



NOTICE OF PREPARATION

TO: Affected Agencies, Organizations, and Interested Parties

FROM: Town of Ross

SUBJECT: Upper Road Land Division Project (Vesting Tentative Subdivision Map)
Notice of Preparation (NOP) of a Draft Subsequent Environmental Impact Report in
Compliance with Title 12, Section 15082(a) of the California Code of Regulations

LEAD AGENCY: Town of Ross
Planning Department
31 Sir Francis Drake Boulevard
Ross, CA 94957
Contact: Elise Semonian
(415) 453-1453 ext. 121

PROJECT APPLICANT: Berg Holdings
2330 Marinship Way, Suite 301
Sausalito, CA 94965
Contact: J.T. Wick

Notice is hereby given that the Town of Ross will be the Lead Agency and will prepare a Subsequent Environmental Impact Report (SEIR) for the project identified below. We are requesting comments on the scope and content of this SEIR within 30 days of receipt of this NOP. We have prepared the attached environmental Initial Study that identifies areas of probable environmental effects. These probable environmental effects are also summarized below.

INTRODUCTION: The purpose of a Subsequent Environmental Impact Report (SEIR) is to inform decision makers and the general public of the environmental effects of a proposed project when substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The SEIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential for significant impacts on the environment; examine methods of avoiding or reducing adverse environmental impacts; and consider alternatives to the project.

The Upper Road Land Division Project Subsequent Environmental Impact Report will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as mandated, and the *CEQA Guidelines*. In accordance with CEQA requirements, the SEIR will include the following:

- Summary of the proposed project and its potential environmental effects;
- Description of the proposed project;
- Description of the existing environmental setting, potentially significant environmental impacts, and mitigation measures;
- Alternatives to the proposed project;
- Cumulative impacts; and

- CEQA conclusions, including: 1) the growth-inducing impacts of the proposed project; 2) any significant environmental effects which cannot be avoided if the project is implemented; 3) any significant irreversible and irretrievable commitments of resources; and 4) effects found not to be significant.

PROJECT LOCATION: The Upper Road Land Division Project (“proposed project”) is located in the western area of the Town of Ross, Marin County, California. The project site, as described in the Town of Ross General Plan, is designated Very Low Density (VL). The site is zoned R-1:B-10A, Single Family Residential, 10-acre minimum lot size. The site abuts Marin Municipal Water District (MMWD) lands and Natalie Coffin Green Park on the west and southerly sides. Private lands, which are mostly developed with single family homes on large lots, abut the site to the north and easterly sides.

PROJECT DESCRIPTION: The proposed project requests approval of a Vesting Tentative Subdivision Map for three residential sites and approval of Design Review and Hillside Lot Applications for grading, and retaining wall construction and approvals for a common driveway to serve the site. The proposed Vesting Tentative Subdivision Map would divide the parcel into three new parcels of 11.89, 11.00, and 13.08 acres each. No home designs are proposed currently and the residences would be reviewed by the Town through future development applications. One road would serve the entire site with driveways provided for each new house. The project proposes to balance the amount of cut and fill on the site. Water and sanitary sewer lines are proposed to be installed beneath the new road and driveways. The sewer lines would connect with an existing sewer main beneath Upper Road. The Upper Road water main would be enlarged from an adjacent property entrance to the project entrance. A new water main would be required to extend under the new common road with lateral lines serving each of the three residences. See the attached Initial Study for a more detailed description of the proposed project.

PROBABLE ENVIRONMENTAL EFFECTS: As described in greater detail in the attached Initial Study, it is anticipated that the proposed project may have environmental effects in the following areas: Aesthetics; Agriculture & Forestry Resources, Air Quality, Biological Resources; Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Transportation/Traffic, and Utilities/Service Systems. The level of analysis for these subject areas may be refined or additional subject areas may be analyzed based on responses to this NOP, and/or refinements to the project that may occur subsequent to the publication of this NOP.

REQUEST FOR COMMENTS: Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but ***no later than 30 days from receipt of this notice.*** Please send your response to:

Elise Semonian
Senior Planner
Town of Ross
Planning Department
31 Sir Francis Drake Boulevard
Ross, CA 94957

DATE: November 19, 2012

Signature: 
Elise Semonian
Senior Planner