water for the City of Larkspur is supplied by the Marin Municipal Water District (MMWD), which obtains water from seven reservoirs on Mt. Tamalpais in West Marin and from the transfer of water from the Sonoma County Water Agency (SCWA). No groundwater extraction is anticipated from development that may occur as a result of the Housing Element, General Plan, or Zoning Ordinance. Prior to the approval of any development projects within the City, the City requires a “will-serve” letter from MMWD, stating that MMWD would be able to provide water to the proposed development. This is to ensure that development will not generate water demand beyond the water supply capacity of MMWD.

The proposed Housing Element is consistent with ABAG projections, the City’s General Plan, and current zoning, and any new development would require consistency with other City regulations and development standards related to flood control and drainage, including Chapter 15.18 and 15.48 of the Larkspur Municipal Code. As no housing is identified permitted where it is not currently permitted, and all new housing opportunities proposed under the Housing Element is located in areas and at densities already designated for residential or mixed use development, the proposed Housing Element will not generate a significant impact on hydrology and water quality over current projections for population and housing units.

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 City policies and regulations protecting future development (floor elevations above Base Flood 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 2010 Housing Element. These policies and regulations would continue to be implemented for future housing projects. Further, the City requires design review for most commercial developments, mixed-use development, multi-family residential, and second-story residential projects. Specific development proposals would be subject to the City’s regulatory requirements and if not otherwise exempt from the California Environmental Quality Act, supplemental environmental review may be required, as noted in the updated Housing Element, prior to development approval as part of the discretionary review process. Based on the above, the proposed project would result in no impact or less than significant impact on or from hydrology and water quality.

(References: 1, 2, 3, 6, 8, 9, 10, 11, 14)

## 10. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				X
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, the Zoning Ordinance or any specific plan) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

### Discussion:

All housing opportunities identified under the under the proposed Housing Element are carried forward from the 2010 Housing Element and are located on sites already designated for residential or mixed use development General Plan and Zoning Ordinance. 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 City policy documents, including the General Plan and zoning. It is also consistent with ABAG projections for Larkspur. The updated Housing Element carries forward many of the programs contained in the 2010 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 as compared to the 2010 Housing Element that serves as the baseline for CEQA analysis.

(References: 1, 2, 3, 8, 9, 14, 18)

## 11. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Potentially Significant Unless 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?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated by the General Plan, a specific plan or other land use plan?				X

### Discussion:

The proposed project would not result in the loss of availability of any known mineral resources that would be of value to the region or the state or the loss of any locally important mineral resource. The City of Larkspur is largely built out with residential, commercial, and light-industrial uses. The developments that may occur as a result of the project would occur primarily on infill sites that have been previously developed or disturbed. There are no known mineral resources or operations in the City that are of value to the Marin County. The City 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, the City's proposed Housing Element Update would have no impact on mineral resources.

(References: 1, 2, 3, 14, 29)

## 12. NOISE

Would the project result in:	Potentially Significant Impact	Potentially Significant Unless 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 General Plan or noise ordinance, or applicable standards of other agencies?				X
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
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?				X

**Discussion:**

All housing opportunities identified under the under the proposed Housing Element are carried forward from the 2010 Housing Element and are located on sites already designated for residential or mixed use development General Plan and Zoning Ordinance. The proposed Housing Element carries forward many of the programs contained in the 2010 Housing Element related to potential housing sites, which are consistent with the City’s General Plan and zoning, as well as other City 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 Larkspur above existing levels. Noise, including temporary noise associated with construction, is regulated by current City policies and regulations including the General Plan Noise Element and Chapter 9.54 of the Larkspur Municipal Code. There is no public airport within two miles of the City of Larkspur, nor a private airstrip within the vicinity of the City. 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 Larkspur or on future residents of the housing that may be constructed.

(References: 1, 2, 8, 9, 14)

### 13. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial growth in an area either directly (e.g., by proposing new homes or businesses) or indirectly (e.g., through extension of roads or other infrastructure)?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

**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 Larkspur 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 and includes “no-net loss” programs to limit consolidation of units or reduction in existing densities on multi-family sites. Therefore, the project would not displace any existing residents, but would facilitate adequate housing for city 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 2010 Housing Element related to potential housing sites, but accommodates 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. Further, the City requires design review for most commercial developments, mixed-use development, multi-family residential, and second-story residential projects. Specific development proposals would be subject to the City’s regulatory requirements and if not otherwise exempt from the California Environmental Quality Act, supplemental environmental review may be required, as noted in the updated Housing Element, prior to development approval as part of the discretionary review process. Based on the above, the proposed project would result in no impact or less than significant impact to the population and

housing environment in Larkspur, or on future residents of the housing that it contemplates, as compared to the 2010 Housing Element baseline.

(References: 1, 2, 3, 14, 18)

#### 14. PUBLIC SERVICES

<b>Would the project result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the 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 following public services:</b>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Fire and police protection?			X	
b. Schools?			X	
a. Other public facilities?			X	
b. Parks?			X	
c. Other public facilities?			X	

#### Discussion:

All housing opportunities identified under the under the proposed Housing Element are carried forward from the 2010 Housing Element and are located on sites already designated for residential or mixed use development General Plan and Zoning Ordinance. The proposed project would not create any public service impacts in and of itself. It does not propose development on any sites that are not already designated in the General Plan and Zoning Ordinance for development and, at this time, there are no specific development proposals that have not already been addressed. As infill sites, the listed properties are already served by fire and police protection and any proposed development would be subject to the review and approval of the fire and police departments. The development on the properties also may also be subject to payment of the established School impact fees.

All potential impacts to public services, including fire and police protection, medical aid, schools, parks, 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 and special needs housing policies and programs 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 as compared to the 2010 Housing Element baseline.

(References: 1, 2, 3, 14)

### 15. RECREATION

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. 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?			X	
d. 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?			X	

#### Discussion:

The proposed Housing Element update would not create any recreational impacts in and of itself. All housing opportunities identified under the under the proposed Housing Element are carried forward from the 2010 Housing Element and are located on sites already designated for residential or mixed use development under the General Plan and Zoning Ordinance. 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 addressed under the General Plan, the City's Capital Improvement Program (CIP) and park programs, and the City's budget. The City has in place a Park and Recreation Land and Fees ordinance that, for residential development, requires the dedication of land or the payment of

in-lieu fees for recreation land and development. 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 City’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 Larkspur as compared to the 2010 Housing Element baseline.

(References: 1, 2, 3, 8, 9, 18)

**16. TRANSPORTATION / TRAFFIC**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?				X
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?				X
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?				X
d. Inadequate emergency access?				X
e. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

## Discussion:

All housing opportunities identified under the under the proposed Housing Element are carried forward from the 2010 Housing Element and are located on sites already designated for residential or mixed use development General Plan and Zoning Ordinance. The sites listed in the updated Housing Element are already designated for development in the General Plan and Zoning Ordinance and the proposed project essentially provides for the housing need that is projected by the Association of Bay Area Governments to occur whether or not the City's Housing Element is updated. It is the intent of the updated Housing Element and the associated General Plan and Zoning Ordinance amendments to meet this projected Regional Housing Need and to conform to State Housing Law.

The Transportation Authority of Marin (TAM) is the Congestion Management Agency for Marin County, which includes maintaining a Congestion Management Plan (CMP). The CMP monitors levels of service on the County's roadways and works to improve all methods of transportation locally and regionally. The CMP documents the existing levels of service (LOS) at key County roadways through the Plan area including U.S. 101 and Sir Francis Drake Boulevard. The LOS for the CMP 2011 is determined by measuring the time travel and vehicle speeds for each segment. All of the CMP roadway segments in the Plan area have been identified as "grandfathered" roadway segments, which means that they have operated at a lower LOS than the standard which was established in 1991. The County of Marin allows grandfathered roadway segments to continue to operate at a lower LOS standard level until such time as they *are* improved or the traffic load is diverted.

While some roadways are impacted by County-wide and regional traffic, the City of Larkspur has in policies and regulations to address anticipated traffic increase and needed circulation improvements at the local level. Policy C of the Circulation Element of the General Plan limits changes of use or expansion north of Corte Madera Creek that have potential to increase PM peak hour traffic by more than one trip, but provides an exception for residential where no less than 50% of units are dedicated to affordable, senior, or disabled housing. In all cases, both north and south of Corte Madera Creek, projects are subject to the traffic policies of the Circulation Element of the General Plan and the Circulation Assessment Permit standard of Section 18.14 of the Municipal Code, which outlines required system improvements, traffic improvements fees, and traffic demand management measures that must be implemented to minimize and/or mitigate traffic increases at peak hours.

Per the City current traffic policies, a project will result in a significant traffic impact at intersections/roadways if: 1) a signalized intersection with baseline traffic volumes is operating at an acceptable LOS (LOS D for signalized intersections and LOS C for un-signalized intersections) deteriorates to an unacceptable operation with the addition of project traffic; or 2) a signalized intersection with baseline traffic volumes is at an unacceptable LOS and project traffic causes an increase in the delay of five seconds or more.

Traffic analysis and mitigation measures, if necessary, would be required to ensure that proposed project is consistent with the General Plan Circulation Element and local level of service (LOS) standards and volume to capacity (V/C) ratios within the roadway system. That is, projects located north of Corte Madera Creek that generate one additional peak hour trip and projects located south of Corte Madera Creek that generate ten additional peak hour trips require a traffic impact study and Planning Commission approval of a Circulation Assessment Permit (CAP). The CAP requirement could trigger further environmental review (e.g., an air quality analysis), if

appropriate. Further, the majority of sites identified in the Housing Element, and the applicable policies for development of these site under the General Plan, and zoning ordinance would be comprised of compact, infill development featuring a mix of uses that locates residences near jobs and services.

Traffic levels and improvements are identified as part of the City’s General Plan. Development of individual sites under the proposed Housing Element is not anticipated to 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 General Plan and 2010 Housing Element baseline. 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 review under the City’s CAP ordinance as well as the California Environmental Quality Act as specific projects come forward. Further, the City requires design review for most commercial developments, mixed-use development, multi-family residential, and second-story residential projects. Specific development proposals would be subject to the City’s regulatory requirements and if not otherwise exempt from the California Environmental Quality Act, supplemental environmental review may be required, as noted in the updated Housing Element, prior to development approval as part of the discretionary review process. All new development identified under the proposed 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, or conflict with adopted policies, plans, or programs supporting alternative transportation. Based on the above, the proposed carry-over of existing housing sites and policies would result in no substantial impact on transportation/traffic in the City of Larkspur.

(References: 1, 2, 3, 8, 9, 10, 11, 12, 13, 14, 32, 33)

**17. UTILITIES AND SERVICE SYSTEMS**

<b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Potentially Significant Unless Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 1, 15)				X
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? (Sources: 1, 11)				X

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?				X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
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)				X
f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g. Comply with federal, state, or local statutes and regulations related to hazardous waste disposal?				X

**Discussion:**

All housing opportunities identified under the under the proposed Housing Element are carried forward from the 2010 Housing Element and are located on sites already designated for residential or mixed use development under the General Plan and Zoning Ordinance. No changes are made in the proposed Housing Element, as compared to the 2010 Housing Element, as they relate to the density or development potential on housing sites. Remaining sites are largely comprised of multi-family mixed-use sites, or second units, which are lower in water consumption and waste output than detached single-family residential dwellings.

The Marin Municipal Water District (MMWD) owns and operates existing water facilities within the City of Larkspur. Long-term water supply for most communities within the San Francisco Bay Area region continues to be a concern. The State Water Code requires water agencies to evaluate and describe their water resource supplies and projected needs over a 20-year planning horizon, and to address a number of related subjects including water conservation, water service reliability, water recycling, opportunities for water transfers, and contingency plans for drought events. In June 2011, MMWD adopted the 2010 Urban Water Management Plan (UWMP). The UWMP included an assessment of water demand, and supplies over a 25-year planning horizon (2010-2035). The UWMP recognizes build-out anticipated within the Larkspur General Plan. MMWD is actively promotes water conservation and recycling programs to assure continued water supply to accommodate limited projected growth in Marin. Policy J of the Environmental Resource Element City of Larkspur General Plan Policy requires drought resistant landscaping and low-water use fixtures in new development. Larkspur Ordinance No. 990 enforces local water

conservation measures and the City has adopted 2013 CalGreen Standards for water efficient construction and development.

Wastewater facilities within the Plan area are owned and maintained by several different agencies including Sanitary District No. 1 (Ross Valley Sanitary District [RVSD]), Sanitary District No. 2 (Corte Madera), and the Central Marin Sanitation Agency (CMSA). Sanitary District No. 1 is responsible for wastewater collection and maintenance of the wastewater facilities in Sub-areas 1A and 1B. Wastewater facilities located within Sub-area 2 are under the jurisdiction of Sanitary District No. 2. Both districts ultimately convey their sewage to the CMSA sanitation treatment plant located in San Rafael. Portions of the wastewater infrastructure within the City are old and many of RVSD's wastewater facilities currently in service were installed prior to 1950. In 2013, the District adopted an Infrastructure Management Plan (IAMP) which documents a specific strategy for maintenance and replacement of existing lines on a timeline commensurate with the known state of the system. Closed circuit television inspection, pipeline cleaning activities, and pipeline repairs will continue to be done as part of the District's on-going asset management program. The IAMP is intended to be a flexible planning document that will be reviewed and amended periodically to incorporate and accommodate new information. Hook-up fees are required for new development in order to off-set costs of additional demands.

As part of their NPDES permit requirements, CMSA completed improvements to their treatment facilities in 2010, which increased their treatment capacity from 90 to 125 million gallons of wastewater per day which is well beyond average levels for their service area and would accommodate limited growth anticipated within the current Larkspur General Plan.

The California State Water Resources Control Board (State Board) and the nine Regional Water Quality Control Boards (RWQCBs) have the authority in California to protect and enhance water quality, including administration of the National Pollutant Discharge Elimination System (NPDES) permit program for discharges, stormwater and construction site runoff. Municipal stormwater discharges in Marin County are regulated under the statewide NPDES General Permit for the Discharge of Storm Water from Small Municipal Separate Storm Sewer Systems (Small MS4 Permit). Local Small MS4 Permit activities (MCSTOPPP) are overseen by the Water Board. An updated Small MS4 Permit (Order No. 2013-0001-DWQ) will go into effect July 1, 2013. This updated permit includes a number of post-construction stormwater management criteria for new development and redevelopment projects including Site Design and Low Impact Development (LID) runoff requirements. After June 30, 2015, the use of runoff reduction and treatment measures for development and redevelopment projects that create or replace more than 5,000 square feet of impervious surface will be required. MCSTOPP is currently developing the administrative tools to implement these changes in the MS4 permit. Reductions in stormwater run-off on existing, developed sites can be implemented through redevelopment projects.

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. The updated Housing Element includes a discussion of infrastructure availability in the section on Potential Non-Governmental Constraints and Opportunities.

Further, the City requires design review for most commercial developments, mixed-use development, multi-family residential, and second-story residential projects. Specific development proposals would be subject to the City’s regulatory requirements and if not otherwise exempt from the California Environmental Quality Act, supplemental environmental review may be required, as noted in the updated Housing Element, prior to development approval as part of the discretionary review process. Based on the above, the proposed project would result in no impact on utilities and service systems in Larkspur, including compliance with federal, state, and local statutes and regulations related to solid waste, as compared to the 2010 Housing Element baseline.

(References: 1, 2, 6, 9, 11, 26, 33)

**18. MANDATORY FINDINGS OF SIGNIFICANCE**

	Potentially Significant Impact	Potentially Significant Unless 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?			X	
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.)				X
c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?			X	

**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 City 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 2010 Housing Element related to potential housing sites. Key changes from the Housing Element adopted in 2010 include new programs and refinements in support of affordable housing development on sites already identified in the 2010 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 City's current General Plan and zoning.

## C. REFERENCES

The following is a list of references used in the preparation of this document. Each of the topics addressed in Section B, 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.

The following is a list of references used in the preparation of this document.

1. City of Larkspur General Plan
2. City of Larkspur Municipal Code
3. Draft 2015-2023 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) Permit
7. Composite Flood Hazard Areas; HUD National Flood Insurance Program
8. Field Inspection
9. Experience with Projects of Similar Size and Nature
10. Aerial and Satellite Photography
11. SMART Station Area Plan Draft EIR (2014)
12. Central Larkspur Specific Plan EIR (2004)
13. 2000 Larkspur Landing Initial Study and Negative Declaration (2004)
14. Marin Countywide Plan
15. Bay Area Air Quality Management District
16. California Natural Areas Coordinating Council Maps
17. U.S. Census
18. ABAG Projections
19. BAAQMD CEQA Guidelines Assessing the Air Quality Impacts of Projects and Plans
20. Department of Fish & Game
21. US Army Corps of Engineers
22. USGS Data Contribution
23. City of Larkspur Climate Action Plan, June 2010
24. California Natural Diversity Database
25. State/Federal Environmental Standards
  - a. Ambient Air Quality Standards
  - b. Noise Levels for Construction Equipment
26. 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
27. 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:
28. [ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR\\_146-3/SR\\_146-3\\_Text.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_146-3/SR_146-3_Text.pdf)

29. State of California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program; “Marin County Important Farmland 2010” map: <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/mar12.pdf>
30. Larkspur Bicycle & Pedestrian Master Plan, August 2004. <http://www>.
31. Transportation Authority of Marin, “Marin County Congestion Management Program 2013 Update”:  
<http://www.tam.ca.gov/Modules/ShowDocument.aspx?documentid=6959>  
Marin Municipal Water District, “2010 Urban Water Management Plan”:  
<http://www.marinwater.org/documentcenter/view/533>
32. State of California Department of Toxic Substances Control EnviroStor Data website:  
<http://www.envirostor.dtsc.ca.gov/public/>
33. Ross Valley Sanitary District Infrastructure Asset Management Plan (2013):  
<http://rvsd.org/about-us/planning-and-capital-improvements>