

Initial Study/Environmental Checklist

Lagunitas Country Club

205 Lagunitas Road; Ross, CA 94957

Assessor's Parcel Nos. 073-211-40

December 12, 2016

Prepared for:
Town of Ross Planning Department
31 Sir Francis Drake Boulevard
Ross, California 94957

Prepared by
Sean Kennings,
Contract Planner
LAK Associates, LLC
PO Box 7043
Corte Madera, CA 94976

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DATE: **DECEMBER 16, 2016**

TO: Public Agencies, Organizations and Interested Parties

FROM: Sean Kennings, Contract Planner

SUBJECT: **NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A NEGATIVE
DECLARATION**

Pursuant to the State of California Public Resources Code and the “Guidelines for Implementation of the California Environmental Quality Act of 1970” as amended to date, this is to advise you that the Town of Ross has prepared an Initial Study on the following project:

Project Name:
Lagunitas Country Club Use Permit Amendment

Location:

The project site is located within the Town of Ross in Marin County in the northern San Francisco Bay Area. The property is located at 205 Lagunitas Road, approximately 2 miles west of Highway 101. (Assessor’s Parcel Number: 073-211-40).

Property Description:

The Lagunitas Country Club (Club) is a private recreational and social club with swimming, tennis, and platform tennis, located in a residential zoning district. The Club has been in existence since the early 1900's. In 1955 the Municipal Code was amended to require a Use Permit for churches, schools, social and recreational clubs, etc. in residential zoning districts. The Club has received numerous Use Permit and Variance approvals to allow expansion and improvements over the years, beginning in 1952. In 1976 the first Use Permit was granted to allow two new outdoor platform tennis courts. This permit approval only included conditions of approval related to the use of the outdoor courts, and there were no limitations on the use of the Clubhouse facility until 1997. On September 10, 1997, the Town Council approved a Use Permit amendment to allow expansion of the Club. Due to neighbor concerns with noise, tree removal, parking, lighting, intensification of use, and additional traffic from events, the Town Council adopted detailed conditions specifying the allowed uses and events, including the time of day each type of event was to end. These conditions limited the Club to two events with indoor live amplified music, the Christmas party and Pool Opening party. The conditions allowed non-member rentals but limited the number of events to six weddings, and eight parties, with no indoor live amplified music.

Currently, the Club has requested an amendment to the 1997 Use Permit to eliminate the condition limiting the Club to two events per year that are allowed to have indoor live amplified music, the Christmas party and Pool Opening party. The Club initially requested unlimited use of indoor live amplified music at events and elimination of the requirement for Town Council review of the Use Permit every three years. Town of Ross staff recommended that live amplified music events could be added to the wedding and party uses allowed under Item #3 of the current Use Permit:

The use of this facility by outside groups (non-members) may be permitted as an ancillary use, but shall be clearly subordinate to the use of this recreational club for member activities. Non-members rental of the facility is permitted from October to April only for activities such as weddings, parties and meetings. A maximum of 6 weddings, 8 parties and unlimited daytime meetings with less than 50 people total in attendance shall be permitted. No amplification shall be permitted for these rental or meetings. These functions shall all end by 10:45 p.m.

The Club is not proposing any new facilities or modifications of any of the existing facilities at this time. The Club is also not proposing to modify any of the hours of operation noted in the 1997 Use Permit conditions of approval. The following represents the requested amendments to the existing Use Permit for the Club (proposed modifications to the original conditions in strikethrough):

2016 Amended Conditions of Approval for the use permit for the Lagunitas Country Club

1. *This use permit shall permit the operation of an existing recreational club. Existing facilities include a clubhouse, six tennis courts, ~~two~~ three platform tennis courts, a swimming pool and snack bar, two storage buildings and two locker rooms. ~~This use permit shall allow the addition of a 14 foot X 17 foot room; new stairs, expansion to accommodate 27 cars. Permitted club activities include indoor and outdoor barbecues and ladies lunches, and tennis and swim lessons, social and athletic events and activities.~~*
2. *Club membership shall not exceed 160 senior family memberships and 75 sustaining memberships (members over age 65).*
3. *~~The use of this facility by outside groups (non-members) may be permitted as an ancillary use, but shall be clearly subordinate to the use of this recreational club for member activities. Non-members rental of the facility is permitted from October — April only for activities such as weddings, parties and meetings. A maximum of 6 weddings, 8 parties and unlimited daytime meetings with less than 50 people total in attendance shall be permitted. No amplification shall be permitted for these rental or meetings. These functions shall all end by 10:45 p.m. No expansion in nonmember use of this facility for non-recreational uses from current levels, including but not limited to weddings, dinner functions, banquets, meetings, conferences, etc., is permitted without prior Council approval.~~*

Member events shall be permitted to have live indoor amplified music. The maximum number of live indoor amplified music events shall be 14 per year. During all live amplified music events, doors and windows shall be kept closed. Outdoor live non-amplified music shall be allowed three (3) times per year. All music for these events shall end no later than 11:00 pm. The Club shall notify neighbors at least one-week in advance of events with live amplified and non-amplified music.

4. *~~Only two parties, the Christmas Party and the Pool Opening Party, shall be permitted to have indoor amplified music. At the annual Christmas party, doors and windows shall be kept closed. All music for these two parties shall end no later than 11 p.m.~~*

- ~~5. No amplified music shall be permitted except as provided in condition number 4. Outdoor amplified music shall be allowed three (3) times per year. The Club shall notify neighbors at least one week in advance of events with non-amplified music. Windows and doors shall be kept closed during all periods of indoor music.~~
- ~~6. All outdoor parties shall end no later than 10:30 p.m. Parties with outdoor dining, followed by indoor dancing, may continue indoors and end no later than 10:45 p.m.~~
- ~~7. Other indoor parties with closed windows for noise control shall end no later than 10:45 p.m.~~
- ~~8. The club shall require facility users to refrain from "unsportsmanlike" behavior, such as swearing, unnecessary shouting, etc., while using outdoor areas proximate to surrounding public areas. Signs shall be posted at the tennis courts, pool and clubhouse to advise club users of the rules of conduct.~~
- ~~9. No blower use shall be permitted on Sundays. Blowers may be used for tournaments held on 10 Saturdays each year. Blowers may be used up to 3 days per week. No blower use shall be permitted prior to 9 a.m. Only electric leaf blowers shall be allowed and shall be the quietest model available.~~
- ~~10. This use permit shall allow the following annual open tournaments: the Ross Town tournament and the Youth Tennis Foundation tournament.~~
- ~~11. Town Council reserves the right to require additional landscape screening for up to two years from landscaping installation.~~
- ~~12. All exterior lighting shall meet code requirements. Exterior lighting shall not create glare, hazard or annoyance to adjacent property owners. All lighting, including paddle court lighting, shall be shielded and directed downward. Parking lot lights shall be low and deflected downward.~~
- ~~13. Outdoor activities shall not commence prior to 7 a.m. 7:30AM.~~
- ~~14. The applicant shall comply with all requirements of the Public Safety Department. An automatic fire alarm attached to a central dispatch shall be provided.~~
- ~~15. Landscaping with proper irrigation shall be installed along all the tennis courts and shall be maintained by the club.~~
- ~~16. The Town Council shall review this use permit every two years — the first review shall occur in September 1999. The Town Council may revoke or modify this use permit for non-compliance with these conditions consistent with Town code.~~

The Town Council shall review this use permit every three years per the Town Council's May 12, 2012 action.

Environmental Issues:

None

A twenty-day (20-day) public review period shall commence on December 16, 2016. Written comments must be sent to the Town of Ross Planning Department, 31 Sir Francis Drake Boulevard Ross, California 94957 by January 4, 2017. The Town of Ross will hold a public hearing on the Initial Study/Negative Declaration and project merits on January 12, 2017 at 6:00 PM in the Ross City Hall at 31 Sir Francis Drake Boulevard, Ross, California 94957. Correspondence and comments can be delivered to Heidi Scoble, Planning Manager, phone: (415) 453-1453 Ext 121, email: hscoble@townofross.org.

INITIAL STUDY AND ENVIRONMENTAL CHECKLIST

1. **Project Title:** Lagunitas Country Club Use Permit Amendment

2. **Lead Agency Name and Address:** Town of Ross
Planning Department
31 Sir Francis Drake Boulevard
Ross, California 94957

3. **Contact Person and Phone Number:** Heidi Scoble, Planning Manager
Phone number: 415-453-1453 Ext 121
Email: hscoble@townofross.org

4. **Project Location:** Lagunitas Road, Ross, CA 94957; Assessor's Parcel Nos. 073-211-40

5. **Project Sponsor's Name /Address:** Lagunitas Country Club
205 Lagunitas Road
Ross, CA 94957

6. **General Plan Designation:** RC (Limited Specialized Recreational/Cultural)

7. **Zoning:** R-1:B-A (single family residential – one-acre minimum)

8. **Description of Project:**

The Lagunitas Country Club is requesting a Use Permit Amendment from the Town of Ross to allow 14 indoor live amplified music events per year. The current Use Permit allows a total of two indoor live amplified music events. Currently, the LCC has 112 scheduled events spread throughout the year. The 14 live amplified music events would be included in this total. Live amplified events would be held inside the clubhouse building and would most likely consist of music for special events such as weddings and parties.

Project Location

The project site is located within the Town of Ross in Marin County in the northern San Francisco Bay Area. The property is located at 205 Lagunitas Road, approximately 6 miles west of Highway 101. (Assessor's Parcel Number: 073-211-40). See Figures 1 and 2 showing the Regional Map and Vicinity Map.

Project Description

The Lagunitas Country Club (Club) is a private recreational and social club with swimming, tennis, and platform tennis, located in a residential zoning district. The subject property is 28.8 acres and includes six main tennis courts, three smaller "paddle" tennis courts, a swimming pool and patio area, the main 3,200 square foot clubhouse facility and two outbuildings. The clubhouse is comprised of a great room with fireplace, an enclosed "porch" room, with bar area, and a smaller dining area called the "grove" room. The clubhouse also includes a large kitchen area, a smaller office/board room, and two bathrooms (one

accessible). The clubhouse has a main entrance area off the main driveway and a secondary accessible entrance off the grove area to the west. The Club has been in existence since the early 1900's. In 1955 the Municipal Code was amended to require a Use Permit for churches, schools, social and recreational clubs, etc. in residential zoning districts. The Club has received numerous Use Permit and Variance approvals to allow expansion and improvements over the years, beginning in 1952. In 1976 the first Use Permit was granted to allow two new outdoor platform tennis courts. This permit approval only included conditions of approval related to the use of the outdoor courts, and there were no limitations on the use of the Clubhouse facility until 1997. On September 10, 1997, the Town Council approved a Use Permit amendment to allow expansion of the Club. Due to neighbor concerns with noise, tree removal, parking, lighting, intensification of use, and additional traffic from events, the Town Council adopted detailed conditions specifying the allowed uses and events, including the time of day each type of event was to end. These conditions limited the Club to two events with indoor live amplified music, the Christmas party and Pool Opening party. The conditions allowed non-member rentals but limited the number of events to six weddings, and eight parties, with no indoor live amplified music. Those original conditions are as follows:

1. This Use Permit shall permit the operation of an existing recreational club. Existing facilities include a clubhouse, six tennis courts, two platform tennis courts, a swimming pool and snack bar, two storage buildings and two locker rooms. This Use Permit shall allow the addition of a 14' x 17' room; new stairs, landings and entry dormers; and a gravel parking lot expansion to accommodate 27 cars. Permitted club activities include indoor and outdoor social and athletic events such as Wednesday night summer barbecues and ladies lunches, and tennis and swim lessons.
2. Club membership shall not exceed 160 senior family memberships and 75 sustaining memberships (members over age 65).
3. The use of this facility by outside groups (non-members) may be permitted as an ancillary use, but shall be clearly subordinate to the use of this recreational club for member acclivities. Non-members rental of the facility is permitted from October to April only for activities such as weddings, parties and meetings. A maximum of 6 weddings, 8 parties and unlimited daytime meetings with less than 50 people total in attendance shall be permitted. No amplification shall be permitted for these rental or meetings. These functions shall all end by 10:45 p.m.
4. No expansion in nonmember use of this facility for non-recreational uses from current levels, including but not limited to weddings, dinner functions, banquets, meetings, conferences, etc., is permitted without prior Council approval.
5. Only two parties, the Christmas Party and the Pool Opening Party, shall be permitted to have indoor amplified music. At the annual Christmas party, doors and windows shall be kept closed. All music for these two parties shall end no later than 11 p.m.
6. No amplified music shall be permitted except as provided in condition number 4. Outdoor non-amplified music shall be allowed three (3) times per year. The Club shall notify neighbors at least one-week in advance of events with non-amplified music. windows and doors shall be kept closed during all periods of indoor music.
7. All outdoor parties shall end no later than 10:30 p.m. Parties with outdoor dining, followed by indoor dancing, may continue indoors and end no later than 10:45 p.m.
8. Other indoor parties with closed windows for noise control shall end no later than 10:45 p.m.
9. The Club shall require facility users to refrain from unsportsmanlike" behavior, such as swearing, unnecessary shouting, etc., while using outdoor areas proximate to surrounding public areas.

Signs shall be posted at the tennis courts, pool and clubhouse to advise club users of the rules of conduct.

10. No blower use shall be permitted on Sundays. Blowers may be used for tournaments held on 10 Saturdays each year. Blowers may be used up to 3 days per week. No blower use shall be permitted prior to 9 a.m. Only electric leaf blowers shall be allowed and shall be the quietest model available.
11. This Use Permit shall allow the following annual- open tournaments: the Ross Town Tournament and the Youth Tennis Foundation Tournament.
12. Town Council reserves the right to require additional landscape screening for up to two years from landscaping installation.
13. All exterior J-lighting shall meet code requirements. Exterior lighting shall not create glare, hazard or annoyance to adjacent property owners. All lighting, including platform court lighting, shall be shielded and directed downward. Parking lot lights shall be low and deflected downward.
14. Outdoor activities shall not commence prior to 7:30 a.m.
15. The applicant shall comply with all requirements of the Public Safety Department. An automatic fire alarm attached to a central dispatch shall be provided.
16. Landscaping with proper irrigation shall be installed along all the tennis-s courts and shall be maintained by the Club.
17. The Town Council shall review this Use Permit every two years -- the first review shall occur in September 1999. The Town Council may revoke or modify this Use Permit for noncompliance with these conditions consistent with Town code.

The Club has requested elimination of any restrictions on events with indoor live amplified music and elimination of the condition requiring review by Town Council every two years. The Club maintains that members cannot use the facility for weddings, parties, and other celebrations due to the restriction on indoor live amplified music. This limitation has significantly impacted Club revenue which is needed to maintain the Club and its facilities. In 2005 the Club requested approval of an amendment to the conditions to allow: 1) four non-rental club parties with indoor non-amplified music (limited to two); 2) the Christmas party to end at midnight (instead of 11:00); 3) all parties to end at 11:00 (outdoor end at 10:30, indoor at 10:45); and 4) outdoor un-amplified music at all events (limited to three). The staff report recommended denial. Staff recommended since they felt that the conditions adopted in 1997 were well thought out because of a collaborative process between the City, the Club, and neighbors. Ross staff noted that that the situation around the Club had not changed and all the neighbors that were a part of the approval process in 1997 were still in the neighborhood. At the hearing, a number of neighbors expressed concern with the proposed amendments primarily due to concerns with noise. No immediate neighbors were in support of the amendment. The request was denied by the Town Council.

In 2008, the Club amended the Use Permit to add a third platform tennis court with lighting. This was approved with a condition that all lighting for the tennis and platform tennis courts be out by 8:30PM. No other changes to the use of the facility were proposed or discussed. Following this approval, it took some time for the landscape screening to grow and adequately shield the lighting; however, this issue seems to have been worked out to the neighbor's satisfaction. In 2012, the Club requested an amendment to remove the condition for a biannual review of the Use Permit. Ross staff supported this request since staff and the Town Council had found the Club to be in compliance in the 2007 and 2011 reviews. Ross staff noted that the Town regulations allow the Town Council to revoke or modify the Use Permit at any time, if the Club violates any of the conditions of the permit or other laws or ordinances.

Currently, the Club has requested an amendment to the 1997 Use Permit to eliminate the condition limiting the Club to two events per year that are allowed to have indoor live amplified music, the Christmas party and Pool Opening party. The Club initially requested unlimited use of indoor live amplified music at events and elimination of the requirement for Town Council review of the Use Permit every two years. Town of Ross staff recommended that live amplified music events could be added to the wedding and party uses allowed under Item #3 of the current Use Permit:

The use of this facility by outside groups (non-members) may be permitted as an ancillary use, but shall be clearly subordinate to the use of this recreational club for member activities. Non-members rental of the facility is permitted from October to April only for activities such as weddings, parties and meetings. *A maximum of 6 weddings, 8 parties* and unlimited daytime meetings with less than 50 people total in attendance shall be permitted. No amplification shall be permitted for these rental or meetings. These functions shall all end by 10:45 p.m.

The Club is not proposing any new facilities or modifications of any of the existing facilities at this time. The Club is also not proposing to modify any of the hours of operation noted in the 1997 Use Permit conditions of approval.

Accordingly, the Club is proposing the following language (proposed modifications to the original conditions in strikethrough) for the Use Permit Amendment:

2016 Amended Conditions of Approval for the use permit for the Lagunitas Country Club

- 1. This use permit shall permit the operation of an existing recreational club. Existing facilities include a clubhouse, six tennis courts, ~~two~~ three platform tennis courts, a swimming pool and snack bar, two storage buildings and two locker rooms. ~~This use permit shall allow the addition of a 14 foot X 17 foot room; new stairs, expansion to accommodate 27 cars. Permitted club activities include indoor and outdoor barbecues and ladies lunches, and tennis and swim lessons ,~~ social and athletic events and activities.*
- 2. Club membership shall not exceed 160 senior family memberships and 75 sustaining memberships (members over age 65).*
- 3. ~~The use of this facility by outside groups (non-members) may be permitted as an ancillary use, but shall be clearly subordinate to the use of this recreational club for member activities. Non-members rental of the facility is permitted from October — April only for activities such as weddings, parties and meetings. A maximum of 6 weddings, 8 parties and unlimited daytime meetings with less than 50 people total in attendance shall be permitted. No amplification shall be permitted for these rental or meetings. These functions shall all end by 10:45 p.m. No expansion in nonmember use of this facility for non-recreational uses from current levels, including but not limited to weddings, dinner functions, banquets, meetings, conferences, etc., is permitted without prior Council approval.~~*

Member events shall be permitted to have live indoor amplified music. The

maximum number of live indoor amplified music events shall be 14 per year. During all live amplified music events, doors and windows shall be kept closed. Outdoor live non-amplified music shall be allowed three (3) times per year. All music for these events shall end no later than 11:00 pm. The Club shall notify neighbors at least one-week in advance of events with live amplified and non-amplified music.

4. ~~Only two parties, the Christmas Party and the Pool Opening Party, shall be permitted to have indoor amplified music. At the annual Christmas party, doors and windows shall be kept closed. All music for these two parties shall end no later than 11 p.m.~~
5. ~~No amplified music shall be permitted except as provided in condition number 4. Outdoor amplified music shall be allowed three (3) times per year. The Club shall notify neighbors at least one week in advance of events with non-amplified music. Windows and doors shall be kept closed during all periods of indoor music.~~
6. ~~All outdoor parties shall end no later than 10:30 p.m. Parties with outdoor dining, followed by indoor dancing, may continue indoors and end no later than 10:45 p.m.~~
7. ~~Other indoor parties with closed windows for noise control shall end no later than 10:45 p.m.~~
8. ~~The club shall require facility users to refrain from "unsportsmanlike" behavior, such as swearing, unnecessary shouting, etc., while using outdoor areas proximate to surrounding public areas. Signs shall be posted at the tennis courts, pool and clubhouse to advise club users of the rules of conduct.~~
9. ~~No blower use shall be permitted on Sundays. Blowers may be used for tournaments held on 10 Saturdays each year. Blowers may be used up to 3 days per week. No blower use shall be permitted prior to 9 a.m. Only electric leaf blowers shall be allowed and shall be the quietest model available.~~
10. ~~This use permit shall allow the following annual open tournaments: the Ross Town tournament and the Youth Tennis Foundation tournament.~~
11. ~~Town Council reserves the right to require additional landscape screening for up to two years from landscaping installation.~~
12. ~~All exterior lighting shall meet code requirements. Exterior lighting shall not create glare, hazard or annoyance to adjacent property owners. All lighting, including platform court lighting, shall be shielded and directed downward. Parking lot lights shall be low and deflected downward.~~
13. ~~Outdoor activities shall not commence prior to 7 a.m. 7:30AM.~~
14. ~~The applicant shall comply with all requirements of the Public Safety Department. An automatic fire alarm attached to a central dispatch shall be provided.~~

~~15. Landscaping with proper irrigation shall be installed along all the tennis courts and shall be maintained by the club.~~

~~16. The Town Council shall review this use permit every two years — the first review shall occur in September 1999. The Town Council may revoke or modify this use permit for non-compliance with these conditions consistent with Town code.~~

The Town Council shall review this use permit every three years per the Town Council's May 12, 2012 action.

9. Surrounding land uses and setting:

The subject property is bordered on the east and adjacent to an established residential neighborhood on Lagunitas Road in Ross. The property is bordered on the east, north and south by existing single family residential properties and on the west by the Natalie Coffin Greene Park and the Phoenix Lake MMWD open space area. Farther south, the property is bordered by existing residential properties within the Kent Woodlands development.

10. Other Public Agencies Whose Approval Is Required: N/A

11. California Native American tribes consultation pursuant to Public Resources Code section 21080.3.1

The Town of Ross initiated a formal consultation process on November 7, 2016. A letter was sent to Buffy McQuillen, the Tribal Heritage Preservation Officer for the Federated Indians of Graton Rancheria. The THPO responded on November 21, 2016 with a letter to Town staff indicating that the Tribe did not have any comments regarding the project. (the letter is attached as Appendix C)

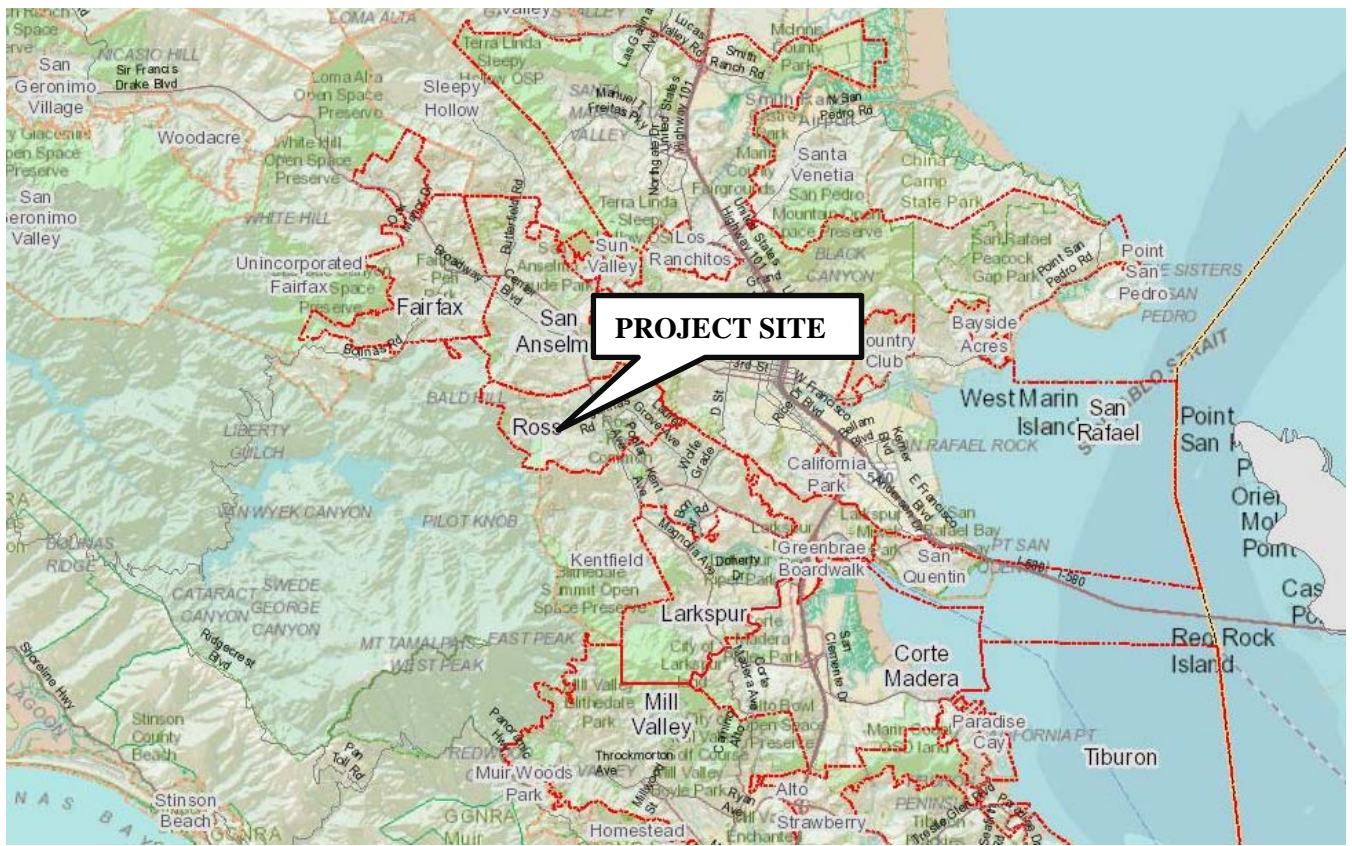


Figure 1: Regional Map

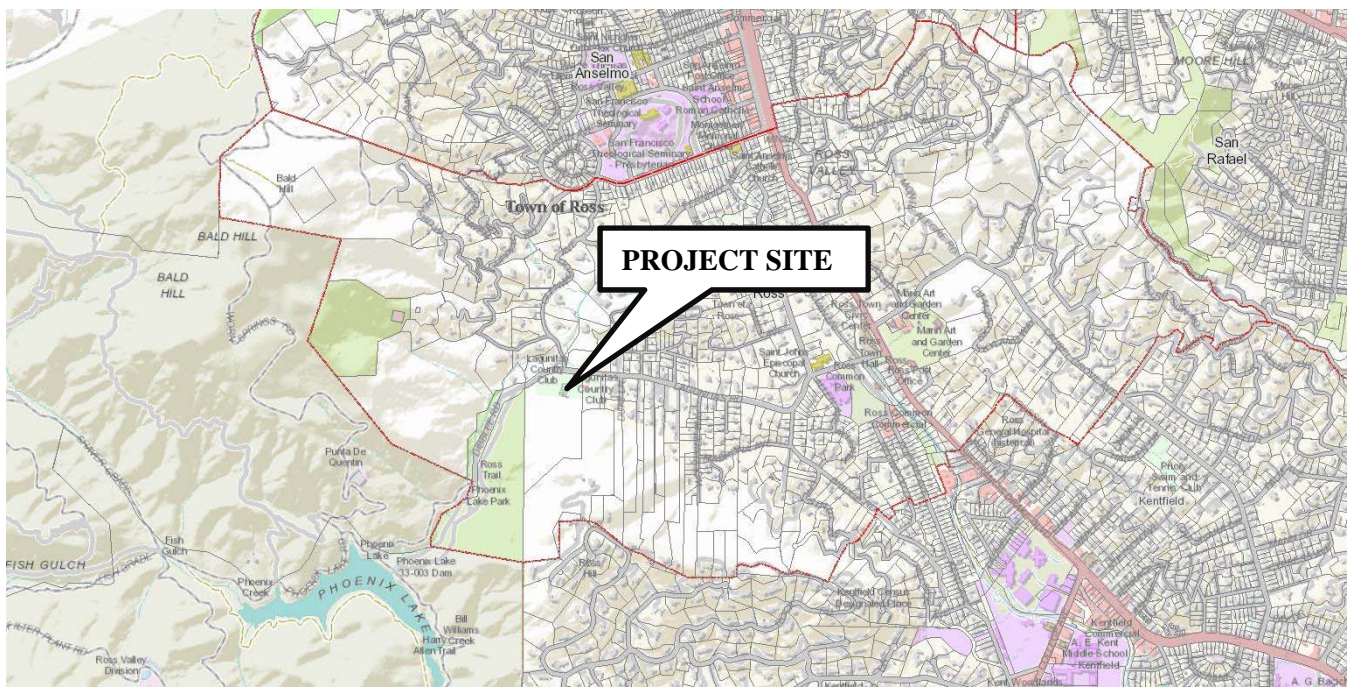


Figure 2: Vicinity Map

LAGUNITAS COUNTRY CLUB

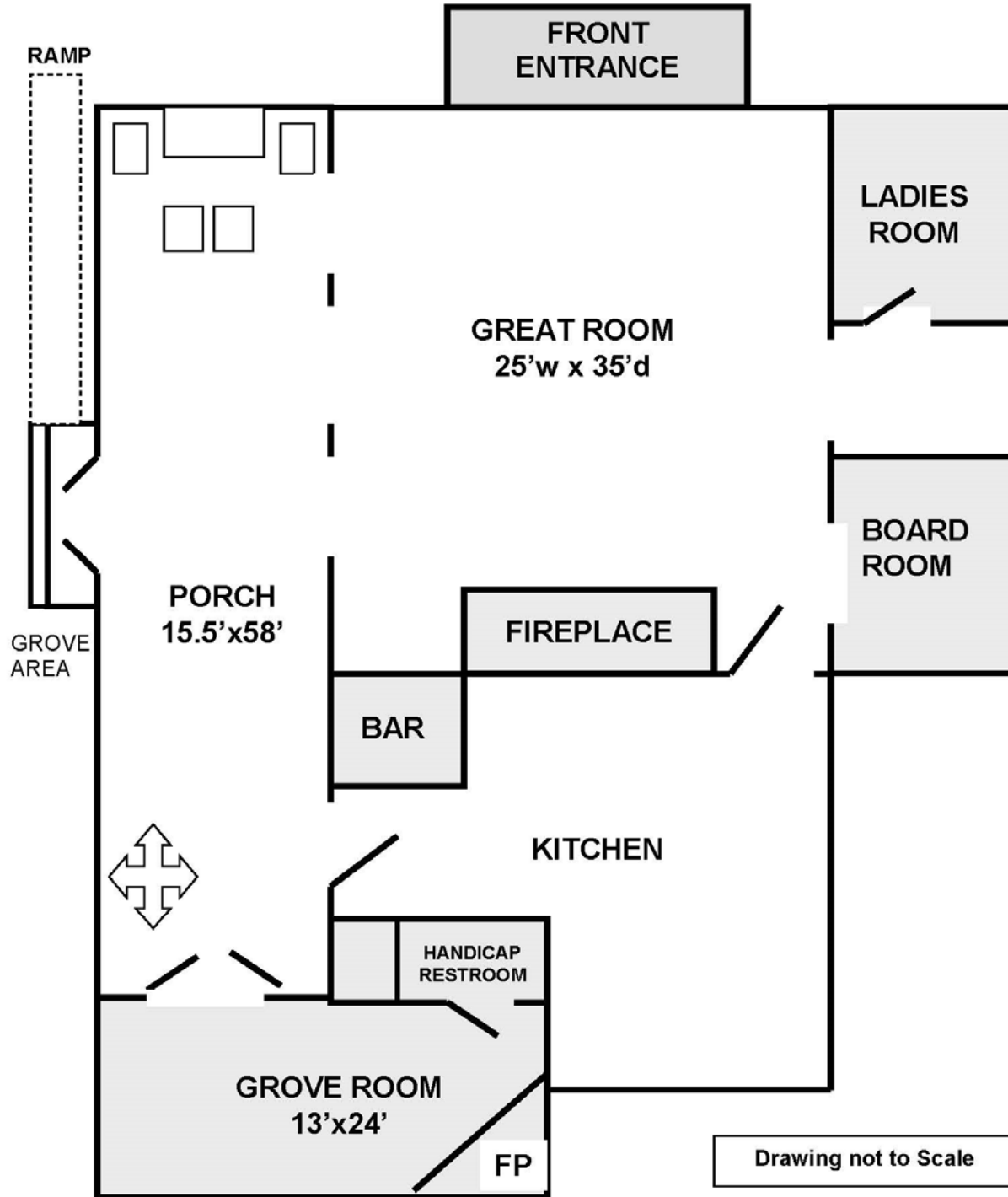


Figure 3: Clubhouse Plan

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

DETERMINATION

On the basis of this initial evaluation:

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

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

Please note: The response to each question below is supported by a source of data or information, which is provided in Source References (Section C below) of this checklist.

I. AESTHETICS	<i>Potentially Significant Impact</i>	<i>Less-Than-Significant With Mitigation Incorporation</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<i>a. Have a substantial adverse effect on a scenic vista?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>c. Substantially degrade the existing visual character or quality of the site and its surroundings?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion a): Have a substantial adverse effect on a scenic vista?

No Impact. The proposed project includes modification of the existing Use Permit for the Lagunitas Country Club (Club) to allow 14 indoor amplified music events per year. The Club is not proposing new facilities or modifications to any of the existing facilities. The Club is not in proximity to any designated scenic vistas in the surrounding area. Neither the Marin Countywide Plan nor the Town of Ross General Plan identifies the project site as being within or next to a Visually Significant Hillside, Ridge, or Landform. Similarly, the project site is not visible from any designated Scenic Rural Roadways. Therefore, there is no impact significant and no mitigation is required.

Discussion b): Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway

No Impact. The proposed project is not located on a site with designated or identified scenic resources. Lagunitas Road has not been officially designated as scenic highways in the California State Scenic Highway Program (http://www.dot.ca.gov/hq/LandArch/scenic_highways/). The proposed project will have no impact on scenic resources such as trees or rock outcroppings on a state scenic highway. Furthermore, the project would not impede views of scenic resources such as ridgelines, hillsides, historic visual resources, or scenic trees because the proposed project involves adding music to existing on-site

events and thus would not create new impediments to views of these resources. Therefore, there is no impact, and no mitigation is required.

(Sources: 1, 2)

Discussion c): Substantially degrade the existing visual character or quality of the site and its surroundings?

No Impact. See Response I(a) above. There are no physical improvements or site modifications as part of the proposed project. The project does not propose landform alterations, incompatible uses, or significant vegetative clearing that could have the effect of changing the visual character of the project site or the surrounding area, therefore the proposed project would not substantially degrade the existing visual character or quality of the site or its surroundings. For these reasons, the project would not substantially degrade the existing visual character of the site or its surrounding area and there would be no visual impacts no mitigation is required.

(Sources: 1, 2)

Discussion d): Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. The proposed project includes an amendment to an existing Use Permit for the Club. Currently, the Club has multiple indoor events a year, including events within the main clubhouse and outside on the grounds. The timing and nature of these events will not change, nor will there be an increased intensity of nighttime events. The addition of indoor amplified music to these events would require adherence to the Use Permit amendment and would be required to keep windows and doors closed. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Potential impacts are considered less than significant and no further mitigation is required.

(Sources: 1, 2)

II. AGRICULTURE AND FOREST RESOURCES				
	<i>Potentially Significant Impact</i>	<i>Less-Than-Significant With Mitigation Incorporation</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California

Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resource Board. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 511104(g))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a through e):

No impact. There are no areas within the Town of Ross Planning Area that are classified by the California Department of Conservation as “Prime Farmland” or “Farmland of Statewide Importance.” The proposed project would not result in the conversion of important farmland to other uses, and there is no property in the Town’s Planning Area that is under a Williamson Act contract. The project site is a school (and residential) parcel located along the San Francisco Bay, and would continue to be utilized as such after project completion. Therefore, the project would have no impact on agriculture or forest resources.

(Sources: 1, 2)

III. AIR QUALITY	<i>Potentially Significant Impact</i>	<i>Less-Than-Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
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Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non – attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a.) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. Ross is located in the eastern urban core of Marin County, which is part of the nine-county San Francisco Bay Air Basin. Marin County is bounded on the west by the Pacific Ocean, on the east by San Pablo Bay and San Francisco Bay, on the south by the Golden Gate, and on the north by the Petaluma Gap. Ross is sheltered from prevailing northwesterly winds off the Pacific Ocean by elevated terrain of Mount Tamalpais. Temperatures in Ross are moderated by the cooling effect of the San Francisco Bay in summer and the warming effect of the Bay in winter.

For projects, the determination of a significant cumulative air quality impact should be based on the consistency of the project with the Bay Area’s most recently adopted Clean Air Plan. A project would be consistent with the 2010 Clean Air Plan if the project would not exceed the growth assumptions in the plan. The primary method of determining consistency with the 2010 Clean Air Plan growth assumptions is consistency with the General Plan land use designations and zoning ordinance zoning designations for the site.

The Club and the existing Use Permit are consistent with the Ross General Plan. An increase in population growth would be closely linked with additional vehicle trips within Ross which could contribute to air quality plan violations. Because there is no proposed increase in Club events or Club membership, there would be no increase in vehicle miles traveled above that evaluated in the Ross General Plan. Furthermore, there would be no increase in Ross population as a result of the proposed project. As such, the proposed project is consistent with the growth assumptions in the 2010 Clean Air Plan. No conflicts with any air quality plans have been identified and potential impacts are considered less than significant. Therefore, no mitigation is required.

(Sources: 1, 2, 8, 9, 10, 11, 12)

Discussion b.) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

No Impact. The proposed project involves allowing a total of 14 indoor amplified music events to an existing event calendar for the Club. Temporary air emissions, such as particulate (fugitive dust) emissions from grading activities and exhaust emissions from construction equipment are typically attributed to construction activities and contribute to localized criteria pollutant impacts. No construction or modification to the clubhouse is proposed so there would be no short-term air quality impacts to occur associated with implementation of the proposed project. Currently, the Club has over 100 events annually. Attendance at these events results in localized traffic, but these trips are previously accounted for in the Use Permit and would not be increased as a result of the additional indoor amplified music. Even so, the following describes areas of concern with regards to air quality standards.

Carbon Monoxide

Carbon monoxide (CO) is an odorless, colorless gas that is formed by the incomplete combustion of fuels. Motor vehicles are by far the single largest source of CO in the Bay Area. In Ross, vehicles traveling along Sir Francis Drake contribute carbon monoxide to the local air quality conditions. At high concentrations, CO reduces the oxygen carrying capacity of blood and can cause headaches, dizziness, unconsciousness, and even death. CO is currently a minor concern in the Bay Area. While violations of the ambient air quality standards were recorded in all years prior to 1991, concentrations of this pollutant have been steadily declining, and the region has been designated an attainment area for both the state and federal ambient air quality standards.

Toxic Air Contaminants

In addition to the criteria pollutants discussed above, toxic air contaminants (TACs) are another group of pollutants of concern. Unlike criteria pollutants, no safe levels of exposure to TACs have been established. There are many different types of TACs, with varying degrees of toxicity. Sources of TACs include industrial processes such as petroleum refining and chrome plating operations, commercial operations such as gasoline stations and dry cleaners, and motor vehicle exhaust. Public exposure to TACs can result from emissions from normal operations, as well as accidental releases of hazardous materials during upset conditions. The health effects of TACs include cancer, birth defects, neurological damage, and death.

Diesel exhaust is a TAC of growing concern in California. The California Air Resources Board (CARB) in 1998 identified diesel engine particulate matter as a TAC. The exhaust from diesel engines contains hundreds of different gaseous and particulate components, many of which are toxic. Many of these compounds adhere to the particles, and because diesel particles are so small, they penetrate deep into the lungs. Diesel engine particulate has been identified as a human carcinogen. Mobile sources, such as trucks, buses, automobiles, trains, ships, and farm equipment, are by far the largest source of diesel emissions. Studies show that diesel particulate matter concentrations are much higher near heavily traveled highways and intersections.

Sensitive Receptors and Pollution Sources

Sensitive receptors are facilities where sensitive receptor population groups (children, the elderly, the acutely ill, and the chronically ill) are likely to be located. These land uses include schools, retirement homes, convalescent homes, hospitals, and medical clinics. The major sensitive receptors in Ross are schools and residences. The Bay Area Air Quality Management District (BAAQMD) maintains inventories

of stationary sources of both criteria pollutants and TACs. The BAAQMD inventory lists no major emitting facilities for criteria pollutants in Ross. None of the sources of TACs in Ross are considered as facilities with health risks requiring public notification under the Air Toxics Hot Spots Program.

The BAAQMD is responsible for assuring that the Federal and California Ambient Air Quality Standards are attained and maintained in the San Francisco Bay Area Air Basin (SFBAAB). The BAAQMD 2010 Clean Air Plan, the regional air quality management plan for the SFBAAB, accounts for projections of population growth provided by the Association of Bay Area Governments (ABAG) and vehicle miles traveled provided by the Metropolitan Transportation Commission (MTC), and it identifies strategies to bring regional emissions into compliance with federal and state air quality standards.

These areas of concern are associated with temporary construction activities and increases in long-term uses of the subject property. As there are no site modifications or physical improvement proposed, the project would not have any short-term construction impacts, and there would be no discernable long-term increase in intensity as a result of the project. Amending the existing Use Permit to allow 14 total indoor amplified music events would not contribute substantially to an existing or projected air quality violation and would have no impact on air quality standards and no mitigation is required.

(Sources: 1, 2, 8, 9, 10, 11, 12)

Discussion c.): Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less Than Significant. See Response III (a) and (b) above. The non-attainment regional pollutants of concern are ozone, PM10, and PM2.5. Ozone is not emitted directly into the air, but is a regional pollutant formed by a photochemical reaction in the atmosphere. Ozone precursors, ROG and NOx, react in the atmosphere in the presence of sunlight to form ozone. Therefore, the BAAQMD does not have a recommended ozone threshold, but has regional thresholds of significance for ROG and NOx. Construction and operational regional emissions are discussed separately below. There are no proposed construction activities and therefore by the proposed project would not result in regional air pollutant emissions from equipment exhaust and worker trips to the project site.

Operational Emissions

Due to the project size, operational-period emissions would be less than significant. In its latest update to the CEQA Air Quality Guidelines, BAAQMD identifies screening criteria for the sizes of land use projects that could result in significant air pollutant emissions. For operational impacts, the screening project size is identified as 3,200 square feet of new classroom space, and the BAAQMD’s operational screening size is 46,000 square feet for a racquet club and 24,000 square feet for a racquetball/health club for the comparable land uses. As such, additional emissions analysis for operational regional criteria pollutants is not warranted, and project operations would generate a less than significant impact.

**Table AIR-1
Criteria Air Pollutants and Precursors and GHG Screening Level Sizes**

Land Use	Operational Criteria Pollutant Screening Size	Operational GHG Screening Size	Construction Criteria Pollutant Screening Size

<i>Racquet club</i>	<i>291 ksf (NOX)</i>	<i>46 ksf</i>	<i>277ksf (ROG)</i>
<i>Racquetball/health</i>	<i>128 ksf (NOX)</i>	<i>24 ksf</i>	<i>277 ksf (ROG) -</i>

THE SCREENING VALUES IN THIS TABLE CANNOT BE USED AS SCREENING FOR RISK AND HAZARD IMPACTS

Notes: du = dwelling units; ksf = thousand square feet; NOX = oxides of nitrogen; ROG = reactive organic gases.

Screening levels include indirect and area source emissions. Emissions from engines (e.g., back-up generators) and industrial sources subject to Air District Rules and Regulations embedded in the land uses are not included in the screening estimates and must be added to the above land uses.

Source: BAAQMD CEQA Guidelines May 2011

(Sources: 1, 2, 8, 9, 10, 11, 12)

Discussion d.) Expose sensitive receptors to substantial pollutant concentrations?

No Impact. The BAAQMD defines sensitive receptors as facilities where sensitive receptor population groups (children, the elderly, the acutely ill and the chronically ill) are likely to be located. These land uses include schools, retirement homes, convalescent homes, hospitals and medical clinics. Sensitive receptors are spread throughout most parts of Ross and the Club is surrounded by residential development. However, the proposed project is an amendment to the existing Use Permit to allow amplified music at existing events hosted by the Club at the subject property. No physical improvements are proposed and no construction is required. The proposed project would not expose sensitive receptors to pollutant concentrations. BAAQMD regulations and criteria are generally specific to construction impacts or long term as a result of the project. The Club does not propose to modify the number or duration of existing events allowed per the existing Use Permit. For these reasons, there would be no impact and no mitigation is required.

(Sources: 1, 2, 8, 9, 10, 11, 12)

Discussion e): Create objectionable odors affecting a substantial number of people?

No Impact. The proposed project includes allowing indoor amplified music for existing Club events. No physical improvements are proposed and no construction is required. The Club has an existing Use Permit to host events on the subject property and the number and schedule of these events would not change. For these reasons, there is no impact, and no mitigation is required.

(Sources: 1, 2, 6, 7, 8, 9, 10, 11, 12)

IV. BIOLOGICAL RESOURCES

<i>Potentially Significant Impact</i>	<i>Less-Than-Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
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Would the project:

a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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the California Department of Fish and Game or U.S. Fish and Wildlife Service?

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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

Discussion a.): Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

No impact. The proposed project includes amending the existing Use Permit to allow additional indoor amplified music for a total of 14 existing Club events. The project does not propose site modifications or development to existing facilities and therefore would not require modifications to existing habitat. Therefore, the project would have a less than significant impact and no mitigation is required.

(Sources: 1, 2, 13, 16)

Discussion b.): Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

No impact. See response to IV(a) above. Ross Creek is located approximately 100' to the north of the subject property but there are no riparian habitats on the subject property. The proposed project does

not include physical development or site modifications or surrounding area. Therefore, the project would have a less than significant impact on biological resources and no further mitigation is required.

(Sources: 1, 2)

Discussion c.): Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. See Response IV(a) and (b) above. There are no wetlands on the subject property. The proposed project does not include physical development or site modifications to the subject property or surrounding area. Therefore, the project would have no impact on protected wetlands as defined by Section 404 of the Clean Water Act and no mitigation is required.

(Sources: 1, 2, 13, 16)

Discussion d.): Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No impact. See response to IV (a and b) above. The project site does not contain nor provide corridors for resident or migratory wildlife. Furthermore, the project site is not a native wildlife nursery site because the project site does not grow native plants that are sold or distributed for planting in other areas. The project does not include physical improvements and therefore the project would not interfere with wildlife species movement or with established wildlife corridors or nursery sites. The proposed project would have no impact on movement of any native resident or migratory fish or wildlife species and no mitigation is required.

(Sources: 1, 2, 16)

Discussion e.): Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No impact. The proposed project does not include physical improvements nor propose any tree removals. Therefore, the proposed project does not conflict with any local policies or ordinances and there would be no potential impacts with no mitigation required.

(Sources: 1, 2, 7)

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

No impact. The proposed project does not include physical improvements or site modifications to the subject property. In addition, there are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans for the project site or surrounding planning area. Furthermore, the Club has operated at the subject property for over 100 years and would not be included in a Habitat Conservation Plan or Community Conservation Plan. The proposed Use Permit amendment is consistent with the existing land use and is consistent with the Ross General Plan. Therefore, there is no impact and no mitigation is required.

(Sources: 1, 2, 11, 13, 17)

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a): Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

Less Than Significant impact. Although the main clubhouse structure located on the property is older than 50 years and is noted in the Ross General Plan as a locally historic structure, the proposed project does not include any physical improvements or modifications to the building. Per Title 14, California Code of Regulations Section 15064.5, a ‘historical resources’ is listed in, or eligible for listing in, the National Register of Historic Places or the Californian Register of Historic Resources or listed in a local register of historical resources or is determined by the lead agency when supported by substantial evidence, such as a cultural resource evaluation by a qualified or registered architectural historian. Although no cultural or historical evaluation has been conducted as part of the proposed project, to be eligible for listing in the CRHR and to be regarded as a “historical resource” under CEQA, a cultural resource must be significant according to one or more of the following four criteria:

- 1) it is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
- 2) it is associated with the lives of persons important to local, California, or national history;
- 3) it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or,
- 4) it has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

As such, the main clubhouse could qualify under provisions 3 and 4 above and may be considered a locally historically significant structure. However, as discussed above, no modifications or improvements are required for approval of the proposed project and the addition of indoor amplified music events is consistent with the current use of the facility. As such, the Use Permit amendment to allow the additional

indoor amplified music would not result in a substantial adverse change in the significance of a potential historical resource. For these reasons, the impact is considered less than significant, and no mitigation is required.

(Sources: 1, 2)

Discussion b.): Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

No Impact. The proposed project includes allowing a total of 14 indoor amplified music events to an existing event schedule for the Club. The addition of these events will not result in an increase of the existing event schedule nor will it result in additional membership or usage of the facility. No physical improvements or site disturbance is proposed as part of the project. For these reasons, there is no impact, and no mitigation is required.

Discussion c.): Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. The subject property is currently developed with existing structures and is considered an urban or disturbed site. No physical improvements or site disturbance is proposed as part of the project. For these reasons, there is no impact, and no mitigation is required.

(Sources: 1, 2, 20, 21)

Discussion d.): Disturb any human remains, including those interred outside of formal cemeteries?

No Impact. See Item V(c) above. State CEQA Guidelines Section 15064.5, subdivision (e) requires that excavation activities be stopped whenever human remains are uncovered and that the county coroner be called in to assess the remains. However, given that there are no physical improvements or site disturbance proposed as part of the project, there is no potential to disturb unknown occurrences of human remains on the subject property. For these reasons, there is no impact, and no mitigation is required.

(Sources: 1, 2, 20, 21)

VI. GEOLOGY AND SOILS

Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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Would the project:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on, or off, site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a.): Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving,

- i) ***Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.***

Less Than Significant Impact. The project site is not located within Alquist-Priolo Special Studies Zone. The nearest known active earthquake faults to the project site are the North Golden Gate Segment of the San Andreas Fault System and the North Segment of the Hayward Fault System, both ‘active’ faults are located approximately nine miles to the west and seven miles east of the site, respectively. The probability of a magnitude 6.7 or greater earthquake occurring on the North Coast San Andreas Fault or North Hayward Fault, between 2000 and 2030, is 12% and 16%, respectively. In the event of a major earthquake in the Bay Area, the site may be susceptible to seismic shaking and related ground failure. The threat of surface rupture is remote since no known active earthquake faults cross the site. Because

the proposed project involves amending an existing Use Permit to allow additional indoor amplified music to existing events, there would be no additional attendance or increase in membership as these existing events. Therefore, there is no increased risk to people or structures because this is an existing condition. Furthermore, the proposed project area is not considered susceptible to the risk of loss, injury, or death due to fault rupture and the associated impacts would be less than significant and no mitigation is required.

(Sources: 1, 2, 5, 22)

ii) Strong seismic ground shaking?

Less Than Significant Impact. The project site is relatively close to known active faults, and is located approximately nine (9) miles northeast of the San Andreas Fault Zone and seven miles southwest of the Hayward Fault Zone. According to the Marin County GIS Database, the subject property is not characterized as an area susceptible to high seismic ground shaking. However, the site will likely experience seismic ground shaking similar to other areas in the seismically active Bay Area. The intensity of ground shaking will depend on the characteristics of the causative fault, distance from the fault, the earthquake magnitude and duration, and site specific geologic conditions. The proposed project does not include physical improvements, site disturbance or new development on the subject property nor would it result in an increase in Club membership or attendance at existing events. Furthermore, the Club has been operating on the site for over 100 years, and has been operating under an existing Use Permit to allow the current events and activities on-site. For these reasons, potential impacts are considered less than significant and no mitigation is required.

(Sources: 1, 2, 5, 22)

iii) Seismic related ground failure, including liquefaction?

Less Than Significant Impact. According to the Marin County GIS Database, the subject property is not characterized as an area susceptible to liquefaction. The proposed project does not include physical improvements, site disturbance or new development on the subject property. The proposed project does not include physical improvements, site disturbance or new development on the subject property nor would it result in an increase in Club membership or attendance at existing events. Furthermore, the Club has been operating on the site for over 100 years, and has been operating under an existing Use Permit to allow the current events and activities on-site. Therefore, there is no increased risk to people or structures because this is an existing condition and there is no change in the current uses. For these reasons, potential impacts are considered less than significant and no mitigation is required.

(Sources: 1, 2, 5, 22)

iv) Landslides:

Less Than Significant impact. According to the Marin County GIS Database, the subject property is characterized as an area of low landslide potential. The proposed project does not include physical improvements, site disturbance or new development on the subject property. Furthermore, the Club has been operating on the site for over 100 years, and has been operating under an existing Use Permit to allow the current events and activities on-site. The proposed project would not result in an increase in

events at the subject property and would not result in increased membership or visitors over existing conditions at the site. Therefore, there is no increased risk to people or structures because this is an existing condition and there is no change in the current uses. For these reasons, potential impacts are considered less than significant and no mitigation is required.

(Sources: 1, 2, 5, 22)

Discussion b): Result in substantial soil erosion or the loss of topsoil?

No Impact. See Response VI(a) above. The proposed project does not include physical improvements or modifications to the subject property. The proposed project includes allowing a total of 14 indoor amplified music events to existing event schedule for the Club. Proposed and existing uses within the main clubhouse would not result in ground disturbance or cause soil erosion or the loss of topsoil. For these reasons, there is no impact, and no mitigation is required.

(Sources: 1, 2, 5, 22)

Discussion c): Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on, or off, site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less Than Significant Impact. See Section VI(a).ii and iii above. The project site is located in areas of high seismic activity and features areas that could be impacted as a result of ground shaking, and potentially result in lateral spreading, subsidence, or collapse. However, as discussed above, the likelihood of landslides and liquefaction and related effects impacting the subject property are low. Therefore, the risk of lateral spreading and subsidence is also expected to be low. The proposed project does not include physical improvements, site disturbance or new development on the subject property. Furthermore, the Club has been operating on the site for over 100 years, and has been operating under an existing Use Permit to allow for member and non-member events. Therefore, there is no increased risk that the project would be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on, or off, site landslide, lateral spreading, subsidence, liquefaction or collapse. For these reasons, potential impacts are considered less than significant and no mitigation is required.

(Sources: 1, 2, 5, 22)

Discussion d): Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Less Than Significant Impact. See Section VI(a).ii and iii above. The proposed project does not include physical improvements, site disturbance or new development on the subject property. Furthermore, the Club has been operating on the site for over 100 years, and has been operating under an existing Use Permit to allow for member and non-member events. Because the proposed project does not include site modifications and does not include excavation or any other site disturbance there is no potential to disrupt existing ground condition or to construct improvements in potential expansive soils. Furthermore, the proposed project would not result in an increase of existing Club membership or attendance so there would be no increased intensity of use. Therefore, there is no increased risk to life or property and potential impacts are considered less than significant with no mitigation required.

(Sources: 1, 2, 5, 22)

Discussion e): Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No impact. No septic tanks would be used as part of the proposed project. The Club is an existing use and has an existing sanitary service connection to the Ross Valley Sanitary District system and the Central Marin Sanitation District sanitary sewer. As a result, no impacts associated with the use of septic tanks would occur as part of the proposed project's implementation.

(Sources: 1, 2, 5, 22)

VII. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a): Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant Impact. Various gases in the earth's atmosphere, classified as atmospheric greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space, and a portion of the radiation is absorbed by the earth's surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect.

Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO₂), methane (CH₄), ozone (O₃), water vapor, nitrous oxide (N₂O), and chlorofluorocarbons (CFCs). Human-caused emissions of these GHGs in excess of natural ambient concentrations are responsible for enhancing the greenhouse effect (Ahrens 2003). Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors (Placer County, 2007). In California, the transportation sector is the largest emitter of GHGs, followed by electricity generation (Placer County, 2007).

Scientific consensus supports the conclusion that humans are impacting global climate by increasing greenhouse gases (GHG) in the atmosphere. Climate change is a global problem, and GHGs impact the global atmosphere; this means that activities that take place in one part of the world impact the entire atmosphere, unlike criteria pollutants which have an impact on local air quality. It will take a global effort to reduce GHG emissions to the point where global climate does not pose a serious threat to our communities. Climate change has and will continue to impact the environment in a variety of ways, and will also cause economic and social effects. Assembly Bill 32 requires the implementation of measures to reduce the state's GHG emissions to 1990 levels by 2020 – an expected 25 percent reduction. The main source of atmospheric carbon dioxide in California is the burning of fossil fuels, comprising 98% of gross carbon dioxide emissions.

The San Francisco Bay Area Air Basin is currently designated nonattainment for the state and federal ozone ambient air quality standards, as well as the state PM10 and PM2.5 ambient air quality standards. The primary sources of ozone-precursor emissions (i.e., ROG and NOx) within the basin are from mobile sources. The primary sources of fine and respirable particulate matter (PM2.5 and PM10) emissions in Marin County from new development are associated with grading, construction, and wood smoke.

Although the proposed project includes allowing a total of 14 indoor amplified music events to existing events, current Club membership will not increase and there would be no increase in events or event attendance. As a result, no construction or new vehicle trips are attributed to the project and thus no cumulative impacts would be associated with the Club. Potential projects impacts would be insufficient by magnitude to influence climate change or result in a substantial contribution to the global GHG inventory. Therefore, the proposed project would have a less than significant impact and no mitigation is required.

(Sources: 1, 2, 3, 4, 8, 9, 10, 11, 12)

Discussion b): Conflict with an applicable plan, policy or regulation for the purpose of reducing the emissions of greenhouse gases?

No Impact. As shown in Response VII(a) above, the proposed project is less than the BAAQMD's screening level for GHG emissions and would result in a less than significant impact. Therefore, the project would not substantially conflict with the emission reduction requirements of AB 32. In addition, the Marin County Climate Action Plan (MCCAP) (2015 Update), adopted in August 2015, is consistent with the implementation requirements of AB 32 and SB 375. The MCCAP is in compliance to the BAAQMD's CEQA Guidelines for GHG reduction plans and provides guidance for reducing GHG emissions within the County through sustainable actions, including use of energy efficient vehicles, waste reduction, renewable energy production, and water conservation among others. The Town of Ross does not have an adopted Climate Action Plan (CAP). The proposed project does not include physical improvements, site disturbance or new development on the subject property. The proposed project would not result in an increase in events at the subject property and would not result in increased membership or visitors over existing conditions at the site. Therefore, due to the existing conditions and lack of proposed improvements, there is no impact and no mitigation is required.

(Sources: 1, 2, 3, 4, 5, 8, 9, 10, 11, 12)

VIII. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion a): Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact. The major transportation route in proximity to the project site is Sir Francis Drake Boulevard, a major east-west arterial road, approximately half a mile east of the subject property. Surrounding land uses to the subject property mainly consist of low density residential and open space. The proposed project includes the addition of indoor amplified music to existing events which would not require the transport, use, or disposal of hazardous materials. Furthermore, there would be no hazardous materials required in the ongoing use of the property. Therefore, there are no potential impacts associated with the proposed project and no mitigation is required.

(Sources: 1, 2, 4)

Discussion b): Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. The project site contains a tennis and pool club and there are no known hazardous materials currently stored, used, or delivered to the project area. Development and use of the subject property would be recreation in nature, and is not expected to upset or release hazardous materials into the environment. Potentially hazardous materials would be limited to those associated with property maintenance including common landscaping fertilizers, pesticides, paint, solvent, and petroleum products. These materials would be used in limited quantities and are not considered a significant hazard to the public. Potential impacts associated with the proposed project are, therefore, considered less than significant and no mitigation is required.

(Sources: 1, 2)

Discussion c): Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. As discussed in Response VIII(a) and (b) above, the proposed project involves the addition of indoor amplified music to existing events on the subject property. The current and proposed use is as a tennis and pool club facility and there are currently no hazardous emissions or hazardous materials on site. The Branson School, a private college preparatory school of grades 9 through 12, is located approximately 1,400 feet northeast of the subject property. The Ross School, a public elementary school, is located about half-mile east of the subject property. The proposed project is a continuance of an existing tennis and pool club use and there would be no hazardous emissions or the handling or hazardous or acutely hazardous substances or waste. Some hazardous materials could be used in the daily maintenance of the subject property, but not in quantity or use considered hazardous to sensitive receptors. Therefore, there is no impact and no mitigation is required.

(Sources: 1, 2)

Discussion d): Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The proposed project includes replacement of an existing academic

facility for elementary aged students, and therefore would not create a significant hazard to the public or environment.

(Sources: 1, 2, 5)

Discussion e): For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No impact. The project site is not located within an airport land use plan. There are no air-related facilities in the existing Town limits; however, there are two airports within approximately 14 miles and 12 miles of Ross within Marin County. Marin County Airport at Gness Field is located at 351 Airport Road in the City of Novato, approximately 10 miles from Corte Madera. The nearest general aviation airport is the San Rafael Airport located at 400 Smith Ranch Road in San Rafael, approximately 4 miles from Ross. The project area is not within the safety zones (or Comprehensive Land Use area) of either airport. The project site is not located within an airport land use plan, nor within 2 miles of a public airport or public use airport. Therefore, no impact would result from implementation of the project and as such, no mitigation measures are required.

(Sources: 1, 2)

Discussion f): For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No impact. See Item VIII(e) above. There are no airstrip-related facilities in the existing Town limits. The project is not located within the vicinity of a private airstrip. No impact would occur in regards to an airport safety hazard for people residing and working in the project area since no such facilities exist within the project vicinity.

(Sources: 1, 2)

Discussion g): Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No impact. The Ross Valley Fire Department provides emergency response services and the nearest fires station is Station 18, located at 33 Sir Francis Drake Boulevard approximately ¾ of a mile from the subject property. The proposed project would not impair or physically interfere with an adopted emergency response or evacuation plan because the project does not include any actions that would interfere with emergency response and evacuation plan policies adopted by the Town or other emergency agency responsible for emergency preparedness. Furthermore, primary access to all major roads would be maintained during long term operation of the property. Therefore, no associated impacts would occur and no mitigation is required.

(Sources: 1, 2, 4)

Discussion h): Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Less Than Significant Impact. The project site is located within the Wildland Urban Interface (WUI) zone. Although, the proposed project is located in an urban area, surrounded by existing low density

residential development including mostly irrigated landscaping, the Natalie Coffin Green Park and open space area is southwest of the project site. Open areas surrounding the project site are characterized by coastal redwood woodlands. The proposed project entails the addition of indoor amplified music to an existing event schedule and the existing and amended Use Permit would be required to meet RVFD fire code. Physical exterior improvements would also be required to meet any regulations for WUI compliance. However, there are no physical improvements or development included as part of the proposed project, and therefore, would not increase the risk of exposing people or structures to a risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Therefore, the impact would be less than significant and no mitigation is required.

(Sources: 1, 2)

IX. HYDROLOGY AND WATER QUALITY

Potentially Significant Impact *Less-Than-Significant With Mitigation Incorporated* *Less-Than-Significant Impact* *No Impact*

Would the project:

<i>a. Violate any water quality standards or waste discharge requirements?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off- site?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>provide substantial additional sources of polluted runoff?</i>				
f.	<i>Otherwise substantially degrade water quality?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g.	<i>Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h.	<i>Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i.	<i>Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j.	<i>Inundation by seiche, tsunami, or mudflow?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion a): Violate any water quality standards or waste discharge requirements?

No Impact. The proposed project includes allowing a total of 14 indoor amplified music events to the existing event schedule at an existing facility. No change to usage or event attendance would result for the proposed project. There are no physical improvements or modifications included as part of the project. Any site improvements or construction activities would be required to comply with a Storm Water Pollution Prevention Plan (SWPPP) consistent with the General Permit for Stormwater Discharge Associated with Construction Activity (Construction Activity General Permit). Additionally, any site modifications would be required to implement stormwater control measures such as Low Impact Development (LID) and Best Management Practices (BMP's) per the Town's Manual of Stormwater Quality Control Standards for New Development and Redevelopment. However, because there are no improvements or development proposed as part of the project, there would be no impact and no mitigation is required.

(Sources: 1, 2, 19)

Discussion b): Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact. The proposed project includes allowing indoor amplified music to existing events at an existing facility. The property is currently supplied with water from the Marin Municipal Water District and does not include proposals to use any groundwater. For these reasons, the proposed project would not use any groundwater resources or lower the local groundwater table and there would be no impact and no mitigation required.

(Sources: 1, 2)

Discussion c): Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off- site?

No Impact. See Response IX(a) above. The proposed project includes allowing indoor amplified music to existing events at an existing facility. No change in usage or event attendance would occur as a result of the proposed project. There are no physical improvements or modifications included as part of the project. Because the proposed project would not alter any existing streams or drainage patterns, and surface water runoff is already controlled onsite, there are no potential impacts from erosion or siltation and no mitigation is required.

(Sources: 1, 2, 18, 19)

Discussion d): Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off- site?

No Impact. As described in Response IX(c) above, the proposed project would not substantially alter existing drainage patterns of the site or vicinity. There are no streams or rivers on the project site which could be altered by the proposed project. Because the proposed project would not alter existing drainage patterns or substantially increase surface water runoff, potential impacts resulting in flooding are considered less than significant and no mitigation is required.

(Sources: 1, 2, 18, 19)

Discussion e): Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

No Impact. The proposed project includes allowing a total of 14-indoor amplified live music events. No physical improvements or modifications to the site are included as part of the proposed project. As described in Response IX(c) and (d) above, the proposed project would not substantially alter existing drainage patterns of the site or vicinity. Existing drainage and stormwater control is managed under the existing Use Permit for the Club. Furthermore, there would be no change in existing event attendance or Club membership and thus no increase in usage of the subject property. For these reasons, the proposed project would not contribute to runoff water that would substantially exceed the capacity of existing or planned storm water drainage systems and there are no potential impacts with no mitigation required.

(Sources: 1, 2, 18, 19)

Discussion f): Otherwise substantially degrade water quality?

No Impact. No significant impacts were found in regards to degrading water quality. The proposed project is not anticipated to result in water quality impacts. There are no short-term impacts because there is no proposed construction. Furthermore, there are no long-term operational impacts on water quality. Therefore, the proposed project would not substantially degrade water quality and there is no impact with no mitigation required.

(Sources: 1, 2, 18, 19)

Discussion g): Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No impact. No housing is included as part of the proposed project. No physical improvements or modifications to the project site are included as part of the project. Ross Creek, a tributary of Phoenix Lake, runs west to east, approximately 200 feet north of the subject property, but does not include mapped 100-year flood areas. Therefore, because there is no housing proposed on the project site and no 100-year flood hazard areas, there is no impact and no mitigation is required.

(Sources: 1, 2, 13, 18)

Discussion h): Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. See Response IX(g) above. The proposed project does not include any physical improvements or modifications and there are no 100-year flood hazard areas near the subject property. As a result, there are no proposed improvements that would alter the drainage pattern or redirect flood flows. Therefore, there is no impact and no mitigation is required.

(Sources: 1, 2, 13, 18)

Discussion i): Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Less Than Significant Impact. Phoenix Lake, a dammed reservoir in the MMWD watershed is located approximately 3,000 feet southwest of the subject property. Dam inundation hazard mapping indicates that the project site would be inundated as a result of dam failure at Phoenix Lake. However, this is an existing condition that the Lagunitas Country Club has operated under since the Club was first built in 1908. The proposed project includes allowing indoor amplified music at existing events and would not result in increased membership or increased attendance at the Club. For these reasons, the potential impacts are considered less than significant and no mitigation is required.

(Sources: 1, 2, 18, 19)

Discussion j): Inundation by seiche, tsunami, or mudflow?

Less Than Significant impact. See Section IX(i) above. The proposed project is not located in an area subject to flooding due to tsunamis or seiches, as mapped on the Marin County GIS database nor is it within a FEMA AE flood zone (100 year). The project site is located within the dam inundation area related to the Phoenix Lake dam to the southwest which could result in mudflows that could potentially impact the project site. However, the Club has operated for over 100 years at this location and the proposed project does not include any physical improvements or modifications to the site. Furthermore, there would be no increase in Club membership or event attendance. For these reasons impacts related to inundation by seiche, tsunami, or mudflow are considered less than significant and no further mitigation is required.

(Sources: 1, 2, 5, 18, 19)

X. LAND USE AND PLANNING

<i>Potentially Significant Impact</i>	<i>Less-Than- Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
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Would the project:

<i>a. Physically divide an established community?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>c. Conflict with any applicable habitat conservation plan or natural community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a): Physically divide an established community?

No Impact. The project site is surrounded by existing development including residential and open space. The project site is also developed with the existing Club facilities. No physical improvements are proposed as part of the project and no increase in membership or attendance would result. For these reasons the proposed project would have no impact related to physically dividing a community.

(Sources: 1, 2)

Discussion b): Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The proposed project includes a requested amendment to the current Use Permit to allow additional indoor amplified music events to the current social calendar for the Club. No physical improvements are proposed as part of the project and no increase in membership or attendance would result. There are no applicable land use plans, policies, or regulations of the Town of Ross adopted for the purpose of avoiding or mitigating an environmental effect related to the subject property. For these reasons, there would be no impact and no mitigation is required.

(Sources: 1, 2)

Discussion c): Conflict with any applicable habitat conservation plan or natural community conservation plan?

Less Than Significant Impact. The proposed project is consistent with the existing development and use pattern established by the current zoning and General Plan policies. There are no adopted habitat conservation plans in the project area. Furthermore, the proposed project does not include physical

improvements or modifications to the subject property. Thus, the proposed project would not result in an impact on any sensitive plant or animal species covered by a habitat conservation plan or natural community conservation plan, nor would it interfere with the implementation of such plans. As such, the project would have no impact regarding conflicts with any applicable habitat conservation plan or natural community conservation plan and no mitigation is required.

(Sources: 1, 2)

XI. MINERAL RESOURCES	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a): Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state

No Impact. The project site is currently developed with the existing tennis and pool club facilities. The proposed project does not include any physical improvements or site disturbances. There are no known mineral resources of value to the region or state on the project site and therefore, there would be no loss of availability and no impact.

(Sources: 1, 2)

Discussion b): Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. See discussion in XI(a), above. The project site is not delineated within the Ross General Plan, a specific plan, or other land use plan as a locally-important mineral resource recovery site. As such, the project would have no impact regarding the loss of availability of a locally important mineral recovery site.

(Sources: 1, 2)

XII. NOISE	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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Would the project result in:

<p>a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Pursuant to CEQA, Illingworth & Rodkin, Inc, (I&R) from Petaluma, CA was contracted to prepare a Noise Assessment of Indoor Amplified Events to understand the potential environmental impacts of the proposed project. A noise monitoring survey was performed at the site beginning on Friday, September 16, 2016 and ending on Tuesday, September 20, 2016 to document the existing ambient conditions. The noise monitoring survey included four long-term (LT) noise measurements, which are shown in Figure NOISE-1 below.

The I&R report evaluates the project's potential to result in significant noise and vibration impacts with respect to applicable California Environmental Quality Act (CEQA) guidelines. The report was divided into two sections: 1) the Setting Section provides a brief description of the fundamentals of environmental noise, summarizes applicable regulatory criteria, and discusses the results of the ambient noise monitoring survey completed to document existing noise conditions; and, 2) the Impacts and Mitigation Measures Section describes the significance criteria used to evaluate project impacts, provides a discussion of each project impact, and presents mitigation measures, where necessary, to provide a compatible project in relation to adjacent land uses.

FIGURE NOISE-1: Noise Measurement Locations



Fundamentals of Environmental Noise

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound could be caused by its pitch or its loudness. Pitch is the height or depth of a tone or sound, depending on the relative rapidity (frequency) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. Loudness is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales which are used to describe noise in a particular location. A decibel (dB) is a unit of measurement which indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. There is a relationship between the subjective noisiness or loudness of a sound and its intensity. Each 10 decibel increase in sound level

is perceived as approximately a doubling of loudness over a fairly wide range of intensities. Technical terms are defined in Table 1 of the I&R report.

There are several methods of characterizing sound. The most common in California is the A-weighted sound level (dBA). This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA are shown in Table 2 of the I&R report. Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This energy-equivalent sound/noise descriptor is called Leq. The most common averaging period is hourly, but Leq can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is from the noise source. Close to the noise source, the models are accurate to within about plus or minus 1 to 2 dBA.

Since the sensitivity to noise increases during the evening and at night -- because excessive noise interferes with the ability to sleep -- 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The Community Noise Equivalent Level (CNEL) is a measure of the cumulative noise exposure in a community, with a 5 dB penalty added to evening (7:00 p.m. - 10:00 p.m.) and a 10 dB addition to nocturnal (10:00 p.m. - 7:00 a.m.) noise levels. The Day/Night Average Sound Level (Ldn) is essentially the same as CNEL, with the exception that the evening time period is dropped and all occurrences during this three-hour period are grouped into the daytime period.

The State of California and the Town of Ross have established regulatory criteria that are applicable in the I&R noise assessment. CEQA does not define what noise level increase would be considered substantial. Typically, project-generated noise level increases of 3 dBA or greater would be considered significant where exterior noise levels would exceed the normally acceptable noise level standard. Where noise levels would remain at or below the normally acceptable noise level standard with the project, noise level increases of 5 dBA or greater would be considered significant.

Discussion a): Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact. The Lagunitas Country Club is requesting an increase in the number of indoor amplified music events from two events per year to 14 events per year. Currently, the Use Permit allows amplified indoor music at only two parties: the Christmas Party and the Pool Opening Party. The Use Permit further specifies that the windows shall be kept closed at the Christmas Party. The Club is not proposing any changes to the type of events or additional events that are not currently on the Club calendar. In addition to the current Use Permit, the Club would be required to comply with the following General Plan and Zoning Ordinance policies and code requirements:

Town of Ross General Plan. Policies related to noise as presented in the General Plan include:

Policy 5.6 Noise/Land Use Compatibility Standards. The Land Use/Noise Compatibility Standards (see Figure 8) apply to the siting and design of new structures and substantial remodels. Any project that is located in a “conditionally acceptable” or “normally unacceptable” noise exposure area will be required to prepare an acoustical analysis. Noise mitigation features may be required by the Town.

Policy 5.7 Noise Standards for Exterior Residential Use Areas. The noise standard for exterior use areas (such as backyards) in residential areas is 55 dB (decibels) Ldn (a day-night weighted 24-hour average noise level). All areas of Ross meet this standard except for those properties located along Sir Francis Drake Boulevard. General Plan policy requires that any new residential construction meet this standard.

Policy 5.8 Interior Noise Standards. Protect the community against the effects of intrusive and unhealthy exterior noise sources. Establish interior noise standards for new residential and residential health care projects of 40 dB (Ldn) for bedrooms and 45 dB (Ldn) for other rooms — decibel levels determined based on a day-night weighted 24-hour average noise level.

Policy 5.9 Noise Generated by Commercial Projects. Design of commercial projects should be sensitive to noise impacts on surrounding neighborhoods.

Policy 5.10 Traffic and Construction Noise. Require mitigation of construction and traffic noise impacts on the ambient noise level in the Town.

Town of Ross Municipal Code. Chapter 9.20 of the Town’s Municipal Code qualitatively addresses unnecessary noise in the community. Relevant sections of the code are as follows:

9.20.010 Unnecessary noises generally prohibited. No person shall make, cause, suffer or permit to be made or caused, upon any premises owned, occupied or controlled by such person, or upon any public roadway, sidewalk, path or public right-of-way, any unnecessary noises or sounds which are annoying to persons of ordinary sensitiveness, which are loud and raucous or which are so harsh or so prolonged, or unnatural, or unusual in their intensity, time or place of occurrence as to occasion discomfort to the inhabitants of this town or any number thereof. If any section, subsection, sentence, clause, phrase, or portion of this section for any reason is held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this section. The town council further declares that it would have passed this and each section, subsection, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared unconstitutional on their face or as applied (Ord. 599, 2007: Ord. 267 §4(part), 1967: prior code §4350).

9.20.040 Musical instruments. (a) No person shall at any time use or operate any musical instrument, or any device, machine, apparatus, or instrument for the intensification or amplification of the human voice or any sound or noise, in such a manner that persons owning, using, or occupying property in the neighborhood are reasonably disturbed or annoyed.

(b) In no case shall such musical instruments, devises, machines, apparatuses, or instruments used for the intensification or amplification of the human voice or any sound or noise, be operated such that they are audible beyond the owner's property line before nine a.m., or after ten p.m., except on Friday, Saturday, or the eve of a federally recognized holiday when the allowable hours

of operation shall be between nine a.m. and eleven p.m. When determining whether a person has been reasonably annoyed or disturbed, factors for consideration shall include, but not be limited to the volume, nature, frequency, time of day, and planned duration of the offending instrument(s), as well as the number of complaints received. (Ord. 574, 2003: Ord. 267 §4(part), 1967: prior code §4351 (part)).

A noise monitoring survey was performed at the site beginning on Friday, September 16, 2016 and ending on Tuesday, September 20, 2016 to document the existing ambient conditions. The noise monitoring survey included four long-term (LT) noise measurements, which are shown in Figure NOISE-1 above. The daily trends in noise levels at all the long-term locations are shown in Figures 1-21 in the I&R report. Figure 22 in the I&R report summarizes the airborne sound isolation at windows and doors of the Club house building.

LT-1 was made at a location approximately 325 feet west of the of the Club house to represent the existing noise environment at residences west of Lagunitas Country Club. Hourly average noise levels at LT-1 typically ranged from 38 to 53 dBA Leq between the hours of 7:00 a.m. and 10:00 p.m. The dropping of glass bottles during recycling collection produced a maximum instantaneous noise level of 80 dBA Lmax. Day-night average noise levels ranged from 47 to 53 dBA Ldn.

The second long-term noise measurement, LT-2, was made to represent ambient noise levels at residential land uses north of the site bordering Lagunitas Road. Ambient noise levels measured at this location were generally higher than the three other noise measurement locations due to traffic along Lagunitas Road. Hourly average noise levels at LT-2 typically ranged from 49 to 60 dBA Leq between the hours of 7:00 a.m. and 10:00 p.m. Day-night average noise levels were 56 dBA Ldn.

Long-term noise measurement LT-3 was made at a location approximately 375 feet east of the of the Club house adjacent to Duff Lane residential land uses. Hourly average noise levels at LT-3 typically ranged from 37 to 50 dBA Leq between the hours of 7:00 a.m. and 10:00 p.m. Yard maintenance activities yielded maximum instantaneous noise levels up to 75 dBA Lmax and raised the hourly average noise level during the 9:00 a.m. hour on Monday, September 19, 2016 to 62 dBA Leq. Day-night average noise levels ranged from 44 to 48 dBA Ldn.

The final long-term noise measurement location (LT-4) was approximately 190 feet south of the of the Club house. The daily trends in noise levels at LT-4 are shown in Figures 17-21 of the I&R report. Hourly average noise levels at LT-4 typically ranged from 38 to 52 dBA Leq between the hours of 7:00 a.m. and 10:00 p.m. Day-night average noise levels ranged from 48 to 49 dBA Ldn.

Based on a review of the ambient noise data collected at Sites LT-1 through LT-4, it was determined that the noise environment at the site and in the surrounding areas results primarily from vehicular traffic along Lagunitas Road and from existing club operations.

A series of noise measurements were also made on Friday, September 16, 2016 in order to determine the airborne sound isolation of the Club house building. During the testing, amplified music was played indoors with the doors and windows of the building closed. The interior noise level during the test was approximately 94 to 95 dBA, approximately 10 dBA louder than what would be considered to be comfortable sound level for event attendees. The results of the measurements showed that the sound loss of the building ranged from 23 dBA to 26 dBA outside the front door and side door of the building, respectively. The sound loss provided by windows located on the west and south side of the club house

ranged from 36 to 37 dBA. Additional short-term measurements and observations made during the sound isolation testing showed that amplified music within the clubhouse produced noise levels of 38 dBA or less at Site LT-1 and 41 dBA or less at Site LT-2.

The Town of Ross General Plan establishes Land Use/Noise Compatibility Standards that apply to the siting and design of new structures and substantial remodels. These day-night average noise standards are not appropriate in regulating noise from amplified music that would only occur a few hours during any given event, and would not apply to the regulation of noise produced by commercial land uses as measured at noise-sensitive land uses.

Policy 5.9 of the Ross General Plan states that the design of commercial projects should be sensitive to noise impacts on surrounding neighborhoods. The proposed project would allow amplified music to be played indoors with the doors and windows of the clubhouse closed, thereby reducing the level of noise on surrounding residences. Exterior noise levels produced by amplified music are calculated to be 41 dBA or less at the nearest residential properties. By maintaining doors and windows of the clubhouse closed, the design of the proposed project is sensitive to noise impacts on surrounding neighborhoods and would be considered to be consistent with Policy 5.9 of the General Plan.

Chapter 9.20 of the Town's Municipal Code qualitatively addresses unnecessary noise in the community. Section 9.20.010 states that, "No person shall make, cause, suffer or permit to be made or caused, upon any premises owned, occupied or controlled by such person, or upon any public roadway, sidewalk, path or public right-of-way, any unnecessary noises or sounds which are annoying to persons of ordinary sensitiveness, which are loud and raucous or which are so harsh or so prolonged, or unnatural, or unusual in their intensity, time or place of occurrence as to occasion discomfort to the inhabitants of this town or any number thereof." Similarly, Section 9.20.040 (a) states that, "No person shall at any time use or operate any musical instrument, or any device, machine, apparatus, or instrument for the intensification or amplification of the human voice or any sound or noise, in such a manner that persons owning, using, or occupying property in the neighborhood are reasonably disturbed or annoyed."

Noise levels produced by amplified music would be 41 dBA or less at the nearest residential property lines and 26 dBA or less indoors assuming windows are open for ventilation. Such noise levels would not be expected to interfere with speech communication outdoors as predicted exterior noise levels would be below 60 dBA, or result in sleep disturbance or activity interference indoors as predicted interior noise levels would be below 45 dBA. Amplified music would occur on an infrequent basis and would not be expected to annoy or disturb "persons of ordinary sensitiveness".

Section 9.20.040 (b) states that, "In no case shall such musical instruments, devises, machines, apparatuses, or instruments used for the intensification or amplification of the human voice or any sound or noise, be operated such that they are audible beyond the owner's property line before 9am, or after 10pm, except on Friday, Saturday, or the eve of a federally recognized holiday when the allowable hours of operation shall be between 9am and 11pm. When determining whether a person has been reasonably annoyed or disturbed, factors for consideration shall include, but not be limited to the volume, nature, frequency, time of day, and planned duration of the offending instrument(s), as well as the number of complaints received."

Events with amplified music would generally occur in the afternoon and evening, and in all cases, end prior to 10pm. Therefore, the noise produced by indoor amplified music would comply with the Municipal Code requirements which prohibit amplified noise before 9am, or after 10pm, Monday through Thursday,

except on Friday, Saturday, or the eve of a federally recognized holiday when the allowable hours of operation shall be between 9am and 11pm.

The proposed project would comply with applicable Ross General Plan and Municipal Code standards. For these reasons, the proposed project would not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. This is considered a less-than-significant impact and no mitigation is required.

(Sources: 1, 2, 6)

Discussion b): Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

No Impact. The proposed project does not include physical improvements or modifications to the subject property. Ground borne vibration impacts are typically associated with construction related activities such as grading, pile-driving or other construction methods related to site disturbance and foundation development. As there is no construction needed for the project, and no site disturbance there would be no excessive ground borne vibration or ground borne noise levels. Therefore, there is no impact, and no mitigation is required.

(Sources: 1, 2, 6, 15, 16)

Discussion c): A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project

Less Than Significant Impact. See discussion in XII(a), above. As discussed above, allowing additional amplified music events at the Club would not result in a substantial permanent increase in ambient noise levels in the project vicinity. Noise levels produced by amplified music would be 41 dBA or less at the nearest residential property lines and 26 dBA or less indoors assuming windows are open for ventilation. Such noise levels would not be expected to interfere with speech communication outdoors as predicted exterior noise levels would be below 60 dBA, or result in sleep disturbance or activity interference indoors as predicted interior noise levels would be below 45 dBA. Amplified music would occur on an infrequent basis and would not be expected to annoy or disturb “persons of ordinary sensitiveness”. For these reasons, the impact is considered less than significant and not mitigation is required.

(Sources: 1, 2, 6)

Discussion d): A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact. See discussion in XII(a) and (b), above. During events with amplified music indoors, noise levels expected at the nearest residential land uses to the north of Lagunitas Road would be 41 dBA or less, and 35 to 38 dBA or less at the nearest residential land uses to the west and east.

Hourly average noise levels produced by amplified music would fall below the existing range of daytime hourly average noise levels at the nearest residential receptors to the north (LT-2 - 49 to 60 dBA Leq). A credible worst-case scenario would assume that that amplified music would be played during an 8-hour

period during the daytime. Under this scenario, the predicted day-night average noise level produced by amplified music would be 36 dBA Ldn at the nearest residential receptors to the north. Amplified music indoors would not measurably increase ambient day-night average noise levels at the nearest residential receptors north of the clubhouse.

Noise levels resulting from amplified music indoors would be at or below the range of existing daytime hourly average noise levels at the nearest residential receptors to the west or east. Existing daytime hourly average noise levels at the nearest residential receptors to the west range from 38 to 53 dBA Leq, and from 38 to 50 dBA Leq at the nearest residential receptors to the east. Assuming that amplified music would be played during an 8-hour period during the daytime, the predicted day-night average noise level produced by amplified music would be 30 to 33 dBA Ldn at the nearest receptors to the west or east. As noted above, the amplified music would not be expected to measurably increase ambient day-night average noise levels at the nearest residential receptors west or east of the clubhouse.

Although amplified music would at times be audible outdoors, the predicted noise levels fall at or below the range of ambient noise levels. Therefore, the proposed project would not result in a substantial temporary, periodic, or permanent noise level increase at the existing noise-sensitive land uses in the project vicinity. This is considered a less-than-significant impact and no mitigation is required.

(Sources: 1, 2, 6, 15, 16)

Discussion e): For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The closest airstrip is Smith Ranch Marin Airport, San Rafael, CA, which is located approximately seven (7) miles north of the project site. The proposed project is not located within the airport land use plan. Furthermore, the proposed project includes continuation of existing uses that does not include an increase in intensity of students or workers. Therefore, there is no impact.

(Sources: 1, 2)

Discussion f): For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. See Response XII(e) above. The subject property is not located near a private airstrip.

(Sources: 1, 2)

XIII. POPULATION AND HOUSING

<i>Potentially Significant Impact</i>	<i>Less-Than- Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
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Would the project:

a. Induce substantial population growth in an area, either directly (for example, by

proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Discussion a): Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The proposed project includes amending the current Use Permit to allow a total of 14 indoor amplified music events to the existing Club event schedule. The project does not propose any new residential units or businesses that would directly induce substantial population growth. The proposed development on the property is not of an intensity or use that would induce substantial population growth because the existing Club membership will not change. No new roadways or infrastructure would be needed as a result of the project; therefore, the project would have no impact on population growth and no mitigation is required.

(Sources: 1, 2)

Discussion b): Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The proposed project includes amending the current Use Permit to allow a total of 14 -indoor amplified live music events to the existing Club event schedule. The proposed project would not result in increased Club membership or event attendance. As such, there would be no need for new housing to be constructed as a result of the project. Therefore, there would be no impacts on housing displacement and no mitigation is required.

(Sources: 1, 2)

Discussion c): Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. See discussion in XIII(a) and (b), above. The proposed project includes amending the current Use Permit to allow a total of 14 indoor amplified music events to the existing Club event schedule and as a result would not displace substantial numbers of people. For this reason, there is no impact no mitigation is required.

(Sources: 1, 2)

XIV. PUBLIC SERVICES

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion a): Fire protection?

No Impact. The proposed project site is currently served by existing public services, including the Ross Valley Fire Department for fire and emergency services. The proposed project would not generate significant population growth as discussed in Section XIII, Population and Housing, and therefore would not substantially increase the demand for these public services. No new equipment or new fire stations would be required to serve the proposed project. The nearest fire station, Station 13, is located at 5600 Paradise Drive, located approximately one (1) mile west of the project site. According to the RVFD, the proposed project would not adversely affect the Department's current ability to serve existing residents.

The proposed project does not result in population increase, or propose new development in an area that currently does not have fire service. The project does not require an extension of the existing fire service area that would significantly extend response times. The project is surrounded by existing properties that currently receive fire service. Therefore, the proposed project would have no impact on Fire Protection services, and no mitigation is required.

(Sources: 1, 2, 25)

Discussion b): Police protection?

No Impact. The proposed project includes amending the current Use Permit to allow a total of 14 indoor amplified music events to the existing Club event schedule. The proposed project does not result in population increase, or propose new development in an area that currently does not have police protection. Police protection for the project site is currently provided by the Ross Police Department. The

closest police station to the project site is the Ross Substation, located at 33 Sir Francis Drake Boulevard in Ross, which is located approximately one (1) mile west of the project site. No new equipment or new police stations would be required to serve the proposed project and no further mitigation is required.

(Sources: 1, 2, 26)

Discussion c): Schools?

No Impact. The proposed project includes amending the current Use Permit to allow a total of 14 indoor amplified music events to the existing Club event schedule. The proposed project does not result in population increase, or propose new development that would result in substantial adverse physical impacts or a need for new or physically altered school facilities. The project area is located within the Ross School District and the Tamalpais Union High School District. The closest elementary school is Ross School located at 9 Lagunitas Road in Ross. The Branson school, a private college preparatory school, is located at 39 Fernhill Ave in Ross approximately 1,000 to the north of the subject property. The proposed project will not result in increased enrollment or increase in housing demand due to population increase and therefore would not result in substantial adverse physical impacts associated to public schools in the project area.

(Sources: 1, 2)

Discussion d): Parks?

No Impact. The proposed project does not include modifications or improvements to the existing facilities. There would no increase in Club memberships. No new public facilities would be required for proposed project and it would not result in substantial adverse impacts resulting in new park construction or recreation facilities on the local Town of Ross Recreation Department. For these reasons, there would be no potential impacts.

(Sources: 1, 2)

Discussion e): Other public facilities?

No Impact. See Response XIV (d) above. The proposed project does not include any physical development or an increase in Club membership. The proposed project would not result in a significant impact to any public services or facilities, nor would it result in growth beyond what has been identified in the Ross General Plan. For these reasons, there would be no potential impacts.

(Sources: 1, 2)

XV. RECREATION				
	<i>Potentially Significant Impact</i>	<i>Less-Than-Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>

Would the project:

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion a): Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact. See response to XIV(d) above. The proposed project would not result in additional Club membership; nor would it result in an influx of new residents or users to the Town of Ross. Similarly, the proposed project would not result in expanded uses for a private tennis and pool club, which would contain all activities on the subject property. For these reasons, there would be no potential impacts.

(Sources: 1, 2)

Discussion b): Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

No impact. See response to XV(a) above. The proposed project does would not result in an influx of new residents, students or users of the local parks and recreational facilities. There will be no additional facilities or expansion of uses as a result of the Use Permit amendment. The proposed project includes allowing indoor amplified music at existing events at a private tennis and pool club. No recreational facilities or construction or expansion of recreational facilities would be required for amendment of the Use Permit. For these reasons, there would be no impact, and no mitigation required.

(Sources: 1, 2)

XVI. TRANSPORTATION/TRAFFIC

<i>Potentially Significant Impact</i>	<i>Less-Than-Significant With Mitigation Incorporated</i>	<i>Less-Than-Significant Impact</i>	<i>No Impact</i>
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Would the project:

a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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component of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?

b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

e. Result in inadequate emergency access?

f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Discussion a): Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant component of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?

No Impact. The proposed project includes an increase in the number of indoor amplified music events from two events per year to a total of 14 events per year. Currently, the Use Permit allows amplified indoor music at only two parties: the Christmas Party and the Pool Opening Party. The Club is not proposing any changes to the type of events or additional events that are not currently on the Club calendar. Currently, the Club has parking capacity on site or through a combination valet system on and off-site for all scheduled events. The proposed project does not include an increase in membership or additional events on the current Club calendar and therefore would not generate an increase in vehicle trips or increased demand on the existing transportation system. Furthermore, there are no applicable plans or ordinances establishing measures of effectiveness for this area of Ross. For these reasons, there would be no impact and no mitigation is required.

(Sources: 1, 2, 4, 5, 14)

Discussion b): Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

No Impact. See Response XVI (a) above. The proposed project does not include an increase in membership or additional events on the current Club calendar and therefore would not generate more AM peak or PM peak hour trips than what is currently generated by the subject property. As such, there would be no conflict with level of service standards or travel demand measures. Entry into the project site would continue to utilize the existing driveway on Lagunitas Road. Internal circulation and parking would continue per existing established patterns. In 2015, The Transportation Authority of Marin (TAM) prepared a Final Draft Congestion Management Plan for Marin County but Lagunitas Road is not identified. Because there are no physical improvements or site modifications, the proposed project would therefore not conflict with the TAM CMP. Lagunitas Road is not identified as an arterial via the TAM designation, and as such, there are no congestion of travel demand measures previously identified adjacent to the subject property. The proposed project is consistent with the existing land use designations and development intensity of the project site and future development is limited by the existing Use Permit. For these reasons, there would be no conflict with an applicable CMP as a result of the proposed project and no impact with no mitigation required.

(Sources: 1, 2, 14)

Discussion c): Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The proposed project does not include any aviation components or structures where height would be an aviation concern. Additionally, no substantial new air traffic would be generated at the local airports in Marin County as a result of the proposed project. The proposed project would not result in any impacts on air traffic pattern or an increase in traffic levels therefore there would be no impact.

(Sources: 1, 2)

Discussion d): Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The proposed project does not include any roadway improvements or new driveway improvements. Entry into the project site would continue to utilize the existing driveway on Lagunitas Road and internal circulation and parking would continue per existing established patterns. For these reasons, there would be no impact and no mitigation is required.

(Sources: 1, 2)

Discussion e): Result in inadequate emergency access

No Impact. The proposed project does not include major modifications to existing on site access and circulation. The proposed project is an amendment to current Use Permit for the Club and would continue to comply with emergency vehicle access and all requirements per the Ross Valley Fire Department standards. Furthermore, as discussed in response XIV(a) above, the property would continue to be served by the Ross Valley Fire Department, with its closest station (No. 18) approximately one (1) mile to the east. For these reasons, there would be no impact and no mitigation is required.

(Sources: 1, 2, 14, 24)

Discussion f): Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities

No Impact. See Response XVI (b) above. There are no adopted policies, plans or programs regarding public transit or bicycle and pedestrian facilities adjacent to the subject property. The proposed project does not include any physical improvements or modifications to the existing transportation network, nor does it propose modifications to the existing pedestrian and bicycle infrastructure. The proposed project is a continuation of an existing tennis and pool club use and site access will continue to use the existing driveway and vehicular circulation patterns will remain the same. There are no adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities near the project site. For these reasons, there would be no impact and no mitigation is required.

(Sources: 1, 2, 14)

XVII. TRIBAL CULTURAL RESOURCES

<i>Potentially Significant Impact</i>	<i>Less-Than- Significant With Mitigation Incorporated</i>	<i>Less-Than- Significant Impact</i>	<i>No Impact</i>
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Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

g. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion a): Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

Less Than Significant Impact. The proposed project application does not include a cultural resources investigation or Native American cultural resources evaluation. The proposed project involves amending an existing Use Permit to allow additional indoor amplified music at existing events and does not include physical site disturbances or modifications to the subject property. As such, no contact with the Native American Heritage Commission (NAHC) or potential Native American stakeholders has been initiated. The existing clubhouse building was constructed in 1908 and has been operated as the Club since that time. The Club and existing clubhouse structure is considered a local historic resource as identified in the Ross General Plan and could be eligible for the CRHR. There is no known significance to a California Native American tribe related to the subject property or existing clubhouse facility. However, because there are no site modifications or physical improvements to the clubhouse structure, there would be no potential to cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe. For these reasons, the impact is considered less than significant with no mitigation required.

(sources: 18)

Discussion b): A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact with Mitigation Incorporation. See Responses XVII(a) above. Although there was no cultural or historical evaluation conducted as part of the proposed project, no prehistoric or historic period archaeological resources would be disturbed by implementation of the project. As described in the Ross General Plan, the clubhouse building is considered locally significant and could be designated as a significant resource under the criteria in subdivision (c) of Public Resources Code Section 5024.1, but because there are no physical improvements or site modifications, there would be no potential impacts to any potential resources. Furthermore, the Club has operated on the subject property since the clubhouse was constructed and it has not been identified as a resource to a California Native American tribe. As discussed above, The Town of Ross initiated a formal consultation process on November 7, 2016. A letter was sent to Buffy McQuillen, the Tribal Heritage Preservation Officer for the Federated Indians of Graton Rancheria. The THPO responded on November 21, 2016 with a letter to Town staff indicating that the Tribe did not have any comments regarding the project. (the letter is attached as Appendix C).

Therefore, although the proposed project could include structures eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5024.1(c), the absence of significance to a California Native American tribe and the lack of physical disturbance or site modifications reduces the potential impact to less than significant with no mitigation required.

XVIII. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion a): Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant Impact. The proposed project includes allowing a total of 14 indoor amplified live music events to the existing Club event schedule. The project does not include an increase in the existing Club membership or event attendance. Sanitary District No. 1 of Marin County, a member of the Central Marin Sanitation Agency (CMSA), provides wastewater services for Ross. The CMSA, formed in 1979, is a public joint powers agency of Ross Valley Sanitary District, San Rafael Sanitation District, Sanitary District No. 1 and No.2, and the City of Larkspur. The subject property is currently served by the

CMSA, Sanitary District #1, and the CMSA Wastewater Treatment Plant. The wastewater flows from Sanitary District #1 are conveyed to the CMSA Wastewater Treatment Plant. Because there is no increase in Club membership or usage, the project would not result in the need for additional capacity at the wastewater treatment plant or additional wastewater infrastructure to be built offsite. Therefore, the proposed project would not exceed existing wastewater treatment requirements and the impacts are considered less than significant with no mitigation required.

(Sources: 1, 2)

Discussion b): Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. See Response XVII (a) above. The project does not include an increase in the existing Club membership or event attendance. Thus, water or wastewater impacts related to implementation of the proposed project would be minimal and no wastewater treatment facility or an expansion of existing facility is needed. For these reasons, there would be no impact and no mitigation is required.

(Sources: 1, 2)

Discussion c): Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

No Impact. See Response IX (a through e) above. The proposed project does not include physical improvements or modifications to the subject property. Construction of new stormwater drainage facilities or expansion of existing facilities would not be required for the proposed project, because the project does not include site disturbance or changes to drainage patterns or infrastructure. Furthermore, all on-site landscaping, including both pervious and impervious surfaces will remain unchanged. As a result, there is no impact and no mitigation is required.

(Sources: 1, 2, 4, 5, 20)

Discussion d): Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed

Less Than Significant Impact. The Lagunitas Country Club is currently served by the Marin Municipal Water District (MMWD) for domestic water use. Prior to the certification of the 2009 General Plan Update EIR, MMWD prepared an Urban Water Management Plan (UWMP). Based upon the MMWD 2010 UWMP, adequate water supply is available for the proposed project. In May 2016, California Governor Edmund G. Brown Jr. issued an executive order that builds on temporary statewide emergency water restrictions to establish longer-term water conservation measures, including permanent monthly water use reporting, new permanent water use standards in California communities and bans on clearly wasteful practices such as hosing off sidewalks, driveways and other hardscapes. Additionally, the MMWD Board of Directors have called for a 25% voluntary rationing for residential customers using over 65 gallons per day.

Even with the drought, the MMWD has indicated that there would be adequate water supply to accommodate the proposed project. The proposed project does would not result in increased Club membership nor would it result in an increase in event attendance and is not considered an intensification

of existing uses. The overall use of the site will remain consistent with current patterns. Therefore, the impact is considered less than significant and no further mitigation is required.

(Sources: 1, 2, 24)

Discussion e): Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. The Lagunitas Country Club is currently served by the Central Marin Sanitation Agency, Sanitary District #1 for wastewater treatment. As discussed in response XVII (a) above, Central Marin Sanitation Agency, Sanitary District #1 would continue to provide wastewater services for the proposed project and has adequate facilities to accommodate development of the project site. The proposed project does would not result in increased Club membership nor would it result in an increase in event attendance and is not considered an intensification of existing uses. The overall use of the site will remain consistent with current patterns. Thus, impacts would be considered less than significant and no mitigation is required.

(Sources: 1, 2, 4, 5)

Discussion f): Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact. The Lagunitas Country Club is currently served by the Marin Sanitary Service for solid waste disposal needs. Waste collection and recycling services are provided by the I Marin Sanitary Service for the Town of Ross and would not be a need for additional facilities, equipment, and/or staff to adequately serve the proposed project. Solid waste collected within the Town of Ross is disposed of at the Redwood Landfill. The Redwood Landfill is a fully permitted Class III disposal site located approximately 3.5 miles north of the City of Novato, and is used for more than 95% of Marin County's solid waste disposal, including solid waste from the Town of Corte Madera. The Redwood Landfill has a permitted capacity of 19,100,000 cubic yards. The Redwood Landfill is permitted to accept 2,300 tons per day of solid waste. The project as proposed would not generate additional amounts of solid waste greater than current conditions. Similarly, the project would not result in an increase in Club membership or event attendance nor an increase in Ross population and therefore, would not significantly alter the amount of waste generated within the Town. As the project is consistent with the existing General Plan, potential impacts are considered less than significant and no mitigation is required.

(Sources: 1, 2, 16)

Discussion g): Comply with federal, state, and local statutes and regulations related to solid waste?

Less Than Significant Impact. Solid waste disposal services for the project site are handled by Marin Sanitary Service and the Redwood Landfill. These services would continue as part of the proposed project. Both entities are subject to the California Integrated Waste Management Act to meet state waste diversion goals. Both entities offer recycling services to minimize the solid waste that is deposited it the landfill. The Redwood Landfill recycles approximately 50% of the materials brought to the landfill site. The project would be served by these entities and the existing recycling and waste reduction programs which comply with the California Integrated Waste Management Act.

The Marin Hazardous and Solid Waste Joint Powers Authority (JPA) provides hazardous waste collection, recycling, and disposal information to ensure compliance with state recycling mandates. The Marin County Department of Public Works/Waste Management administers the JPA. The JPA comprises the cities and towns of Belvedere, Corte Madera, Fairfax, Larkspur, Mill Valley, Novato, Ross, San Anselmo, San Rafael, Sausalito, and Tiburon, and the County of Marin. The JPA's purpose is to ensure Marin's compliance with the California Integrated Waste Management Act and its waste reduction mandates. The project would comply with the JPA through the recycling and waste reduction services provided by Marin Sanitary Service and the Redwood Landfill.

Furthermore, the proposed project would not be considered an increase in use for the MMS and is consistent with the 2009 General Plan Update and EIR analysis. No new impacts would result from project implementation and potential impacts are considered less than significant.

(Sources: 1, 2, 16)

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion 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?

Less Than Significant Impact. The project site is developed and disturbed, and the proposed project would not result in any significant and unavoidable impacts to plants, animals, or historic resources. As discussed in Section XII: Noise above, there would be no auditory impacts related to amending the Use Permit to allow additional indoor amplified music. Additional music events would not be considered substantial as to significantly degrade the existing quality of the environment. There are no potential impacts to biological or cultural resources as detailed in Section V: Biological Resources, and section X: Cultural Resources above.

Because there is no physical development or use pattern changes related to the proposed project, there would be no 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. No sensitive plant or animal species were observed on the proposed project site. Additionally, the project site does not have habitat conditions in which sensitive plant or animal species would occur. The proposed project's contribution to impacts on biological resources in combination with other past and future projects would be less than cumulatively considerable. Furthermore, any physical improvement or site modifications related to the proposed project would be required to comply with all regulatory requirements. There is no substantial evidence that there are biological or cultural resources that are affected or associated with this project. Therefore, this project has a less than significant impact and has been determined not to meet this Mandatory Finding of Significance.

(Sources: 1 through 19)

Discussion b): Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less Than Significant Impact. The proposed use is consistent and compatible with the existing Use Permit that governs the existing use on the subject property. No development or site modifications are required for the proposed Use Permit amendment and no environmental impacts would occur as a result of the project. The proposed use is compatible with the use designation for the property and does not represent an addition that would result in significant cumulative impacts. No new membership or increased attendance at existing event would occur as a result of the proposed project. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance and the impact is considered less than significant.

(Sources: 1 through 19)

Discussion c): Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact. The proposed use is consistent and compatible with the existing Use Permit that governs the existing use on the subject property. No development or site modifications are required for the proposed Use Permit amendment and no environmental impacts would occur as a result

of the project. As described in Section XII: Noise above, amending the Use Permit to allow additional indoor amplified music events will have no discernable impact to surrounding land uses. As a result of this evaluation, no substantial impact to human beings would result from implementation of the proposed project, as described in this checklist. Therefore, this project has a less than significant impact and has been determined not to meet this Mandatory Finding of Significance.

(Sources: 1 through 19)

SOURCE REFERENCES

The following is a list of references used in the preparation of this document. References to Publications prepared by Federal or State agencies may be found with the agency responsible for providing such information.

1. Town of Ross General Plan 2007-2025, adopted June, 2007.
2. Town of Ross Municipal Code: <http://www.townofross.org/administration/page/municipal-code>
3. Marin County Environmental/GIS mapping: www.marinmap.org/SilverlightViewer/Viewer.html?Viewer=PublicMap SLVR
4. 2010 Clean Air Plan, Bay Area Air Quality Management District, adopted September 15, 2010.
5. Bay Area Air Quality Management District 2011 CEQA Guidelines, May 2011.
6. California Air Pollution Control Officers Association, CEQA & Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act, 2008.
7. Marin County Climate Action Plan (MCCAP), County of Marin, August 2014, (2015 Update), adopted in August 2015
8. Final Draft Congestion Management Plan, Transportation Authority of Marin (TAM) 2015
9. Federal Highway Administration Highway Traffic Noise Construction Noise Handbook, 2006
10. Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM); Panel No. 06041C0454E, updated March 17, 2014; accessed October 10, 2016.
11. Governor's Office of Planning and Research, May 2015; Discussion Draft Technical Advisory: AB 52 and Tribal Cultural Resources in CEQA.
12. Assembly Bill No. 52 (2013-2014 Reg. Sess.) http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB52 (as of Feb. 17, 2015).
13. <http://earthquake.usgs.gov/hazards/qfaults/map/>;
http://www.conservation.ca.gov/cgs/geologic_hazards/earthquakes/Pages/index.aspx#Faults
14. Marin Municipal Water District, 2010 Urban Water Management Plan, 2011
15. Ross Valley Fire Department: <http://www.rossvalleyfire.org/>
16. Ross Police Department: <http://www.townofross.org/police>
17. Ross Valley Sanitary District (Sanitary District #1): <http://rvsd.org/about-us>
18. Marin Sanitary District: <http://marinsanitaryservice.com/>

DETERMINATION FOR THIS PROJECT

On the basis of this Initial Study and the findings of the Environmental Checklist, I find that the proposed project would not result in a potentially significant impact on the environment. Therefore, adoption of a Negative Declaration is recommended.

Signature

Date

Printed Name

Title