

## 2. SUMMARY

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This section briefly describes the proposed Corte Madera Inn Rebuild EIR. It also summarizes the project-specific impacts and mitigation measures identified in this EIR (Table 2-1). Alternatives to the project that will be considered are also summarized.

### PROJECT UNDER REVIEW

The applicant, Reneson Hotels, proposes building demolitions and new construction to develop a hotel with 187 total rooms. The existing 0.64-acre pond would be filled. No restaurant would be provided on the site, and the existing restaurant would be removed.

The new building would be a “U-shaped” (partial forth side return) two- to three-story building with a driveway entrance off Madera Boulevard. The two-story portions would be located along the eastern portion of the site, fronting U.S. Highway 101, and along the western portion of the site, fronting Tamal Vista Boulevard. The open portion of the “U” would front on Tamal Vista, at the western edge of the site so that nearby residents would be able to look into the interior portions of the site and distant views of Mount Tamalpais could be seen from interior portions of the site.

The new hotel would be a “dual-branded” hotel project, with one part being a limited-service traditional hotel (79 total rooms) and the other being an extended-stay hotel (i.e., with kitchenettes) (108 total rooms). The extended-stay hotel would be called Residence Inn by Marriott and the limited-service hotel would be called SpringHill Suites by Marriott.

**Table 2-1** below compares the characteristics of the existing hotel and the proposed new hotel. New landscaping would be added to the perimeter of the site as well as interior portions of the site. A pool, spa, and water features would be provided for hotel guest use only.

The project would require a General Plan amendment and a rezoning to allow an increase in the allowable floor area ratio (FAR) for the site from 0.34 to 0.55.<sup>1</sup> The current General Plan designation is Mixed-Use Commercial. The amendment would designate the site as “Motel/Hotel Highway Commercial.” The current zoning is C-3 Highway Commercial, with the Baylands Risk Zone and Natural Habitat Special Purpose Overlay District. The rezoning would designate the site as “C-5 Motel/Hotel Highway Commercial” and retain the Baylands Risk Zone and Natural Habitat Special Purpose Overlay District. The C-5 district would retain all the development standards of the C-3 district, except for the 0.34 FAR. The C-5 zoning would be specific to the project site (see Appendix H).

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<sup>1</sup> Floor area ratio refers to the ratio of total square footage of building area to the size of the site.

**TABLE 2-1 COMPARISON OF EXISTING HOTEL WITH PROPOSED HOTEL PROJECT**

<b>Element</b>	<b>Existing</b>	<b>Proposed</b>	<b>Net Change</b>
Guest Rooms	110 rooms	187 rooms	+77 rooms
Swim Club	Existing with about 300 members from Memorial Day to Labor Day, dropping to about 120 members for winter/fall seasons	None	Removal of swim club
Parking	188 spaces (66 spaces for restaurant and 122 spaces for hotel)	257 spaces (uncovered)	+69 spaces
Number of Employees	52 to 60 fulltime equivalents (FTEs)	46 to 56 FTEs	-4 FTEs to -6 FTEs
Restaurant	8,826 square feet	0	-8,826 square feet
Conference Space	3,000 square feet	3,600 square feet	+600 square feet
Pond	0.64 acre	0	-0.64 acre

## AREAS OF POTENTIAL CONTROVERSY

The comments on the Notice of Preparation and at the project scoping meeting focused on the following topics:

- Removal of the on-site pond.
- Increased traffic.
- Visual impacts of a larger building.
- Architectural styling.
- Presence of hazardous materials.
- Increased water demands.
- Removal of wildlife habitat.
- Construction noise.
- Pedestrian safety.
- Water quality.
- Alternatives to changing the floor area ratio.
- Increased flooding.
- Safety of a nearby gas line.
- Change in Bay mud soils.

## IMPACTS AND MITIGATION MEASURES

Under CEQA, a significant effect on the environment is defined as a substantial or potentially substantial adverse change in any of the physical conditions within the area affected by a project, including effects on land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. The criteria of significance used to determine whether or not effects are significant are included in the "Impacts and Mitigation Measures" section for each topic discussion in this EIR.

This EIR does not identify any significant unavoidable project-level impacts. All identified impacts can be mitigated to a less-than-significant level with the implementation of the recommended mitigation measures. This EIR also addresses less than significant impacts for which mitigation measures are not needed.

Prior to approval of the project, written findings regarding each of the identified environmental impacts must be prepared. Also, a monitoring program for each mitigation measure must be adopted. This monitoring program will be prepared as part of the Final EIR for this project.

## **ALTERNATIVES TO THE PROJECT**

Three alternatives to the proposed project are evaluated in Section 5, Alternatives. They are:

- Alternative 1: No Project;
- Alternative 2: Retention of the Pond and a Floor Area Ratio of 0.52
- Alternative 3: FAR of 0.34 and Removal of the Pond

The environmental impacts of each alternative are compared. The ability of each alternative to meet project objectives is also evaluated. Alternatives 2 and 3 were found to meet some but not all of the project objectives. In addition to the No Project Alternative, Alternative 3, would be the environmentally-superior alternative.

## **SUMMARY TABLE**

**Table 2-2** summarizes project impacts and mitigation measures. The table identifies the level of impact both before and after mitigation.

**TABLE 2-2 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Sig. Without Mitigation	Mitigation Measure	Level of Sig. After Mitigation
<b>Aesthetics</b>			
<p><u>VISUAL-1</u>: The project could substantially degrade the existing visual character or quality of the site and its surroundings by introducing a greater intensity of development and changing the overall scale of development in relation to nearby residential development.</p>	PS	<p><u>VISUAL-1a</u>: The applicant shall complete the landscaping of the proposed parking areas, site entrances, and site edges as shown in the proposed landscape plans to minimize the visual impacts on an increased floor area ratio on the site. The applicant shall provide proof to the Town of Corte Madera that the Marin Municipal Water District has approved the proposed landscape plan prior to issuance of a grading/building permit. Landscaping shall incorporate native landscaping whenever possible to both reduce water demands and to be compatible with Town policy.</p> <p><u>VISUAL-1b</u>: The applicant shall prepare a Tree Protection Plan and a monitor acceptable to the Town shall be on-site during construction to ensure that existing trees are not damaged during construction.</p> <p><u>VISUAL-1c</u>: The applicant shall consider amending the design to include colors that are lighter overall and shall evaluate potential means of creating a less "corporate style" of design for the new building. These issues shall be considered at the time of design review for the project.</p> <p>The combination of these three measures would reduce the potential impact to a less-than-significant level.</p>	LTS
<p><u>VISUAL-2</u>: New light and glare would be created by the proposed project. A lighting plan has not yet been prepared, but the project is likely to include lighting of all exterior parking areas, lighting of on-site signage, and lighting of pathways and buildings for security purposes.</p>	PS	<p><u>VISUAL-2</u>: The applicant shall incorporate the following specifications into the proposed project:</p> <ul style="list-style-type: none"> <li>▪ All lighting shall be shielded so that lighting is cast downward and "spillover" is minimized.</li> <li>▪ Lighting for exterior locations shall be designed primarily for public safety and shall not result in unnecessary glare for nearby residences.</li> <li>▪ Whenever possible, lighting for pathways shall be low path lighting.</li> <li>▪ The overall lighting design approach shall be to provide 1-foot candle of light on all parking lots and major pathways, while ½-foot candle could be provided at minor pedestrian paths.</li> <li>▪ Over-lighting shall be prevented and full-cut off fixtures shall be used to minimize light pollution and trespass.</li> </ul> <p>This measure would reduce the potential impact to a less-than-significant level.</p>	LTS

PS = Potentially Significant; LTS = Less Than Significant; SU = Significant and Unavoidable

**TABLE 2-2 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

	Impact	Level of Sig. Without Mitigation	Mitigation Measure	Level of Sig. After Mitigation
<b>Air Quality</b>				
AIR-1: During construction, the project could result in a cumulatively considerable net increase of criteria pollutants (i.e., fugitive dust) for which the project region is nonattainment under an applicable national or state ambient air quality standard.		PS	<p>AIR-1: The project shall include the following measures recommended by the Bay Area Air Quality Management District (BAAQMD) (i.e., best management practices) to reduce construction dust and on-site construction dust emissions:</p> <ul style="list-style-type: none"> <li>▪ All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.</li> <li>▪ All haul trucks transporting soil, sand, or other loose material off-site shall be covered.</li> <li>▪ All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.</li> <li>▪ All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).</li> <li>▪ All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.</li> <li>▪ Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Airborne Toxics Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</li> <li>▪ All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.</li> <li>▪ A publicly visible sign shall be posted with the telephone number and person to contact at BAAQMD regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul> <p>The above procedures shall be included in contract specifications that shall be reviewed by the Town of Corte Madera prior to issuance of grading and building permits.</p>	LTS
AIR-2: Existing sensitive receptors could be exposed to substantial pollutant (dust) concentrations during construction the project.		PS	<p>AIR-2: The project applicant shall implement Mitigation Measure AIR-1, which would reduce the impact of construction dust on sensitive receptors to a less-than-significant level.</p>	LTS
<b>Biological Resources</b>				
BIO-1: Special-Status Species. Tree removal, landscape grubbing, and		PS	<p>BIO-1: Tree removal, landscape grubbing, building demolition, and off-site sewer line</p>	LTS

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**TABLE 2-2 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Sig. Without Mitigation	Mitigation Measure	Level of Sig. After Mitigation
<p>building demolition associated with the project could result in the loss of bird nests in active use, which would be a violation of the federal Migratory Bird Treaty Act (MBTA).</p>		<p>replacement shall be performed in compliance with the Migratory Bird Treaty Act and relevant sections of the California Fish and Wildlife Code to avoid loss of nests in active use. This shall be accomplished by scheduling tree removal, building demolition, and off-site sewer line replacement outside of the bird nesting season (which occurs from February 1 to August 31) to avoid possible impacts on nesting birds if new nests are established in the future. Alternatively, if tree removal, building demolition, and off-site sewer line replacement cannot be scheduled during the non-nesting season (September 1 to January 31), a pre-construction nesting survey shall be conducted. The pre-construction nesting survey shall include the following:</p> <ul style="list-style-type: none"> <li>▪ A qualified biologist (Biologist) shall conduct a pre-construction nesting bird (both passerine and raptor) survey within 7 days prior to tree removal, landscape grubbing, building demolition, and/or off-site sewer line replacement.</li> <li>▪ If no nesting birds are observed, no further action is required and tree removal, landscape grubbing, and building demolition shall occur within 7 days of the survey to prevent take of individual birds that could begin nesting after the survey.</li> <li>▪ Another nest survey shall be conducted if more than 7 days elapse between the initial nest search and the beginning of tree removal, landscape grubbing and building demolition.</li> <li>▪ If any active nests are encountered, the Biologist shall determine an appropriate disturbance-free buffer zone to be established around the nest location(s) until the young have fledged. Buffer zones vary depending on the species (i.e., typically 75 to 100 feet for passerines and 300 feet for raptors) and other factors such as ongoing disturbance in the vicinity of the nest location. If necessary, the dimensions of the buffer zone shall be determined in consultation with the California Department of Fish and Wildlife.</li> <li>▪ Orange construction fencing, flagging, or other marking system shall be installed to delineate the buffer zone around the nest location(s) within which no construction-related equipment or operations shall be permitted. Continued use of existing facilities such as surface parking and site maintenance may continue within this buffer zone.</li> <li>▪ No restrictions on grading or construction activities outside the prescribed buffer zone are required once the zone has been identified and delineated in the field and workers have been properly trained to avoid the buffer zone area.</li> <li>▪ Construction activities shall be restricted from the buffer zone until the Biologist has determined that young birds have fledged and the buffer zone is no longer needed.</li> <li>▪ A survey report of findings verifying that any young have fledged shall be submitted by</li> </ul>	

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**TABLE 2-2 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Sig. Without Mitigation	Mitigation Measure	Level of Sig. After Mitigation
<p><u>BIO-2</u>: Special-Status Species. Building demolition could result in loss of special-status bats if roosting in existing buildings or mature trees.</p>	PS	<p>the Biologist for review and approval by the Town of Corte Madera prior to initiation of any tree removal, landscape grubbing, building demolition, and other construction activities within the buffer zone. Following written approval by the Town, tree removal and construction within the nest-buffer zone may proceed.</p> <p><u>BIO-2</u>: Tree removal and building demolition shall be coordinated to ensure no loss of any bat roosts in active use. This shall be accomplished in the following way:</p> <ul style="list-style-type: none"> <li>■ A qualified bat biologist (Biologist) shall conduct a focused survey prior to building demolition and/or tree removal to determine whether any bat roosting activity is present on the site, including any location used for either winter hibernation or maternity roosts . The survey shall focus on attic and roof spaces of existing structures, cavities and exfoliating bark of mature trees, and other locations with a potential for use by bats. The focused survey shall remain valid for a period of 1 year, given the potential for establishing a new roost(s), and preconstruction surveys may be required depending on the timing of the focused survey in relation to building demolition and/or tree removal, as specified below.</li> <li>■ If any evidence of active bat roost(s) are encountered during the focused survey, building demolition and/or tree removal shall not take place until a Bat Monitoring and Exclusion Plan (BMEP) has been prepared by the Biologist. The BMEP shall define method(s) for bat exclusion, any required construction restrictions and monitoring activities to ensure no loss of bats and any appropriate buffer zone around the roost location, if necessary. The BMEP shall be prepared in coordination with the California Department of Fish and Wildlife (CDFW) and reviewed and approved by the Town prior to implementation, and the Biologist shall monitor all exclusion activities and ensure any required exclusion has been successful.</li> <li>■ Any required exclusion actions defined in the BMEP shall occur either prior to or after the hibernation season for hibernacula (November 1 through March 31) or after the nursery season for maternity roosting colonies (April 1 through August 31), and following confirmation by Biologist that the hibernacula and/or maternity roost(s) are no longer essential for survival.</li> <li>■ If any active roost(s) is encountered, the Biologist shall specify in the BMEP an appropriate disturbance-free buffer zone to be established until the required exclusion has been accomplished. Buffer zones vary depending on location, species, and other factors such as ongoing disturbance in the vicinity of the roost location.</li> <li>■ Orange construction fencing, flagging, or other marking system shall be installed under the supervision of the Biologist to delineate the buffer zone around the roost location(s)</li> </ul>	LTS

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Impact	Level of Sig. Without Mitigation	Mitigation Measure	Level of Sig. After Mitigation
		<p data-bbox="397 348 472 1094">within which no construction-related equipment or operations shall be permitted. Continued use of existing facilities such as surface parking and site maintenance may continue within this buffer zone.</p> <ul style="list-style-type: none"> <li data-bbox="488 348 563 1094">■ No restrictions on grading or construction activities outside the prescribed buffer zone are required once the zone has been identified and delineated in the field and workers have been properly trained to avoid the buffer zone area.</li> <li data-bbox="579 348 680 1094">■ Construction activities shall be restricted from the buffer zone until the Biologist has completed the required exclusion as defined in the BMEP and approval to perform building demolition and/or tree removal within the buffer zone obtained in writing from the Town, as specified below.</li> <li data-bbox="696 348 823 1094">■ If an active maternity roost(s) of a special-status bat species is encountered, the BMEP shall specify that it not be disturbed until vacated and juveniles have fledged, as determined by the Biologist. Once all young have fledged and access has been adequately excluded from the roost location, the building demolition and/or tree removal may proceed.</li> <li data-bbox="839 348 966 1094">■ If an active maternity roost(s) of a special-status bat species is encountered, the Biologist shall consult with the CDFW to determine appropriate compensatory mitigation and any required mitigation defined as part of the BMEP. This may include installation of species-appropriate replacement roosting habitat (e.g., bat boxes) on trees to be retained on the site.</li> <li data-bbox="982 348 1057 1094">■ A new focused survey shall be conducted if building demolition and/or tree removal does not occur within 1 year of conducting the field inspection to determine presence or absence of any bat roost(s).</li> <li data-bbox="1073 348 1281 1094">■ If building demolition and/or tree removal does not occur outside the hibernation and nursery season (from September 1 through September 31), and more than 60 days has passed since the initial focused survey was conducted, a preconstruction survey shall also be conducted by the Biologist no more than 30 days prior to building demolition and/or tree removal to confirm that no new hibernacula or maternity roosting colonies have become established since the initial focused survey was conducted. If a new active roost(s) is encountered during the preconstruction survey, the above provisions and procedures shall apply to the new roost location as well.</li> <li data-bbox="1297 348 1396 1094">■ A survey report of findings from implementing the BMEP shall be submitted by the Biologist for review and approval by the Town of Corte Madera prior to initiation of any tree removal, building demolition or other construction activities within the buffer zone. The survey report shall verify that any roosting bats have been successfully excluded</li> </ul>	

**TABLE 2-2 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Sig. Without Mitigation	Mitigation Measure	Level of Sig. After Mitigation
<p>BIO-3: Regulated Waters. Proposed development would result in filling of the existing pond, eliminating an estimated 0.64-acre of jurisdictional waters on the site.</p>	PS	<p>from the roost location, and appropriate alternative roost habitat has been installed, if necessary. Following written approval by the Town, building demolition, tree removal and construction within roost-buffer zone may proceed.</p> <p>BIO-3a: A Wetland Protection and Replacement Program (WPRP) shall be prepared by a qualified wetland specialist and implemented to provide compensatory mitigation for the proposed fill of 0.64 acre of jurisdictional waters on the site, and any other areas of jurisdictional waters affected by the project, and to ensure compliance with Town policies related to wetland protection and mitigation. The WPRP shall contain the following components:</p> <ul style="list-style-type: none"> <li>▪ If on-site avoidance of jurisdictional waters is not feasible, the WPRP shall provide compensatory mitigation at a minimum 2:1 ratio (ratio of mitigation acreage or credits to affected jurisdictional waters), subject to the review and approval by the Town and regulatory agencies. In 2002, the applicant purchased 1.20 acres of wetlands credits from the Burdell Ranch Wetlands Conservation Bank. An additional 1/10<sup>th</sup> of an acre mitigation credit is needed to achieve the full 2:1 ratio under the Wetlands Protection and Replacement Program.</li> <li>▪ Orange construction fencing shall be installed at the edge of adjacent jurisdictional waters to be preserved, specifically the drainage ditch along the west side of Highway 101, to ensure no disturbance to this feature. An encroachment permit from Caltrans may be required to remove the existing culvert with slide gate that connects the existing on-site pond to the drainage ditch and restore the area to natural conditions.</li> <li>▪ A qualified biologist/restoration specialist shall be available during construction to provide situation-specific avoidance measures during removal of existing culverts and other facilities that connect hydrologically to adjacent jurisdictional waters, such as the 30-inch pipe that connects to Lagoon #1 and the culvert with slide gate at the northeastern edge of the existing pond that connects to the drainage ditch along the west side of Highway 101.</li> <li>▪ Any areas disturbed as part of pond filling and culvert removal shall be restored to prevent erosion and contamination of nearby receiving waters. This shall include required revegetation of the adjacent drainage ditch along the west side of Highway 101 if the bank is disturbed during removal of the existing culvert (with slide gate) that connects to the on-site pond. If the culvert that connects to the adjacent ditch is to be removed, monitoring shall be provided for a minimum of 3 years to ensure the disturbed area is successfully revegetated. Annual monitoring reports shall be provided to the Town and resource agencies before December 31 of each monitoring year, summarizing the status of revegetation efforts, and any maintenance activities</li> </ul>	LTS

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Impact	Level of Sig. Without Mitigation	Mitigation Measure	Level of Sig. After Mitigation
		<p>performed or required. Photographs of the location from either side of the treatment area shall be included. Maintenance and monitoring shall continue until the area is completely revegetated with a minimum of 80 percent absolute cover.</p> <ul style="list-style-type: none"> <li>▪ Authorization for modifications to jurisdictional waters on the site shall be obtained by the applicant from the U.S. Army Corps of Engineers (Corps) under Section 404 of the Clean Water Act, the Regional Water Quality Control Board (RWQCB) under Section 401 of the Clean Water Act, and the California Department of Fish and Wildlife (CDFW) under Section 1602 of the State Fish and Game Code.</li> <li>▪ All legally required permits or other authorizations shall be obtained by the applicant from the U.S. Fish and Wildlife Service (USFWS), National Marine Fisheries Service (NOAA Fisheries), and CDFW for the potential "take" of protected species under the federal and California Endangered Species Acts, if required. Although considered unlikely given the absence of suitable habitat for state- or federal-listed special-status species, the resource agencies make the determination on the need for any consultation or incidental take permits.</li> <li>▪ Proof that all appropriate authorizations have been secured from the Corps, RWQCB, and CDFW and that adequate mitigation credits have been purchased shall be furnished to the Town prior to the issuance of a grading permit.</li> </ul>	LTS
BIO-4: Wildlife Movement Opportunities. The project could interfere with bird nests, bat roosts, or the movement of migratory birds.	PS	<p><b>BIO-3b:</b> To address potential indirect impacts on water quality and downgradient receiving waters in the vicinity of the site, the applicant shall implement best management practices (BMPs) under the Storm Water Pollution Prevention Plan (SWPPP) called for in Mitigation Measure HYDRO-1a and the Stormwater Control Plan (SCP) called for in Mitigation Measure HYDRO-1b.</p> <p><b>BIO-4:</b> Mitigation Measures BIO-1, BIO-2, and BIO-3a shall be implemented.</p>	LTS
BIO-5: Conformance with Local Plans and Policies. Proposed development has the potential to conflict with local regulations related to tree protection and the intent of relevant policies in the Corte Madera General Plan related to wetlands.	PS	<p><b>BIO-5a:</b> The applicant shall comply with the provision of Chapter 15.50 of the Town Municipal Code regarding proposed tree removal and requirements for adequate protection of trees to be preserved and replacement tree plantings. A Tree Protection, Removal and Replacement Plan (TPRRP) shall be prepared by the applicant and submitted for review and approval by the Town. Trees to be removed shall be replaced at a minimum 2:1 ratio for 15-gallon sized plantings, or as determined by the Town based on size of replacement plantings and other criteria. As part of the TPRRP, a certified arborist shall be responsible for defining appropriate tree avoidance and protection measures to ensure that trees to be preserved are not damaged during construction. Further review shall be provided by the Town to verify adequate replacement tree plantings, refine tree</p>	LTS

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Impact	Level of Sig. Without Mitigation	Mitigation Measure	Level of Sig. After Mitigation
		<p>preservation and protection guidelines, and determine whether soil amendment and other requirements are necessary for successful establishment and long-term tree health. This shall occur prior to issuance of grading permits.</p> <p>BIO-5b: Implementation of Mitigation Measures BIO-3a and BIO-3b would ensure adequate mitigation is provided for the loss of 0.64 acre of jurisdictional waters on the site, that protection and restoration of nearby waters is provided by the project, and that required authorizations are secured by regulatory agencies with evidence of compliance provided to the Town prior to issuance of a grading permit. These measures would collectively ensure that the proposed project complies with the relevant provision in the Town's General Plan and Municipal Code related to jurisdictional waters.</p>	LTS
<b>Cultural Resources</b>			
<p><u>CULTURAL-1</u>: The project could cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 by unearthing or otherwise displacing archaeological deposits that may occur below the Holocene Bay Mud underlying the project site.</p>	PS		LTS
<p><u>CULTURAL-2</u>: The project could directly or indirectly destroy a UNIQUE paleontological resource or site by unearthing or otherwise displacing fossils that may occur below Holocene landforms underlying the project site.</p>	PS	<p><u>CULTURAL-2</u>: Prior to project approval, the City shall ensure that the following compulsory specification be included in the project construction contract plans:</p> <p>"Should paleontological resources be encountered during project subsurface construction activities, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. If the resources are found to be significant, and they cannot be avoided by project activities, adverse effects on such resources shall be mitigated. Mitigation may include monitoring, recording of the fossil locality, data recovery and analysis, a final report, and accessioning of the fossil material and technical report to a paleontological repository. Public educational outreach may also be appropriate. Upon completion of the assessment, a report documenting methods, findings, and recommendations shall</p>	LTS

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CULTURAL-3: The project could disturb human remains, including those interred outside of formal cemeteries. These remains may be associated with archaeological deposits that may underlie the project site.	PS	be prepared and submitted to the Town for review, and (if paleontological materials are recovered) a paleontological repository, such as the University of California Museum of Paleontology. CULTURAL-3: Mitigation Measure CULTURAL-1 shall be implemented, and the project shall comply with Section 7050.5 of the California Health and Safety Code.	LTS
<b>Geology and Soils</b>			
<u>GEO-1</u> : Development of the project could expose future site workers and patrons to significant seismic hazards, including strong seismic ground shaking and seismic-related ground failure, including liquefaction.	PS	<u>GEO-1</u> : As a condition of approval for any grading or construction permits for the project, a design-level geotechnical review shall be prepared by a licensed professional and submitted to the Town Engineer for review and approval. The geotechnical review shall verify that the project plans incorporate the recommendations for design contained in the preliminary geotechnical report, the current California Building Code (CBC), and other applicable design standards. All design measures, recommendations, design criteria, and specifications set forth in the design-level geotechnical review shall be implemented as a condition of project approval.	LTS
<u>GEO-2</u> : Development of the project could expose future site workers and patrons to significant geologic hazards, including hazards related to lateral spreading, slope instability, liquefaction, and differential and total settlement.	PS	<u>GEO-2</u> : Implementation of Mitigation Measure GEO-1, requiring a design-level geotechnical review as a condition of approval for grading and construction permits, would reduce potential geologic impacts to less-than-significant levels. No additional mitigation is required.	LTS
<b>Greenhouse Gas Emissions</b>			
<i>The project would not result in any potentially significant greenhouse gas impacts.</i>			
<b>Hazards and Hazardous Materials</b>			
<u>HAZ-1</u> : The project could expose the public or the environment to risks from reasonably foreseeable releases of hazardous materials during building demolition.	PS	<u>HAZ-1</u> : As a condition of approval for project construction and demolition permits, a hazardous building materials survey shall be conducted by a qualified and licensed professional for all structures proposed for demolition or renovation as part of the project. Prior to demolition, all loose and peeling lead-based paint and asbestos-containing material (ACM) shall be abated by a certified contractor in accordance with local, state, and federal requirements. All other hazardous materials shall be removed from buildings prior to demolition in accordance with California Division of Occupational Safety and Health (DOSH) and California Department of Toxic Substances Control (DTSC) regulations. All hazardous materials removed or abated shall be disposed of off-site at a permitted disposal facility in accordance with applicable laws and regulations. The completion of the abatement activities shall be documented by a qualified environmental	LTS

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HAZ-2: During building demolition, the project could result in emissions of hazardous materials within ¼-mile of a school.	PS	<p>professional and submitted to the Town with applications for issuance of demolition and construction permits.</p> <p>HAZ-2: Implementation of Mitigation Measure HAZ-1, which would require abatement of hazardous building materials prior to demolition, would reduce this potential impact to a less-than-significant level. No additional mitigation is required.</p>	LTS
<b>Hydrology and Water Quality</b>			
HYDRO-1: Construction and operation of the proposed project could adversely affect stormwater quality, resulting in a violation of water quality standards.	PS	<p><u>HYDRO-1a:</u> Consistent with the requirements of the statewide Construction General Permit, the project applicant shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) designed to reduce impacts on surface water quality through the project construction period.</p> <p>The SWPPP shall be prepared by a qualified stormwater professional (QSP). The SWPPP shall include the minimum best management practices (BMPs) required in Attachment C for Risk Level 1 discharges, Attachment D for Risk Level 2 dischargers, or Attachment E for Risk Level 3 dischargers (as applicable, based on final determination of the proposed project's Risk Level status [to be determined as part of the Notice of Intent for coverage under the Construction General Permit]). BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or similar guidance.</p> <p>BMPs shall include all measures necessary to prevent sediment from the project site pond from being discharged during drainage.</p>	LTS
<p>The SWPPP shall include a construction site monitoring program that identifies requirements for dry weather visual observations of pollutants at all discharge locations, and as appropriate, depending on the proposed project Risk Level, sampling of the site effluent and receiving waters (receiving water monitoring is only required for some Risk Level 3 dischargers). If the proposed project is Risk Level 2 or 3, the project applicant shall also include requirements for Rain Event Action Plans as part of the SWPPP; a Rain Event Action Plan is a written document that must be prepared within 48 hours of any likely precipitation event, describing actions that will be implemented to protect all exposed portions of the site from the predicted precipitation. BMPs shall include measures for dust control, erosion prevention, sediment control, construction vehicle traffic controls and tire washes, and material storage, spill prevention, and housekeeping protocols. (LTS)</p> <p>Mitigation Measure HYDRO-1b: As a condition of approval for all grading and construction permits for the project site, the applicant shall prepare and implement a Stormwater Control Plan (SCP) for the project site consistent with all requirements of the Marin County</p>			

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**TABLE 2-2 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

	Level of Sig. Without Mitigation	Impact	Mitigation Measure	Level of Sig. After Mitigation
			Stormwater Pollution Prevention Program (MCSTOPP) and the MS4 National Pollutant Discharge Elimination System (NPDES) Permit. The SCP shall include, but not be limited to, BMPs designed into project features and operations to reduce potential impacts to surface water quality and to manage changes in the timing and quantity of runoff associated with development of the project site. The BMPs shall include Low Impact Development (LID) measures, such as minimizing disturbed areas and impervious cover and then infiltrating, storing, detaining, evapotranspiring, and/or biotreating stormwater runoff close to its source, to the maximum extent practicable. Funding for the maintenance of all BMPs for the life of the proposed project shall be specified.	
	PS	HYDRO-2: Development of the project would place housing within a 100-year flood hazard area, which could impede or redirect flood flows and could expose future workers and patrons to a significant risk from flood hazards.	HYDRO-2: Prior to issuance of construction and grading permits for the project site, the applicant shall submit verification that project design complies with Corte Madera Municipal Code Chapter 16.10, as modified by proposed Federal Emergency Management Agency (FEMA) tidal elevation changes and that all finished floors for the project are located at an elevation of at least 1 foot above the revised 100-year base flood elevation.	LTS
<b>Land Use and Planning</b>				
	PS	LAND-1: The project could conflict with some policies of the Town's General Plan.	LAND-1: Refer to mitigation measures for the topics of aesthetics, biological resources, cultural resources, geology, hazards, hydrology, noise, transportation, and utilities that would reduce potential policy conflicts.	LTS
<b>Noise</b>				
	PS	NOISE-1: Future commercial hotel uses developed at the project site would be exposed to exterior noise levels ranging from under 60 to 69 dBA L <sub>dn</sub> . The resulting interior noise levels would be expected to exceed the Town's interior noise guideline of 45 dBA L <sub>dn</sub> without the incorporation of noise insulation features into the project's design. The proposed project would, therefore, expose people to noise levels in excess of the Town's established guidelines.	NOISE-1: The following mitigation measures shall be incorporated into the project: <ul style="list-style-type: none"> <li>▪ A qualified acoustical consultant shall review the final site plan, building elevations, and floor plans prior to construction to calculate expected interior noise levels. Building facades with a view of U.S. Highway 101 would require analysis for potential sound-rated construction methods and building façade treatments to maintain interior noise levels at or below acceptable levels. These treatments would include, but are not limited to, sound-rated windows, sound-rated wall constructions, acoustical caulking, and sound-insulating ventilation systems. A preliminary review of the building floor plans and elevations indicates that windows with a minimum Sound Transmission Class (STC) rating of 26 to 32 would be needed at units having direct line-of-sight to U.S. Highway 101. The specific determination of what noise insulation treatments are necessary shall be conducted on a room-by-room basis during final design of the project. Results of the analysis, including the description of the necessary noise control treatments, shall be submitted to the Town along with the building plans and approved design prior to issuance of a building permit.</li> </ul>	LTS

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**TABLE 2-2 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Sig. Without Mitigation	Mitigation Measure	Level of Sig. After Mitigation
<p><u>NOISE-2:</u> The project could generate noise in excess of the Town's exterior noise guidelines. The proposed project would, therefore, expose people to and generate noise levels in excess of the Town's established guidelines.</p>	PS	<ul style="list-style-type: none"> <li>■ Building sound insulation requirements shall include the provision of forced-air mechanical ventilation for all hotel rooms, so that windows could be kept closed at the discretion of the occupants.</li> </ul> <p>The combination of the above measures would reduce this impact to a less-than-significant level.</p> <p><u>NOISE-2:</u> Due to the number of variables inherent in the mechanical equipment needs of the project (number and type of units, locations, size, housing or enclosures, etc.), the impacts of mechanical equipment noise on nearby noise-sensitive uses shall be assessed during the final stage of project design. Design planning shall take into account the noise criteria associated with such equipment and use site planning to locate equipment in less noise-sensitive areas, where feasible. Other controls could include, but shall not be limited to, fan silencers, enclosures, and screen walls.</p> <p>An acoustical study shall be prepared during final project design to evaluate the potential noise generated by building mechanical equipment and to identify the necessary noise controls that are included in the design to meet the Town's 55 dBA <math>L_{max}</math> daytime and 50 dBA <math>L_{max}</math> nighttime noise limits. The study shall be submitted to the Town of Corte Madera Building Department for review and approval prior to issuance of any building permits. Implementation of these mitigation measures would reduce this impact to a less-than-significant level.</p>	LTS
<p><u>NOISE-3:</u> Project construction could result in a substantial temporary increase in noise. The proposed project would result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.</p>	PS	<p><u>NOISE-3:</u> The following best management practices shall be incorporated into the project:</p> <ul style="list-style-type: none"> <li>■ Pursuant to the Town of Corte Madera General Plan Municipal Code, restrict noise-generating activities at the construction site or in areas adjacent to the construction site to the hours of 7:00 AM to 5:00 PM, Monday through Friday, and to the hours of 10:00 AM to 5:00 PM, Saturday and Sunday. Construction shall be prohibited on legal holidays.</li> <li>■ Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.</li> <li>■ Strictly prohibit unnecessary idling of internal combustion engines.</li> <li>■ Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise-generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 5 dBA.</li> <li>■ Use "quiet" air compressors and other stationary noise sources where technology</li> </ul>	LTS

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**TABLE 2-2 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Sig. Without Mitigation	Level of Sig. After Mitigation
<p>exists.</p> <ul style="list-style-type: none"> <li>▪ Route all construction traffic to and from the project site via designated truck routes, where possible. Prohibit construction-related heavy truck traffic in residential areas, where feasible.</li> <li>▪ Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.</li> <li>▪ Require the contractor to prepare and submit to the Town for approval a detailed construction plan identifying the schedule for major noise-generating construction activities.</li> <li>▪ Designate a "disturbance coordinator," who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.</li> <li>▪ With the incorporation of these practices, the noise impact resulting from project construction would be reduced to a less-than-significant level.</li> </ul>		
<b>Public Services</b>		
<p>SVCS-1: The project would include recreational facilities that might have an adverse physical effect on the environment.</p>	PS	LTS
<b>Transportation/Traffic</b>		
<p>TRAFFIC-1: The project would result in increased vehicle turning movements into the site's driveway, contributing to multiple turning movements into several closely spaced driveways along Madera Boulevard.</p>	PS	LTS
<p>TRAFFIC-2: The project would add construction-related vehicle trips, including truck trips, to Town of Corte Madera, City of Larkspur, and other jurisdictional roadways, creating potential temporary traffic hazards.</p>	PS	LTS

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**TABLE 2-2 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact	Level of Sig. Without Mitigation	Mitigation Measure	Level of Sig. After Mitigation
TRAFFIC-3: The project would increase the level of pedestrian use, including the number of pedestrians crossing Madera Boulevard, possibly resulting in unsafe pedestrian conditions.	PS	<p>plan, defining hours of operation, specified truck routes, and construction parking provisions. The plan shall be approved by the Town of Corte Madera Public Works Department prior to the issuance of grading or building permits.</p> <p>TRAFFIC-3: To encourage pedestrians to cross Madera Boulevard at the Tamal Vista Boulevard/Council Crest Drive crosswalk (instead of at an uncontrolled midblock location), the project shall install a pedestrian barrier between the sidewalk adjacent to the project site and the roadway curb, along with signs directing pedestrians to the intersection's crosswalk. In addition, the project shall contribute to pedestrian-related improvements at the Tamal Vista Boulevard/Madera Boulevard/Council Crest Drive intersection, including refreshing the high-visibility crosswalks, installing advance limit lines/stop bars, and upgrading all of the intersection's curb ramps to be ADA-compliant. The project shall also modify the curb ramp adjacent to the west side of the site's western driveway to bring it in compliance with ADA standards.</p>	LTS
TRAFFIC-4: The project would increase pedestrian traffic along Tamal Vista Boulevard, where the sidewalk abutting the project site has cross-slopes and obstructions that do not comply with Americans with Disabilities Act (ADA) standards.	PS	<p>TRAFFIC-4: The project applicant shall remove the obsolete driveway within the Tamal Vista Boulevard sidewalk and replace it with standard curb, gutter and sidewalk. The project applicant also shall remove the sidewalk's tripping hazards by grinding or replacing sections of the sidewalk. The sidewalk shall be widened and its effective width and cross-slope shall abide or exceed with ADA standards prior to issuance of an occupancy permit.</p>	LTS
<b>Utilities and Service Systems</b>			
UTIL-1: The project would require construction of new wastewater facilities that may have significant environmental effects.	PS	<p>UTIL-1: The project applicant shall advance funding for improvements to the sewer system in Monona Drive. The Town and applicant shall enter into the Town's standard form reimbursement agreement so that future development contributing to the need for these sewer improvements shall pay its fair share of the costs of said improvements. The applicant shall, to the extent actually collected from future development, be reimbursed for the amount exceeding the project's fair share of the costs of said sewer improvements. The Town shall verify that the sewer improvements have been completed before issuing occupancy permits for the project.</p> <p>To mitigate the environmental impact of the Monona Drive sewer system improvements, the project shall comply with all applicable mitigation measures identified in this EIR.</p> <p>Compliance with these measures would ensure that the impact of the Monona Drive sewer improvements would be reduced to a less-than-significant level.</p>	LTS
<b>Energy</b>			
<i>The project would not have any potentially significant impacts related to energy.</i>			

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