



## TECHNICAL MEMORANDUM

# Environmental Document Review: Village at Corte Madera 2016 Expansion Project

**Prepared For:** Town of Corte Madera

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**Reviewed By:** Pat Collins, GHD

**Date:** December 28, 2015

### Introduction

The following review of the *Town of Corte Madera General Plan Update EIR* (2009) and the *Environmental Assessment for The Village Shopping Center Expansion Project* (2011) has been prepared in accordance with the *Request for Proposals – The Village at Corte Madera 2016 Expansion Project* and GHD’s scope of work included in the *Proposal for Environmental Review Services*. The review has two purposes: 1) determine to what extent the setting, analysis, and mitigation measures in General Plan EIR can be used for the Project; and 2) determine additional or revised technical studies that would be necessary to support the environmental review process for the Project. This review will be used to inform the Work Plan for preparing the project-specific Environmental Impact Report.

A review of the General Plan Update EIR was conducted in part because the General Plan Update included an expansion of The Village beyond that proposed in the Village at Corte Madera 2016 Expansion Project. For comparison purposes, the table below summarizes the expansion allowed by the General Plan Update, expansion allowed under the current approved Preliminary Plan, the existing conditions, and the expansion that is proposed under the proposed Preliminary and Precise Plans.

	<b>Corte Madera General Plan 2009<sup>1</sup></b>	<b>Corte Madera General Plan Update EIR<sup>2</sup></b>	<b>Current Preliminary Plan for The Village<sup>3</sup></b>	<b>Existing<sup>4</sup></b>	<b>Existing plus Project (53,000 square feet)</b>	<b>Proposed Preliminary Plan for The Village<sup>4</sup></b>	<b>Proposed Precise Plans within The Village<sup>4</sup></b>
Square Feet	652,010	600,000	484,005	474,985	527,985	537,005	517,005
FAR	0.47	0.43	0.35	0.34	0.38	0.39	0.37

1. The General Plan, April 2009. Square footage was not identified in the General Plan but is based on the FAR.
2. The General Plan Update EIR, April 2009. FAR was not identified in the EIR but is based on the square footage.
3. Resolution 3685, January 2014.
4. The Village at Corte Madera 2016 Restoration Hardware Expansion Project Applicant’s Project Description, August 21, 2015. Of the 474,985 square feet, 2,000 square feet is office space.

Notes: Square footage of entire site is 1,387,255. The proposed Preliminary Plan is 9,020 square feet larger than the Existing plus Project square footage, and the Precise Plan is 10,980 square feet smaller.

In response to the Town's RFP, we considered reviewing the *Environmental Assessment for The Village Shopping Center Expansion Project* (2011), as this CEQA Checklist (titled "Environmental Assessment") evaluated a recent expansion of The Village. However, this CEQA Checklist tiered from the General Plan EIR under CEQA Guidelines section 15168(c) and only evaluated whether the 2011 expansion project was within the scope of the General Plan Update EIR; no new impacts or mitigation measures were presented that might have relevance to this 2016 expansion project. A traffic impact study was conducted for the 2011 expansion project; however, the study is now over 5 years old. The current 2016 expansion project will have a new traffic study that will use up-to-date existing conditions data. Therefore, a review of the *Environmental Assessment for The Village Shopping Center Expansion Project* (2011) is not included in the matrix, as it does not provide any new relevant information that could be used in the EIR for the Village at Corte Madera 2016 Expansion Project.

## **Review of General Plan Update EIR**

The following matrix evaluates to what extent the General Plan Update EIR analysis can be used in the project-specific EIR for The Village at Corte Madera 2016 Expansion Project. The matrix is organized as follows:

- *CEQA Guidelines Appendix G*. This column lists the Appendix G questions, which we propose to use as the primary impact statements in the Project EIR.
- *General Plan Update EIR*. The General Plan Update EIR's impact statements are assigned to the Appendix G questions, where possible. Then, relevant information is provided from the General Plan Update EIR under the Setting, Analysis and Conclusions, and Mitigation headings.
- *Project EIR Analysis*. This column provides our recommendations for the type of analysis required for an adequate Project EIR, together with the general type of information which will be needed from the Applicant and Town.

## Review Matrix

CEQA Guidelines Appendix G	Corte Madera General Plan Update EIR				Project EIR Analysis
	Impact Statement	Setting (key items only)	Analysis and Conclusion	Mitigation	
<b>I. Aesthetics</b>	<b>4.12 Visual Resources and Aesthetics</b>				
I.(a). Have a substantial adverse effect on a scenic vista? I.(b). Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	4.12.1 Implementation of the proposed General Plan Update could result in the alteration of scenic resources.	<ul style="list-style-type: none"> <li>No state scenic highways.</li> <li>Chapter 15.50 Trees (including View and Sunlight Preservation).</li> </ul>	Less than Significant Based on GP policies that direct the design review process.	None	Evaluate project against applicable Town policies regarding design review.  GHD will prepare a visual simulation from pathway to the east of site and one additional simulation from a vantage point determined in conjunction with the Town. (see General Plan PR-3.1)
I.(c). Substantially degrade the existing visual character or quality of the site and its surroundings?	4.12.2 Implementation of the proposed General Plan Update could result in the alteration of visual character.	Nothing of note.	Less than Significant Based on GP policies that direct the design review process.	None	Evaluate project against applicable Town policies regarding design review (Policy CD-4.3).  GHD will prepare a visual simulation from pathway to the east of site and one additional simulation from a vantage point determined in conjunction with the Town. (see General Plan PR-3.1)
I.(d). Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	4.12.3 Implementation of the proposed General Plan could result in an increase of daytime glare and/or nighttime lighting. This increase in daytime glare sources and nighttime lighting levels could have an adverse effect on adjacent areas and land uses.	<ul style="list-style-type: none"> <li>Nighttime Sky – Title 24 Outdoor Lighting Standards.</li> </ul>	Potentially Significant Based on increased daytime glare and nighttime lighting from development.	MM 4.12.3a MM 4.12.3b MM 4.12.3c MM 4.12.3d  Adds project design implementation measures to Policy CD-6.1.	Evaluate compliance with General Plan and zoning ordinance policies regarding new sources of lighting (building and parking lot).

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<b>II. Agricultural and Forest Resources</b>	Not included.				Not an issue for this project. Include in "Effects Not Found to be Significant" [CEQA Guidelines 15128].
<b>III. Air Quality</b>	<b>4.5 Air Quality</b>				
III.(a). Conflict with or obstruct implementation of the applicable air quality plan?	Addressed in Cumulative: 4.5.6 Implementation of the proposed General Plan would exacerbate existing regional problems with ozone and particulate matter and could conflict with BAAQMD air quality improvement efforts (e.g., Clean Air Plan, BAAQMD thresholds).	Nothing of note.	Cumulatively Considerable	MM 4.5.6 Adds General Plan policy support for specific measures in Clean Air Plan.	Evaluate against compliance with Clean Air Plan and MM 4.5.6.
III.(b). Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	4.5.1 Construction activities facilitated by the proposed General Plan Update and associated infrastructure construction activity would generate construction period exhaust emissions and fugitive dust that would affect local air quality.	Outdated, nothing of note.	Potentially Significant	MM 4.4.1a MM 4.4.1b MM 4.4.1c MMs are based on 1999 BAAQMD recommendations that have been updated since adoption of the General Plan.	BAAQMD provides "screening levels" to determine whether a project requires a quantitative analysis of air pollutants. Screening size for operation of this type of project is 99,000 square feet (or 142,000 for construction). Project is 53,000 square feet. Project therefore does not meet BAAQMD criterion for requiring quantitative analysis. Evaluate impacts qualitatively and incorporate updated BAAQMD construction BMPs.
	4.5.4 Future growth in traffic could cause increases to carbon monoxide levels at the area intersections. However, overall concentration would remain below health-based ambient air quality standards.	Outdated, nothing of note.	Less than Significant	None	If implementation of General Plan is below, project would be below. Evaluate impacts qualitatively

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III.(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)?	4.5.6 Implementation of the proposed General Plan would exacerbate existing regional problems with ozone and particulate matter and could conflict with BAAQMD air quality improvement efforts (e.g., Clean Air Plan, BAAQMD thresholds).	Nothing of note.	Cumulatively Considerable	MM 4.5.6 Adds General Plan policy support for specific measures in Clean Air Plan.	Address in cumulative section. Evaluate qualitatively.
III.(d).Expose sensitive receptors to substantial pollutant concentrations?	4.5.3 Implementation of the proposed General Plan Update would include sources of criteria pollutants, toxic air contaminants, or odors that may affect surrounding land uses. Sensitive land uses may also be located near existing sources of criteria pollutants, toxic air contaminants, or odors.	Nothing of note.	Potentially Significant	MM 4.5.3 Requires buffers and filters for new sources and residences placed near sources.	No nearby sensitive receptors. Evaluate qualitatively. General Plan Mitigation Measure not applicable to the Project.
III.(e). Create objectionable odors affecting a substantial number of people?	4.5.2 Implementation of the General Plan Update may locate new sensitive receptors near existing or future sources of odors. In addition, existing sensitive receptors could be affected by new sources of odors developed under the General Plan Update.	Nothing of note.	Potentially Significant	MM 4.5.2 Requires buffers and filters for new sources and residences placed near sources.	Not an issue for this project. Include in "Effects Not Found to be Significant" [CEQA Guidelines 15128]. MM not applicable.

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<b>IV. Biological Resources</b>	<b>4.9 Biological Resources</b>				
IV.(a). Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, 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?	<p>4.9.1 Implementation of the proposed General Plan Update could result in direct and indirect loss of habitat and individuals of endangered, threatened, rare, proposed, and candidate status as well as plant species identified by the California Native Plant Society with a rating of List 1A or 1B (i.e. rare, threatened, or endangered plants).</p> <p>4.9.2 Implementation of the proposed General Plan could result in direct and indirect loss of habitat and individuals of animal and plant species of concern and other non-listed special-status species.</p>	<ul style="list-style-type: none"> <li>Project site and surroundings, are identified as Urban, no habitat type.</li> </ul>	<p>Significant</p> <p>Based on new development in sensitive areas, and indirectly from increased human/wildlife interaction, habitat fragmentation, and encroachment of exotic weeds.</p>	<p>MM 4.9.1</p> <p>Adds wetlands to GP as resource to be protected.</p>	<p>General Plan RCS-7.2.a requires applicant to prepare Environmental Assessment. Applicant has prepared assessment for gravel lot which is being peer reviewed to determine adequacy for use in CEQA document.</p>
IV.(b). Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<p>4.9.3 Implementation of the proposed project could result in disturbance, degradation, and removal of sensitive biological communities.</p>		<p>Potentially Significant</p> <p>Based on new development in sensitive biological communities.</p>	<p>MM 4.9.3a</p> <p>MM 4.9.3b</p> <p>Encourages restoration and conservation of riparian corridors.</p>	<p>General Plan RCS-7.2.a requires applicant to prepare Environmental Assessment. Applicant has prepared assessment for gravel lot which is being peer reviewed to determine adequacy for use in CEQA document.</p>
IV.(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?	<p>4.9.2 Implementation of the proposed General Plan could result in direct and indirect loss of habitat and individuals of animal and plant species of concern and other non-listed special-status species.</p>	<ul style="list-style-type: none"> <li>To north and west of gravel parking lot jurisdictional waters are identified as Estuarine System – Emergent.</li> </ul>	<p>Significant</p> <p>Based on new development in sensitive areas, and indirectly from increased human/wildlife interaction, habitat fragmentation, and encroachment of exotic weeds.</p>	<p>MM 4.9.1</p> <p>Adds wetlands to GP as resource to be protected.</p>	<p>General Plan RCS-7.2.a requires applicant to prepare Environmental Assessment. Assessment is being peer reviewed to determine adequacy for use in CEQA.</p>

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IV.(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?	4.9.4 Implementation of the proposed project could interfere substantially with the movement of native resident or migratory fish or wildlife species.	<ul style="list-style-type: none"> <li>SF Bay is part of Pacific Flyway.</li> </ul>	Potentially Significant Based on disturbance, degradation, and removal of corridors.	MM 4.9.4 Adds coordination with agencies to assure regional connectivity.	Will provide supplemental information to the Environmental Assessment to address migratory wildlife corridors.
IV.(e). Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Not included.				Evaluate project against applicable Town policies and ordinances regarding protecting biological resources, including Chapter 15.50 Trees; Chapter 18.16.215 Wetland Buffers; Chapter 18.18.200 Overlay District Requirements.
IV.(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?	Not included.				No known plans apply to Project site. Include in "Effects Not Found to be Significant" [CEQA Guidelines 15128].

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<b>V. Cultural Resources</b>	<b>4.10 Cultural and Paleontological Resources</b>				
V.(a). Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	4.10.1 Implementation of the proposed General Plan Update could result in the potential disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains.	Nothing of note.	Potentially Significant Twenty percent of plan area has been surveyed; cultural resources have been discovered in all surveyed areas. Good chance of discovering more.	MM 4.10.1 Adds program to require all discretionary projects to prepare cultural resource studies.	Prepare cultural resources study; include pedestrian survey along bay margins.  Two closest historic structures, as identified in GP EIR, are not close enough to be impacted by project.  Town needs to initiate AB 52 process within 14 days of determining application is complete.
	4.10.2 Implementation of the proposed General Plan Update could result in the potential disturbance of undiscovered cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains.		Less than Significant	None	Prepare cultural resources study; include pedestrian survey along bay margins.  Town needs to initiate AB 52 process within 14 days of determining application is complete.
V.(b). Cause a substantial adverse change in the significance of archaeological resource pursuant to §15064.5?	4.10.1 Implementation of the proposed General Plan Update could result in the potential disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains.	Nothing of note.	Potentially Significant Twenty percent of plan area has been surveyed; cultural resources have been discovered in all surveyed areas. Good chance of discovering more.	MM 4.10.1 Adds program to require all discretionary projects to prepare cultural resource studies.	Prepare cultural resources study; include pedestrian survey along bay margins.  Town needs to initiate AB 52 process within 14 days of determining application is complete.
	4.10.2 Implementation of the proposed General Plan Update could result in the potential disturbance of undiscovered cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains.	Nothing of note.	Less than Significant	None	Prepare cultural resources study; include pedestrian survey along bay margins.  Town needs to initiate AB 52 process within 14 days of determining application is complete.

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V.(c). Directly or indirectly destroy a unique paleontological resource or site or geologic feature?	4.10.3 Implementation of the proposed General Plan Update could result in the potential disturbance of paleontological resources (i.e., fossils and fossil formations).	Nothing of note.	Potentially Significant	MM 4.10.3 Adds program for handling encountered resources.	Prepare paleontological database search.
V.(d). Disturb any human remains, including those interred outside of formal cemeteries?	4.10.1 Implementation of the proposed General Plan Update could result in the potential disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains.	Nothing of note.	Potentially Significant Twenty percent of plan area has been surveyed; cultural resources have been discovered in all surveyed areas. Good chance of discovering more.	MM 4.10.1 Adds program to require all discretionary projects to prepare cultural resource studies.	Prepare cultural resources study; include pedestrian survey along bay margins.
	4.10.2 Implementation of the proposed General Plan Update could result in the potential disturbance of undiscovered cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains.	Nothing of note.	Less than Significant	None	Prepare cultural resources study; include pedestrian survey along bay margins.
<b>VI. Geology and Soils</b>	<b>4.7 Geology and Soils</b>				
VI.(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.	Not included.				Project site does not lie on an Alquist-Priolo Fault. Include in "Effects Not Found to be Significant" [CEQA Guidelines 15128].

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(ii). Strong seismic ground shaking?	4.7.1 Land uses and development under the proposed Town of Corte Madera General Plan Update may expose additional people, structures, and development to ground shaking as a result of earthquakes resulting in the risk of loss, injury, or death.	Nothing of note.	Less than Significant	None	Per PHS-8.2.a and Chapter 18.18.200, Geotechnical Report building site has been prepared. Report is being peer reviewed to determine compliance with Town policies and adequacy for CEQA document. Geotechnical Report for parking lot is being prepared by the applicant and also will be peer reviewed.
(iii) Seismic-related ground failure, including liquefaction?	4.7.2 Implementation of the proposed General Plan Update may expose additional people, structures, and development to seismic-related ground failures including lateral spreading, lurching, and liquefaction, as well as potential failure of flood protection features resulting in the risk of loss, injury, or death.	Nothing of note.	Less than Significant	None	Per PHS-8.2.a and Chapter 18.18.200, Geotechnical Report for building site has been prepared. Report is being peer reviewed to determine compliance with Town policies and adequacy for CEQA document. Geotechnical Report for parking lot is being prepared by the applicant and also will be peer reviewed.
(iv). Landslides?	4.7.4 Land uses and new development under the proposed Town of Corte Madera General Plan Update may expose people, structures, and development to slow or rapidly occurring down slope earth movement, resulting in the risk of loss, injury, or death. This type of hazard can be triggered seismically, result from seasonal saturation of soils, erosion, or grading activities.	Nothing of note.	Significant	MM 4.7.4a MM 4.7.4b MM 4.7.4c Adds policies for planting on unstable slopes, geotech investigation for slopes greater than 30% or unstable slopes, hillside lots large for flexibility.	Project site and surroundings are flat. The MMs do not apply. Include in "Effects Not Found to be Significant" [CEQA Guidelines 15128].

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VI.(b). Result in substantial soil erosion or the loss of topsoil?	4.7.6 Subsequent development under the proposed General Plan Update could result in increased soil, wind, and water erosion, and siltation of local drainage during and after construction from excavation and grading activities.	Nothing of note.	Less than Significant	None	Evaluate project against Grading and Erosion Control Ordinance, NPDES permit, and other applicable Town and State regulations.
VI.(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?	4.7.5 Land uses and new development under the proposed Corte Madera General Plan Update may expose people, structures, and development to the damaging effects of ground subsidence resulting in the risk of loss, injury, or death.	Nothing of note.	Less than Significant	None	Per PHS-8.2.a and Chapter 18.18.200, Geotechnical Report for building site has been prepared. Report is being peer reviewed to determine compliance with Town policies and adequacy for CEQA document. Geotechnical Report for parking lot is being prepared by the applicant and also will be peer reviewed.
VI.(d).Be located on expansive soil , as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life of property?	4.7.7 Subsequent development under the proposed General Plan could expose buildings, pavements, and utilities to significant damage as a result of underlying expansive or unstable soil properties.	Nothing of note.	Less than Significant (but invoked MM MM 4.7.4a, MM 4.7.4b, and MM 4.7.4c)	None	Per PHS-8.2.a and Chapter 18.18.200, Geotechnical Report for building site has been prepared. Report is being peer reviewed to determine compliance with Town policies and adequacy for CEQA document. Geotechnical Report for parking lot is being prepared by the applicant and also will be peer reviewed.
VI.(e). Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	Not included.				Project does not include septic tanks or alternative waste water disposal systems. Include in "Effects Not Found to be Significant."

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<b>VII. Greenhouse Gas Emissions</b>	<b>4.5 Air Quality</b>				
VII.(a). Generate greenhouse gas emission, either directly or indirectly, that may have a significant impact on the environment?	4.5.5 Implementation of the proposed General Plan Update would contribute to an increase in greenhouse gas (GHG) emissions from vehicle transportation and building energy use and may contribute to increases in atmospheric GHG concentrations. High concentrations of GHGs have been linked to the phenomenon of climate change.	Nothing of note.	Cumulatively Considerable	None available – Significant Unavoidable	BAAQMD provides “screening levels” to determine whether a project requires a quantitative analysis of greenhouse gas emissions. Screening size for operation is 19,000 square feet. Project is 53,000 square feet. Since project is over screening size, will quantify greenhouse gas emissions using CalEEMod and compare against 1,100 MT per year threshold.
VII.(b). Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Not included.				If Climate Action Plan is available at time of analysis, will evaluate Project against CAP. Otherwise General Plan will be used, and any other applicable regulations.

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<b>VIII. Hazards and Hazardous Materials</b>	<b>4.3 Human Health/Risk of Upset</b>				
<p>VIII.(a). Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p> <p>VIII.(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?</p> <p>VIII.(c). Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</p> <p>VIII.(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?</p>	<p>4.3.1 Implementation of the proposed General Plan Update may contain the potential to expose persons to known and unknown hazardous materials contamination in areas identified for development. Additionally, the development activities anticipated in the General Plan Update may involve the routine transport, use, or disposal of hazardous materials, as well as accidents involving the release of hazardous materials.</p>	<ul style="list-style-type: none"> <li>Project site is not located on list of hazardous materials sites or within ¼ mile of school. Info will need to be verified.</li> </ul>	Potentially Significant	<p>MM 4.3.1a MM 4.3.1b MM 4.3.1c MM 4.3.1d</p> <p>Add policies related to eliminating hazardous waste releases; review Town's code regarding storage and handling; secondary containment provided on individual projects; and site testing requirements.</p>	<p>VIII.(a) and (b) Evaluate Project relative to existing regulations. No issues anticipated during construction or operation.</p> <p>VIII.(c) Include in "Effects Not Found to be Significant" [CEQA Guidelines 15128].</p> <p>VIII.(d) Prepare Cortese List updated search.</p>
<p>VIII.(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?</p>	Determined not applicable in Initial Study.				<p>Include in "Effects Not Found to be Significant" [CEQA Guidelines 15128].</p>

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VIII.(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?	Determined not applicable in Initial Study.				Include in "Effects Not Found to be Significant" [CEQA Guidelines 15128].
VIII.(g). Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	4.3.2 Future development within the Town could impair implementation of the existing emergency response plan.	Nothing of note.	Less than Significant	None	Evaluate qualitatively against Town's Emergency Response Plan.
VIII.(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?	4.3.3 The Town is located in close proximity to wildlands, so the risk of wildland fires is high, especially in the residential hillside neighborhoods. Additionally, emergency vehicle access is constrained by steep, winding, and narrow roads.	<ul style="list-style-type: none"> <li>Project site is in area designated as "moderate" for fire threat and is not adjacent to any area designated "high," "very high," or "extreme threat."</li> </ul>	Less than Significant Projects would follow Corte Madera Fire Code and implementation of fire prevention measures.	None	Evaluate relative to fires risk categories. Not anticipated to be an issue.
<b>IX. Hydrology and Water Quality</b>	<b>4.8 Hydrology and Water Quality</b>				
IX.(a). Violate any water quality standards or waste discharge requirements?					
IX.(b). Substantially deplete any groundwater supplied 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)?	Determined not applicable in Initial Study.	NA	NA	NA	Evaluate qualitatively.

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<p>IX.(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?</p> <p>IX.(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 a flooding on- or off-site?</p> <p>IX.(f). Otherwise substantially degrade water quality?</p>	<p>4.8.1 Infill development or redevelopment under the proposed General Plan Update would include construction-related activities that could expose soil to erosion during storm events, causing degradation of water quality. Also the proposed General Plan Update could increase impervious surfaces, and as a result, alter drainage patterns and increase drainage rates and runoff over existing conditions. Runoff from urban uses may also contribute to the degradation of water quality in the area.</p>	<ul style="list-style-type: none"> <li>• Ross Valley Area Watershed <ul style="list-style-type: none"> <li>o Corte Madera Creek Watershed</li> <li>o San Clemente Creek Watershed</li> </ul> </li> <li>• San Francisco Bay</li> </ul>	<p>Potentially Significant</p> <p>Construction activities could affect water quality. Increased urban runoff could affect water quality. Drainage not really addressed.</p>	<p>MM 4.8.1</p> <p>Implement Town's local Municipal Stormwater Ordinance 9.33 and comply with MCSTOPP.</p>	<p>Evaluate Applicant provided stormwater plan and calculations against Ordinance 9.33 and MCSTOPP.</p>
<p>IX.(e). Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?</p> <p>IX.(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?</p> <p>IX.(h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</p> <p>IX.(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?</p>	<p>4.8.2 Implementation of the proposed General Plan Update would result in the exposure of additional people and/or structures to potential risks from flooding hazards and sea level rise.</p>	<ul style="list-style-type: none"> <li>• For management of storm drainage, Town is divided into 10 watersheds. Project site is located in Watershed No. 4. Improvements proposed for 5, 6, and 7.</li> <li>• Corte Madera Creek and San Francisco Bay are listed as 303(d) impaired waterbodies.</li> <li>• Project site is within 100-year floodplain.</li> </ul>	<p>Significant</p> <p>Residential and mixed use development will be within 100-year floodplain. New development required to meet Municipal Code standards for building within FEMA-designated Special Flood Hazard.</p> <p>Sea-level rise would cause increased flooding. Improvements in Town-wide Storm Drainage and Flood Control Study would improve problems.</p> <p>Development would increase stormwater conveyed to stormwater infrastructure. Again, Storm Drainage Study cited as improving conditions.</p> <p>Clear statement of what is significant is never made.</p>	<p>MM 4.8.2a</p> <p>MM 4.8.2b</p> <p>MM 4.8.2c</p> <p>Adds policies to work with BCDC on sea-level rise adaptation strategies; continue to implement Municipal Code; pursue funding for protection from sea-level rise.</p>	<p>IX.(e) Analyze Project against Municipal Code. Determine status of improvements proposed in Town-wide Storm Drainage and Flood Control Study and whether project must contribute to implementing area-wide improvements.</p> <p>IX.(g) Included in "Effects Not Found to be Significant."</p> <p>IX.(h) and (i) Project plans and calculations must show improvements necessary to mitigate on site flooding to meet Town and FEMA standards.</p>

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IX.(j). Inundation by seiche, tsunami, or mudflow?	<u>In 4.7 Geology and Soils</u> 4.7.3 Land uses and new development or redevelopment under the proposed Town of Corte Madera General Plan Update is not expected to expose substantial numbers of people and structures to hazards associated with seismically induced tsunamis and seiches.	Nothing of note.	Less than Significant Based on tsunamis not an issue inside the bay as there is not direct exposure to ocean.	None	Evaluate project location using California Department of Conservation tsunami inundation mapping.
<b>X. Land Use and Planning</b>	<b>4.1 Land Use</b>				
X.(a). Physically divide an established community?	Determined not applicable in Initial Study.	NA	NA	NA	Include in "Effects Not Found to be Significant."
X.(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 mitigation and environmental effect?	4.1.1 Implementation of the proposed General Plan Update may conflict with relevant land use planning documents within and adjacent to the Town of Corte Madera. 4.1.2 Implementation of the proposed General Plan may create conflicts between existing and future land uses with the Town of Corte Madera or adjacent to the Town boundaries.	<ul style="list-style-type: none"> <li>• San Francisco Bay Plan</li> <li>• Marin Countywide Plan</li> <li>• Larkspur General Plan</li> <li>• Mill Valley General Plan</li> <li>• Tiburon General Plan</li> <li>• Corte Madera Zoning Ordinance</li> <li>• Corte Madera Bayfront Vision Plan</li> <li>• Paradise/San Clemente Specific Plan (adjacent to Project site)</li> <li>• Christmas Tree Hill Community Plan (west side of town)</li> </ul>	Less than Significant Compared GP to plans listed in setting.	None	Evaluate if Project conflicts with: <ul style="list-style-type: none"> <li>• Corte Madera General Plan update</li> <li>• Corte Madera Zoning Ordinance</li> <li>• San Francisco Bay Plan</li> <li>• Corte Madera Bayfront Vision Plan</li> <li>• San Francisco Bay Trail</li> <li>• Bicycle Transportation Plan 2008 Update (and update if available at time of analysis)</li> </ul>
X.(c). Conflict with any applicable habitat conservation plan or natural community conservation plan?	Determined not applicable in Initial Study	NA	NA	NA	Include in "Effects Not Found to be Significant."

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<b>XI. Mineral Resources</b>	<b>4.7 Geology and Soils</b>				
<p>XI.(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?</p> <p>XI.(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?</p>	Not Included.	<ul style="list-style-type: none"> <li>Planning area is not within mineral resource preservation site.</li> </ul>	None	None	Include in "Effects Not Found to be Significant."
<b>XII. Noise</b>	<b>Noise</b>				
XII.(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?	4.6.1 Buildout of the General Plan may contribute to an exceedance of the Town's traffic noise standards from projected increases in traffic volumes, resulting in potential noise impacts to sensitive receptors.	Nothing of note.	Potentially Significant Noise impacts from 101, Tamalpais Drive, etc, can be minimized, not avoided. Policy 4.2 seeks to avoid noise deflection walls.	None available. Significant Unavoidable	Analyze increased traffic noise from Project on noise-sensitive land uses and contribution to the cumulative impact.
XII.(b). Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Not included.	Nothing	CEQA checklist question listed in methodology but never discussed in analysis.	NA	Unless construction includes pile driving, should be able to evaluate qualitatively for both construction and operation.
XII.(c). A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	4.6.2 New projects which may include stationary noise sources such as automotive and truck repair facilities, tire installation centers, car washes, loading docks, corporation yards, parks, and play fields may create noise levels in excess of the Town standards. In addition, new noise-sensitive land uses could be located in areas of existing stationary noise sources.	Nothing of note.	Less than Significant	None	Evaluate qualitatively. Project is not the type of business to create a substantial permanent stationary noise.
XII.(d). A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	4.6.3 Activities involved in construction would typically generate maximum noise levels ranging from 85 to 90 dB at a distance of 50 feet. Construction	Nothing of note.	Less than Significant Partly based on the Noise Ordinance being updated.	None	Evaluate temporary construction noise. Discuss periodic increase in noise during operation qualitatively, not expected

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	could result in periods of significant ambient noise level increases and the potential for annoyance.				to be an issue.
XII.(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?	Determined not applicable in Initial Study	NA	NA	NA	Include in "Effects Not Found to be Significant."
XII.(f). For a project within the vicinity of a private airstrip, would the project expose people residing or working the project area to excessive noise levels?	Determined not applicable in Initial Study	NA	NA	NA	Include in "Effects Not Found to be Significant."
<b>XIII. Population &amp; Housing</b>	<b>4.2 Population/Housing/Employment</b>				
XIII.(a). Induce substantial growth in an area, whether directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Addressed in Chapter 7.0 Long-Term Implications of the Project				Include in "Effects Not Found to be Significant."
XIII.(b). Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Determined not applicable in Initial Study	NA	NA	NA	Include in "Effects Not Found to be Significant."
XIII.(c). Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Determined not applicable in Initial Study	NA	NA	NA	Include in "Effects Not Found to be Significant."
<i>There is no CEQA Appendix G equivalent question.</i>	4.2.1 Implementation of the proposed General Plan Update could result in population, housing, and employment increases that would exceed regional population and growth	<ul style="list-style-type: none"> <li>• 2006 Dept of Finance Data</li> <li>• 2000 Census</li> </ul>	Less than Significant Conclusion based on ABAG projections not being exceeded. However, employment does exceed projections by 7%.	None	This is not a CEQA issue; do not need to carry forward.

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	projection.				
<i>There is no CEQA Appendix G equivalent question.</i>	4.2.2 Implementation of the proposed General Plan Update could result in housing impacts by creating an imbalance between employment and housing.	<ul style="list-style-type: none"> <li>ABAG 2025 Projections (1.84)</li> <li>2005 existing ratio was 1.7 jobs per household.</li> </ul>	Potentially Significant Ideal is 1.5 jobs per household. General Plan buildout identified as 2.1 jobs per household. GP would exacerbate existing problem.	None available. Significant Unavoidable	Need to discuss. Recommend putting discussion in "Other CEQA Sections." Summarize GP EIR findings and how it relates to project (Project was already included in impact).
<b>XIV. Public Services</b>	<b>4.11 Public Resources</b>				
XIV. (a). 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:					
Fire protection?	4.11.1.1 Implementation of the proposed General Plan Update could increase the demand for fire protection and emergency medical service.	<ul style="list-style-type: none"> <li>Corte Madera Fire Department provides fire protection services.</li> <li>Maintain target response times of five minutes or less.</li> </ul>	Less than Significant	None	Utilize GP EIR for analysis. Update setting information.
Police Protection?	4.11.2.1 Implementation of the proposed General Plan Update could result in an increased demand for law enforcement services.	<ul style="list-style-type: none"> <li>Twin Cities Police Authority provides fire protection services to both Corte Madera and Larkspur.</li> <li>Maintain target response times of three minutes or less for urgent assistance calls.</li> </ul>	Less than Significant	None	Utilize GP EIR for analysis. Update setting information.
Schools?	4.11.3.1 Land uses and development under the proposed Town of Corte Madera General Plan Update would	Nothing of note.	Less than Significant	None	Include in "Effects Not Found to be Significant." Project would not increase population or

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	increase population and subsequent student enrollment in the districts' schools and may require new or expanded school facilities to serve the increased demand.				need for additional school services.
Parks?	4.11.8.1 Implementation of the proposed General Plan Update could increase population and subsequently increase the demand for park and recreation related services.	Nothing of note.	Less than Significant	None	"Effects Not Found to be Significant." Project would not increase population or demand for park and recreation services.
Other public facilities?	4.11.7.1 Implementation of the proposed General Plan Update would increase the demand for electric, telephone, and natural gas services.	Nothing of note.	Less than Significant Included use of energy in a wasteful manner per Appendix F.	None	Quantify energy use and evaluate its wastefulness. Applicant to provide anticipated energy use of new building. Telephone not applicable at project level.
<b>XV. Recreation</b>	<b>4.11 Public Services</b>				
XV.(a). Would the project 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?  XV.(b). Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?	See 4.11.8.1 under Public Services.	See 4.11.8.1 under Public Services	See 4.11.8.1 under Public Services	See 4.11.8.1 under Public Services	Include in "Effects Not Found to be Significant." Project would not increase population or demand for park and recreation services.

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<b>XVI. Transportation/Traffic</b>	<b>4.4 Transportation and Circulation</b>				
XVI.(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 components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	4.4.1 Implementation of the proposed General Plan Update would result in increased traffic volumes, delay, and a decrease in LOS on area roadways during the PM peak hours.	<ul style="list-style-type: none"> <li>• Marin County General Plan</li> <li>• <i>Moving Forward – A 25-Year Transportation Vision for Marin County</i></li> <li>• Baseline condition traffic data: <ul style="list-style-type: none"> <li>○ 2002 roadway segments and PM peak hour intersection counts.</li> <li>○ 2004 freeway segments counts.</li> </ul> </li> <li>• ITE Trip Generation, 7th Edition used to calculate net difference in trips between previous 1989 Plan and proposed Plan.</li> <li>• Distribution and network assignment developed using Corte Madera Travel Demand Model (based on Marin County Model).</li> </ul>	<p>Significant</p> <p>Future traffic conditions with proposed General Plan Update would make five study intersections experience a decline in LOS that would not meet LOS standard of proposed General Plan Update.</p> <ul style="list-style-type: none"> <li>• Madera Boulevard / Council Crest Drive / Tamal Vista Boulevard</li> <li>• Tamapais Drive / Madera Boulevard</li> <li>• Tamapais Drive / US 101 Southbound Off-ramp</li> <li>• Tamapais Drive / US 101 Northbound Off-ramp</li> <li>• Tamapais Drive / San Clemente Drive</li> </ul>	Numerous options depending on scenarios.	Identify project and cumulative impacts at nearby intersections and US 101. Determine fair share of project contribution to mitigation measure implementation if impacts are identified at any of the five intersections acknowledged within the General Plan EIR.
XVI.(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?	4.4.6 Implementation of the proposed General Plan Update would result in increased motor vehicle traffic, which would contribute to an unacceptable level of service (LOS) on US 101.	<ul style="list-style-type: none"> <li>• Baseline condition traffic data: <ul style="list-style-type: none"> <li>○ 2002 roadway segments and PM peak hour intersection counts.</li> <li>○ 2004 freeway segments counts.</li> </ul> </li> <li>• ITE Trip Generation, 7th Edition used to calculate net difference in trips between previous 1989 Plan and proposed Plan.</li> <li>• Distribution and network assignment developed using Corte Madera Travel Demand Model (based on Marin County Model).</li> </ul>	<p>Cumulatively Considerable</p> <p>Significant and Unavoidable</p> <p>Increase in amount of traffic on Highway 101 in northbound and southbound directions. In northbound direction, volume on two freeway segments would deteriorate to LOS F with growth in regional traffic and implementation of proposed General Plan Update. Implementation of the proposed General Plan would also increase the amount of traffic on northbound Highway 101 by more than one percent of the freeway segment's design capacity.</p>	None Available Significant and Unavoidable	Conduct freeway LOS analysis for Existing Plus Project conditions to assess if an impact occurs. Under Cumulative Plus Project Conditions summarize General Plan EIR findings and how they relate to project (Project was already included as part of Cumulative Plus Project conditions).
XVI.(c). Result in change in air traffic patterns, including either an increase in traffic levels or a change in location that results	Determined not applicable in Initial Study	NA	NA	NA	Include in "Effects Not Found to be Significant."

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in substantial safety risks?					
XVI.(d). Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or compatible uses (e.g., farm equipment)? XVI.(e). Result in inadequate emergency access?	4.4.4 Implementation of the proposed General Plan Update would result in an increase in traffic volumes, which would increase the potential opportunities for safety conflicts.	<ul style="list-style-type: none"> <li>• CalTrans Highway Design Manual</li> <li>• Corte Madera Code of Ordinances</li> <li>• California Fire Code</li> <li>• California Code of Regulations for Public Safety</li> <li>• California Vehicle Code</li> </ul>	<p>Less than Significant</p> <p>General Plan Update and policies to require modern design/construction standards should result in provision of facilities without safety conflicts</p> <p>Current Town and state requirements necessitate provision of emergency access for emergency response and evacuation.</p>	None	Review site plan to identify any potential safety and emergency response issues with proposed site access and circulation design.
XVI.(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?	4.4.2 Implementation of the proposed General Plan Update would result in an increased demand for transit service.	<ul style="list-style-type: none"> <li>• Moving Forward – A 25-Year Transportation Vision for Marin County</li> <li>• Corte Madera Bicycle Transportation Plan</li> </ul>	<p>Less than Significant</p> <p>No conflicts with current transit provisions or plans (e.g., roadway design that would conflict with transit service with Town) are expected.</p> <p>Increase in transit usage relative to Town-wide increase in residential and non-residential trips. General Plan includes policies to enhance to existing transit service to accommodate changes in demand.</p>	None	Qualitatively assess project with respect to impact on existing and planned transit service.
	4.4.3 Implementation of the proposed General Plan Update would result in an increased demand for bicycle and pedestrian facilities.		<p>Less than Significant</p> <p>Increase in pedestrian and bicyclist trips relative to Town-wide increase in residential and non-residential trips. General Plan includes implementation of new bikeways and trails to accommodate increase in demand.</p>	None	Qualitatively assess project with respect to Corte Madera Bicycle Transportation Plan

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<i>There is no CEQA Appendix G equivalent question</i>	4.4.5 Implementation of the proposed General Plan Update would result in an increase in parking demand.	<ul style="list-style-type: none"> <li>ITE Trip Generation, 7th Edition used to calculate net difference in trips between previous 1989 Plan and proposed Plan.</li> <li>Distribution and network assignment developed using Corte Madera Travel Demand Model (based on Marin County Model).</li> </ul>	Less than Significant Increase in demand for vehicular parking relative to Town-wide increase in residential and non-residential trips. Town's development review process, parking requirements, and General Plan policies are intended to ensure provision of adequate parking supply and to provide programs to reduce overall demand for parking.	None	Per request from Town staff, provide a parking supply/demand analysis separate from EIR and Transportation Impact Study.
<b>XVII. Utilities and Service Systems</b>	<b>4.11 Public Services</b>				
XVII.(a). Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Not Included				Evaluate qualitatively.
XVII.(b). Require or result in the construction of new water or <u>wastewater treatment</u> facilities, the construction of which could cause significant environmental effects?  XVII.(e) Result in a determination by the wastewater treatment provider which served 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?	4.11.5.1 Implementation of the proposed General Plan Update could increase wastewater flows and demand for sanitary sewer conveyance and treatment facilities.	<ul style="list-style-type: none"> <li>Sanitary District No. 2 of Marin County, a member of the Central Marin Sanitation Agency, provides wastewater services.</li> </ul>	Less than Significant System has adequate capacity for buildout.  Distribution system clay pipes to be replaced and sized appropriately over 10-year period.	None	Analysis will verify adequate conveyance and wastewater treatment capacity.  Applicant to provide engineering conclusion that off-site trunk sewers are adequate.
XVII.(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?	See 4.8.1 under Hydrology and Water Quality.	See 4.8.1 under Hydrology and Water Quality.	See 4.8.1 under Hydrology and Water Quality.	See 4.8.1 under Hydrology and Water Quality.	Evaluate stormwater plans against Town Ordinance 9.33 and MCSTOPP to determine if stormwater facilities are adequate.
XVII.(b). Require or result in the construction of new <u>water</u> or wastewater treatment	4.11.4.1 Implementation of the proposed General Plan Update could increase demand for water	<ul style="list-style-type: none"> <li>Marin Municipal Water District supplies water.</li> </ul>	Potentially Significant Indicates there is water supply	MM 4.11.4.1 Add policy requiring	Evaluate Project water demand relative to supply as estimated in MMWD's

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<p>facilities, the construction of which could cause significant environmental effects?</p> <p>XVII.(d). Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p>	supply to the Town.		for buildout, but identifies impacts.	<p>verification of adequate water supply and distribution facilities for individual projects.</p> <p>Significant Unavoidable Supply source during dry years not reliable. And restrictions could curtail development that would reduce revenue sources.</p>	<p>2010 UWMP.</p> <p>Applicant to provide water demand.</p>
<p>XVII.(f). Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p> <p>XVII.(g) Comply with federal, state, and local statuses and regulation related to solid waste?</p>	4.11.6.1 Implementation of the proposed General Plan Update could increase solid waste generation and the demand for related services.	<ul style="list-style-type: none"> <li>Mill Valley Refuse Service provides solid waste service.</li> </ul>	Less than Significant	None	<p>Evaluate Project solid waste generation against local and regional landfill capacities.</p> <p>Applicant to provide estimated solid waste generation and percent recyclables.</p>