

**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: December 15, 2016
FROM: Garrett Toy, Town Manager
Linda Neal, Senior Planner
LAK Associates, Contract Planner
LOCATION: 2626 Sir Francis Drake Boulevard, Fairfax, CA 94930
ZONING: UR-7
PROJECT: Victory Village Senior Housing project
ACTION: Recommend for Approval
APPLICANT: Resource for Community Development
OWNER:
CEQA STATUS: Mitigated Negative Declaration

SUPPLEMENTAL ENVIRONMENTAL INFORMATION

An overview of the environmental review of the Victory Village project was inadvertently excluded from the staff report issued December 9, 2016, though the Mitigated Negative Declaration was included for review.

As noted in the staff report for the project, the Victory Village project has undergone environmental review pursuant to the California Environmental Quality Act (CEQA, codified at Public Resources Code § 21000, et seq., as further governed by the CEQA Guidelines, at 14 CCR § 15000, et seq.), Section 15063 (Initial Study). As the Initial Study determined that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment, a Mitigated Negative Declaration was the appropriate method of reviewing the project, under Section 15070.

On November 30, 2016, the Town of Fairfax circulated a Draft Initial Study / Mitigated Negative Declaration (IS/MND) for this project for public review and comment. Issues and topic areas covered and studies included in the Draft IS/MND include the following: Land Use and Planning; Aesthetics; Air Quality; Cultural Resources; Biological Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; Transportation and Traffic, and Tribal Cultural Resources. A mitigation monitoring and reporting program (MMRP) has been prepared and measures have been incorporated into conditions of approval.

No significant environmental impacts would occur through implementation of recommended mitigation measures or through compliance with existing Municipal Code requirements or City standards.

All public comments that have been received during the public review period as of this date have been included in the packet materials. A draft resolution to adopt the MND and MMRP has been provided with the packet materials for this project.

Linda Neal

From: Danielle Salk <dvsalk@gmail.com>
Sent: Tuesday, December 13, 2016 1:32 PM
To: Council Member Barbara Coler; Council Member Renee Goddard; Mayor John Reed; Council Member David Weinsoff; Vice Mayor Peter Lacques; Garrett Toy; Linda Neal; nfragoso49; laura; bruce; mimi.newton; phil; meg-p; cindyswift
Subject: in support of senior housing

Hello,

I live very close to the proposed senior housing and I want to say that I am in support of it. We need it in our community and I do not feel it will too adversely impact the traffic (building it will, but not once the housing is in).

I sell homes in Fairfax and I live here. I hope we can keep Fairfax special by allowing for people to remain here.

Warm regards,

Danielle Salk, Broker Associate
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Chairman's Club 2012, 2013 & 2014
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