



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA



The Village at Corte Madera Expansion Project

Final Environmental Impact Report – Response to Comments

State Clearinghouse Number: 2016102061

Town of Corte Madera
300 Tamalpais Drive
Corte Madera, CA 94925

November 1, 2017

The Village at Corte Madera Expansion Final EIR – Response to Comments

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Prepared for:



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CORTE MADERA
MARIN COUNTY CALIFORNIA

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1. Introduction

The Final EIR for The Village at Corte Madera Expansion Project (Project) consists of the Draft EIR, comments on the Draft EIR, responses to those comments, and revisions to the Draft EIR. Comments, responses, and revisions to the Draft EIR are found in this volume.

EIR Certification and Project Adoption Process

The Town of Corte Madera Planning Commission is tentatively set to consider The Village at Corte Madera Expansion Project EIR and provide a recommendation to the Town Council on whether to certify the EIR at its regularly scheduled meeting on November 14, 2017. The Town Council will consider certification of the EIR, and adoption of the Project, following receipt of the Planning Commission recommendations. Both the Planning Commission and Town Council meetings are held at the Town Hall Council Chambers, 300 Tamalpais Drive in Corte Madera. To certify the Final EIR, the Council must find that (per CEQA Guidelines Section 15090):

1. The Final EIR has been completed in compliance with CEQA; and
2. The Final EIR was presented to the decision-making body of the lead agency and that the decision-making body reviewed and considered the information contained in the Final EIR prior to approving the Project.
3. The Final EIR reflects the lead agency's independent judgment and analysis.

At the time of project approval, i.e., adoption of the Project, the Town Council, as the decision-making body, must consider the information presented in the Final EIR. All significant impacts identified in the Draft EIR have been substantially lessened with mitigation measures. (CEQA Guidelines Section 15092). The Town Council is the decision-making body of the lead agency for this Project.

Public Involvement during the Draft EIR and Final EIR Phase

On October 25, 2016, a Notice of Preparation (NOP) of an EIR was distributed. On November 17, 2016, the Town held a Scoping Meeting, at the Town Hall Council Chambers, to solicit input regarding the issues that should be addressed in the EIR. The scoping period ended November 30, 2016. Fifteen letters were received during the scoping period (refer to Draft EIR Appendix A, Notice of Preparation and Scoping Letters).

The public comment period for the Draft EIR began on July 12, 2017. A Notice of Availability of the Draft EIR was mailed to various interested groups and individuals, published in the Marin Independent Journal, and posted with the County Clerk on July 12, 2017. The Draft EIR was sent to the State Clearinghouse for distribution to State agencies. In addition, the Town posted the Draft EIR, and notification of its availability for review, on its website. The Draft EIR also was made available at the Town Planning Department.

On August 8, 2017, a public hearing on the Draft EIR was held before the Town of Corte Madera Planning Commission. There were 6 speakers who provided comments at the meeting.

The Final EIR will be sent to those public agencies who commented on the Draft EIR and to the Planning Commission at least 10 days prior to certification of the EIR per CEQA Guidelines Section 15088. The Final EIR will also be available on the Town's website. There is no other notification for Final EIRs required by CEQA.

Organization of the Final EIR

The Final EIR consists of four sections:

Chapter 1 – Introduction. This chapter provides an introduction, describes public involvement and lists comments received on the Draft EIR.

Chapter 2 – Comment Letters and Responses to Comments. Copies of the comment letters and the responses to comments are included in this chapter. All comments received through August 25, 2017 are responded to in this Chapter.

Chapter 3 – Author Initiated Changes. This chapter includes revisions and clarifications to the text of the Draft EIR that have been identified by the Town of Corte Madera and its consultants.

Chapter 4 – References. This chapter includes new reference materials that were used in preparation of the Final EIR.

Comments Received

During the 45-day public comment period, the Town received 15 comment letters. At the Planning Commission meeting on August 8, 2017, 6 members of the public provided comments. Every comment was counted regardless of whether it duplicated a comment made in a previous comment letter. A list of the comment letters and verbal comments received is shown below in Table 1-1. Comment letters received are numbered starting with 1 and ending with 15, while verbal comments made at the public meeting are labeled as 16.

Table 1-1 Comments Received

Letter	Agency/ Organization	Last Name	First Name	Letter Date
1	State Clearinghouse	Morgan	Scott	August 25, 2017
2	U.S. Army Corps of Engineers	Cohen	Sahrye	July 24, 2017
3	Caltrans District 4	Maurice	Patricia	August 11, 2017
4	Federated Indians of Graton Rancheria	McQuillen	Buffy	August 2, 2017
5	Federated Indians of Graton Rancheria	McQuillen	Buffy	August 11, 2017
6	San Francisco Bay Trail	Gaffney	Maureen	August 25, 2017
7	Town of Corte Madera Planning Commissioner	Bundy	Bob	August 10, 2017
8A	Marin Audubon Society	Salzman	Barbara	August 24, 2017
8B	Marin Audubon Society	Salzman	Barbara	November 30, 2016
9	Caltrans District 4 Bicycle Advisory Committee	Severinghaus	Jean	August 25, 2017
10	Public	Javaras	Nick	July 12, 2017
11	Public	Bluming	Sarah	August 2, 2017
12	Public	Burnett	Peggy	July 21, 2017
13	Public	Burnett	Peggy	August 9, 2017
14	Public	Burnett	Peggy	August 11, 2017
15	Public	Gaffney	Maureen	August 8, 2017

Letter	Agency/ Organization	Last Name	First Name	Letter Date
Comments Received during Planning Commission Meeting, August 8th, 2017				
16-1	Public	Harlock	Michael	August 8, 2017
16-2	Public	Smith	Lucinda	August 8, 2017
16-3, 16-4	Public	Gaffney	Maureen	August 8, 2017
16-5	Public	Stoliar	Patty	August 8, 2017
16-6, 16-7	Public	Galanis	Phyllis	August 8, 2017
16-8	Public	Burnett	Peggy	August 8, 2017

2. Comment Letters, Public Hearing Comments, and Response to Comments

This chapter includes responses to specific comments received during the comment period. Included are copies of the written comments received by the Town through August 25, 2017, including the public hearing on August 8, 2017. The comments verbally made at the meeting are represented by the summary of comments in the approved meeting minutes from the August 8, 2017 Planning Commission meeting.

When changes to the Draft EIR are necessitated, the change is indicated by indented text. Text that has been added to the Draft EIR is indicated in underline font, while text that has been deleted is indicated with ~~strikethrough~~ font.