

NEGATIVE DECLARATION

Marin County
Environmental Coordination and Review

Pursuant to Section 21000 et. seq. of the Public Resources Code and Marin County Environmental Impact Review Guidelines and Procedures, a Negative Declaration is hereby granted for the following project.

- 1. **Project Name:** Richards Coastal Permit and Design Review
- 2. **Location and Description:** 445 Aberdeen Way, Inverness, California
Assessor's Parcel 112-174-09

The project is a proposal to construct a 1,928 square foot single-family residence and an attached 376 square foot garage on a 12,000 square foot lot in Inverness. A new septic system is proposed upslope of the residence in the rear yard area. The residence would have a maximum height of 25 feet from finished exterior grade. The driveway serving the residence would be made of concrete pavers. The residence would have the following minimum setbacks from corresponding property lines: 18 feet front (north), 26 feet side (west), 18 feet side (east), and 58 feet rear (south). A portion of the proposed residence would be located within the Stream Conservation Area because the residence would be located 56 feet from the creek top-of-bank (Second Valley Creek, also known as Alder Creek, flows along the opposite side of Aberdeen Way).

The project entails 248 cubic yards of grading for the building footprint, driveway, septic tank and leachfield. Outside of the building footprint and semi-permeable driveway, no hardscape is proposed and drainage runoff generated by the project would be accommodated by a 40-foot long dissipation trench. The project engineer, Torikian Associates, has indicated that the project will not introduce any additional surface runoff to the street or Second Valley Creek. The proposed landscaping plan includes the installation of Marin County and California native plants. The proposed project does not entail the removal of any trees.

- 3. **Project Sponsor:** Anthony Richards
- 4. **Finding:**

Based on the attached Initial Study and without a public hearing, it is my judgment that:

- The project will not have a significant effect on the environment.
- The significant effects of the project noted in the Initial Study attached have been mitigated by modifications to the project so that the potential adverse effects are reduced to a point where no significant effects would occur.

Environmental Coordinator

Date: _____

Based on the attached Initial Study and the testimony received at a duly noticed public hearing, a Negative Declaration is granted.

Chairperson, Planning Commission

Date: _____

_____ Date: _____
Hearing Officer

_____ Date: _____
President, Board of Supervisors

Appeal: Subsequent to an appeal of the granting of a Negative Declaration and based on the testimony received at a duly noticed public hearing on the appeal, the record of the public hearing on the Negative Declaration and the Initial Study, a Negative Declaration is granted.

_____ Date: _____
Chairperson, Planning Commission

_____ Date: _____
President, Board of Supervisors

5. Mitigation Measures:

- No potential adverse impacts were identified, therefore, no mitigation measures are required.
- Please refer to mitigation measures in the attached Initial Study.
- The potential adverse impacts have been found to be mitigable as noted under the following factors in the Initial Study attached.

(List Initial Study Sections and Mitigation/Monitoring)

All of the mitigation measures for the above effects have been incorporated into the project and are embodied in conditions of approval recommended by the Marin County Community Development Agency - Planning Division.

Other conditions of approval in support of these measures may also be advanced.

6. Preparation:

This Negative Declaration was prepared by Curtis Havel, Project Planner, of the Marin County Community Development Agency - Planning Division. Copies may be obtained at the address listed below.

Marin County Community Development Agency
Planning Division
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
(415) 473-6269

Monday - Thursday, 8:00 a.m. to 4:00 p.m.

**MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION**

**INITIAL STUDY
RICHARDS COASTAL PERMIT AND DESIGN REVIEW**

I. BACKGROUND

- A. Project Sponsor's Name and Address: Anthony M. Richards
PO Box 765
Mill Valley, CA 94942
- B. Lead Agency Name and Address: Marin County Community Development Agency,
Planning Division, 3501 Civic Center Dr., Room 308
San Rafael, CA 94903
- C. Contact Person and Phone Number: Curtis Havel, Planner
(415) 473-2755

II. PROJECT DESCRIPTION

- A. Project Title: Richards Coastal Permit and Design Review (2011-0220)
- B. Type of Application(s): Coastal Permit and Design Review.
- C. Project Location: 445 Aberdeen Way, Inverness, CA 94937
Assessor's Parcel 112-174-09
- D. General Plan Designation: C-SF3 (Coastal, Single Family, 1 unit per 1 to 5 acres)
- E. Zoning: C-RSP-1.0 (Coastal Residential, Single-Family Planned District, one unit per acre)
- F. Description of Project:

The project is a proposal to construct a 1,928 square foot single-family residence and an attached 376 square foot garage on a 12,000 square foot lot in Inverness. A new septic system is proposed upslope of the residence in the rear yard area. The residence would have a maximum height of 25 feet from finished exterior grade. The driveway serving the residence would be made of concrete pavers. The residence would have the following minimum setbacks from corresponding property lines: 18 feet front (north), 26 feet side (west), 18 feet side (east), and 58 feet rear (south). A portion of the proposed residence would be located within the Stream Conservation Area because the residence would be located 56 feet from the creek top-of-bank (Second Valley Creek, also known as Alder Creek, flows along the opposite side of Aberdeen Way).

The project entails 248 cubic yards of grading for the building footprint, driveway, septic tank and leachfield. Outside of the building footprint and semi-permeable driveway, no hardscape is proposed and drainage runoff generated by the project would be accommodated by a 40-foot long dissipation trench. The project engineer, Torikian Associates, has indicated that the project will not introduce any additional surface runoff to the street or Second Valley Creek. The proposed landscaping plan includes the installation of Marin County and California native plants. The proposed project does not entail the removal of any trees.

Project Location

The subject property is located at 445 Aberdeen Way, approximately one-half mile west of Sir Francis Drake Boulevard, in the community of Inverness, Marin County, California. Access to the site is via Argyle Street

and Aberdeen Way off Sir Francis Drake Boulevard. The property is located within the Coastal Recreation Environmental Corridor as defined in the Marin Countywide Plan.

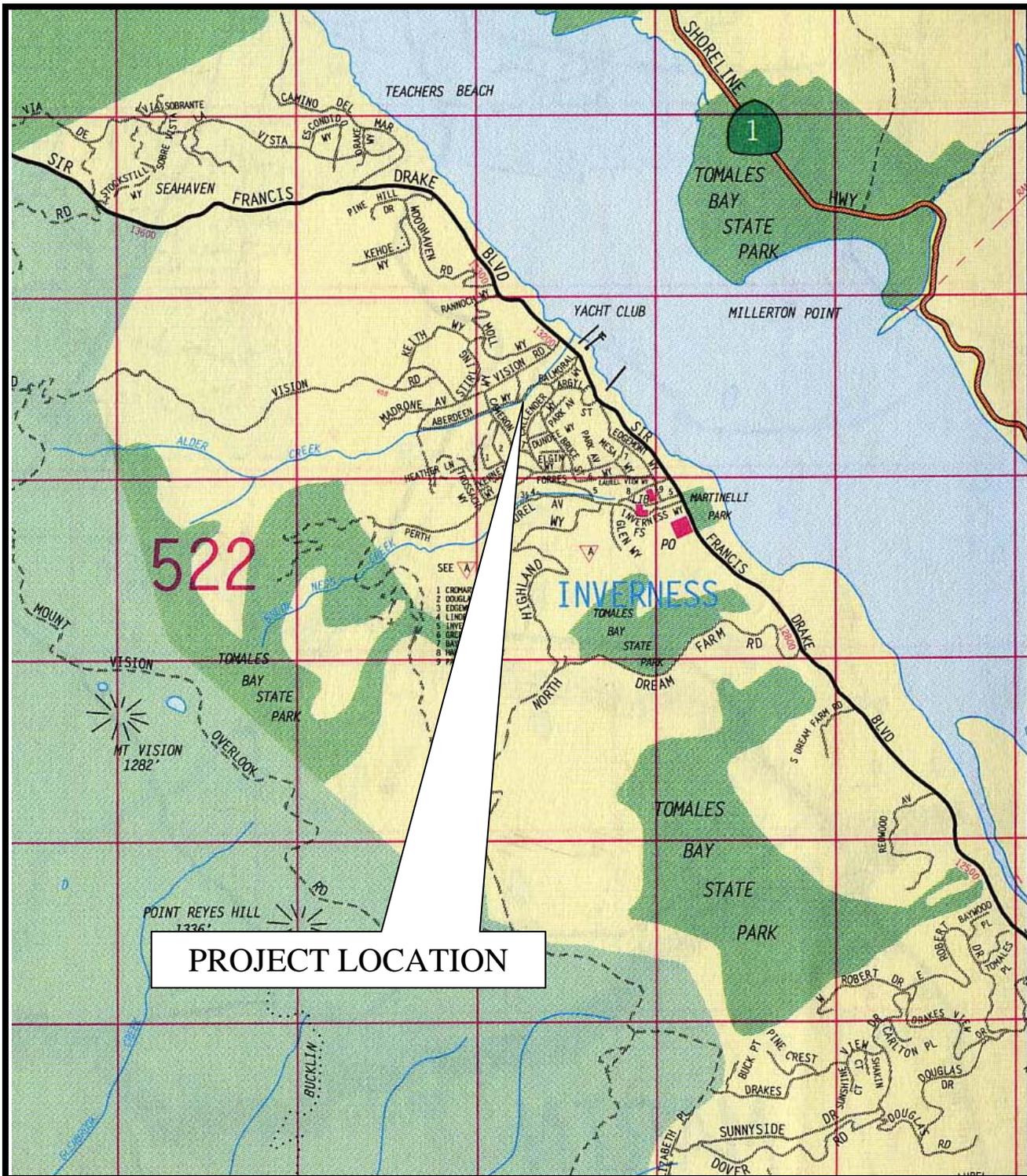


FIGURE 1: LOCATION MAP

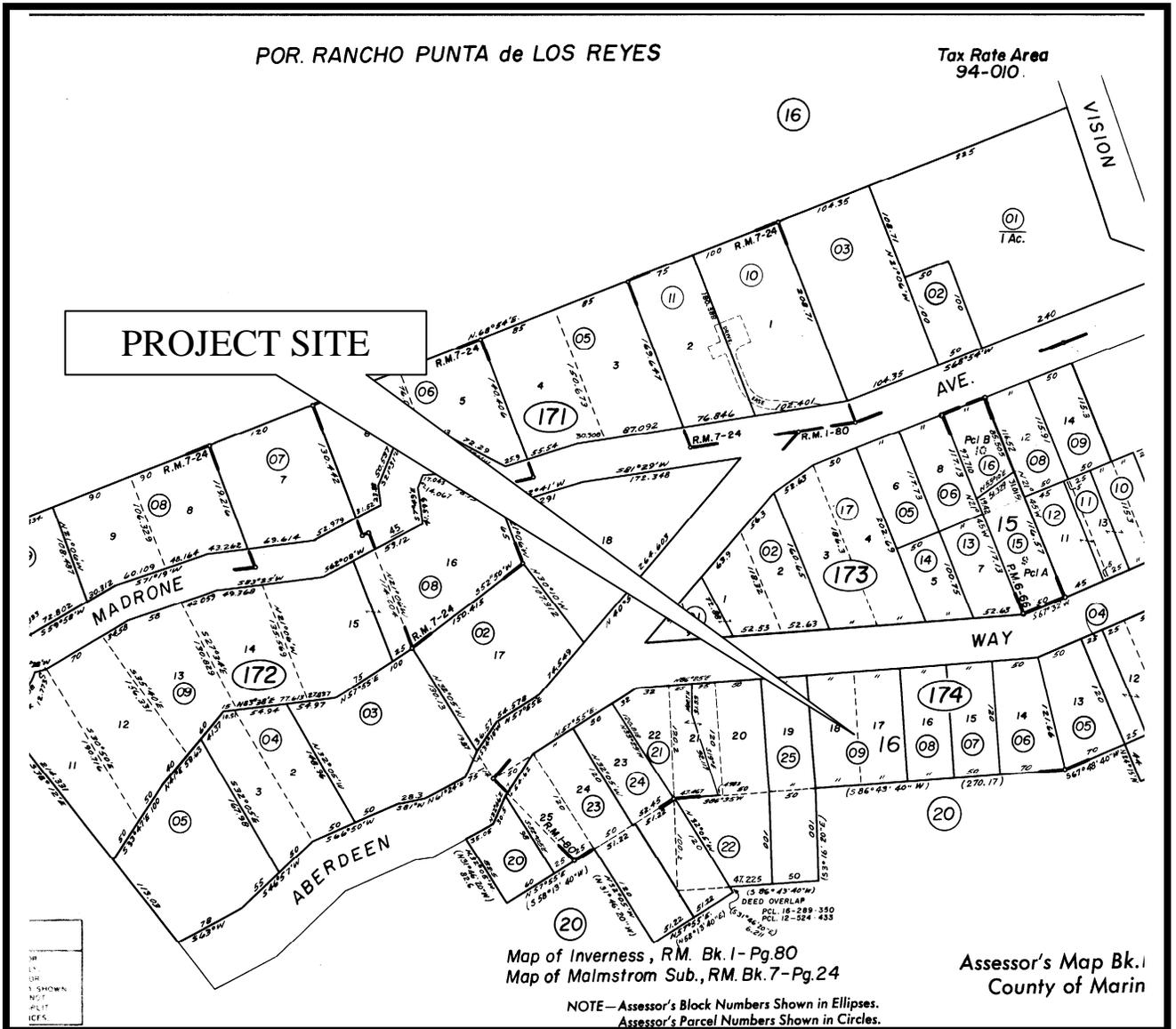


FIGURE 2: ASSESSOR'S PARCEL MAP

Environmental Setting and Existing Conditions

The vacant, 12,000 square foot property is located along the southerly edge of Aberdeen Way in Inverness, approximately one-half mile west of Tomales Bay. The property is bordered by Aberdeen Way to the north, and residential development to the west, east and south. To the opposite (north) side of Aberdeen Way, Second Valley Creek flows from west to east generally paralleling and set apart from the northerly edge of Aberdeen Way and finally emptying into Tomales Bay. The northerly half of the project site closest to Aberdeen Way is thinly vegetated and moderately sloped (approximately 2-9 percent). The southerly half (rear) of the site is steeply sloped (9-30 percent) and more heavily vegetated.

Aberdeen Way provides separation between the project site and Second Valley Creek. Second Valley Creek is identified by maps on file at Marin County as providing potential habitat for Steelhead Trout (*Oncorhynchus kisutch*) and as a blue-line stream subject to Stream Conservation Area policies contained in the Marin Countywide Plan. The Stream Conservation Area (SCA) establishes a buffer zone within a strip of land that includes the watercourse and extends laterally outward from both banks of the streams to a width of 100 feet on each side of the stream.

The general planning area is rural residential in character, and is governed by a Residential, Single-Family Planned (RSP) zoning district with densities of approximately one unit per acre. The project site is not located within a Ridge and Upland Greenbelt Area as defined by the Marin Countywide Plan, and the project site is not located along a prominent ridgeline.

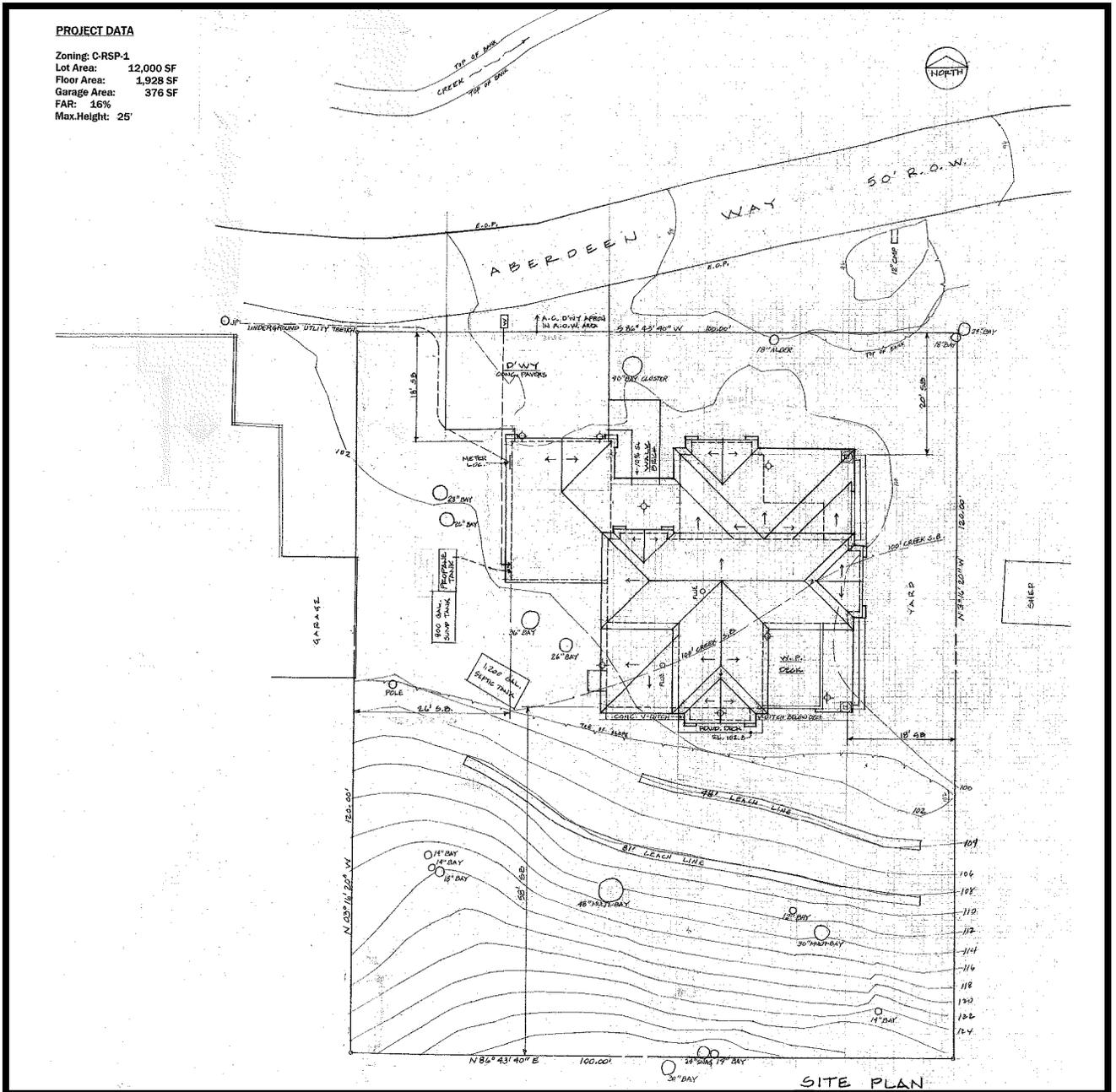


FIGURE 3: SITE PLAN

III. EVALUATION OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Pursuant to Section 15063 of the State CEQA Guidelines, and the County EIR Guidelines, Marin County will prepare an Initial Study for all projects not categorically exempt from the requirements of CEQA. The Initial Study evaluation is a preliminary analysis of a project, which provides the County with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration. The points enumerated below describe the primary procedural steps undertaken by the County in completing an Initial Study checklist evaluation and, in particular, the manner in which significant environmental effects of the project are made and recorded.

- A. The determination of significant environmental effect is to be based on substantial evidence contained in the administrative record and the County's environmental database consisting of factual information regarding environmental resources and environmental goals and policies relevant to Marin County. As a procedural device for reducing the size of the Initial Study document, relevant information sources cited and discussed in topical sections of the checklist evaluation are incorporated by reference into the checklist (e.g. general plans, zoning ordinances). Each of these information sources has been assigned a number which is shown in parenthesis following each topical question and which corresponds to a number on the data base source list provided herein as Attachment 1. See the sample question below. Other sources used or individuals contacted may also be cited in the discussion of topical issues where appropriate.
- B. In general, a Negative Declaration shall be prepared for a project subject to CEQA when either the Initial Study demonstrates that there is no substantial evidence that the project may have one or more significant effects on the environment. A Negative Declaration shall also be prepared if the Initial Study identifies potentially significant effects, but revisions to the project made by or agreed to by the applicant prior to release of the Negative Declaration for public review would avoid or reduce such effects to a level of less than significance, and there is no substantial evidence before the Lead County Department that the project as revised will have a significant effect on the environment. A signature block is provided in Section VI of this Initial Study to verify that the project sponsor has agreed to incorporate mitigation measures into the project in conformance with this requirement.
- C. All answers to the topical questions must take into account the whole of the action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. Significant unavoidable cumulative impacts shall be identified in Section V of this Initial Study (Mandatory Findings of Significance).
- D. A brief explanation shall be given for all answers except "Not Applicable" answers that are adequately supported by the information sources the Lead County Department cites in the parenthesis following each question. A "Not Applicable" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "Not Applicable" answer shall be discussed where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- E. "Less Than Significant Impact" is appropriate if an effect is found to be less than significant based on the project as proposed and without the incorporation of mitigation measures recommended in the Initial Study.
- F. "Potentially Significant Unless Mitigated" applies where the incorporation of recommended mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The Lead County Department must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section IV, "Earlier Analyses", may be cross-referenced).
- G. "Significant Impact" is appropriate if an effect is significant or potentially significant, or if the Lead County Department lacks information to make a finding that the effect is less than significant. If there are one or more effects, which have been determined to be significant and unavoidable, an EIR shall be required for the project.
- H. The answers in this checklist have also considered the current California Environmental Quality Act Guidelines and the Initial Study Checklist contained in those Guidelines.

IV. ISSUES (and Supporting Information Sources):

1. LAND USE AND PLANNING. *Would the proposal:*

a) Conflict with applicable Countywide Plan designation or zoning standards? (source #(s): 1-14)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The Marin Countywide Plan (CWP) serves as the general plan for the unincorporated areas of Marin County and contains goals, policies, and programs that govern existing and future development. For purposes of land use considerations, the CWP divides the County into three environmental corridors. The subject property is located in the Coastal Corridor and has the land use designation of C-SF3 (Coastal, Single-family, 1 unit per 1-5 acres). The single-family residential designation emphasizes the importance of maintaining the property as part of a larger, rural residential village within the community of Inverness.

The Marin County Zoning Ordinance (Title 22I of the Marin County Code) is designed to translate the CWP’s broad policy statements into specific requirements on individual landowners. The subject property is governed by the C-RSP-1.0 (Coastal, Residential, Single Family, Planned District, 1 unit per acre) zoning district. The principally permitted use allowed in this district is single-family residential development. This zoning district does not establish development requirements such as minimum setbacks to property lines or floor area ratio standards for development on the property, although a 25-foot height limit is required to maintain consistency with the Local Coastal Program. It is also worth noting that the C-RSP-1.0 zoning district does not establish a minimum lot size requirement, but rather a general density standard for development over a broad area.

As discussed above, the property is designated with a C-SF3 (Coastal, Single Family, 1 unit per 1 to 5 acres) land use designation, which permits single-family residential development at densities ranging from one unit per one to five acres. The proposed development of one single-family residence on the approximately 12,000-square foot subject property would result in a density equivalent to one unit per 0.28 acres. However, the subject property is a legal parcel because it consists of Lots 17 and 18 of the “Amended Map No. 1 of Inverness” that was created in its current size and configuration in 1909 (Book 3, Page 13 of Recorded Maps) consistent with regulatory standards in effect at the time. Therefore, the subject property is considered a legal lot of record that is non-conforming with respect to current Countywide Plan density standards.

The proposed project would not require any land use designation amendments and proposed land uses are consistent with Marin Countywide Plan Land Use Designations. The project complies with principally permitted land uses allowed by the C-SF3 land use designation and C-RSP-1.0 zoning standards and therefore would not create a potentially significant impact related to residential density. The proposed single family residence would comply with the 25-foot height limit allowed for the main building in the C-RSP-1.0 zoning district and is consistent with the requirements for Design Review. Based on the application materials, the proposed project would protect natural resources, would be compatible with the character of the local community, and consistent with the policies contained in the CWP, LCP and the Inverness Ridge Communities Plan. The project would be consistent with single-family residential development patterns in the neighborhood. Finally, the project incorporated colors and materials, building forms, and architectural themes that are compatible with the prevailing community character, thereby blending into the surrounding natural and built environments.

b) Conflict with applicable environmental plans or policies adopted by Marin County? (source #(s): 1-14)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The determinations of policy consistency as discussed in this Initial Study section represent County staff interpretation of policies. However, this Initial Study does not determine policy consistency. The formal policy consistency determinations are made by the County decision-makers.

Policy inconsistencies may not necessarily indicate significant environmental effects. Section 15358(b) of the State CEQA Guidelines states that “effects analyzed under CEQA must be related to a physical change in the environment.” Therefore, only those policy inconsistencies that would lead to a significant effect on the physical environment are considered significant impacts pursuant to CEQA. The project has been designed to avoid potentially significant environmental impacts as discussed below. Therefore, project activities are determined to be consistent with the relevant policies cited. Project design features are discussed further in the topical impact sections following plan policy analyses.

LOCAL PLANS, POLICIES, AND REGULATIONS

Land use designations and development of the project site are governed by the objectives and policies of the Marin Countywide Plan (CWP), the Local Coastal Program (LCP), Unit II, the Inverness Ridge Communities Plan (Community Plan), and Title 22I (Zoning) of the Marin County Code. These documents allow for residential development of the property subject to Policies and Programs which encourage the preservation of natural resources.

THE MARIN COUNTYWIDE PLAN

Specific Countywide Plan policies which pertain to the proposed project include the following: (1) protection of riparian systems and Stream Conservation Areas; (2) species and habitat preservation; (3) creekside development and erosion control; (4) avoidance of hazards; (5) prevention of noise pollution; (6) protection of visual resources and amenities; (7) protection of trees; (8) minimization of grading activities; and (9) atmosphere and climate.

1. Protection of Riparian Systems and Stream Conservation Areas

GOAL BIO-4 Riparian Conservation. Protect and, where possible, restore the natural structure and function of riparian systems.

BIO-4.1 Restrict Land Use in Stream Conservation Areas. A Stream Conservation Area (SCA) is established to protect the active channel, water quality and flood control functions, and associated fish and wildlife habitat values along streams. Development shall be set back to protect the stream and provide an upland buffer, which is important to protect significant resources that may be present and provides a transitional protection zone. Best management practices shall be adhered to in all designated SCAs. Best management practices are also strongly encouraged in ephemeral streams not defined as SCAs.

Exceptions to full compliance with all SCA criteria and standards may be allowed only if the following is true:

- 1. A parcel falls entirely within the SCA; or*
- 2. Development on the parcel entirely outside the SCA either is infeasible or would have greater impacts on water quality, wildlife habitat, other sensitive biological resources, or other environmental constraints than development within the SCA.*

SCAs are designated along perennial, intermittent, and ephemeral streams as defined in the Countywide Plan Glossary. Regardless of parcel size, a site assessment is required where incursion into an SCA is

proposed or where full compliance with all SCA criteria would not be met. An ephemeral stream is subject to the SCA policies if it: (a) supports riparian vegetation for a length of 100 feet or more, and/or (b) supports special-status species and/or a sensitive natural community type, such as native grasslands, regardless of the extent of riparian vegetation associated with the stream. For those ephemeral streams that do not meet these criteria, a minimum 20-foot development setback should be required.

SCAs consist of the watercourse itself between the tops of the banks and a strip of land extending laterally outward from the top of both banks to the widths defined below. The SCA encompasses any jurisdictional wetland or unvegetated other waters within the stream channel, together with the adjacent uplands, and supersedes setback standards defined for WCAs. Humanmade flood control channels under tidal influence are subject to the Bayland Conservation policies. The following criteria shall be used to evaluate proposed development projects that may impact riparian areas:

City-Centered Corridor:

For parcels more than 2 acres in size, provide a minimum 100-foot development setback on each side of the top of bank.

For parcels between 2 and 0.5 acres in size, provide a minimum 50-foot development setback on each side of the top of bank.

For parcels less than 0.5 acres in size, provide a minimum 20-foot development setback. The developed portion(s) of parcels (less than 0.5 acres in size) located behind an existing authorized flood control levee or dike are not subject to a development setback.

Regardless of parcel size, an additional buffer may be required based on the results of a site assessment. A site assessment may be required to confirm the avoidance of woody riparian vegetation and to consider site constraints, presence of other sensitive biological resources, options for alternative mitigation, and determination of the precise setback. Site assessments will be required and conducted pursuant to Program BIO-4.g, Require Site Assessment.

Coastal, Inland Rural, and Baylands Corridors:

- For all parcels, provide a development setback on each side of the top of bank that is the greater of either (a) 50 feet landward from the outer edge of woody riparian vegetation associated with the stream or (b) 100 feet landward from the top of bank. An additional setback distance may be required based on the results of a site assessment. A site assessment may be required to confirm the avoidance of woody riparian vegetation and to consider site constraints, presence of other sensitive biological resources, options for alternative mitigation, and determination of the precise setback. Site assessments will be required and conducted pursuant to Program BIO-4.g, Require Site Assessment.*

Allowable uses in SCAs in any corridor consist of the following, provided they conform to zoning and all relevant criteria and standards for SCAs:

- Existing permitted or legal nonconforming structures or improvements, their repair, and their retrofit within the existing footprint;*
- Projects to improve fish and wildlife habitat;*
- Driveway, road and utility crossings, if no other location is feasible;*
- Water-monitoring installations;*
- Passive recreation that does not significantly disturb native species;*
- Necessary water supply and flood control projects that minimize impacts to stream function and to fish and wildlife habitat;*
- Agricultural uses that do not result in any of the following:*
 - a. The removal of woody riparian vegetation;*
 - b. The installation of fencing within the SCA that prevents wildlife access to the riparian habitat within the SCA;*
 - c. Animal confinement within the SCA; and*
 - d. A substantial increase in sedimentation.*

Glossary:

Stream, Ephemeral. *A watercourse that carries only surface runoff and flows during and immediately after periods of precipitation.*

Stream, Intermittent. *A watercourse that is temporally intermittent or seasonal and that flows during the wet season, continues to flow after the period of precipitation, and ceases surface flow during at least part of the dry season. Intermittent streams are typically shown as a dashed blue line on USGS quadrangle maps.*

Stream, Perennial. *A watercourse that flows throughout the year (except for infrequent or extended periods of drought), although surface water flow may be temporarily discontinuous in some reaches of the channel, such as between pools, typically shown as a solid blue line on USGS quadrangle maps. (Perennial streams can be spatially intermittent but flow all year.)*

BIO-4.7 Protect Riparian Vegetation. *Retain riparian vegetation for stabilization of streambanks and floodplains, moderating water temperatures, trapping and filtering sediments and other water pollutants, providing wildlife habitat, and aesthetic reasons.*

Consistent: Approximately one-half of the property is located within 100 feet of Second Valley Creek (also known as Alder Creek), a USGS-mapped blue-line stream that supports an Anadromous fish population. Second Valley Creek flows along the opposite site of Aberdeen Way from the project site. The proposed single-family residence is located 56 feet away from the top of bank of Second Valley Creek.

As outlined above, CWP policies permit new construction within designated SCA areas if development outside the SCA zone would result in more adverse environmental impacts, or on parcels that fall entirely within the SCA.

The entire front half of the property is encumbered by the SCA. Therefore, some portion of the proposed project will be located within the SCA (such as the driveway and drainage improvements).

In order for the proposed single-family residence to be located entirely outside of the SCA, the house would need to be moved into the rear half of the property. As described in the “project setting” section above, the rear half of the property becomes more heavily wooded and steeply sloped.

Location of the proposed single family residence in the rear half of the property outside of the SCA would necessitate tree removal and grading. The project is currently designed to avoid any tree removal and would require minimal grading. Furthermore, it is likely that the proposed septic system would have to be relocated to the front half of the property within the SCA if the house were located in the rear half of the property. Therefore, the project qualifies for an exception from SCA restrictions because location of the project outside of the SCA would result in greater potential impacts to water quality, wildlife habitat and other sensitive biological resources.

The project biologist, WRA Environmental Consultants, (WRA) conducted an assessment of the property at the behest of the project applicant and concluded that the proposed project as it is currently designed would not impact riparian or wetland resources. If the project were designed to locate development entirely outside of the SCA, additional grading and tree removal would be necessary. The biological assessment prescribes mitigations for project design alternatives that entail tree removal and additional grading. However, the proposed design does not require mitigation measures because the project as designed will not result in potentially significant impacts to riparian or wetland resources.

Locating the proposed single-family residence outside of the stream buffer area would be more environmentally damaging to the environment because the amount of semi-permeable driveway surface would be increased, the foundation for the single-family residence would require greater amounts of grading, and the alternative site would require removal of native trees. The location of the septic system would necessitate additional grading and tree removal as well.

Overall, the project has been designed to minimize and avoid environmental impacts associated with drainage, grading, and tree removal. The proposed project is located in the most stable portion of the site for construction, incorporates a subsurface drainage dispersion trench to eliminate run-off from the project, and locates the leachfield area outside of the SCA and an adequate distance from the creek to provide adequate subsurface filtration. Based on these factors, the proposed project would meet the intent of Countywide Plan stream conservation policies and is therefore considered consistent with SCA policies.

2. Species and Habitat Preservation;

BIO-2.1 Include Resource Preservation in Environmental Review. Require environmental review pursuant to CEQA of development applications to assess the impact of proposed development on native species and habitat diversity, particularly special-status species, sensitive natural communities, wetlands, and important wildlife nursery areas and movement corridors. Require adequate mitigation measures for ensuring the protection of any sensitive resources and achieving “no net loss” of sensitive habitat acreage, values, and function.

BIO-2.2 Limit Development Impacts. Restrict or modify proposed development in areas that contain essential habitat for special-status species, sensitive natural communities, wetlands, baylands and coastal habitat, and riparian habitats, as necessary to ensure the continued health and survival of these species and sensitive areas. Development projects should preferably be modified to avoid impacts on sensitive resources, or to adequately mitigate impacts by providing on-site or (as a lowest priority) off-site replacement at a higher ratio.

BIO-1.1 Protect Wetlands, Habitat for Special-Status Species, Sensitive Natural Communities, and Important Wildlife Nursery Areas and Movement Corridors. Protect sensitive biological resources, wetlands, migratory species of the Pacific flyway, and wildlife movement corridors through careful environmental review of proposed development applications, including consideration of cumulative impacts, participation in comprehensive habitat management programs with other local and resource agencies, and continued acquisition and management of open space lands that provide for permanent protection of important natural habitats.

Consistent. Section IV.7, “Biological Resources,” analyzes the potential effects of the project on existing sensitive species and habitats consistent with the policies above. The project sponsor provided a Biological Report from WRA which concludes that the project will have a less than significant impact on the environment. Although the project is located in an area with potentially occurring wildlife and habitat, the project site does not contain any wetlands or riparian habitat areas. Furthermore, the proposed project would not displace any sensitive plant or animal species because none are present at the project site. Consequently the proposed project is consistent with the policies discussed above because the project would not reduce the number of potentially occurring endangered, threatened or rare plant or animal species in the vicinity. Please refer to Section IV.7 “Biological Resources” of this Initial Study for a more detailed analysis of this issue.

3. Creekside Development and Erosion Control

BIO-4.19 Maintain Channel Stability. Applicants for development projects may be required to prepare a hydraulic and/or geomorphic assessment of on-site and downstream drainageways that are affected by project area runoff. This assessment should be required where evidence that significant current or impending channel instability is present, such as documented channel bed incision, lateral erosion of banks (e.g., sloughing or landsliding), tree collapse due to streambank undermining and/or soil loss, or severe in-channel sedimentation, as determined by the County.

Characteristics pertinent to channel stability would include hillslope erosion, bank erosion, excessive bed scour or sediment deposition, bed slope adjustments, lateral channel migration or bifurcation, channel capacity, and the condition of riparian vegetation. The hydraulic and/or geomorphic assessment shall include on-site channel or drainageway segments over which the applicant has control or access. In the

event that project development would result in or further exacerbate existing channel instabilities, the applicant could either propose his/her own channel stabilization program subject to County approval or defer to the mitigations generated during the required environmental review for the project, which could include maintenance of peak flows at pre- and post-project levels, or less. Proposed stabilization measures shall anticipate project-related changes to the drainageway flow regime.

All project improvements should be designed to minimize flood hydrograph peak flow or flood volume increases into drainage courses. To this end, design features such as porous pavement, pavers, maximizing overall permeability, drainage infiltration, disconnected impervious surfaces, swales, bioretention, green roofs, etc., should be integrated into projects as appropriate.

For projects subject to discretionary review, the applicant may be required, as appropriate, to submit a pre-and post-project hydrology and hydraulic report detailing the amount of new impervious surface area and accompanying surface runoff from all improvement areas, including driveways — with a goal of zero increase in runoff (no net increase in peak off-site runoff). The applicant may be required to participate in a peak stormwater runoff management program developed pursuant to new Program BIO-4.20.

BIO-4.20 Minimize Runoff. In order to decrease stormwater runoff, the feasibility of developing a peak stormwater management program shall be evaluated to provide mitigation opportunities such as removal of impervious surface or increased stormwater detention in the watershed.

WR-2.3 Avoid Erosion and Sedimentation. Minimize soil erosion and discharge of sediments into surface runoff, drainage systems, and water bodies. Continue to require grading plans that address avoidance of soil erosion and on-site sediment retention. Require developments to include on-site facilities for the retention of sediments, and, if necessary, require continued monitoring and maintenance of these facilities upon project completion.

BIO 4.15 Reduce Wet Weather Impacts. Ensure that development work adjacent to and potentially affecting SCAs is not done during the wet weather or when water is flowing through streams, except for emergency repairs, and that disturbed soils are stabilized and replanted, and areas where woody vegetation has been removed are replanted with suitable species before the beginning of the rainy season.

Consistent. The proposed project is located 56 feet away from the top of bank of Second Valley Creek, well outside of the established creek channel. Aberdeen Way, a paved right-of-way, is located between the project site and Second Valley Creek. The project sponsor's engineer, Torikian Associates, has indicated that the drainage system and semi-permeable driveway proposed by the project applicant will not generate any additional surface runoff and therefore will not result in potential erosion and sedimentation. Finally, the project will not result in any significant impacts related to soil erosion from grading and construction of future improvements because standard construction requirements administered by the Department of Public Works during the construction process will ensure that soils are stabilized during the rainy season (October 15 through April 15). Please refer to Sections IV.3 "Geophysical" and Section IV.4 "Water" of this Initial Study for a more detailed analysis of these issues. Therefore, the proposed project is consistent with the above listed policies.

4. Avoidance of Hazards

EH-2.1 Avoid Hazard Areas. Require development to avoid or minimize potential hazards from earthquakes and unstable ground conditions.

EH-4.1 Limit Risks to Structures. Ensure that adequate fire protection is provided in new development and when modifications are made to existing structures.

EH-2.3 Ensure Seismic Safety of New Structures. Design and construct all new buildings to be earthquake resistant. The minimum level of design necessary would be in accordance with seismic provisions and criteria contained in the most recent version of the State and County Codes. Construction would require effective oversight and enforcement to ensure adherence to the earthquake design criteria.

Consistent. The project site is not located in an area of geologic hazards as indicated on Geologic Hazards Map for Unit II of the Local Coastal Program. Further, the subject property is not located within an Earthquake Study Zone and no active faults were identified on the property. The proposed project incorporates design features that would avoid or minimize potential impacts related to soil stability as verified by the project sponsor's engineer, Torikian Associates.

The proposed project will require building permit approval to ensure that it is designed in compliance with applicable building code requirements. Standard building permit requirements would ensure that fire protection measures are incorporated into the construction and the applicant would be required to comply with the California Building Code 7A and the Urban Wildland Interface Ordinance No. 3453, both of which require that the applicant maintain defensible space around all structures.

The project does not propose any new activities that would require use of toxic substances and would be served by a new septic system, therefore reducing the risk of the introduction of pathogens and nutrients into water ways. Please refer to Section IV.3 "Geophysical" for additional discussion of these issues. Therefore, the proposed project is consistent with the above listed policies.

5. Prevention of Noise Pollution

NO-1.1 Limit Noise from New Development. Direct the siting, design, and insulation of new development to ensure that acceptable noise levels are not exceeded.

Consistent. The proposed project will create two types of noise impacts: noise associated with construction activities and noise associated with residential uses. Section IV.10 "Noise," concluded that the noise associated with construction activities and with the proposed residence would be less than significant, ensuring compliance with the identified policy.

6. Protection of Visual Resources and Amenities

DES-4.1 Preserve Visual Quality. Protect scenic quality and views of the natural environment — including ridgelines and upland greenbelts, hillsides, water, and trees — from adverse impacts related to development.

DES-4.c Regulate Mass and Scale. Ensure that the mass and scale of new structures respect environmental site constraints and character of the surrounding neighborhood, are compatible with ridge protection policies, and avoid tree-cutting (especially on wooded hillsides) and grading wherever possible.

Consistent: The visual resources of the subject property would not be adversely impacted by the project because the proposed residence is comparable in size and scale to those residences existing on nearby properties and sited in an area suitable for residential development. The maximum height of the proposed residence would not exceed 25 feet in height above grade and would incorporate colors and materials that blend the proposed residence into the surrounding built and natural environments. The building forms are adequately articulated providing visual interest and reducing the apparent mass and bulk of the structure. The project entails no tree removal and therefore would not significantly alter the visual character or woodland habitat on the rear half of the project site. Overall, the proposed residence has been sited with adequate setbacks to surrounding property lines and would not significantly impact the views, light or privacy of adjoining properties, thus ensuring compliance with the identified policies. Please refer to Section IV.13 "Aesthetics/Visual Resources" for further discussion.

7. Protection of trees

BIO-1.3 Protect Woodlands, Forests, and Tree Resources. Protect large native trees, trees with historical importance; oak woodlands; healthy and safe eucalyptus groves that support colonies of monarch butterflies, colonial nesting birds, or known raptor sites; and forest habitats. Prevent the untimely removal

of trees through implementation of standards in the Development Code and the Native Tree Preservation and Protection Ordinance. Encourage other local agencies to adopt tree preservation ordinances to protect native trees and woodlands, regardless of whether they are located in urban or undeveloped areas.

Consistent. As addressed in Section IV.7(b) “Biological Resources,” the project would not result in the removal of any trees on the subject property. Furthermore, the Biological Report prepared by WRA did not identify any sensitive plant or animal species or communities at the project site. Overall, the woodland habitat at the site will be preserved and the visual character of the property related to tree resources will not be significantly altered. Therefore, the project is consistent with CWP tree protection policies.

8. Minimization of grading activities

EH-2.i Minimize Impacts of Site Alteration.

Consistent. The proposed project would require approximately 248 cubic yards of grading. The proposed grading would enable improvements to the existing driveway to provide adequate access to the project site while preserving trees, and to provide off-site parking along Aberdeen Way. The project has been reviewed by the Department of Public Works staff and found to be acceptable subject to the standard conditions required by the County including, but not limited to, erosion control, geotechnical issues, and drainage. Standard permit requirements will require the applicant to design the project to minimize grading and to submit an erosion control and sedimentation plan that utilizes erosion control provisions consistent with standard best management practices during construction as well as for permanent long-term erosion control features throughout the property. Please refer to Section IV. 3(b) “Geophysical” for further discussion of this issue. Therefore, the project is consistent with this policy.

9. Atmosphere and Climate

The CWP requires that efforts be made to reduce greenhouse emissions and energy use in buildings (Policy AIR-4.1; Program AIR-4.a).

Consistent. As discussed in Section IV.5 (Air Quality), the proposed project would not result in potentially significant impacts on air quality relating to greenhouse gas emissions. Standard construction practices implemented by the Marin County Building and Safety Division would require the project to limit the potential release of noxious fumes or fugitive dust into the air. Additionally, the project will be subject to the Energy Efficiency Ordinance and the California Title 24 requirements for energy conservation which include development standards for energy conservation and use of renewable energy systems as a standard construction requirement (also consistent with Energy and Green Building Policy EN-1.c and Community Design Policy DES 1.h).

MARIN COUNTY LOCAL COASTAL PROGRAM, UNIT II

Consistent. *The proposed project would be consistent with all relevant policies in the Marin County Local Coastal Plan Unit II (LCP).*

The Coastal Act and LCP policies encourage the protection of agriculturally productive lands and discourage development of agriculturally zoned lands that diminish the productivity of such lands. In addition, the policies discourage the proliferation of shoreline structures due to their potential visual impacts, obstruction of public access, interference with natural shoreline processes and water circulation, and effects on marine habitats and water quality. The Coastal Act and LCP policies allow only coastal-dependent development or use within the beachfront and over the water areas of the bay. The proposed project is consistent with LCP Unit II policies for the reasons discussed below.

Natural Resources

3. ***Streams and riparian habitats.*** *The policies contained in this section shall apply to all streams in the Unit II coastal zone, perennial or intermittent, which are mapped by the United States Geological Survey (U.S.G.S.) on the 7.5-minute quadrangle series.*
- c. ***Stream Buffers.*** *Buffers to protect streams from the impacts of adjacent uses shall be established for each stream in Unit II. The stream buffer shall include the area covered by riparian vegetation on both sides of the stream and the area 50 feet landward from the edge of the riparian vegetation. In no case shall the stream buffer be less than 100 feet in width, on either side of the stream, as measured from the top of the stream banks.*
- d. ***Development in Stream Buffers.*** *No construction, alteration of landforms or vegetation removal shall be permitted within such riparian protection area. Additionally, such project applications shall identify a stream buffer area, which shall extend a minimum of 50 feet from the banks of a stream. Development shall not be located within this stream buffer area. When a parcel is located entirely within a stream buffer area; design review shall be required to identify and implement the mitigation measures necessary to protect water quality, riparian vegetation and the rate and volume of stream flows. The design process shall also address the impacts of erosion and runoff, and provide for restoration of disturbed areas by replacement landscaping with plant species naturally found on the site. Where a finding based upon factual evidence is made that development outside a riparian protection or stream buffer area would be more environmentally damaging to the riparian habitat that development within the riparian protection or stream buffer area, development of principal permitted uses may occur within such area subject to design review and appropriate mitigation measures.*

Consistent. The proposed single-family residence is located 56 feet from the top of bank of Second Valley Creek. The project site is separated from the creek by Aberdeen Way, a 50-foot wide road right of way. The 100-foot stream buffer area extends into the generally level, front half of the subject property. The area of the property outside of the stream buffer area becomes more steeply sloped (approximately 30%) and heavily wooded. The biological assessment provided by the applicant did not identify the presence of a riparian plant community at the project site.

Locating the proposed single-family residence outside of the stream buffer area would be more environmentally damaging to the environment because the amount of semi-permeable driveway surface would be increased, the foundation for the single-family residence would require greater amounts of grading, and the alternative site would require removal of native trees. The location of the septic system would necessitate additional grading and tree removal as well.

The project has been designed to avoid potential impacts to flora and fauna in the area, protect water quality, and eliminate any additional amounts of runoff generated by the project through the implementation of the following proposed project design features: locating development in a portion of the property that would minimize grading and avoid the need for any tree removal; incorporating a permeable driveway surface and dissipation trench that would collect and convey stormwater runoff thereby eliminating increased hydrologic and sediment inputs into Second Valley Creek associated with the proposed residence as verified by the project sponsor's engineer; and incorporating a landscape plan that utilizes native plant species to enhance and improve the soil stability and habitat value at the project site.

As discussed earlier in this Initial Study, according to the Biological Assessment prepared by WRA, locating the proposed development outside of the stream buffer area would result in greater impacts that would require mitigation measures related to tree and habitat removal. Given the constraints of the project site, and in compliance with standard construction practices implemented through the Building Permit process relating to erosion and siltation, water quality, and tree protection and removal, the proposed project will be consistent with this LCP Unit II policy.

Public Services

1. **General policy.** *Before the issuance of a coastal development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public services and resources (i.e., water supply, sewage disposal, and road access and capacity) are available to serve the proposed development. Lack of available services or resources shall be grounds for denial of the project or for a reduction in the density otherwise indicated in the land use plan.*

Consistent. As described in Section IV.11 “Public Services,” and IV.12 “Utilities and Service Systems,” adequate public services and resources are available to serve the proposed project. This is considered a less-than-significant impact. Therefore, the project would be consistent with this policy.

2. **Water Supply.**

- a. **Fire protection.** *All proposed building permits and land divisions shall be reviewed by the County Fire Chief or other appropriate fire protection agency before the issuance of a coastal development permit so that additional requirements for fire protection, including water storage facilities, sprinkler systems, or fire hydrants, may be added as necessary.*

Consistent. As addressed in Section IV.11(a) “Public Services,” the Inverness Fire Department has reviewed the project and indicated that the proposed development complies with Fire Department requirements. Therefore, impacts on fire protection services are deemed less-than-significant and the project would be consistent with this policy.

3. **Sewage Disposal.**

- a. **Onsite sewage disposal.** *All onsite sewage disposal systems in the coastal zone shall be evaluated as follows:*

- (1) **Septic systems.** *All septic systems shall meet the standards contained in either the “Minimum Guidelines for the Control of Individual Wastewater Treatment and Disposal System” adopted by RWQCB on April 17, 1979 or the County’s revised septic system code, when approved by RWQCB. No waivers shall be granted unless a public entity has formally assumed responsibility for inspecting, monitoring, and enforcing the maintenance of the system in accordance with criteria adopted by RWQCB, or such waivers have otherwise been reviewed and approved by RWQCB.*

Consistent. As concluded in Section IV.12(d) “Utilities and Service Systems,” Environmental Health Services staff determined that sufficient sanitary disposal service would be available and would not result in adverse environmental impacts. Further, as stated in Section IV.12(c) the proposed project would not require alterations or expansion of local or regional public water treatment or distribution facilities. Therefore, this is a less-than-significant impact and the project would be consistent with this policy.

New Development and Land Use

2. **Archaeological Resources.**

- b. **Before the approval of any development proposed within an area of known or suspected archaeological or paleontological significance, a field survey by a qualified professional shall be required at the applicant’s expense to determine the extent of archaeological or paleontological resources on the site. Where development would adversely impact identified resources, reasonable mitigation measures shall be required, as recommended in the field study.**

Consistent. As discussed in Section IV.14, “Cultural Resources,” review of the Marin County archeological sensitivity maps indicates that the subject property is located in the vicinity of areas of low

archeological sensitivity. Therefore, the project would not result in significant impacts to cultural resources and would be consistent with this policy.

3. **Visual Resources.**

- a. *The height, scale, and design of new structures shall be compatible with the character of the surrounding natural or built environment. Structures shall be designed to follow the natural contours of the landscape and sited so as not to obstruct significant views as seen from public viewing places.*

Consistent. As discussed in Section IV.13, “Aesthetic/Visual Resources,” the proposed single-family residence would not exceed the 25-foot height limit and would be compatible with the character of the surrounding natural and built environments because it utilizes articulated building forms that minimize the apparent mass and bulk of the structure, and earthtoned colors and materials that are compatible with the surrounding natural feature of the site. Further, the overall size of the proposed residence is generally compatible with the size of other residences in the area and would be in conformance with existing low-density residential development in the vicinity. Therefore, this is a less-than-significant impact and the project would be consistent with this policy.

- b. *Development shall be screened with appropriate landscaping; however such landscaping shall not, when mature, interfere with public views to and along the coast. The use of native plant material is encouraged.*

Consistent. As discussed above, no tree removal is proposed as part of this project. The project applicant has provided a proposed landscaping plan that includes native, drought-tolerant plantings that would provide additional screening and stabilization opportunities without obstructing views. This is a less-than-significant impact and is in conformance with this policy.

5. **Hazards.**

- a. *An applicant for development in an area potentially subject to geologic or other hazards as mapped by the County, including Alquist Priolo earthquake hazard zones, areas subject to tsunami run-up, landslides, liquefaction, beach or bluff erosion, steep slopes averaging greater than 35%, of flood hazard areas, shall be required to demonstrate that the area of construction is stable for development, the development will not create a hazard or diminish the stability of the area, and the development will not require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. The applicant may be required to file a report by a qualified professional evaluating the geologic conditions of the site and the effect of the development. In addition, as a condition of coastal permit approval, the applicant shall be required to sign a waiver of liability exempting the County from liability for any personal or property damage caused by natural hazards on such properties.*

Consistent. As discussed in Section IV.3, “Geophysical,” the project would result in less-than-significant impacts related to geologic and seismic hazards including liquefaction, soil erosion, landslides, and seismic events. A detailed study of the geologic and seismic conditions of the project site was prepared for the project by Torikian Associates and is included in the Appendix. Based on this information, the project would be consistent with this policy.

6. **Watershed and Water Quality Protection/Grading.** *To ensure the long-term preservation of water quality, protection of visual resources, and the prevention of hazards to life and property, the following policies shall apply to all construction and development, including grading and major vegetation removal, which involve the movement of earth in excess of 150 cubic yards.*

- a. *Development shall be designed to fit a site’s topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading, cut and fill operations, and other site*

preparation are kept to an absolute minimum. Natural features, landforms, and native vegetation shall be preserved to the maximum extent feasible. Areas of a site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall be kept in open space.

Consistent. The project has been designed to incorporate or preserve the site's natural features, and would avoid environmentally sensitive habitats and other environmental resources as none have been identified at the project site. The proposed project would not require any tree removal and would minimize grading by siting the home in the level portion of the site. The site is not subject to known soil, geologic, flood, erosion or other hazards and would be developed consistent with other properties in the area. The project would be consistent with this policy.

- b. For necessary grading operations, the smallest practicable area of land shall be exposed at any one time during development and the length of exposure shall be kept to the shortest practicable time. The clearing of land shall be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes shall be in place before the beginning of the rainy season.*
- c. Sediment basins (including debris basins, de-silting basins, or silt traps) shall be installed on the project site in conjunction with initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.*
- d. Temporary vegetation, seeding, mulching, or other suitable stabilization methods shall be used to protect soils, which have been exposed during grading or development. Cut and fill slopes shall be stabilized immediately with plantings of native species, appropriate non-native plants, or with accepted landscaping practices.*
- e. Where topsoil is removed by grading operations, it shall be stockpiled for reuse and shall be protected from compaction and wind or erosion during stockpiling.*

Consistent. The residence could be constructed during the fall and winter seasons. As discussed in Section IV.3(b), "Geophysical," standard erosion and sediment control practices required by the Marin County Stormwater Pollution Prevention Program (MCSTOPPP) minimize any potentially significant construction-related water quality impacts. Specifically, standard County construction practices require the project to install erosion and sedimentation control measures and slope stability measures before the beginning of the rainy season. Because this standard practice minimizes potentially significant impacts, the project would be consistent with this policy.

- f. The extent of impervious surfaces shall be minimized to the greatest degree possible. Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Grassed waterways are preferred to concrete storm drains, where feasible, for runoff conveyance. Water runoff beyond natural levels shall be retained on site whenever possible to facilitate groundwater recharge.*

Consistent. The project would not result in substantial changes to the flow of surface or groundwaters. As discussed in Section IV.4(e), "Water," the project sponsor's engineer has indicated that the permeable driveway, drainage system and dissipation trench would prevent any additional runoff or sedimentation inputs into the street or creek. The proposed project would not result in any changes to Second Valley Creek as verified by the project sponsor's engineer and biologist. Therefore, there is no significant impact to surface or groundwaters and the project would thus be consistent with this policy.

8. ***Location and Density of New Development.*** *New development shall be located within, contiguous with, or in close proximity to existing developed areas or in areas with adequate public services and where it will not have significant adverse affects on coastal resources.*

Consistent. As previously discussed, water service to the subject property would be provided by the Inverness Public Utility Water District and the property has the capacity to provide an adequate on-site sewage disposal for the proposed single-family residence. The proposed project would be consistent with the surrounding development and would not adversely affect the scenic and visual qualities of the area. In addition, the proposed project has been sited and designed to minimize environmental hazard. Further, the proposed project would not result in adverse impacts to historic structures, archaeological artifacts or natural resources such as watersheds, sensitive habitats, or shoreline or dune protection areas. Finally, the proposed project would not result in significant demands on existing roadways or entail expansion of public roads, flood control projects, or utility services. Therefore, this is a less-than-significant impact and the project is consistent with this policy of the Coastal Act.

INVERNESS RIDGE COMMUNITIES PLAN

Consistent. *The proposed project would be consistent with all relevant Inverness Ridge Communities Plan (Community Plan) land use policies and programs.* The Community Plan contains specific goals, policies, and programs that govern conservation and development in the unincorporated community of Inverness. The following identifies major goals and policies in the Community Plan that are pertinent to this project:

Residential Development

Policy 3.00 ***Preserve and protect the Inverness Ridge watershed and viewshed.*** *Within the Inverness Ridge band, which extends along the length of the Planning Area, permit low density residential development. A general density of one dwelling unit per ten acres is appropriate for the Ridge area.*

Consistent. The project site is located in an area identified by the Inverness Ridge Communities Plan as Old Inverness which is characterized as being one of the first neighborhoods in the Planning Area to experience residential development. The Inverness Ridge Communities Plan indicates that infill residential development may occur on relatively larger parcels. In this case, two historic lots are being merged together, thereby reducing the overall potential residential density and increasing the size of the subject property. Although the project would have a density equivalent of one unit per 0.28 acres, the subject property is a legal parcel because it consists of Lots 17 and 18 of the “Amended Map No. 1 of Inverness” that was created in its current size and configuration in 1909 (Book 3, Page 13 of Recorded Maps) consistent with regulatory standards in effect at the time and prior to the adoption of the Inverness Ridge Communities Plan.

The property is served by an existing road network and a public water system, and has adequate leachfield areas for on-site sewage disposal systems. The construction of a new single-family residence on the lot would not require significant grading or tree removal and would be compatible with the height and scale of existing development in the vicinity. The proposed project would be partially screened from nearby properties and other off-site locations by existing vegetation, is not located on a ridge, and would not adversely affect the views, light or privacy of adjoining properties, nor obstruct public views of the coast.

Policy 3.01 ***Tailor residential densities within the Planning Area in a manner which takes into consideration such diverse factors and constraints as the maintenance of the distinctive identities of the individual neighborhoods, which aggregately form the Inverness Ridge communities, utility availability, access, topography, slope, soil conditions, vegetation, creeks and streams and other environmental constraints.***

Consistent. As described above, the project would be served by an existing road network and public water system, and has an adequate leachfield area for an on-site sewage disposal system. In addition, the proposed residence has been sited to avoid vegetation removal and would not adversely impact existing natural or historic resources. Finally, the construction of a single-family residence on the project site would not require significant grading or tree removal and would be compatible with the height and scale of existing development in the vicinity.

Natural Resources

Policy 9.01-9.05 (The Community Plan adopts the LCP Unit II policies to govern the treatment of natural resources in the community.)

Consistent. Please refer to the discussion above on the proposed project’s consistency with LCP Unit II.

MARIN COUNTY CODE TITLE 22 (ZONING)

Consistent. The proposed project is in conformance with the governing C-RSP-1.0 (Coastal Residential, Single-Family Planned District, one unit per acre) zoning district, which allows residential development as a principally permitted use. Development proposals located in the C-RSP zoning district are subject to Design Review (Chapter 22.82 of the Interim Marin County Development Code) and implementation of site preparation and project design standards contained in Section 22.57.086 of the Interim Marin County Development Code.

The findings for Design Review and Section 22.57.086 of the Interim Marin County Development Code require development to minimize disruption to natural land forms, avoid tree removal, preserve natural drainage patterns, utilize material and colors that blend into the natural environment, avoid ridgelines, and not exceed a height of 25 feet from natural grade.

The project is consistent with the standards referred to above because the proposed single-family residence is sited to avoid tree removal, minimize grading and blend into the surrounding natural and built environment. The proposed single-family residence incorporates adequately articulated building forms that would provide visual interest and minimizes the apparent mass and bulk of the single-family residence. The project entails no tree removal. The existing vegetation at the project site along with proposed landscaping would provide partial visual screening of the project from off-site locations. The proposed colors and materials for the project incorporate darker, earthtoned colors that would blend into the surrounding hillside wooded environment behind the residence, and be compatible with other homes in the area. Finally, the proposed single-family residence maintains adequate distances to all property lines adhering to similar residential development patterns in the general vicinity, and would attain a maximum height of 25 feet consistent with the governing C-RSP zoning district. Overall, the design of the proposed residence would be compatible with other houses in the vicinity, would respect the surrounding natural and built environments, and would not adversely affect the views, light or privacy of adjoining properties. Therefore, the project is consistent with the findings for Design Review and Section 22.57.086 of the Interim Marin County Development Code.

c) Affect agricultural resources, operations, or contracts (e.g. impacts to soils or farmlands, impacts from incompatible land uses, or conflicts with Williamson Act contracts)? (source #(s): 1-5)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[]	[X]

The subject property is not encumbered with a Williamson Act contract and the property has not been used as a commercial agricultural operation.

d) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (source #(s): 1-5)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The subject property is currently vacant and is part of a residential subdivision intended for residential development. The proposed project is compatible with nearby properties with respect to density and land use and would not disrupt or divide the physical arrangement of the surrounding community. Consequently, this is a less-than-significant impact.

e) Result in substantial alteration of the character or functioning of the community, or present or planned use of an area? (source #(s): 1-5)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposed project is located in the “Old Inverness” area identified by the Inverness Ridge Communities Plan which is intended for residential infill development. The visual character of the project would conform to the surrounding community because the height, scale and design of the proposed project is compatible with the character of the surrounding environment. The proposed structure would not obstruct public views of the Inverness Ridge or Tomales Bay. The proposed residence is comparable in size to other residences in the area and would comply with the 25-foot height limit required by the governing zoning. As a standard practice, a condition of approval will require the undergrounding of all utility connections. For these reasons, this is a less-than-significant impact.

f) Substantially increase the demand for neighborhood or regional parks or other recreational facilities, or affect existing recreational opportunities? (source #(s): 1-5)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The development of one additional residence will not result in a substantial increase in the demand for park facilities and would not affect existing recreational opportunities, thereby making this a less-than-significant impact.

2. POPULATION AND HOUSING. *Would the proposal:*

a) Increase density that would exceed official population projections for the planning area within which the project site is located as set forth in the Countywide Plan and/or community plan? (source #(s): 1-5)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposed project complies with the CWP density and population standards. Additionally, the limited nature of this project and its consistency with the land use and density standards established by the CWP and Inverness Ridge Communities Plan for this property would neither individually nor cumulatively affect growth rates projected for the Inverness planning area. Consequently, this is a less-than-significant impact.

b) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)? (source #(s): 1-5)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposed project would not induce growth in the area, either directly or indirectly. In addition, no major infrastructure extensions are necessary to support the proposed project development. The Inverness Public Utility District has indicated that water service will be available to the proposed new single-family residence. Further, Marin County Environmental Health Services staff has reviewed and approved engineering plans submitted by the applicant for construction of a new on-site sewage disposal system to service the proposed residence, including installation of a new septic tank and leachfield. Finally, development of this property would not remove obstacles to the development of other properties in the area because the roadways and services already exist to provide service these properties. Therefore, this is a less-than-significant impact.

c) Displace existing housing, especially affordable housing? (source #(s): Not Applicable)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The subject property is vacant undeveloped land. Therefore, the proposed project would not affect existing housing, but rather increase the availability of housing stock in Inverness. This impact is thus considered less-than-significant.

3. GEOPHYSICAL. *Would the proposal result in or expose people to potential impacts involving:*

a) Location in an area of geologic hazards, including but not necessarily limited to: 1) active or potentially active fault zones; 2) landslides or mudslides; 3) slope instability or ground failure; 4) subsidence; 5) expansive soils; 6) liquefaction; 7) tsunami ; or 8) similar hazards? (source #(s): 4, 6, 10, 14)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

Review of resource maps maintained by the Marin County Community Development Agency indicate that the subject property is not located in an area of geologic hazards as indicated on Geologic Hazards Map for Unit II of the Local Coastal Program. In addition, the subject property is not located within the delineated boundaries of the San Andreas Fault zone as identified by the Alquist-Priolo Special Studies Zone Act. According to the 1977, David L. Wagner and Theodore C. Smith “Slope Stability of the Tomales Bay Study Area” on file in the Marin County Community Development Agency, the property is located within slope stability Zone 1 which is the most stable category (Zone 1 being most stable, Zone 4 being least stable).

A Geotechnical Investigation for the property prepared by Torikian Associates determined that the project is feasible from a geotechnical standpoint. The project is located within an area of unconsolidated deposits of silt sand and gravel transported and deposited by streams. The site is located approximately 3/4 mile from the main active earthquake faults in the San Andreas Fault Zone and as indicated above is not located within the Alquist-Priolo Special Studies Zone. Observation of the map of major slope failures in Marin County compiled by the California Division of Mines and Geology in 1982, indicates that no large scale mud flows or debris avalanches occurred on or adjacent to the project site.

The Geotechnical Investigation concludes that the site is suitable for the construction of the proposed home and attached garage and recommends construction of a rigid grid foundation system. The project, as submitted, incorporates design measures consistent with the Geotechnical Investigation that the drainage from the downspouts be directed into a dissipation trench, and that site drainage be directed into a V-ditch that ultimately connects with the dissipation trench.

The Department of Public Works has reviewed the proposed project and concluded that the project is not located in an area of significant geological hazards. However, standard conditions of approval imposed by the Department of Public Works require that the applicant submit an updated Soils Stability Report, which attests to the suitability and geological feasibility of placing the building on the site. In addition, plans for all approved site work must be reviewed and approved by the Soils Engineer to verify that the final designs conform to the County's standards and recommendations of the soils report. These development standards are implemented as part of the County's standard administrative review process prior to issuance of construction permits. With the implementation of these standard construction techniques, the proposed project would not cause impacts that expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards. Therefore, the project will result in less-than-significant impacts.

b) Substantial erosion of soils due to wind or water forces and attendant siltation from excavation, grading, or fill? (source #(s): 3, 4, 14)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposed building envelope on the property exhibits gentle slopes and does not drain directly into Second Valley Creek. The project will not result in any significant impacts related to soil erosion from roof and surface runoff, grading, and construction of future improvements because standard construction requirements administered by the Department of Public Works during the construction process will ensure that soils are stabilized during the rainy season (October 15 through April 15). Additionally, the project applicant has incorporated hardscape drainage features (roof runoff drainage collectors tied into a dissipation trench and a semi-permeable driveway surface) to prevent potential water erosion impacts and attendant siltation problems. The implementation of standard construction practices will result in a less-than-significant impact. Moreover, there will be no cumulatively considerable erosion-related impacts (refer also to Section V.(c) Mandatory Findings of Significance).

c) Substantial changes in topography from excavation, grading or fill, including but not necessarily limited to: 1) ground surface relief features; 2) geologic substructures or unstable soil conditions; and 3) unique geologic or physical features? (source #(s): 3, 4, 14)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposed project would not result in significant, adverse changes in topography or unstable soil conditions at the site due to grading or vegetation removal. The excavation work associated with construction of the proposed residence, garage, driveway and septic system would cause minimal soil disturbance and has been designed to preserve larger tree specimens along the proposed driveway and the perimeter of the residence. The applicant has submitted a landscaping plan that incorporates native, drought tolerant species that would control erosion and provide greater soil stability at the project site. Standard construction practices will require that disturbed soils be reseeded with native grasses or wildflowers to control erosion. Pursuant to Marin County requirements, all proposed development on the project site would be designed by a qualified professional engineer and would be subject to review and approval by the Department of Public Works in accordance with Marin County codes. These requirements, combined with the recommended construction techniques and standard conditions of approval (i.e. submittal of Soils Stability Report) stated in Section IV.3(a) "Geophysical," reduce this impact to less-than-significant.

4. **WATER. *Would the proposal result in:***

a) Substantial changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (source #(s): 1-5, 13, 14)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposed project would not substantially alter water absorption rates, drainage patterns or rate and amount of surface runoff on the subject property. The project would introduce 1,300 square feet of new impervious surface area on the 12,000 square foot property. However, the proposed project does not result in a significant alteration in the velocity or volume of runoff that flows into Second Valley Creek. The project sponsor's Geotechnical Engineer, Torikian Associates, concludes that no additional surface water beyond existing drainage patterns will be introduced to the street gutter or nearby creek because the project design includes a permeable driveway and installation of a 40-foot long dissipation trench that will capture all the runoff from the rooftop and allow it to percolate into the subsurface. Department of Public Works staff has reviewed the proposed project and concluded that the project would not cause any significant drainage problems on or off the project site. Furthermore, standard construction practices will require the project sponsor to verify that the final specific drainage plan for collecting and conveying stormwater conforms to the County's hydrological engineering standards (Title 24 Development Standards). Application of these development standards as part of the County's standard administrative review process prior to issuance of construction permits will ensure proper drainage of stormwater at the project site. Therefore, there will be no individually or cumulatively considerable water-related impacts and this is a less-than-significant impact.

b) Exposure of people or property to water related hazards, including, but not necessarily limited to: 1) flooding; 2) debris deposition; or 3) similar hazards ? (source #(s): 1-5, 13, 14)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The subject property is a relatively level site with an approximate elevation of 100 feet above sea level. The Federal Insurance Rate Maps prepared by the Federal Emergency Management Agency indicate that the project site is located in Zone C, which is designated as an area of minimal flooding. Therefore, the site is located above flood elevations and is not in an area of known or mapped flood hazards. In addition, the Department of Public Works flood control engineering staff reviewed the project and no potential for flooding has been identified. Overall, the proposed project would not result in exposure of people or property to water related hazards, because the project would result in only negligible changes in surface runoff. Consequently, this is a less-than-significant impact.

c) Discharge of pollutants into surface or ground waters or other alteration of surface or ground water quality (e.g. temperature, dissolved oxygen or turbidity)? (source #(s): 1-5, 13, 14)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposed single-family residential use of the project site would not generate any unusual quantities of pollutants that would affect the quality of surface or subsurface waters in the surrounding watershed because erosion potential would be a less-than-significant impact. In addition, the future residence would be required to connect to individual sewage disposal systems pursuant to Marin County Health Code under the permit authority of the Environmental Health Services Division. Overall, the proposed project would not adversely affect surface or ground water quality in the vicinity. Therefore, this is a less-than-significant impact.

d) Substantial change in the amount of surface water in any water body or ground water either through direct additions or withdrawals, or through intersection of an aquifer by cuts or excavations? (source #(s): 1-5, 13, 14)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The domestic water supply for single-family residential development on the proposed project site would be provided by the Inverness Public Utility District and would not directly or indirectly alter any existing surface water or aquifer in the project area. As mentioned in Section IV.3 “Geophysical,” standard construction practices administered through the Building Permit process will ensure proper drainage of stormwater from the project site. Therefore, this is a less-than-significant impact.

e) Substantial changes in the flow of surface or ground waters, including, but not necessarily limited to: 1) currents; 2) rate of flow; or 3) the course or direction of water movements? (source #(s): 1-5, 13, 14)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The amount of impervious surfaces to be constructed with the project would not result in substantial changes to the flow of surface or ground waters. As discussed earlier and according to the project sponsor’s engineer, Torikian Associates, surface runoff caused by the proposed structures would be collected and dispersed through drainage systems and would not result in additional amounts of surface water being introduced to the street gutter or Second Valley Creek. Therefore, no significant adverse effects to surface or ground water would occur, thereby making this a less-than-significant impact.

f) Substantial reduction in the amount of water otherwise available for public water supplies? (source #(s): 1-5, 13, 14)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposed project, which is within the service area of the Inverness Public Utility District, would not adversely affect the quality or quantity of water available for public water supplies because the District does not rely on the watershed in which the project is located for domestic water supply purposes. There are no known private water supply facilities in the area of the project that would be affected by the proposal. Finally, Uniform Building Code requirements would ensure the use of water conserving fixtures and appliances. Consequently, this is a less-than-significant impact.

5. AIR QUALITY. *Would the proposal:*

a) Generate substantial air emissions that could violate official air quality standards or contribute substantially to an existing or projected air quality violation? (source #(s): 1-5)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The small-scale nature of this residential project would not cause a significant degradation of air quality standards. The minor amount of dust generated during construction grading is not considered significant, and will not significantly affect air quality. Standard construction watering fugitive dust control measures are required for grading and construction activities as regulated by the Department of Public Works through Grading Permits and Building Permits.

While the proposed project would not result in a substantial increase in air emissions or cause a significant degradation of air quality standards in the region, the incremental increase in emissions for construction, operation, and maintenance of the project would contribute reactive organic gases, carbon, nitrogen, sulfur oxides, and other pollutants into the atmosphere. However, any incremental increase in air pollutants could be considered significant because it would exacerbate the existing significant air quality problem. The project site is located in the Bay Area Air Basin which is a non-attainment area for ozone and particulate emissions with particles less than 2.5 microns in diameter and 10 microns in diameter (PM 2.5 and PM10). A threshold of significance for emissions in the amount of 1,100 metric tons of CO₂e /yr or 4.6 metric tons CO₂e/sp/yr (sp = service population, resident and employees) was adopted in June 2010 by the Bay Area Air Quality Management District, pursuant to the Greenhouse Gas (GHG) Emissions reduction strategies that AB 32 requires. The County continues to believe that this threshold is supported by substantial evidence. The proposed project would not exceed this threshold.

Further, the County has adopted local standards in the Countywide Plan and Greenhouse Gas and Energy Ordinance for reduction in greenhouse gasses for projects 15% below 1990 levels by 2015. Project implementation of the Countywide Plan, Greenhouse Gas Ordinance regulations, and Development Code best management practices (BMPs), would comply with the Countywide Plan and Greenhouse Gas Ordinance reduction standards and reduce the project's incremental contribution to a less than cumulatively considerable level, pursuant to CEQA Guidelines Section 15064.h(1-4).

If required by the Greenhouse Gas or Energy Ordinance, future residential design may require passive and active solar systems for domestic hot water, space heating, cooling, and photovoltaics. The small amount of emissions generated during construction, and transportation to the project site are not considered significant with implementation of standard best management practices in Marin County Code. Therefore, the project would not result in significant air pollutant emissions and the project would not substantially affect air quality.

b) Expose sensitive receptors to pollutants, such as noxious fumes or fugitive dust? (source #(s): 1-5)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The modest size of this residential project would not expose sensitive receptors to noxious fumes or fugitive dust, and the amount of dust generated during construction grading would be minimal and short-term. The Department of Public Works requires a construction watering fugitive dust prevention program as a standard requirement of any grading or excavation work. For these reasons, this is a less-than-significant impact.

c) Alter air movement, moisture, or temperature, or cause any change in climate? (source #(s): 1-5)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposed single-family residence would not influence or cause substantial alteration of air movements, temperature or change local or regional climates. This impact is less-than-significant.

d) Create objectionable odors? (source #(s): 1-5)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposed project would not result in the use or storage of unusual quantities of odor-producing products, thus making this impact less-than-significant.

6. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*

a) Substantial increase in vehicle trips or traffic congestion such that existing levels of service on affected roadways will deteriorate below acceptable County standards? (source #(s): 1-5)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposed project would not result in a significant increase in the number of vehicle trips because it would allow for the development of only one single-family residence. Under the Institute of Transportation Engineers (ITE) standard strip generation of 10 vehicle trips per single-family residence, the proposed project would not exceed the road capacity or significantly contribute to traffic in the area. This impact is less-than-significant.

b) Traffic hazards related to: 1) safety from design features (e.g. sharp curves or dangerous intersections); 2) barriers to pedestrians or bicyclists; or 3) incompatible uses (e.g. farm equipment)? (source #(s): 1-5)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

Access to the subject property is provided via Aberdeen Way off Sir Francis Drake Boulevard. There are no significant impacts related to traffic hazards associated with this relatively small-scale project. Construction equipment will not significantly affect vehicular and pedestrian traffic while in transit to the project site. Further, there is adequate site distance for safe ingress and egress to the subject property during and after construction (a flagman and other such measure are not required). Therefore, this is a less-than-significant impact.

c) Inadequate emergency access or access to nearby uses? (source #(s): 1-5)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

Aberdeen Way provides adequate emergency access to the subject property and the proposed driveway grade provides for adequate vehicle clearance. The submitted plans have been reviewed and approved by Department of Public Works and Inverness Fire Protection District staff to ensure adequate access to proposed development including for emergency service vehicles. Consequently, this is a less-than-significant impact.

d) Insufficient parking capacity on-site or off-site? (source #(s): 1-5)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The project site is currently vacant and is not being used for parking purposes. The proposed project provides an adequately-sized building envelope with ample room for construction of off-street parking spaces under the Marin County Title 24 standards and requirements (for single-family dwellings, two parking spaces per unit are required). Further, the Marin County Department of Public Works - Land Use and Water Resources Division has reviewed the proposed project and determined that sufficient on-site and off-site parking would be provided. Therefore, this is a less-than-significant impact.

e) Substantial impacts upon existing transportation systems, including rail, waterborne or air traffic systems? (source #(s): Not Applicable)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

Due to the relatively isolated location and nature of this project, as well as its limited size, the proposal would not have adverse effect on existing or proposed transit systems or services. The proposed project does not rely on or require rail, waterborne or air traffic systems, nor will the project impact existing transportation systems in the area. Accordingly, the impact on existing transportation systems is deemed less-than-significant.

7. BIOLOGICAL RESOURCES. *Would the proposal result in:*

a) Reduction in the number of endangered, threatened or rare species, or substantial alteration of their habitats including, but not necessarily limited to: 1) plants; 2) fish; 3) insects; 4) animals; and 5) birds listed as special-status species by State or Federal Resource Agencies? (sources #(s): 1-5, 9, 12, 13)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The applicant hired WRA to conduct an analysis of the biological resources on the subject property. The biological report includes review of the California Department of Fish and Game Natural Diversity Data Base (CNDDDB), the California Native Plant Society’s (CNPS) Inventory of Rare and Endangered Plants of California, the Countywide Plan Stream Conservation Area (SCA) policies, and the U.S. Fish and Wildlife Service’s National Wetlands Inventory. The biological assessment identified 10 special status species of plants and wildlife known to occur in the general vicinity of the property. Of the 10 species, three wildlife species (California Red-legged frog, Coho salmon, and Steelhead trout) have a low potential for occurrence; one plant (Western leatherwood) and four wildlife species (Silver-haired bat, Western red bat, Hoary bat and Northern spotted owl) have a moderate potential for occurrence; and two plant species (Marin manzanita and Mount Vision ceanothus) have a high potential for occurrence. The biologist did not detect any special status plants, animals or communities on the property itself.

The Biological Assessment prepared by WRA did not identify the presence of northern spotted owl, Coho salmon, and Steelhead trout at the property. However, the Biological Assessment documented nesting sites of northern spotted owls approximately 3,100 feet (2/3 mile) south of the project site, and noted that it is likely that only Steelhead trout would have the potential to be present in Second Valley Creek much further downstream and off-site. The report indicates that there are no sensitive plant communities at the site, no special status plant or animal species are present at or adjacent to the project site, and there is no suitable breeding habitat for northern spotted owl at the project site.

The project has been designed to avoid impacts to potentially occurring plant or animal species through the following design features: the proposed single-family residence is located in a portion of the property that would minimize grading and vegetation removal; the proposed permeable driveway surface and dissipation trench would eliminate increased hydrologic and sediment inputs into Second Valley Creek associated with the proposed residence per the project engineer; and, the proposed landscaping plan utilizes native plant species to enhance and improve the environment.

In conclusion, the project would not reduce the number of endangered, threatened or rare species because the proposed project will not disturb any sensitive environmental resources. The project site does not contain sensitive plant or animal species, and the proposed project has been designed to avoid potential impacts to the environment. The project would not result in additional runoff, no tree removal is proposed and therefore

would not affect potentially occurring bird or bat species, and no special-status plant or animal status species are present at the project site. Therefore, this is considered a less-than-significant impact.

Stream Conservation Area

As highlighted in the policy discussion in Section 1(a) “Land Use and Planning,” given that the subject property and the stream are separated by an existing paved roadway and that there is no significant increase in the volume and velocity of runoff, the proposed project would not disturb the streamcourse, result in the removal of riparian vegetation (of which there is none at the project site), or otherwise adversely impact stream resources or sensitive plant or animal species. The construction of the new single-family residence would minimize grading and would not entail any tree removal because the residence would be sited in a relatively level portion of the lot that does not contain any trees. Locating the single-family residence further south on the lot would require tree removal, excessive grading and would potentially result in greater impacts to the environment with respect to erosion and sedimentation.

As discussed earlier, the project would not result in significant impacts to the Stream Conservation Area (SCA) because it has been demonstrated that the project would preserve water quality, minimize sedimentation and runoff, and would not directly physically impact Second Valley Creek.

b) Substantial change in the diversity, number, or habitat of any species of plants or animals currently present or likely to occur at any time throughout the year? (source #(s) 1-5, 9, 12, 13)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposed project will not substantially change the diversity, number, or habitat of any species of plants or animals currently present or likely to occur any time throughout the year. The project site is an infill lot in the "Old Inverness" area of Inverness - one of the earliest developed residential subdivisions. As discussed above, the Biological Report prepared by WRA did not identify any sensitive plant or animal species or communities at the project site. Furthermore, the proposed project would not result in the removal of any existing trees. Given those facts, this is a less-than-significant impact.

c) Introduction of new species of plants or animals into an area, or improvements or alterations that would result in a barrier to the migration, dispersal or movement of animals? (source #(s): 1-5, 9, 12, 13)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposed project would not serve as barrier to the dispersal, migration or movement of animal species because no additional internal or boundary fencing is proposed as part of the project that would interfere with the migration or dispersal of animals. Residential development may result in the future introduction of domesticated pets, such as dogs and cats, onto the subject property. However, the introduction of domesticated animals into an area within close proximity to existing residential development, where such animals are normally found, is not deemed to be a significant environmental impact. The proposed project includes a landscape plan that utilizes native, drought-tolerant plant species at the project site. Therefore, this is a less-than-significant impact.

8. ENERGY AND NATURAL RESOURCES. *Would the proposal result in:*

a) Substantial increase in demand for existing energy sources, or conflict with adopted policies or standards for energy use? (source #(s): 1)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The relatively small scale of this project would not require substantial amounts of energy for either construction or maintenance purposes. Consequently, this is a less-than-significant impact.

b) Use of non-renewable resources in a wasteful and inefficient manner? (source #(s): 1)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

Building materials for the proposed development are readily available from numerous sources in Marin County and will not represent an unusual decrease in the availability of natural resources. Furthermore, the relatively small-scale nature of this project will not require substantial amounts of energy for either construction or maintenance purposes, thus resulting in a less-than-significant impact.

c) Loss of significant mineral resource sites designated in the Countywide Plan from premature development or other land uses which are incompatible with mineral extraction? (source #(s): 1)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The Marin CWP nor the State designate the subject property as an actual or suspected repository of mineral resources that merit protection from development. Therefore, this impact is less-than-significant.

9. HAZARDS. *Would the proposal involve:*

a) A risk of accidental explosion or release of hazardous substances including, but not necessarily limited to: 1) oil, pesticides; 2) chemicals; or 3) radiation)? (source #(s): Not Applicable)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

As no major or unusual quantities of explosive or hazardous materials will be present on the project site during construction or when improvements are completed, the likelihood of hazards is extremely remote and deemed to be less-than-significant.

b) Possible interference with an emergency response plan or emergency evacuation plan? (source #(s): Not Applicable)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The small-scale nature of the proposed project would not interfere with the County's emergency response or evacuation plan, thereby rendering this a less-than-significant impact.

c) The creation of any health hazard or potential health hazard? (source #(s): Not Applicable)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The project will not result in the creation of a health hazard. Although paints, solvents, and other hazardous materials are likely to be used in the construction of the single-family residence and for residential household

cleaning purposes, use of such products should be in small quantities, and would not require storage, use, or disposal of any significant quantities of hazardous materials. Consequently, this project would not create any health hazard or potential health hazard and as such is considered a less-than-significant impact.

d) Exposure of people to existing sources of potential health hazards? (source #(s): Not Applicable)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The project site is located in a residential community that is devoid of potentially significant health hazards. Accordingly, this impact is less-than-significant.

e) Increased fire hazard in areas with flammable brush, grass, or trees? (source #(s): 1,3)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposed project would not increase fire hazards. Fire Code standards shall be complied with during the design and construction of the proposed addition and would be reviewed during the Building Permit process. Therefore, this is a less-than-significant impact.

10. NOISE. *Would the proposal result in:*

a) Substantial increases in existing ambient noise levels? (source #(s): 1)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

Development of the project site would result in the periodic generation of noise associated with construction activities and residential uses. Vehicles traveling to and from the site will also result in the generation of intermittent low levels of noise. The noise associated with one single-family residence located in an existing single-family residential area would not result in a significant environmental impact. Although noise levels within the area can be expected to increase during construction, such noise is a temporary increase of a limited duration and thus it is not considered a significant environmental impact. All construction activity will be regulated through the County's noise standards, Design Review process, and building permit process by controlling permitted hours of activity and permitted noise levels. Finally, noise levels during and after construction will conform to the Noise Element of the CWP. For these reasons, this is a less-than-significant impact.

b) Exposure of people to significant noise levels, or conflicts with adopted noise policies or standards? (source #(s): 1)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

As discussed in Section 10(a) of this Initial Study, the project would not result in the generation of significant noise levels.

11. PUBLIC SERVICES. *Would the proposal have an effect upon, or result in a need for new or altered government service in any of the following areas:*

a) Fire protection? (source #(s): Not Applicable)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The Inverness Fire Department currently provides adequate fire protection services to the property. Therefore, impacts on fire protection services are deemed less-than-significant.

b) Police protection? (source #(s): Not Applicable)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The Marin County Sheriff's Department currently provides adequate police protection to the property. Consequently, this is a less-than-significant impact.

c) Schools? (source #(s): Not Applicable)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposed project is located within the Shoreline Unified School District. The proposed project would not result in a significant increase in the number of elementary or high school students. The potential impact on schools would be less-than-significant.

d) Maintenance of public facilities, including roads? (source #(s): Not Applicable)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposed project does not entail expansion of roads, flood control, or other public works projects. Therefore, the project would not result in a substantial increase in the demand for public services, nor would it have a significant impact on the maintenance of existing public services, including public roadways.

e) Other governmental services? (source #(s): Not Applicable)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The small-scale nature of the project would have no significant effects on other governmental services.

12. UTILITIES AND SERVICE SYSTEMS. *Would the proposal result in a need for new systems, or substantial alterations to the following utilities:*

a) Power or natural gas? (source #(s): Not Applicable)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

Pacific Gas and Electric Company has adequate facilities in the project vicinity to provide service to the proposed single-family residence. Consequently, this is a less-than-significant impact.

b) Communications systems? (source #(s): Not Applicable)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

Normal communication systems (Pacific Telephone, various wireless telecommunications carriers, various long distance telephone carriers, etc.) are available to serve the proposed project. Therefore, this is a less-than-significant impact.

c) Local or regional water treatment or distribution facilities? (source #(s): Not Applicable)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The Inverness Public Utility District has indicated that water service will be available to the proposed new single-family residence. Therefore, the proposed project would not require alterations or expansion of local or regional public water treatment or distribution facilities. This is a less-than-significant impact.

d) Sewer or septic tanks? (source #(s): 1)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

Proposed development on the subject property would be served by private septic tank and leachfield systems. After review of percolation tests, soils profile data, and preliminary design information submitted by the project sponsor, Environmental Health Services staff determined that adequate sanitary disposal service would be available and would not result in adverse impacts to the environment. Therefore, this is a less-than significant impact.

e) Storm water drainage? (source #(s): 1, 2, 3, 5)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposed project will increase impervious surface area on the site. However, the additional amounts of surface runoff resulting from the proposed single family residence will not adversely impact storm water drainage systems because the applicant has incorporated hardscape design features, such as a permeable driveway surface and a drainage system that diverts runoff from the residence into a drainage dissipater allowing runoff to percolate back into the ground, effectively eliminating any additional amounts of surface runoff. Overall, no adverse effects to the existing storm water drainage facilities will result from the project, thereby making this a less-than-significant impact.

f) Solid waste disposal? (source #(s): Not Applicable)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposed development on the subject property would not generate a significant amount of solid waste. Existing solid waste collection and disposal systems are available and adequate to service the proposed project. This is a less-than-significant impact.

13. AESTHETICS/VISUAL RESOURCES. *Would the proposal:*

a) Substantially reduce, obstruct, or degrade a scenic vista open to the public or scenic highway, or conflict with adopted aesthetic or visual policies or standards? (source #(s): 1, 2, 3, 5)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The height, scale and design of the proposed project are compatible with the character of the surrounding environment. The project would not obstruct public views of the Inverness Ridge or Tomales Bay. As a standard practice, a condition of approval requires the undergrounding of all utility connections. Finally, the project utilizes colors and materials that blend into the surrounding natural and built environments. Therefore, the proposed project would not result in significant visual impacts with respect to public or scenic views.

b) Have a demonstrable negative aesthetic effect by causing a substantial alteration of the existing visual resources including, but not necessarily limited to: 1) an abrupt transition in land use; 2) disharmony with adjacent uses because of height, bulk or massing of structures; or 3) cast of a substantial amount of light, glare, or shadow? (source #(s): 1, 2, 3, 5)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

The proposal would not result in a negative aesthetic effect related to an abrupt transition in land use, because the project would result in the development of a single-family residence that is compatible with the single-family residential properties in the vicinity of project site. The proposed overall density of the project is consistent with the density standards of the Countywide Plan and would be visually compatible with present single-family uses in the vicinity. In addition, the proposed residence has been designed to conform to applicable zoning and community plan requirements for maximum height, architectural style, color, and materials to ensure that they harmonize with existing community standards for new development. Due to the topography of the property, existing and proposed vegetation, and the distance of the proposed residences in relation to surrounding development, the project would not result in significant impacts to the existing views or privacy of residents in the vicinity. Consequently, this is a less-than-significant impact.

14. CULTURAL RESOURCES. *Would the proposal:*

a) Disturb paleontological, archaeological, or historical sites, objects, or structures? (source #(s): 7, 8)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

Review of the Marin County Archaeological Sensitivity Maps indicates that the subject property is located in the vicinity of areas of low archaeological sensitivity. The proposed project is not likely to disturb cultural resources due to the limited grading and earthwork. Therefore, this is considered a less-than-significant impact.

b) Have the potential to cause a physical change, which would adversely affect unique ethnic cultural values, or religious or sacred uses within the project area? (source #(s): 1)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

Neither conduct of site visits, nor review of the Marin County CDA, Planning Division resource maps indicate the presence of unique ethnic, cultural values, or religious or sacred uses within the project area. The subject property is devoid of historic buildings or unique ethnic or cultural facilities. Therefore, the project will not have a significant impact on these resources.

15. SOCIAL AND ECONOMIC EFFECTS. *Would the proposal result in:*

Any physical changes which can be traced through a chain of cause and effect to social or economic impacts. (source #(s): Not Applicable)	Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	Not Applicable
	[]	[]	[X]	[]

There are no economic effects of this project that would result in physical impacts on the environment because the future development would be consistent with the established character of the local community. Further, no direct or indirect physical adverse impacts would result from social or economic effects related to the proposed project. The costs of providing limited County services to the project are not expected to result in significant adverse physical effects on the environment.

Based on this evaluation, the proposed project would not result in significant impacts to the environment because the social and economic function in the area would essentially be the same whether or not the project is implemented.

V. MANDATORY FINDINGS OF SIGNIFICANCE. Pursuant to Section 15065 of the State EIR Guidelines, a project shall be found to have a significant effect on the environment if any of the following are true:
(Please explain your answer after each question)

	Yes	No	Maybe
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]	[]

As described in Section IV of this Initial Study, the proposed project does not result in any potentially significant environmental impacts.

	Yes	No	Maybe
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	[]	[X]	[]

As described in Section IV of this Initial Study, the development of a single-family residence on the property would not result in any potentially significant environmental impacts.

	Yes	No	Maybe
c) 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]	[]

All topical impact analyses in this Initial Study considered both cumulative and individual potential impacts. As discussed in Section IV, the project would not have the potential to cause cumulative impacts and avoids all potentially significant environmental impacts from the proposed project. In particular, Sections IV.3 "Geophysical," and IV.4 "Water" indicate that there would be no cumulatively considerable effects of this project on the SCA.

	Yes	No	Maybe
d) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	[]	[X]	[]

As described in Section IV of this Initial Study, the proposed project will not result in any potentially significant environmental impacts.

VI. DETERMINATION: (Completed by Marin County Environmental Coordinator). Pursuant to Sections 15081 and 15070 of the State Guidelines, the forgoing Initial Study evaluation, and the entire administrative record for the project:

- I find that the proposed project WILL 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 the mitigation measures described on an attached sheet have been added to the project. A 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.

Signature

Date

Printed Name

For

ATTACHMENT 1: DOCUMENTS INCORPORATED BY REFERENCE

Richards Coastal Permit and Design Review

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

The following is a list of relevant information sources, which have been incorporated by reference into the foregoing Initial Study pursuant to Section 15150 of the State CEQA Guidelines. The number assigned to each information source corresponds to the number listed in parenthesis following the incorporating topical question of the Initial Study checklist. These documents are both a matter of public record and available for public inspection at the Planning Division office of the Marin County Community Development Agency, Room 308, Civic Center, 3501 Civic Center Drive, San Rafael. The information incorporated from these documents shall be considered to be set forth fully in the Initial Study.

1. Marin Countywide Plan, Community Development Agency - Planning Division (2007)
2. Marin County Local Coastal Program, Unit II, Community Development Agency – Planning Division (1981)
3. Marin County Zoning Ordinance, Title 22I, Community Development Agency - Planning Division
4. Marin County Development Standards, Title 24, Marin County Department of Public Works, Land Use & Water Resources Division
5. Inverness Ridge Communities Plan, (January 12, 1982)
6. Alquist-Priolo Special Studies Zones Map (1974)
7. Marin County Archaeological Inventory Map, Community Development Agency - Planning Division (1968)
8. Marin County Archaeological Sensitivity Map, Community Development Agency - Planning Division (undated)
9. Natural Diversity Data Base Map (Inverness Quadrangle), California Department of Fish and Game (periodically updated)
10. Marin County Slope Stability Map, Community Development Agency - Planning Division (1976)
11. Mineral Resources, Community Development Agency - Planning Division (1987)
12. Inverness 7.5' Quadrangle Topographic Map, U.S.G.S. (photo revised 1980)
13. Biological Resources Assessment, WRA Environmental Consultants, October 27, 2011
14. Geotechnical Report, Torikian Associates, May 12, 2011, and Hydrologic Addendum dated May 14, 2012