

CORTE MADERA INN REBUILD PROJECT FINAL ENVIRONMENTAL IMPACT REPORT

STATE CLEARINGHOUSE NUMBER 2014042069



Prepared for
Town of Corte Madera

March 2017

Prepared by
Amy Skewes-Cox, AICP

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In conjunction with
BASELINE
ENVIRONMENTAL COLLABORATIVE
ENVIRONMENTAL VISION
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INTERACTIVE RESOURCES
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Preface

INTRODUCTION TO THE MARCH 2017 FINAL EIR



A. PURPOSE OF THE FINAL EIR

This document, together with the Draft Environmental Impact Report (Draft EIR), Recirculated Draft Environmental Impact Report No. 1 (RDEIR No. 1), and Recirculated Draft Environmental Impact Report No. 2 (RDEIR No. 2), is the Final Environmental Impact Report (Final EIR) for the Corte Madera Inn Rebuild Project. The Draft EIR, RDEIR No. 1, and RDEIR No. 2 identify the likely environmental consequences of the project and recommend mitigation measures to reduce or eliminate significant impacts. This document responds to public comments on the Draft EIR, RDEIR No. 1, and RDEIR No. 2, revises the Draft EIR, RDEIR No. 1, and RDEIR No. 2 as necessary, and provides a Mitigation Monitoring and Reporting Program (MMRP) for the project.

According to the California Environmental Quality Act (CEQA) (as amended January 1, 2014), lead agencies are required to consult with public agencies having jurisdiction over a proposed project and to provide the general public with an opportunity to comment on the Draft EIR. For this project, the Town of Corte Madera is the lead agency. This document has been prepared to respond to comments received on the Draft EIR, RDEIR No. 1, and RDEIR No. 2 and to clarify any errors, omissions, or misinterpretations of the analysis or findings in the Draft EIR, RDEIR No. 1, and RDEIR No. 2.

This document, together with the Draft EIR, RDEIR No. 1, and RDEIR No. 2, will constitute the Final EIR if the Town of Corte Madera certifies the Final EIR as complete and adequate under CEQA.

B. ENVIRONMENTAL REVIEW PROCESS

Draft EIR, RDEIR No. 1, and November 2015 Final EIR

The Draft EIR was made available for public review from November 17, 2014, to January 20, 2015. The Draft EIR was posted on the Town's website on November 17, 2014. Comments were received and a Final EIR was begun to respond to public and agency comments on the Draft EIR.

During the Final EIR process, it was determined that a portion of the Draft EIR should be significantly revised, and thus RDEIR No. 1 was prepared in order to meet the requirements of CEQA. RDEIR No. 1 addressed two components intended to supplement the Draft EIR: (1) a new alternative (Alternative 4) for a 187-room hotel (130,326 square feet of gross floor area) and retention of the on-site pond, and (2) revisions to the Transportation/Traffic section of the Draft EIR to address a study of Madera Boulevard. These revisions to the Transportation/Traffic section included revised mitigation measures to suggest a new roundabout on Madera Boulevard and circulation improvements for the intersection of Madera Boulevard at Tamal Vista Boulevard/Council Crest Drive.

RDEIR No. 1 was circulated from July 17, 2015 to August 31, 2015, and was posted on the Town's website on July 17, 2015. A Final EIR that provided responses to comments on the Draft EIR and RDEIR No. 1 was issued in November 2015.

RDEIR No. 2

RDEIR No. 2 was prepared to show changes to the Biological Resources section of the Draft EIR (Section 4.3) that were necessary to reflect new information that became available after circulation of the Draft EIR and RDEIR No. 1. The new information resulted in identification of a new environmental impact related to sensitive natural communities. RDEIR No. 2 was made available for public review from November 15, 2016 to January 3, 2017, and was posted on the Town's website on November 15, 2016.

Public Review and Comment on Draft EIR, RDEIR No. 1, and RDEIR No. 2

The general public was advised of the availability of the Draft EIR, RDEIR No. 1, and RDEIR No. 2 through notification via email and posting of Notices of Availability mailed to neighbors of the project site and on the Town of Corte Madera's website. Public agencies and interest groups were also notified by mail.

During the public review period on the Draft EIR, RDEIR No. 1, and RDEIR No. 2, written comments were made. A copy of written comments on the Draft EIR and responses to the comments can be found in Chapter II of this document. A copy of written comments on RDEIR No. 1 and responses to the comments can be found in Chapter IV of this document. A copy of written comments on RDEIR No. 2 and responses to the comments can be found in Chapter VIII of this document.

March 2017 Final EIR

This document responds to public comments on the Draft EIR, RDEIR No. 1, and RDEIR No. 2, revises the Draft EIR, RDEIR No. 1, and RDEIR No. 2 as necessary, and provides a MMRP for the project. Together with the Draft EIR, RDEIR No. 1, and RDEIR No. 2, it is the Final EIR for the project.

The Final EIR will be presented to the Town of Corte Madera Planning Commission at their meeting scheduled for **April 11 at 7:30 PM** at the Corte Madera Town Hall, 300 Tamalpais Drive, Corte Madera, CA. As part of the review for this project, the Corte Madera Planning Commission will be making a recommendation to the Town Council regarding the certification of the Final EIR and adoption of the MMRP (see Chapter VIII of this document). In addition, the Planning Commission will be making a recommendation to the Town Council regarding its ability to make the necessary findings for the adoption of mitigation measures associated with the project.

C. REPORT ORGANIZATION

The first five chapters of this document are duplicates of the first five chapters of the November 2015 Final EIR, as follows:

- *Chapter I: Introduction.* This chapter includes a discussion of the purpose and organization of the November 2015 Final EIR.
- *Chapter II: Comment Letters and Responses for the Original Draft EIR.* This chapter contains the names of individuals and agencies commenting on the Draft EIR and reproductions of letters and emails received on the Draft EIR. The comments are numbered in the margins of the comment letters and responses are keyed to the comment numbers. Where revisions to the Draft EIR are appropriate, these are summarized and the actual text changes are shown in Chapter III.

- *Chapter III: Draft EIR Text Changes.* This chapter contains corrections or clarifications that were made based on comments received on the Draft EIR or for other reasons. The changes show language that was added to or deleted from the Draft EIR. Underlined text represents language that was added to the Draft EIR; text in ~~strikeout~~ was deleted from the Draft EIR.
- *Chapter IV: Comment Letters and Responses for the Recirculated Draft EIR No. 1.* This chapter contains the names of individuals and agencies commenting on RDEIR No. 1 and reproductions of letters and emails received on RDEIR No. 1. The comments are numbered in the margins of the comment letters and responses are keyed to the comment numbers. Where revisions to RDEIR No. 1 are appropriate, these are summarized and the actual text changes are shown in Chapter V.
- *Chapter V: Recirculated Draft EIR No. 1 Text Changes.* This chapter contains corrections or clarifications that were made based on comments received on RDEIR No. 1. The changes show language that was added to or deleted from RDEIR No. 1. Underlined text represents language that was added to RDEIR No. 2; text in ~~strikeout~~ was deleted from RDEIR No. 1.

The last three chapters of this document contain comments and responses for RDEIR No. 2, changes to RDEIR No. 2, and the MMRP for the project, as follows:

- *Chapter VI: Comment Letters and Responses for the Recirculated Draft EIR No. 2.* This chapter contains the names of individuals and agencies commenting on RDEIR No. 2 and reproductions of letters and emails received on RDEIR No. 2. The comments are numbered in the margins of the comment letters and responses are keyed to the comment numbers. Where revisions to RDEIR No. 2 are appropriate, these are summarized and the actual text changes are shown in Chapter VII.
- *Chapter VII: Recirculated Draft EIR No. 2 Text Changes.* This chapter identifies corrections or clarifications based on comments received on RDEIR No. 2. As shown in the chapter, no changes to RDEIR No. 2 were necessary.
- *Chapter VIII: Mitigation Monitoring and Reporting Program.* This chapter identifies mitigation measures referenced in the EIR as necessary to avoid or reduce the project's potentially significant impacts and provides a program for implementation and monitoring of these measures. The timing and entity responsible for monitoring are identified. This version of the MMRP reflects all changes to mitigation measures made through RDEIR No. 2. It replaces the version of the MMRP that was included as Chapter VI in the November 2015 Final EIR.

Chapter I

INTRODUCTION



A. PURPOSE OF THE FINAL EIR

This document, together with the Draft Environmental Impact Report (Draft EIR) and the Recirculated Draft Environmental Impact Report (RDEIR), is the Final Environmental Impact Report (Final EIR) for the Corte Madera Inn Rebuild Project. The Draft EIR and the RDEIR identify the likely environmental consequences of the project and recommend mitigation measures to reduce or eliminate significant impacts. This document responds to public comments on the Draft EIR and RDEIR, revises the Draft EIR and RDEIR as necessary, and provides a MMRP for the project.

The RDEIR addressed two components intended to supplement the Draft EIR on the Corte Madera Inn Rebuild Project. The RDEIR addressed a new alternative (Alternative 4) for a 187-room hotel (130,326 square feet of gross floor area) and retention of the on-site pond, and revisions to the Transportation/Traffic section of the Draft EIR to address a study of Madera Boulevard. These revisions to the Transportation/Traffic section included revised mitigation measures to suggest a new roundabout on Madera Boulevard and circulation improvements for the intersection of Madera Boulevard at Tamal Vista Boulevard/Council Crest Drive.

According to the California Environmental Quality Act (CEQA) (as amended January 1, 2014), lead agencies are required to consult with public agencies having jurisdiction over a proposed project and to provide the general public with an opportunity to comment on the Draft EIR. For this project, the Town of Corte Madera is the lead agency. This document has been prepared to respond to comments received on the Draft EIR and RDEIR and to clarify any errors, omissions, or misinterpretations of the analysis or findings in the Draft EIR and RDEIR.

This document, together with the Draft EIR and the RDEIR, will constitute the Final EIR if the Town of Corte Madera certifies the Final EIR as complete and adequate under CEQA.

B. ENVIRONMENTAL REVIEW PROCESS

The Draft EIR was made available for public review from November 17, 2014, to January 20, 2015. The RDEIR was made available for public review from July 17, 2015, to August 30, 2015. The general public was advised of the availability of the Draft EIR and RDEIR through notification via email and Notices of Availability mailed to neighbors of the project site. Public agencies and interest groups were also notified by mail. The Draft EIR was posted on the Town's website on November 17, 2014, and the RDEIR was posted on the Town's website on July 17, 2015.

During the public review period on the Draft EIR and RDEIR, written comments were made. A copy of written comments on the Draft EIR and responses to the comments can be found in Chapter II of this

document. A copy of written comments on the RDEIR and responses to the comments can be found in Chapter IV of this document.

The Final EIR will be presented to the Town of Corte Madera Planning Commission at their meeting scheduled for December 8, 2015, at 7:30 PM at the Corte Madera Community Center, 498 Tamalpais Drive, Corte Madera, CA. Before acting on the project, the Planning Commission must certify the Final EIR and adopt the MMRP (see Chapter VI of this document). In addition, the Planning Commission must make the necessary findings for the adoption of mitigation measures associated with the project.

C. REPORT ORGANIZATION

This document consists of the following chapters:

- *Chapter I: Introduction.* This chapter includes a discussion of the purpose and organization of the Final EIR.
- *Chapter II: Comment Letters and Responses for the Original Draft EIR.* This chapter contains the names of individuals and agencies commenting on the Draft EIR and reproductions of letters and emails received on the Draft EIR. The comments are numbered in the margins of the comment letters and responses are keyed to the comment numbers. Where revisions to the Draft EIR are appropriate, these are summarized and the actual text changes are shown in Chapter III. No federal agencies commented on the Draft EIR.
- *Chapter III: Draft EIR Text Changes.* This chapter contains corrections or clarifications that have been made based on comments received on the Draft EIR or for other reasons. The changes show language that has been added to or deleted from the Draft EIR. Underlined text represents language that has been added to the Draft EIR; text in ~~strikeout~~ has been deleted from the Draft EIR.
- *Chapter IV: Comment Letters and Responses for the Recirculated Draft EIR:* This chapter contains the names of individuals and agencies commenting on the RDEIR and reproductions of letters and emails received on the RDEIR. The comments are numbered in the margins of the comment letters and responses are keyed to the comment numbers. Where revisions to the RDEIR are appropriate, these are summarized and the actual text changes are shown in Chapter V. No federal agencies commented on the RDEIR and a public hearing was not held on the RDEIR due to the limited scope of the recirculated document and because a hearing is not a requirement of CEQA.
- *Chapter V: Recirculated Draft EIR Text Changes:* This chapter contains corrections or clarifications that have been made based on comments received on the RDEIR. The changes show language that has been added to or deleted from the RDEIR. Underlined text represents language that has been added to the RDEIR; text in ~~strikeout~~ has been deleted from the RDEIR.
- *Chapter VI: Mitigation Monitoring and Reporting Program.* This chapter identifies mitigation measures referenced in the EIR as necessary to avoid or reduce the project's potentially significant impacts and provides a program for implementation and monitoring of these measures. The timing and entity responsible for monitoring are identified.