COTRE MADERA PLANNING COMMISSION
STAFF REPORT

REPORT DATE: APRIL 10, 2018
MEETING DATE: APRIL 24, 2018

TO: PLANNING COMMISSIONERS
FROM: PHIL BOYLE, SENIOR PLANNER

SUBJECT: PERMIT AMENDMENT TO MODIFY THE PRECISE PLAN, WHICH INCLUDES DESIGN REVIEW, AND AMEND THE CONDITIONAL USE PERMIT OF THE PREVIOUSLY APPROVED RH GALLERY BUILDING AT THE VILLAGE OF CORTE MADERA. NO MODIFICATIONS TO THE GRAVEL LOT OR THE DEVELOPMENT AGREEMENT ARE PROPOSED.

SITE: VILLAGE AT CORTE MADERA SHOPPING CENTER, 1618 REDWOOD HIGHWAY, APN 024-032-030

APPLICANT: RESTORATION HARDWARE

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PURPOSE:

The Corte Madera Planning Commission is conducting a public hearing to review information, receive public comment, and potentially render a decision on a Permit Amendment Application (PL-2018-0026-PA). The amendment application includes modifications to the proposed RH Gallery building which requires an amendment of the previously-approved Precise Plan and changes to the size and location of the restaurant which requires an amendment of the previously-approved Conditional Use Permit. This application does not need to be reviewed by the Town Council because no changes are proposed to the original application regarding the General Plan Amendment, the Zoning Ordinance or the Development Agreement.

This report will provide a general overview of the project site and the original project entitlements which encompassed the improvements to the gravel lot, modifications to sections of the existing parking lot at The Village, construction of the RH Gallery and the CEQA Analysis. Complete staff reports that were provided to the Planning Commission and the Town Council in November and December of 2017 and are available on the Town's Website under the Planning Department's Active Project page http://www.townofcortemadera.org/563/Village-Expansion-Project-Restoration-Ha.
STAFF RECOMMENDATION:

Staff recommends that the Planning Commission, after reviewing this staff report and attachments, the Addendum to the Environmental Impact Report (Attachment 2), public comment, and after evaluating the entire record adopt Resolution 18-005 (Attachment 1), approving the Permit Amendment Application which includes changes to the Precise Plan/Design Review and the Conditional Use Permit for the restaurant.

Below is a chronological listing of events pertaining to the Permit Amendment Application:

November 14, 2017  The Planning Commission unanimously recommended the approval of all of the original entitlements for the Village at Corte Madera Expansion Project to the Town Council.

December 5, 2017  The Town Council unanimously approved all of the original entitlements for the Village at Corte Madera Expansion Project.

March 5, 2018  RH (formerly Restoration Hardware) submitted an application for a Permit Amendment to the previously approved Precise Plan, which includes Design Review, for modifications to the exterior of the building and an amendment to the Conditional Use Permit for changes to the size and location of the restaurant.

April 10, 2018  Notices were sent and posted announcing the April 24th Planning Commission Meeting to all individuals who have signed up to be notified of Town meetings, the email list of individuals who have signed up for notification of this particular project and hard copy mailings were sent to all properties within 300' of the project. Notices were also posted at the standard public places in Town, Nextdoor.com and at various locations with The Village Center.

April 24, 2018  The Planning Commission will hold a public hearing to review the Permit Amendment Application.

EXISTING CONDITIONS

Project Site

The project or revised RH Gallery is located within the Village at Corte Madera regional shopping center. The Village is bound by Redwood Highway to the north, east, and south, and Highway 101 to the west. The revised RH Gallery will be constructed within The Village, owned by Corte Madera Village, LLC, a subsidiary of Macerich. The previous entitlements included the Town owned gravel lot located to the north of the Village across Redwood Highway, however there are no proposed changes to the gravel lot with this Permit Amendment Application. Nearby land uses and features include U.S. 101, Town Center Corte Madera, and commercial and office uses to the west; Redwood Highway and marshlands to the north and east; and commercial and office uses to the south.

The Village

The Village is an open-air shopping center with 475,217 square feet of building area as of April 2017. Approximately 2,000 square feet of space devoted to shopping center management offices and 473,217 square feet devoted to retail and restaurant uses, including restaurants and coffee shops. The existing retail establishments include Restoration Hardware, Nordstrom, Macy's, Williams-Sonoma, Apple Store, Cheesecake Factory and other retail and restaurant uses. The existing Restoration Hardware Store currently occupies approximately 8,815 square feet within The Village. There are 1,781 parking spaces in the existing lots within The Village.
DESCRIPTION OF PROPOSED PERMIT AMENDMENT

The amendment to the RH Gallery building includes relocating the restaurant, kitchen operations and a pantry from the first (ground) level to the third level scenery loft and modifying all four exterior elevations. The overall building footprint will be reduced by 27% from 24,355 sq. ft. to 18,633 sq. ft. by bringing all four walls in closer to the center of the building as shown on page 4 of the Design Amendment Supplement Plan Set (Attachment 4). The reduced building footprint allows for approximately 5,000 square feet of landscaping (an increase of 154% from the original design) to be added on three sides of the building at the ground level. This will provide a buffer between the parking area and the building as well as being an amenity for customers and the public to access. Interior changes include the addition of a grand staircase providing access to all floors and a new first level floor plan that allows the public and customers to pass directly through the building in the east/west direction and access the Village Center Courtyard.

The overall floor area of the new RH Gallery will be reduced by 4,389 sq. ft., however there are no changes to the site plan in regards to parking. The reduced building area will result in 17 excess parking spaces than is required by the CMMC.

Relocating the restaurant to the rooftop will have the greatest impact to the building architecturally. The third level will include a greenhouse glass atrium enclosure that will provide views to the north, west and south from the restaurant. The prior design had a large glass atrium above the two-level entryway and an enclosed area with glass walls and a solid roof on the third level. The overall massing is reduced by decreasing the width of the east and west elevations of the building by 29 feet.

The north and south elevations are to be reduced in width by 21 feet and the 12 French doors are being replaced with eight bi-fold glass doors. Most of the first level of both elevations will be screened by the new ground level landscaping. The third level, as seen from the north and south, will consist of a stucco wall screened with landscaping and the side of the greenhouse glass atrium. The overall massing of these two elevations has been increased to accommodate the restaurant greenhouse and restaurant service area located on the third level.

The reduction in the width of the east elevation will have a direct benefit in reducing the amount of obstruction of Mt. Tamalpais and Christmas Tree Hill from the portions of the eastern parking lot (Pages 5 and 6 Design Amendment Supplement Plan Set). The redesigned east elevation also has fewer areas of unarticulated walls, especially on the second level, with the reduced width and larger windows at the center of the elevation. The new floor plan and large glass doors on the east elevation allows RH Customers and Village shoppers in general to walk through the RH Gallery and access the Village Center Court. This was a desired feature expressed by some members of the public during the review process of the original design but was previously not possible because the restaurant was located on the first floor. However, the new design does result in a less articulated east elevation with the elimination of the outdoor areas on the second and third floors.

The applicant has provided Sheets 21, 23, 25 and 27 of the Design Amendment Supplement Plan Set that depicts the proposed elevations over the approved elevations and illustrates the difference in the building massing and height on all four sides. The maximum height of the revised RH Gallery is the top of the kitchen and is still 46 feet from grade.

There are no fundamental changes in the methods proposed for flood proofing or construction the building from the originally approval. There are no changes proposed for the exterior materials or the exterior light fixtures.

Precise Plan / Design Review:

Because the project site is within one of Corte Madera’s special purpose overlay districts - (BRNH) Overlay District – and because the scope of the Permit Amendment has both operational and aesthetic changes, a Precise Plan Amendment is required to ensure that development occurs in a manner that is consistent with the purposes of the overlay district and related policies and programs of the General Plan. The Precise Plan Amendment application
includes all information required for Design Review approval and therefore review of the Precise Plan also constitutes review of the Design Review Application. In addition, the Precise Plan must be in substantial conformance with the Preliminary plan. The elements of this application that are applicable to the design review guidelines and findings are the exterior modifications of the RH Gallery Building and landscaping. The specific Precise Plan and Design Review findings that need to be made in order to approve the application are located in the Draft Resolution 18-005 (Attachment 1).

**Conditional Use Permit Amendment:**

The second part of the Permit Amendment Application includes a request for an amendment to the Conditional Use Permit for the restaurant to be relocated from the first level to the third/roof level of the RH Gallery Building. Restaurants and cafés, without drive-up windows are conditional permitted in the C-2 District. The 4,649 square foot restaurant is 1,151 square feet smaller than the originally approved restaurant and will include a kitchen, pantry, restrooms and a seating area of approximately 2,672 square feet. The restaurant will operate approximately the same hours as the RH Gallery. The specific findings that need to be made in order to approve a Conditional Use Permit Amendment are also located in the Draft Resolution 18-005 (Attachment 1).

**Construction Process and Schedule Update**

If the Permit Amendment is approved the applicant proposes to begin construction of the gravel lot in May of 2018 and begin construction of the RH Gallery in August of 2018 with completion of both projects scheduled for the Fall of 2019. All other construction methods, temporary access points and emergency access measures outline in the original applications remain in effect.

**STAFF ANALYSIS**

**Environmental Assessment – Addendum to the EIR**

To meet the requirements of CEQA, the Town instructed GHD, the consulting firm that prepared the Environmental Impact Report for the original project, to prepare an EIR Addendum. CEQA does not require a circulation period for an EIR Addendum, but the Addendum has been made available to the public at Town Hall and on the Town’s website under the Planning Department and Active Projects page.

The change in environmental impacts due to the revised project or changed conditions have been evaluated and measured against the standards set forth in CEQA Guidelines to determine whether an Addendum is appropriate or a subsequent EIR is needed. The environmental analysis in the Addendum provides the detailed examination of each of these issues. The conclusion is that no new environmental impacts were identified and none of the circumstances which might require a subsequent or supplemental EIR has occurred, and that an Addendum is, therefore, appropriate.

**Precise Plan/Design Review Amendment Discussion**

The current application seeks to amend the Precise Plan and Design Review Applications approved by the Town Council on December 9, 2017 for construction of the RH Gallery at the Village which included a restaurant at the first level. The Precise Plan Amendment is in substantial conformance with the approved Preliminary Plan because all proposed changes to the RH Gallery are within the footprint of the Village and the project will utilize the existing roadway network and will be within the allowed density of the Village as permitted by the previously-approved Preliminary Plan.

The revised design of the western elevation still steps inward as it increases in height to provide interest, variety and reduced visual bulk, although it is acknowledged that the eastern elevation will not step back above the first and
second levels to the extent of the previous design. However, staff notes that the landscaped areas proposed on the eastern, southern and northern portions of the site will introduce a new visual element that provides a more human scale, partially screen the lower level of the structure and soften its appearance, and provide visual depth, which all help to reduce the visual mass of the proposed structure. Further, the proposed revisions significantly reduce the building footprint eliminating portions of building mass where it previously existed. The building will increase the use of glass and continue to utilize natural landscaped areas at all levels of the building’s exterior to blend with the surrounding environment and provide visual interest. The revised RH Gallery will now provide pedestrian and community amenities on the ground level with approximately 5,000 square feet of landscaped areas around the perimeter of the building. These areas will be accessible to customers of the RH Gallery and patrons of the Village. The third level scenery loft will continue to provide a community amenity in the form of a large outdoor landscaped area with pathways to take advantage of the views of Mt. Tamalpais, Christmas Tree Hill and western Corte Madera.

The smaller building will not adversely affect the views, sunlight, or privacy of any nearby residences, provides adequate buffering between residential and non-residential uses, and otherwise is in the best interest of the public health, safety, and general welfare. The nearest residential community is approximately 1,200 feet across U.S. 101 from the proposed RH Galley. The revised RH Galley is located in close proximity to other commercial structures at the Village of similar scale, and is located in a commercial zone, and therefore, does not adversely impact nearby residences. Staff believes that with the proposed changes all of the Precise Plan/Design Review findings can continue to be made.

Conditional Use Permit Amendment Discussion

The amendment to the Conditional Use Permit is to relocate the restaurant, kitchen operations, pantry and dining area from the first level to the third level scenery loft. The kitchen and pantry areas will total approximately 1,792 sq. ft. and the dining area will be 2,627 sq. ft. The hours of operation will not change from the original approval use permit and the addendum to the EIR did not identify any change to the impacts identified in the original EIR.

The proposed location of the conditional use is consistent with the objectives of Section 18.02.030 of the Town’s Zoning Ordinance. The RH Gallery is within the C-2 Mixed Use Region-Serving Commercial shopping district, which is intended to create and enhance areas where a wide range of retail goods and services are permitted, serving customers from a wide geographic area. The proposed use is entirely consistent with the existing uses, such as restaurants and retail, present at the Village shopping center where the proposed conditional use will be located. The proposed conditional use promotes the stability of other uses within the Village by creating a healthy balance of retail and dining options and generally enhancing the dining and shopping experience at the Village.

Because of the increased visibility of the restaurant on the third floor and the potential for noise issues, staff has added a condition that the lighting on the third level shall be reduced one hour after closing of the restaurant to maintain a minimum lighting level for safety. Also a condition has been added that the applicant shall notify in writing the Town of Corte Madera Director of Building and Planning for special events (over 50 people) that occur on the outside areas of the roof top. After analyzing the revised building and the operational changes of the restaurant, staff is able to make all the required findings for the changes to the Conditional Use Permit.

CONCLUSION

The application to amendment the Precise Plan/Design Review and Conditional Use Permit previously approved as part of the Village at Corte Madera Expansion Project have all been reviewed by town staff and an addendum to the EIR has been provided. The addendum to the EIR states that the revised project will not result any additional impacts to the environment. The project is consistent with the purpose and intent of the Town’s General Plan and Zoning Ordinance. The revised project will result in overall benefits to the physical and economic environments of the Town of Corte Madera. Also the revised building design is in scale with the existing buildings and the natural environment and fits the site and the colors and materials make the project compatible with the rest of the center.

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OPTIONS

1) Adopt Resolution 18-005, approving the Permit Amendment Application; or

2) If additional information and deliberation is needed, continue the public hearing to a date certain; or

3) Request the staff provide a resolution denying the Permit Amendment to be brought back to the Commission at the next available meeting.

ATTACHMENTS:
1. PC Resolution 18-005
2. Applicants Project Description of Revised RH Gallery
3. Environmental Impact Report Addendum
4. Design Amendment Supplement Plan Set (March 5, 2018)
5. Project Plan Set (March 5, 2018)
CORTE MADERA PLANNING COMMISSION
RESOLUTION NO 18-005

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF CORTE
MADERA APPROVING PERMIT AMENDMENT (PL-2018-0026-PA) TO MODIFY
THE PRECISE PLAN, WHICH INCLUDES DESIGN REVIEW AND AMEND THE
CONDITIONAL USE PERMIT OF THE PREVIOUSLY APPROVED RH GALLERY
BUILDING AT THE VILLAGE OF CORTE MADERA

WHEREAS, on November 14, 2017 the Corte Madera Planning Commission unanimously forwarded a
recommendation to the Town Council to approve all entitlements included in The Village at Corte Madera
Expansion Project; and

WHEREAS, on December 5, 2017 Corte Madera Town Council unanimously approved the Precise Plan
Amendment/Design Review and Conditional Use Permit for the restaurant within the RH Gallery and all
other entitlements and certified the EIR for The Village at Corte Madera Expansion Project; and

WHEREAS, on March 5, 2018 RH (formerly Restoration Hardware) submitted an application for a Permit
Amendment (PL-2018-0026-PA) to the previously approved Precise Plan, which includes Design Review,
for modifications to the exterior of the building and an amendment to the Conditional Use permit for
changes to the size and location of the restaurant; and

WHEREAS, the Permit Amendment Application (PL-2018-0026-PA) submitted does not include any
modifications to the previously approved gravel lot or the Development Agreement; and

WHEREAS, on March 27, 2018 the Town extended the existing contract with environmental consulting
firm of GHD to prepare an Addendum to the Village at Corte Madera Expansion Project EIR that was
certified by the Town Council last year; and

WHEREAS, on April 10, 2018 notices were sent and posted announcing the April 24th Planning
Commission Meeting to all individuals who have sign up to be notified of Town meetings, the email list of
individuals who have signed up for notification of this particular project and hard copy mailings were sent
to all properties within 300’ of the project. Notices were also posted on Nextdoor.com and at various
locations with The Village Center; and

WHEREAS, on April 24, 2018 the Planning Commission held a public, hearing on the Permit Amendment
Application of the December 5, 2017 approval of the RH Gallery and the Conditional Use Permit for the
restaurant within the RH Gallery; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission hereby approves the
Permit Amendment Application of the December 5, 2017 approval of the RH Gallery and the Conditional
Use Permit for the restaurant within the RH Gallery (File # PL-2018-0026-PA and subject to the
conditions listed herein:
FINDINGS FOR PERMIT AMENDMENT TO THE PRECISE PLAN AND DESIGN REVIEW

The current application seeks to amend the Precise Plan and Design Review Applications approved by the Town Council on December 9, 2017 for construction of the RH Gallery at the Village which included a restaurant at the first level. The Precise Plan Amendment is in substantial conformance with the approved Preliminary Plan because all proposed changes to the RH Gallery are within the footprint of the Village, the project will utilize the existing roadway network and will be within the allowed density of the Village.

The following required findings must be made in order for the Planning Commission to grant approval of the Precise Plan/Design Review portion of the Permit Amendment Application.

Finding – DESIGN REVIEW #1
Explain how the project conforms to the General Plan; any applicable specific plan; master sign program; and all provisions of the Zoning Ordinance.

Findings of Fact – DESIGN REVIEW #1

The proposed amended RH Gallery design is consistent with many of the Goals, Policies and Implementation Programs in the General Plan particularly within the Community Design Element such as:

POLICY CD-1.2 Require residential, non-residential and infrastructure design that respects natural areas and ecosystems within Corte Madera.

The location of the amended RH Gallery has not change from the approved project and is designed to be integrated into the existing center and not encroach into the natural environment. By reducing the building’s footprint and modifying the east elevation the obstruction of the of the views of Mt. Tamalpais and Christmas Tree Hill have been reduced, see pages 5 and 6 of Design Amendment Supplement Plan Set.

The revised building designed still steps inward as it increases in height to provide interest, variety and reduced bulk. The natural materials proposed for the building’s exterior blend with the surrounding environment and provide visual interest. The use of glass and vegetation at all levels blends with the surroundings.

POLICY CD-1.3 Encourage the use of building design and materials that conserve energy and material resources.

The RH Gallery building will incorporate a variety of green building techniques such as:

- Water use reduction through low flow plumbing fixture selection
- Waste water reduction through water conserving fixture selection
- Construction waste reduction through recycling or reuse
- Maximize building systems performance through independent commissioning plan, testing and end user training
- Air quality through the selection of low VOC, formaldehyde materials including sealants, paints carpets, composite wood products and resilient flooring
- Green roof system including water harvesting to reduce irrigation system demands
Addition design features and materials for the revised RH Gallery are listed below under Design Review Finding #5. These features and materials have not changed from the original approval.

POLICY CD-1.5 Preserve the value of the community's night sky and avoid unnecessary light and glare from signage, building and landscape illumination, or other sources of outdoor lighting.

The revised RH Gallery as with the original will have night sky compliant fixtures for all exterior lighting and/or dimmers, timers and motion sensors will be installed where appropriate to minimize light pollution but still provide safety and security.

POLICY CD-4.4 Discourage the use of corporate architecture that is incompatible with the design character of the project site or area.

The revised RH Gallery is a unique building and is not corporate architecture. It is designed to be a stand-alone building and at the same time not conflict or detract from the other buildings on the east side of the Village.

POLICY CD-4.5 Floor area ratios for non-residential development shall adhere to Town design policy.

The size of the revised RH Gallery is consistent with the floor area ratio of the Village and with the addition area of the RH Gallery the Village is under the allowable FAR of 0.47.

POLICY CD-4.6 Control the extent of non-residential visual bulk in new construction.

The revised RH Gallery has the same maximum height as the original building and incorporates many different features to reduce the buildings bulk, such as details and variety on each of the four elevations, extensive articulation with the use of step backs, balconies, roof elements and landscaping.

POLICY CD-5.1 Ensure that non-residential development provides amenities that promote pedestrian activity and community gathering.

The revised RH Gallery will now provide pedestrian and community amenities on the ground level with approximately 5,000 square feet of landscaped areas around the perimeter of the building. These areas will be accessible to customers of the RH Gallery and patrons of the Village. On the third level scenery loft a community amenity in the form of a large landscaped area with pathways will be available.

The proposed revised RH Gallery is also consistent with the purpose and regulations of the Regional Serving Shopping District (C-2)

The purpose of the C-2 District is to create and enhance areas where a wide range of retail goods and services are permitted, serving customers from a wide geographic area, and particular areas with good freeway access to create regional shopping complexes where the retail uses and services are mutually benefitted and enhanced by their close proximity.
The Project will support the continued development and enhancement of the Village. The revised RH Gallery will attract customers from a wide geographic area and will not impact the freeway access to the Village.

Finding - DESIGN REVIEW #2
Explain how the project will not unnecessarily remove trees and natural vegetation; will preserve natural landforms and, whenever possible, avoid development within fifty vertical feet of ridgelines; does not include excessive or unsightly grading of hillsides; and otherwise will not adversely affect the natural beauty of the Town.

Findings of Fact – DESIGN REVIEW #2
The revised RH Gallery will not remove or impact any addition vegetation than the previously approved project. No natural landforms will be altered, the project is not near any ridgelines, and there is no hillside grading.

Finding – DESIGN REVIEW #3
Explain how the project will not significantly and adversely affect the views, sunlight, or privacy of any nearby residences; will provide adequate buffering between residential and nonresidential uses; and otherwise is in the best interest of the public health, safety and general welfare.

Findings of Fact – DESIGN REVIEW #3
The revised project will not adversely affect the views, sunlight, or privacy of any nearby residences, provides adequate buffering between residential and non-residential uses, and otherwise is in the best interest of the public health, safety, and general welfare. The nearest residential community is approximately 1,200 feet across U.S. 101 from the proposed RH Galley. The revised RH Galley is located in close proximity to other commercial structures at the Village of similar scale, and is located in a commercial zone, and therefore, does not adversely impact nearby residences. The Project is well-designed and in compliance with Town’s Design Review requirements.

Finding – DESIGN REVIEW #4
Explain how the structure, site plan and landscaping are in scale and harmonious with existing and future development adjacent to the site and in the vicinity; with the landforms and vegetation in the vicinity of the site; and that any landscaping will be based on water conservation designs.

Findings of Fact – DESIGN REVIEW #4
The revised project includes construction of a new store on an existing surface parking lot in an existing regional shopping center. The RH Gallery architecture will be of high quality and in keeping with the look and feel of the surrounding regional center. No new uses will be introduced, and compatibility with surrounding development, vegetation and habitat will not be affected. The Project’s landscaping designs incorporate water-saving designs and plants.

The revised building is designed so many of the elevations step inward as it increases in height to provide interest, variety and reduce bulk. The maximum height of the building is similar to the existing larger buildings at the Village (i.e. Nordstrom), however, the various elements on each level make it appear in
scale with both the multi-story and single story buildings nearby, such as The Gap. The natural materials proposed for the building’s exterior blend with the surrounding environment and provide visual interest. The use of glass and vegetation at many levels blends with the surroundings.

The slightly revised western entrance of the RH Gallery will still create a pedestrian element and gathering place in conjunction with the eastern entrance of the Village. What is currently just an entrance to the center and a drop-off and pick-up area will become an added focal point to the Village.

Finding – DESIGN REVIEW #5

Explain how the development materials and techniques will result in durable high-quality structures and landscaping.

Findings of Fact – DESIGN REVIEW #5

The revised RH Gallery, as with the original, will feature high-quality architectural design and materials. The exterior building envelope will be finished in 6 coat hand-applied Venetian plaster with an expanse of 12-foot glass and steel French door assemblies. Other architectural elements include a European entry courtyard that directs visitors to the main staircases which provide access to the second and third levels. Upstairs, the second floor will showcase garden terraces facing west and accented by a Mediterranean plantings including heritage olive trees. The building’s architectural details and gardens will be artfully illuminated at night, with shielded lanterns on the exterior sides of the building and other lighting that will not create glare or light pollution impacts to off-site areas.

Sustainability elements of the revised RH Gallery still include:
- Storm water pollution prevention system / filtration
- Short and long term bicycle parking
- Light pollution reduction through outdoor lighting fixture selection
- Water use reduction through low flow plumbing fixture selection
- Waste water reduction through water conserving fixture selection
- Outdoor water use through the use of a separate irrigation water meter and irrigation controller and sensors
- Water resistance and moisture management through building material selection and detailing
- Construction waste reduction through recycling or reuse
- Maximize building systems performance through independent commissioning plan, testing and end user training
- Interior air quality through protection / sealing of HVAC ducting during the construction period
- Air quality through the selection of low VOC, formaldehyde materials including sealants, paints carpets, composite wood products and resilient flooring systems
- Interior air quality through the use of enhanced performance filters at outside air and return air systems
- Outdoor air quality through the use of HVAC and fire suppression systems that are Chlorofluorocarbons (CFC) and Halon free
- Green roof system including water harvesting to reduce irrigation system demands
Finding - DESIGN REVIEW #6.

Explain how the structures, site plan and landscaping will create a sense of order; provide a visually pleasing setting for occupants, visitors, and the general community; are appropriate to the function of the site; and provide safe, convenient access to the property for pedestrians, cyclists and vehicles.

Finding of Fact - DESIGN REVIEW #6:

The amended RH Gallery, as with the original design, includes pedestrian crosswalks and curb ramps (creating an accessible path of travel) between the accessible parking stalls and the sidewalk at the gallery's perimeter. Another pedestrian crosswalk with enhanced paving provides an accessible path of travel between the shopping center courtyard and the western entry of the new store. The new RH Gallery will frame and enhance the existing east entry to the center of the Village and provide a central vehicular drop-off area that will allow for a prominent arrival area for visitors. Additional bicycle parking on the west side of the RH Gallery will also allow for convenient access to the Village for bicyclists. The RH Gallery itself will provide elegant and pleasing settings for visitors and the general community by creating a public outdoor seating area on the structure's second and third level rooftops with views of Mt. Tamalpais western Corte Madera.

Finding - DESIGN REVIEW #7.

Explain how to the maximum extent feasible, the project includes the maintenance, rehabilitation and improvement of existing sites, structures and landscaping; and will correct any violations of the Zoning Ordinance, Municipal Code, or Building Code that exist on the site.

Findings of Fact - DESIGN REVIEW #7:

The revised RH Gallery design provides a 154% (±5,000 square feet) increase in landscaped areas on the site as compared to the original design. Also rain water will be captured from the roofs and flow through planters prior to being discharged into the storm drains. There are no known violations of the Zoning Ordinance, Municipal Code or Building Code at the Village today.

Finding - DESIGN REVIEW #8.

Explain how the design and location of any proposed signs are consistent with the character and scale of the buildings to which they are attached or which are located on the same site; are visually harmonious with surrounding development; and that there are no existing illegal signs on the site.

Findings of Fact - DESIGN REVIEW #8:

No signage has been submitted as part of the present application. The sign application will be submitted later.
CONDITIONAL USE PERMIT FINDINGS FOR THE REVISED RH GALLERY RESTAURANT

Conditional Use Permits are granted for uses within a zoning district which, by the conditions, are made compatible with the primary uses of the district. Certain conditional uses are permitted in each district subject to the granting of a Conditional Use Permit. Conditional uses include various types of public and private structures and uses which do not precisely fit into the zoning district classifications. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the district and with respect to their effects on surrounding properties. To achieve these purposes, the Planning Commission is empowered to grant and to deny or to recommend the grant of or denial of applications for use permits and to impose reasonable conditions upon the granting of use permits.

The Planning Commission may grant an application for a Conditional Use Permit or a revision to a Conditional Use Permit as it was applied for or in modified form, if, on the basis of the application and the evidence submitted, the Planning Commission makes all of the following findings:

Finding – Conditional Use Permit #1

*Explain how the proposed location of the conditional use is in accord with the stated objectives of the Town’s Zoning Ordinance (Section 18.02.030) and the purpose of the zoning district in which the site is located.*

Findings of Fact – Conditional Use Permit #1

The applicant is requesting an amendment to the approved Conditional Use Permit to relocate the 4,649 square foot restaurant, formerly 5,800 sq. ft. from the first level to the third level scenery loft.

The proposed location and operation of the conditional use is consistent with the applicable objectives of Section 18.02.030 of the Town's Zoning Ordinance. The RH Gallery is within the C-2 Mixed Use Region-Serving Commercial shopping district, which is intended to create and enhance areas where a wide range of retail goods and services are permitted, serving customers from a wide geographic area. The proposed use is entirely consistent with the existing uses, such as restaurants and retail, present at the Village shopping center where the proposed conditional use will be located.

The revised restaurant design and location will be visible from the surrounding areas because the main seating area will now be within the glass greenhouse atrium on the third level whereas originally the restaurant was completely within the first level. However, the RH Gallery with the third level restaurant will have a reduced building footprint; reduce building mass and very similar articulation and lighting.

The proposed conditional use promotes the stability of other uses within the Village by creating a healthy balance of retail and dining options and generally enhancing the dining and shopping experience at the Village. Because the proposed conditional use will be within the RH Gallery, which is located within the Village, the proposed conditional use as a restaurant, is appropriate.

The proposed use will only occupy a small area inside the RH Gallery; it will have no impact on traffic circulation or safety because the overall size of the building is being reduced. The proposed used will strengthen the Town's economic based by enhancing the shopper and diner experience at the Village. The RH Gallery, within which the café will be located, is well harmonized with the Village and surrounding areas.
Finding – Conditional Use Permit #2

Explain how the proposed location of the conditional use and the proposed conditions under which the use would be operated or maintained will not be detrimental to the public health, safety or welfare.

Findings of Fact – Conditional Use Permit #2

Relocating the restaurant to the third level of the RH Galley will provide an attractive amenity to the building and the Village overall. The restaurant’s hours of operation will be almost identical to the RH Gallery and therefore it will not be disruptive to other tenants, shoppers or surrounding uses. No aspects of the new restaurant’s location or operations will be detrimental to public health, safety or welfare. Impacts to surrounding properties have been reduced with the addition of conditions of approval that restrict night time lighting.

Finding – Conditional Use Permit #3

Explain how the proposed conditional use will comply with the General Plan and with each of the applicable provisions in the Town’s Zoning Ordinance.

Findings of Fact – Conditional Use Permit #3

The proposed conditional use will be located at the Village, which the General Plan designates as Mixed Use Region-Serving Commercial, which includes retail uses capable of attracting patrons from a wide geographic range. The General Plan sets the policy of applying flexible development standards to the Village in order to promote the community’s economic development, protect and enhance the Town’s tax base. The proposed conditional use falls squarely within the Region-Serving Commercial designation (retail use capable of attracting patrons), as evidenced by the existing uses at the Village (and any successful shopping center), including restaurants and retail. The proposed use will enhance the retail and dining experience at the Village, which will in turn promote the community’s economic development, protect and enhance the Town’s tax base.

Conditional Use Permit Findings b-1 to b-4 and Finding c, d and e are not applicable.
CONDITIONS OF APPROVAL

PLANNING DEPARTMENT

PLANS

1. Consistency with Approved Plans - The proposed project shall be constructed substantially in accordance with:
   a. The plan set titled Restoration Hardware Gallery stamped "Official Exhibit" with a received stamp of April 19, 2018 and,
   b. The plan set titled Design Amendment Supplement April 19, 2018 stamped "Official Exhibit" with a received stamp of March 5, 2018 and
   c. The color and materials board titled Corte Madera Planning Commission stamped "Official Exhibit" with a received stamp of October 24, 2017, except as amended by these conditions of approval.
   d. Any signage shown in the Approved Plans are for illustrative purposes only and a subsequent application shall be submitted for any proposed signage.

2. Conditions of Approval - Plans submitted for a building permit application(s) shall include these conditions of approval;

3. All conditions of approval for the original December 5, 2017 and December 19, 2017 approvals shall remain in effect.

4. Changes to Plans - No changes shall be made to the approved plans without written approval from the Corte Madera Planning Department. If the applicant proposes changes that require Planning Department review to determine conformance with the approved plans, the Planning Director may require a $500 deposit for a Permit Amendment, pursuant to the Corte Madera Fee Schedule. The Planning Director may also refer proposed changes of the approved plans to the Planning Commission for review.

5. One hour after closing of the restaurant, lighting on the roof top shall be reduced to the minimum level needed for safety.

6. Applicant shall notify in writing the Town of Corte Madera Director of Building and Planning for special events (over 50 people) that occur on the outside areas of the Roof
I HEREBY CERTIFY that the foregoing resolution was duly and regularly adopted by the Planning Commission of the Town of Corte Madera on 24th day of April 2018 by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

RECUSED:

Peter Chase, Planning Commission Chair

________________________________________________________________________

Adam Wolff, Planning Director
Attachment 2: Applicants Project Description of Revised RH Gallery
RH
Amended Project Description
March 1, 2018

INTRODUCTION
RH, (formerly known as Restoration Hardware) submitted a series of applications with The Village of Corte Madera, LLC ("Co-applicants") in which certain improvements were to be constructed at the Village of Corte Madera Shopping Mall (The "Village") and the "Gravel Lot" owned by the Town of Corte Madera. The improvements to be constructed were an approximate 46,000 sq. ft., two-story RH "Next Generation" Gallery including a ground floor restaurant and a roof top scenery loft also with various improvements to the Gravel Lot. Those applications were approved by the Corte Madera Planning Commission on November 14, 2017 through CMPC Resolution No. 17-022 and by the Corte Madera Town Council on December 5, 2017, with the passage of Resolution Nos. 54/2017, 55/2017, 56/2017, 57/2017 and Ordinances 973 and 974. Applicant RH, now requests certain revisions to some of the approved applications as explained in this Amended Project Description. For reference, the list of existing approvals by the Corte Madera Town Council is set forth at the end of this Amended Project Description.

APPLICANT REQUEST
RH, (formerly known as Restoration Hardware) is requesting a Major Design Review through amendments to the approved Precise Plan Amendment for a home furnishing gallery (Resolution #56/2017) and the approved Conditional Use Permit for a ground floor restaurant (Resolution #57/2017), located at 1680 Redwood Highway, Corte Madera California at the Village of Corte Madera ("RH Gallery"). The proposed revisions to such Resolutions relocate the approved restaurant to the rooftop scenery loft, reduce the building’s footprint and modifies the ground floor to create inspiring exterior garden settings and also includes limited architectural changes to the exterior of the building. The proposed revisions result in a less impactful building footprint with a decrease of approximately 2,000 sq. ft. of gross floor area, resulting in a new total gross floor area of less than 42,000 sq. ft. The building height remains unchanged.

Curators of Inspiring Spaces
As curators of inspired design, RH is obsessed with great architecture. The RH Vision is to create spaces that reflect human design, balance, symmetry and the golden mean. The new RH Gallery is an exceptionally beautiful design that is appropriately scaled and befitting the prominent location in the Village of Corte Madera Shopping Mall. The RH Gallery is to
serve as a focal point of the Village, designed with outdoor
garden spaces that transcend into the entrance of the Mall
availing itself to pedestrian amenities. This new RH Gallery
will blend retail with residential, home with hospitality, and
indoors with outdoors. The new RH Gallery is redefining the
traditional store model to create an experience in Corte Madera
that our clients aspire to live in, eat in, drink in and fall in
love with - unlike anything else that exists in Corte Madera.

PROPOSED REVISIONS

Revisions to Precise Plan and Conditional Use Permit
The proposed revisions to the approved Precise Plan Amendment
for the RH Gallery and the approved Conditional Use Permit for a
ground floor restaurant will create a thoughtfully integrated
experience of residential settings within a curated food and
beverage experience. The site is arranged around a formal east
west axis that takes advantage of its location at the center
(easterly) entrance of the Shopping Mall.

West Facade
The primary architectural revision is the relocation of the
restaurant to the rooftop area. RH's intent is to create spaces
that are inspiring, where customers enjoy an RH experience. By
providing this rooftop amenity, customers experience an
opportunity for a dining experience to include the incredible
views of Western Corte Madera and Mt. Tamalpais. The
architecture will include a greenhouse glass atrium enclosure,
that will create a dramatic vista when viewed from the west. The
greenhouse style glass atrium reflects and emphasizes the
abundant fenestration featured on all sides of the building
while maintaining the rooftop landscape experience. Here, guests
will also discover a curated culinary experience
conceptualized in partnership with RH Hospitality President
and restaurateur, Brendan Sodikoff. A natural extension of
the Gallery, the restaurant will offer a menu of fresh,
local ingredients to be enjoyed in a welcoming, relaxed
space where they will feel truly at home. At night, the
café will only be dimly lit to respect the environments and
residents on the north, south and western portions of Corte
Madera. (See sheets A2.1, A2.2, A2.4 and A4).

North, East South Facades and Garden Settings
RH has created a ground floor garden setting on the north, south
and east sides of the RH Gallery. The intent of the ground
floor setting is to create a warm, serene inviting entrance and
setting, transcending from an asphalt parking lot into an RH
garden experience with heritage olive trees, additional greenery
planted amongst decomposed granite, blue stone pavers all in a
comforting setting that the public will experience and enjoy.
The journey continues through the RH Gallery with paths that provide natural light and an inviting circulation walkway. As night falls the building’s architectural details and gardens will be illuminated in a warm, painterly glow respectful of nature and the community. (See Sheets A2, A3, A2.5, A4 and A5).

Interior Revisions
The interior program has been slightly reorganized by adding a Grand Staircase, (already mentioned of the relocating of hospitality spaces (dining & support) to the roof, filling in the floor plates on the 2nd and 3rd floors and providing entry at the east elevations that allows visitors to pass directly through to the center mall courtyard. However, the overall site coverage remains virtually unchanged. (See Sheets A12, A13, A14, RHL1, RHL2 and RHL3)

CONCLUSION
Through the creation of an inspiring, yet appropriately scaled development at the Village of Corte Madera, the new RH Gallery will create an experience that blurs the lines between retail and hospitality and creates a space that is more home than store with fresh air and natural light. The relocation of the restaurant and creation of garden settings continues RH’s intent of establishing a furniture and lifestyle brand above all, while the changes to the building only further the RH commitment to creating a dynamic and exciting addition to the Town of Corte Madera. RH respectfully requests the approval of the proposed Amendments to the Precise Plan and Conditional Use Permit.

EXISTING APPROVALS
As noted above the existing approvals by the Corte Madera Town Council include:
CMTC Resolution #54/2017 – EIR
CMTC Resolution #55/2017 – General Plan Amendment
CMTC Resolution #56/2017 – Preliminary Plan Amendment, Precise Plan Amendment, Design Review (with Conditions of Approval)
CMTC Resolution #57/2017 – Conditional Use Permit Application (with Conditions of Approval)
CM Ordinance #973 Development Agreement
CM Ordinance #974 Rezoning
Attachment 3: Environmental Impact Report Addendum
The Village at Corte Madera Expansion Project
Environmental Impact Report Addendum
State Clearinghouse Number: 2016102061

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

April 2018
The Village at Corte Madera Expansion
EIR Addendum

State Clearinghouse Number: 2016102061

Prepared for:

300 Tamalpais Drive
Corte Madera, CA 94925

Prepared by:

2235 Mercury Way, Suite 150
Santa Rosa, CA 95407
(707) 523-1010

April 18, 2018
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1. Introduction

On December 5, 2017, the Town of Corte Madera certified The Village at Corte Madera Expansion Project EIR (State Clearinghouse #2016102061) and approved the Project. The 2017 EIR evaluated the construction of a new RH Gallery at the Village and improvements to the existing gravel lot (Project). The Applicant is now proposing modifications to the interior and exterior of the building, including a decrease in the building footprint and an altered floor plan, which would relocate the restaurant and kitchen from the first-floor to the roof level (Modified Project). The purpose of the modified project is to improve the aesthetics and circulation of the east entrance, enhance the garden areas on the ground floor, and relocate the restaurant, providing a better experience for the customer. The revised design would also provide better views of west Corte Madera and Mt. Tamalpais from the third level scenery loft and greenhouse atrium restaurant.

This Addendum analyzes the proposed modifications to the Project (Modified Project) and any changes to circumstances that have occurred since certification of the EIR.

1.1 Public Comments

This Addendum is available for review at the Corte Madera Town Hall located at 300 Tamalpais Drive in Corte Madera. CEQA does not require a circulation period for an EIR Addendum, but the Addendum has been made available to the public at Town Hall and on the Town’s website under the Planning Department and Active Projects page.

1.2 Applicability and Use of an Addendum

CEQA Guidelines Section 15164(a) states that a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR has occurred.

Under CEQA Guidelines Section 15162, when an EIR has been certified for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
   a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The change in environmental impacts due to the Modified Project or changed conditions have been evaluated and measured against the standards set forth in paragraphs 1, 2, and 3 above to determine whether an Addendum is appropriate or a subsequent EIR is needed. The environmental analysis below provides the detailed examination of each of these issues. The conclusion is that none of the circumstances which might require a subsequent or supplemental EIR has occurred, and that an Addendum is, therefore, appropriate.

This Addendum should be read together with the full text of the The Village at Corte Madera Expansion Project EIR (Corte Madera 2017). Even though modifications to the adopted Project are minor, the modifications have been subjected to a detailed analytical process consistent with the methodology applied in the 2017 EIR.

Section 15164 of the Guidelines implementing the California Environmental Quality Act ("CEQA") provides that an Addendum is the appropriate level of CEQA analysis when the circumstances defined in Section 15162 calling for preparation of a Subsequent EIR do not occur. None of the circumstances that require a Subsequent EIR, such as new significant impacts or significant impacts of a substantially more severe nature, is present. Thus, an Addendum is the appropriate level of CEQA analysis and the appropriate method of amending the 2017 EIR.
2. Modifications to the Project and Changes in Circumstances

2.1 Proposed Modifications to the Project

The proposed modifications would decrease the footprint and overall square footage of the RH Gallery, alter the proposed layout of the building by relocating the restaurant and kitchen from the first floor to the roof-top level, and increase the amount of landscaping surrounding the building. The approved project, overlaid with the proposed building footprint can be seen in Figure 2-1 Approved Project and Proposed Footprint. Specifically, the first floor would be reduced from 24,355 square feet to 17,825 square feet; the second floor would be reduced from 16,811 square feet to 15,675 square feet; and the interior portion of the roof-top improvements would be increased from 4,442 square feet to 7,720 square feet to accommodate the restaurant and kitchen. The overall square footage of the RH Gallery would be reduced from 45,609 square feet to 41,220 square feet. The maximum height of the building would remain the same at 46 feet.

The area of landscaping would increase from 3,525 square feet to 8,938 square feet. Impervious surfaces would decrease by 4,400 square feet.

No changes are proposed to the parking lot improvements, gravel lot improvements, east entry plaza improvements, or utilities. No changes to the operation or maintenance of the Project are proposed.

2.2 Changed Circumstances

No relevant changes in circumstances, such as new regulations or new reasonably foreseeable cumulative projects, have been identified since certification of the EIR in December 2017.
3. Environmental Analysis

This section consists of 13 environmental resource categories analyzed in The Village at Corte Madera Expansion Project EIR (2017 EIR), each of which presents the analysis of the Project modifications within that environmental discipline. Also refer to Table 3-1 Summary of Approved Project and Modified Project Impacts, at the end of this section. The analysis refers back to the original evaluation of impacts contained in the 2017 EIR and identifies the change in impacts, if any, from the Project approved at that time. If there are no changes to the previous impact evaluation, an explanation for this conclusion is provided.

Most of the information presented in the 2017 EIR has not changed and is not repeated here. Please refer to The Village at Corte Madera Expansion Project EIR (Corte Madera 2017) for descriptions of setting, discussion of methodology, and the complete identification and discussion of impacts.

In review of the new modifications in the context of the 13 environmental resource categories, no new significant impacts were identified and no new mitigation measures would be required.

3.1 Aesthetics

The Modified Project would reduce the overall footprint of the RH Gallery. The width of the east and west building elevations would be decreased by 29 feet (17 percent decrease), and the width of the north and south elevations would be decreased by 21.5 feet (14 percent decrease), resulting in a substantial decrease in the massing of the building. The roof-top level, which includes enclosed stairs, mechanical equipment, the kitchen, and the restaurant with seating under a greenhouse style glass atrium and a roof top garden area would also decrease in size from approximately 19,000 square feet to 14,150 square feet, however the interior improvements would increase by 3,300 square feet. The maximum height of the building would not change. The exterior design of the building will be similar to that of the approved Project, in that the building would be stepped back on the upper floors and have windows and landscaping on all three levels. The western entrance to the building has been changed from the glass pyramid structure on the second floor to a glass gabled structure on the roof-top. These changes would not substantially change the evaluation of impacts relative to visual character or quality, as the exterior design of the RH Gallery would not substantially change, and the massing would decrease overall. The impact to visual quality and character would be less than significant with the Project modifications.

Impacts to scenic vistas would also change very little. From the east looking west to the Corte Madera Ridge and Christmas Tree Hill, the width of the building would decrease from 169 feet to 140 feet, while the roof-top level interior improvements would increase in size. Figures 3-1 and 3-2 illustrate that the view from the east, looking west, remains similar to that of the approved Project, with slightly less of Mt. Tamalpais and Christmas Tree Hill being obstructed. Overall the impact to scenic vistas would be less than significant with the Modified Project.

No changes to outdoor lighting are proposed. The window configuration of the modified Project would be different in that some elevations have fewer and/or smaller windows while others have similar sized but reconfigured windows. The greenhouse style glass atrium, visible from the west elevation, replaces the glass pyramid structure on the second floor of the approved Project. In addition, the majority of the glass atrium faces inward, toward The Village. Overall light spillage from the Modified Project would be
similar to the approved Project. Therefore, the impact of light and glare on daytime or nighttime views would be less than significant with Project modifications.

The modifications would not result in new significant impacts or substantially more severe significant impacts relative to aesthetic resources.

3.2 Air Quality

The Project modifications do not require revisions to the evaluation of Air Quality. The construction and operation of the RH Gallery at its reduced size and altered floorplan would not expose the persons residing in the area to additional air pollutant levels beyond those previously identified. The impacts associated with construction and operation of the RH Gallery would be similar to those evaluated in the 2017 EIR. Mitigation Measure AQ-2 Implement BAAQMD Basic Construction Measures, assigned to Impact AQ-2 in the 2017 EIR would apply to the Project modifications. The modifications would not result in new significant impacts or substantially more severe significant impacts relative to air quality.

3.3 Biological Resources

The modified Project would decrease the footprint of the building and increase landscaping around the building. No modifications are proposed to the gravel lot improvements, which is adjacent to a biologically sensitive area. Impacts of the modified Project would be similar to those identified in the 2017 EIR. Mitigation Measures BIO-1b Protect Nesting Raptors and Migratory Birds, and BIO-5a Comply with General Plan Policies regarding Non-native Species, would apply to the modified Project. Therefore, the Project modifications would not result in new significant impacts or substantially more severe significant impacts relative to biological resources.

3.4 Cultural Resources and Tribal Cultural Resources

The proposed Project modifications do not require revisions to the evaluation of Cultural Resources. The modification of the footprint of the Project and alteration of the floorplan of the RH Gallery would not cause additional impacts to historic resources, archaeological resources, or paleontological resources beyond those previously identified. The impacts associated with construction of the Project modifications would be the same as those identified in the 2017 EIR. Mitigation Measures CR-1 Minimize Impact to Unknown Archaeological Resources, and CR-2 Procedures for Encountering Human Remains, would apply to the Project modifications. The modifications would not result in new significant impacts or substantially more severe significant impacts relative to cultural resources.

Additionally, the proposed Project modifications do not require revisions to the evaluation of Tribal Cultural Resources. The impacts associated with construction of the Project modifications would be the same as those evaluated in the 2017 EIR. Mitigation Measure CR-3 Minimize Impacts to Unknown Tribal Cultural Resources would apply to the modified Project. The modifications would not result in new significant impacts or substantially more severe significant impacts relative to tribal cultural resources.

3.5 Geology and Soils

The Project modifications do not require revisions to the evaluation of Geology and Soils. The construction and operation of the modified RH Gallery would not expose the persons residing in the
area to additional geological hazards beyond those already existing and evaluated in the 2017 EIR. As stated in the 2017 EIR, impacts that result from geologic instability or seismic events would be less than significant with implementation of Mitigation Measure GEO-1 Reduce Geologic Hazards through Design and Construction Measures. This measure ensures that all geotechnical report recommendations included in drafted geotechnical reports and any subsequent design-level geotechnical reports shall be applied to the Project. The modified building would be designed in conformance with recommendations in the geotechnical reports prepared for the Project as well as any future reports. Therefore, the Project modifications would not result in new significant impacts or substantially more severe significant impacts relative to Geology or soils.

3.6 Greenhouse Gas Emissions

The proposed Project modifications do not require revisions to the evaluation of Greenhouse Gas Emissions. The modified RH Gallery would be constructed in the same timeframe and utilizing the same methods as analyzed in the 2017 EIR. It could be that the reduced size building would require less energy and therefore generate slightly fewer greenhouse gas emissions than identified in the 2017 EIR. However, Project emissions would still be over the BAAQMD threshold, and the impact would remain significant. The Modified Project is not anticipated to generate additional greenhouse gas emissions beyond those previously identified. The impacts associated with construction and operation of the building would be similar to those evaluated in the 2017 EIR. Mitigation Measure GHG-1 Reduce Greenhouse Gas Emissions, would apply to the modified Project. The modifications would not result in new significant impacts or substantially more severe significant impacts relative to greenhouse gas emissions.

3.7 Hazards and Hazardous Materials

The proposed Project modifications do not require revisions to the evaluation of Hazards and Hazardous Materials. The Project modifications would implement a smaller building and an altered floorplan compared to that evaluated in the 2017 EIR. The Modified Project would not expose employees or persons residing in the area to additional hazards or hazardous materials beyond those previously identified. Therefore, these modifications would not result in new significant impacts or substantially more severe impacts relative to hazards or hazardous materials.

3.8 Hydrology and Water Quality

The proposed Project modifications do not require revisions to the evaluation of Hydrology and Water Quality. Project modifications would reduce impervious surfaces at the RH Gallery, but impacts would remain significant. Mitigation Measures HWQ-1 Manage Stormwater during Construction, HWQ-2 Manage Construction Dewatering Discharges, and HWQ-3 Implement Post-construction Stormwater Requirement, would apply to the modified Project. The modifications would not result in new significant impacts or substantially more severe significant impacts related to hydrology and water quality.

3.9 Land Use

The Project modifications do not require revisions to the evaluation of Land Use. The Project modifications would not conflict with the general plan and zoning designations, and the restaurant would be considered a conditional use. The maximum height of the RH Gallery would remain at 46
feet, which is consistent with the Preliminary Plan for The Village. Therefore, the modifications would not result in new significant impacts or substantially more severe significant impacts relative to land use.

3.10 Noise

The proposed Project modifications do not require revisions to the evaluation of Noise. The construction and operation of the modified RH Gallery would not expose persons residing in the area to additional noise levels beyond those previously identified in the 2017 EIR, because the modifications would reduce the size of the building and therefore retail customers and traffic would not be anticipated to increase over that which was identified in the 2017 EIR. As a Condition of Approval, no amplified sound would be allowed outside of the greenhouse atrium dining area. The Modified Project would be constructed within the same timeframe and would utilize the same construction equipment as identified in the 2017 EIR. Therefore, the Project would generate the same noise levels or less, as discussed in the 2017 EIR. The modifications would not result in new significant impacts or substantially more severe significant impacts relative to noise.

3.11 Public Services

The Project modifications do not require revisions to the evaluation of Public Services. The proposed reduced size and altered floorplan of the building would not increase the demand for additional public services beyond those previously identified. The modifications would not result in new significant impacts or substantially more severe significant impacts relative to public services.

3.12 Transportation and Traffic

The reduced building square footage would not alter the amount of construction traffic impacting the roadways, as construction is anticipated to be similar to what was discussed in the 2017 EIR. However, Project modifications may result in a reduction in traffic to be generated by the Project during operations due to the reduction in square footage. The evaluation of traffic contained in the 2017 EIR would therefore account for more than the Project’s anticipated impact on traffic, and no further analysis is required. Mitigation Measures TR-3a Reduce Traffic Hazards during Construction and TR-3c Manage Parking during Construction, would apply to the modified Project. The modifications would not result in new or significant impacts or substantially more severe significant impacts relative to transportation and traffic.

3.13 Utilities

The proposed Project modifications do not require revisions to the evaluation of Utilities. The decrease in square footage of the RH Gallery and the change in the floorplan would not increase the demand for utility services such as water supply or wastewater capacity compared to that which was previously evaluated in the 2017 EIR. Therefore, with the decrease in square footage of the building, the proposed modifications would not result in new or significant impact or substantially more severe impacts relative to utilities.
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<th>Modified Project Impact Significance</th>
<th>Adopted Mitigation Measures (no new Mitigation Measures)</th>
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<td>quality of the site and its surroundings?</td>
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<td>adversely affect day or nighttime views in the area?</td>
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<td>Less than Significant after</td>
<td>AQ-2 Implement BAAQMD Basic Construction Measures</td>
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<td>to an existing or projected air quality violation, or result in a cumulatively</td>
<td>Mitigation</td>
<td>Mitigation</td>
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<td>is non-attainment under an applicable federal or state ambient air quality</td>
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<tr>
<td><strong>Biological Resources</strong></td>
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<td>BIO-1: Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</td>
<td>Less than Significant after Mitigation</td>
<td>Less than Significant after Mitigation</td>
<td>BIO-1a: Protect Salt Marsh Harvest Mouse</td>
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<td>BIO-1b: Protect Nesting Raptors and Migratory Birds</td>
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<td>AES-1: Reduce Nighttime Lighting</td>
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<td>HWQ-1: Manage Stormwater during Construction</td>
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<td>HWQ-2: Manage Construction Dewatering Discharges</td>
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<td>HWQ-3: Implement Post-construction Stormwater Requirements</td>
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<tr>
<td>BIO-2: Would the project 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 Wildlife or U.S. Fish and Wildlife Service?</td>
<td>Less than Significant after Mitigation</td>
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<td>BIO-1a: Protect Salt Marsh Harvest Mouse</td>
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<td>AQ-2: Implement BAAQMD Basic Construction Measures</td>
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<td>HWQ-1: Manage Stormwater during Construction</td>
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<tr>
<td>BIO-3: Would the project 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?</td>
<td>Less than Significant after Mitigation</td>
<td>Less than Significant after Mitigation</td>
<td>AQ-2: Implement BAAQMD Basic Construction Measures</td>
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<td>HWQ-1: Manage Stormwater during Construction</td>
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<td>HWQ-3: Implement Post-construction Stormwater Requirements</td>
</tr>
<tr>
<td>BIO-4: Would the project 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?</td>
<td>Less than Significant after Mitigation</td>
<td>Less than Significant after Mitigation</td>
<td>BIO-1b: Protect Nesting Raptors and Migratory Birds</td>
</tr>
<tr>
<td>BIO-5: Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</td>
<td>Less than Significant after Mitigation</td>
<td>Less than Significant after Mitigation</td>
<td>BIO-5a: Comply with General Plan Policies regarding Non-native Species</td>
</tr>
<tr>
<td>C-BIO-1: Would the project result in a cumulatively considerable contribution to cumulative impacts related to biological resources?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
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<tr>
<td><strong>Cultural, Paleontological, and Tribal Cultural Resources</strong></td>
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<tr>
<td>CR-1: Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?</td>
<td>Less than Significant after Mitigation</td>
<td>Less than Significant after Mitigation</td>
<td>CR-1: Minimize Impacts to Unknown Archaeological Resources</td>
</tr>
<tr>
<td>CR-2: Would the project disturb any human remains, including those interred outside of formal cemeteries?</td>
<td>Less than Significant after Mitigation</td>
<td>Less than Significant after Mitigation</td>
<td>CR-2: Procedures for Encountering Human Remains</td>
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<tr>
<td>CR-3: Would the project cause a substantial adverse change in the significance of a tribal cultural resource?</td>
<td>Less than Significant after Mitigation</td>
<td>Less than Significant after Mitigation</td>
<td>CR-3: Minimize Impacts to Unknown Tribal Cultural Resources</td>
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<tr>
<td>C-CR-1: Would the project result in a cumulatively considerable contribution to a cumulative impact?</td>
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<tr>
<td><strong>Geology and Soils</strong></td>
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<tr>
<td>GEO-1: Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving strong seismic ground shaking?</td>
<td>Less than Significant after Mitigation</td>
<td>Less than Significant after Mitigation</td>
<td>GEO-1: Reduce Geologic Hazards through Design and Construction Measures</td>
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<tr>
<td>GEO-2: Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving seismic-related ground failure, including liquefaction?</td>
<td>Less than Significant after Mitigation</td>
<td>Less than Significant after Mitigation</td>
<td>GEO-1: Reduce Geologic Hazards through Design and Construction Measures</td>
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<tr>
<td>GEO-3: Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving landslides?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
</tr>
<tr>
<td>GEO-4: Would the project result in substantial soil erosion or the loss of topsoil?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
</tr>
<tr>
<td>GEO-5: Would the project 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?</td>
<td>Less than Significant after Mitigation</td>
<td>Less than Significant after Mitigation</td>
<td>GEO-1: Reduce Geologic Hazards through Design and Construction Measures</td>
</tr>
<tr>
<td>GEO-6: Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
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<tr>
<td>C-GEO-1: Would the project result in a cumulatively considerable contribution to a significant cumulative impact related to geology and soils?</td>
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<td><strong>Greenhouse Gas Emissions</strong></td>
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<tr>
<td>GHG-1: Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</td>
<td>Less than Significant after Mitigation</td>
<td>Less than Significant after Mitigation</td>
<td>GHG-1 Reduce Greenhouse Gas Emissions</td>
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<tr>
<td>GHG-2: Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
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<tr>
<td>C-GHG-1: Would the project result in a cumulatively considerable contribution to a significant cumulative impact related to greenhouse gas emissions?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
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<tr>
<td><strong>Hazards and Hazardous Materials</strong></td>
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<tr>
<td>HAZ-1: Would the project create a significant hazard to the public or environment through the routine transport, use or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
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<tr>
<td>C-HAZ-1: Would the project result in a cumulatively considerable contribution to a significant cumulative impact related to hazards or hazardous materials?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
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<tr>
<td><strong>Hydrology and Water Quality</strong></td>
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<tr>
<td>HWQ-1: Would the project violate any water quality standards or waste discharge requirements, or alter the existing drainage patterns, rate, or amount of surface runoff in a manner which would result in substantial erosion or siltation, flooding, or exceedance of the capacity of stormwater drainage systems?</td>
<td>Less than Significant after Mitigation</td>
<td>Less than Significant after Mitigation</td>
<td>HWQ-1: Manage Stormwater during Construction</td>
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<tr>
<td>HWQ-2: Manage Construction Dewatering Discharges</td>
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<tr>
<td>HWQ-2: Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
</tr>
<tr>
<td>HWQ-3: Would the project provide additional sources of polluted runoff, or otherwise substantially degrade water quality?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
</tr>
<tr>
<td>HWQ-4: Would the project expose people or structures to a significant risk involving flooding, or place within a 100-year flood hazard area structures which would impede or redirect flood flows?</td>
<td>Less than Significant after Mitigation</td>
<td>Less than Significant after Mitigation</td>
<td>HWQ-4: Provisions for Flood Hazard Reduction</td>
</tr>
<tr>
<td>HWQ-5: Would the project expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
</tr>
<tr>
<td>HWQ-6: Would the project expose people or structures to flooding as a result of the failure of a levee or dam?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
</tr>
<tr>
<td>C-HWQ-1: Would the project result in a cumulatively considerable contribution to cumulative impacts related to hydrology and water quality?</td>
<td>Less than Significant</td>
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<td>No mitigation is needed</td>
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**Land Use and Planning**

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<thead>
<tr>
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<th>Adopted Mitigation Measures (no new Mitigation Measures)</th>
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<tbody>
<tr>
<td>LU-1: Would the project 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 mitigating an environmental effect?</td>
<td>Less than Significant</td>
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<td>C-LU-1: Would the project result in a cumulatively considerable contribution to cumulative impacts related to land use?</td>
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<tr>
<td><strong>Noise</strong></td>
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<tr>
<td>NOI-1: Would the project result in 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?</td>
<td>Less than Significant after Mitigation</td>
<td>Less than Significant after Mitigation</td>
<td>NO-1 Comply with Corte Madera General Plan Policies</td>
</tr>
<tr>
<td>NOI-2: Would the project result in exposure of persons to or generation of excessive groundborne vibration or noise levels?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
</tr>
<tr>
<td>NOI-3: Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
</tr>
<tr>
<td>NOI-4: Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
</tr>
<tr>
<td>C-NOI-1: Would the project plus cumulative projects result in a cumulatively considerable contribution to cumulative impacts related to noise?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
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<tr>
<td><strong>Public Services and Recreation</strong></td>
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<tr>
<td>PSR-1: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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 the following public services: fire protection, police protection, schools, parks, and/or other public facilities?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
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<tr>
<td>PSR-2: 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, or include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
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<td>C-PSR-1: Would the project result in a cumulatively considerable contribution to cumulative impacts related to public services and recreational resources?</td>
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<tr>
<td>Transportation and Traffic</td>
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<tr>
<td>TR-1: Would the project conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the vehicular 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?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
</tr>
<tr>
<td>TR-2: Would the project 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?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
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<tr>
<td>TR-3: Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</td>
<td>Less than Significant after Mitigation</td>
<td>Less than Significant after Mitigation</td>
<td>TR-3a: Reduce Traffic Hazards during Construction</td>
</tr>
<tr>
<td>TR-4: Would the project result in inadequate emergency access?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>TR-3b: Redirect Bay Trail Users during Construction</td>
</tr>
<tr>
<td>TR-5: Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>TR-3c: Manage Parking during Construction</td>
</tr>
<tr>
<td>C-TR-1: Would the project result in a cumulatively considerable contribution to a significant cumulative impact related to transportation?</td>
<td>Less than Significant after Mitigation</td>
<td>Less than Significant after Mitigation</td>
<td>TR-3d: Improve Pedestrian Safety</td>
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<tr>
<td>Utilities and Service Systems</td>
<td></td>
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<td>No mitigation is needed</td>
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<tr>
<td>UT-1: Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
</tr>
<tr>
<td>UT-2: Would the project have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
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<tr>
<td>UT-3: Would the project result in a determination by the wastewater treatment provider which serves 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?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
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<tr>
<td>UT-4: Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
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<td>C-UT-1: Would the project result in a cumulatively considerable contribution to cumulative impacts related to utilities?</td>
<td>Less than Significant</td>
<td>Less than Significant</td>
<td>No mitigation is needed</td>
</tr>
</tbody>
</table>
References


Attachment 4: Design Amendment Supplement Plan Set (April 19, 2018)
To access the Design Supplement (Attachment 4), visit the project webpage at:
http://www.townofcortemadera.org/563/Village-Expansion-Project-Restoration-Ha
To access the Project Plan set (Attachment 5), visit the project webpage at:

http://www.townofcortemadera.org/563/Village-Expansion-Project-Restoration-Ha