Notice of Preparation and Notice of Scoping Meeting
for a Draft Environmental Impact Report for the
Village at Corte Madera Restoration Hardware Expansion Project

TO: Interested Parties

SUBJECT: Notice of Preparation and Scoping Meeting for a Draft
Environmental Impact Report for the proposed Village
at Corte Madera Restoration Hardware Expansion
Project

LEAD AGENCY: Town of Corte Madera

SCOPING COMMENT PERIOD: October 25, 2016, to November 30, 2016

SCOPING MEETING: 7:00 to 9:00 pm, November 17, 2016

Town Hall Council Chambers
300 Tamalpais Drive
Corte Madera, CA

Corte Madera Village, LLC and Restoration Hardware have, as co-applicants, filed an
application with the Town of Corte Madera for the Village at Corte Madera Restoration
Hardware Expansion project (Project). The Town has determined that an Environmental Impact
Report (EIR) is the appropriate level of environmental review for the Project.

Pursuant to the State of California Public Resources Code and the Guidelines for
Implementation of the California Environmental Quality Act (CEQA), the Town of Corte Madera
will be the Lead Agency for the preparation of the EIR for the proposed Project (described in
more detail below). The purpose of this Notice of Preparation (NOP) is to solicit guidance from
responsible and trustee agencies and comments from the general public as to the scope and
content of the environmental information to be included in the EIR. This may include
identification of potential impacts that should be studied or mitigation measures that should be
investigated.

Project Location
The Project would be located at 1618 Redwood Highway, at the Village at Corte Madera in
Corte Madera, Marin County. Refer to the attached Figure 1 for the Project Location. The
Project site is surrounded by marshlands to the north and east, commercial retail to the south,
and Highway 101 and a regional shopping center (Town Center) to the west. The Project
improvements would occur within the Village at Corte Madera site and on the gravel lot which is
located northeast of the Nordstrom retail store on the north side of Redwood Highway.
Project Description

The Project includes construction of a new 46,000 square-foot retail store referred to as the Restoration Hardware Gallery (RH Gallery) within the existing parking lot of the Village at Corte Madera and improvements to the existing gravel lot on the north side of Redwood Highway. Refer to the attached Figure 2 for the Site Plan.

Proposed improvements to the existing 5.14-acre gravel lot include paving, lighting, landscaping, and stormwater facilities. The gravel lot, after improvements, would provide between 420 and 455 parking spaces. The lot is owned by the Town of Corte Madera. Corte Madera Village, LLC is proposing to use the gravel lot to accommodate parking for the Project and has requested the Town of Corte Madera to consider entering into a long-term lease for use and maintenance of the gravel lot. The proposed improvements to the gravel lot are anticipated to take four months and would precede development of the shopping center expansion.

The building footprint would be approximately 25,000 square feet. The building would have two levels, plus an open-air rooftop courtyard surrounding an enclosed scenery loft. The RH Gallery would include a café space of approximately 5,800 square feet. The roof ridge of the scenery loft would be approximately 46 feet from the finished grade. Improvements would occur around the proposed building pad such as utility connections, pathways, landscaping, lighting, and parking lot configuration. The RH Gallery would be constructed after development of the gravel lot. Construction of the building and its associated improvements would take approximately 12 to 14 months.

Potential Environmental Effects

The following environmental factors have been identified as potential environmental effects of the Project and will therefore be evaluated in the EIR:

Aesthetics  Land Use and Planning
Air Quality  Noise
Biological Resources  Population and Housing
Cultural Resources  Public Services
Geology and Soils  Recreation
Greenhouse Gas Emissions  Transportation/Traffic
Hazards and Hazardous Materials  Utilities and Service Systems
Hydrology and Water Quality

The EIR will not include an evaluation of agricultural or forest resources because the Project site does not include any Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or land covered by a Williamson Act contract (Corte Madera General Plan, April 2009). In addition, the Project site is not zoned for agricultural, forest land, or timberland, nor are there any agricultural or forest lands within the site (Town of Corte Madera Zoning Ordinance, August 1994).

The EIR will not include an evaluation of Mineral Resources. The proposed Project is located on an existing developed site that is built upon bay fill. Construction of the project would not result in the loss of a known mineral resource or availability of a locally-important mineral resource recovery site as delineated on a land use plan, such as a local general plan or specific plan. Neither the Town of Corte Madera General Plan (Town of Corte Madera 2009) nor the Marin
Countywide Plan (Marin County 2007) designates the Project site as having a known mineral resource of value.

The EIR will evaluate the potential cumulative environmental effects related to implementation of the Project, identify and evaluate alternatives to the Project, and identify mitigation measures that could avoid or reduce significant environmental impacts as a result of the Project.

**Scoping Period**
The scoping period is from October 25 to November 30, 2016. The scoping period has been extended from the required 30 days to 37 days because of the Thanksgiving Holiday. During this time, written comments can be mailed, delivered, or emailed, no later than 5 pm on November 30, to:

Phil Boyle, Senior Planner  
Planning & Building Department  
300 Tamalpais Drive  
Corte Madera, CA 94925  
Email: pboyle@cmcmail.org

**Scoping Meeting**
Oral comments, as well as written comments related to the scope and content of the environmental review of the Project, may be received at the public scoping meeting scheduled on November 17, 2016, from 7:00 pm to 9:00 pm, at the following location:

Town Hall  
Council Chambers  
300 Tamalpais Drive  
Corte Madera, CA

The public scoping meeting will allow responsible and trustee agencies and the general public the opportunity to hear presentations by Town Staff, the applicants and the environmental consulting firm that is under contract with the Town to prepare the EIR. The meeting will include a time for the public to provide comments on the scope and content of the EIR.

If you cannot attend the meeting, written comments also will be accepted after the Scoping Meeting through the end of the scoping period on November 30, 2016 at 5:00 p.m.

Please contact the Corte Madera Planning & Building Department at (415) 927-5064 if you need further information regarding this Notice of Preparation.

Phil Boyle  
Senior Planner  

Date 10/21/16