

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH # 2005062023

Project Title: Town of Corte Madera 6th Cycle (2023-2031) Housing Element Update

Lead Agency: Town of Corte Madera

Contact Name: Martha Battaglia, Senior Planner

Email: mbattaglia@tcmmail.org

Phone Number: 415-927-5791

Project Location: Corte Madera
City

Marin
County

Project Description (Proposed actions, location, and/or consequences).

The Town of Corte Madera has prepared an update to its Housing Element in order to accommodate the housing numbers allocated to the Town by the California Department of Housing and Development and the Association of Bay Area Governments. In accordance with State law, the eight-year planning period for the updated Housing Element will extend from 2023 to 2031; this is also referred to as the 6th Cycle Housing Element Update. The Housing Element update also requires amendments to the General Plan Land Use Element and Safety Element, as well as the Town's Zoning Code.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Visual Resources & Aesthetics

Impact 5-1. The Proposed Project Would Have an Effect on Scenic Resources

Mitigation Measures

5-1a Implementation Program LU-3.5.a: Infill Compliance. Pending the adoption of Design Guidelines, decision-making bodies for environmental and development review shall include findings determining that infill projects are in substantial compliance with General Plan infill development policies, including:

1. Reduces the perception of visible bulk by minimizing the apparent height and size of buildings when located in a transitional land use area.
2. Incorporates transitions in height and setbacks from adjacent properties to maintain development character and privacy.
3. Incorporates natural and/or designed focal points, emphasized by pedestrian/pathway connections, respecting existing landforms, and physical and use boundary areas of adjoining properties.
4. Minimizes the visual impacts of driveways, parking areas and garages through placement of such features and areas to the sides and rear of infill lots, away from public vantage points.
5. Uses high quality building materials that are durable, non-toxic and resource efficient.

The extent to which infill projects incorporate green building features and sustainability principles shall also be considered in environmental and development review.

5-1b 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.

5-1c Policy CD-4.7. Development standards shall be drafted to encourage flexible interpretation and application of development standards, to promote the use of innovative site planning and design solutions, and to facilitate renovation of existing commercial centers and mixed land use approaches.

5-1d Policy H-3.1 Housing Design Principles. The intent in the design of new housing is to provide stable, safe, and attractive neighborhoods through high quality architecture, site planning, and amenities that address the following principals:

- a. Reduce the Perception of Building Bulk. In multi-unit buildings, require designs that break up the perceived bulk and minimize the apparent height and size of new buildings, including the use of upper story step backs and landscaping.
- b. Recognize Existing Street Patterns. Incorporate transitions in height and setbacks from adjacent properties to ensure development character and privacy. Design new housing so that it relates to the existing street pattern and creates a sense of neighborliness with surrounding buildings.
- c. Enhance the "Sense of Place" by Incorporating Focal Areas. Design new housing around natural and/or designed focal points, emphasized through direct pedestrian/pathway connections. Respect existing landforms, paying attention to boundary areas and effects on adjacent properties.
- d. Minimize the Visual Impact of Parking and Garages. Discourage designs in which garages dominate the public facade of the home (e.g., encourage driveways and garages to be located to the side of buildings and recessed, or along rear alleyways or below the building in some higher density developments).
- e. Use Quality Building Materials. Building materials should be high quality, long lasting, durable and energy efficient.

5-1e Implementation Program H-3.1.b: Objective Development and Design Standards. Encourage and require pursuant to the Municipal Code multi-family housing projects to utilize the Objective Development and Design Standards in Title 22 and accompanying architectural standards in developing project designs.

Impact 5-2. Height Increases Associated with Proposed Zoning at the Housing Opportunity Sites Would Substantially Alter the Allowed Height, Which Could Affect Scenic Quality

Mitigation Measures

5-2a Implementation Program LU-3.5.a: Infill Compliance. Pending the adoption of Design Guidelines, decision-making bodies for environmental and development review shall include findings determining that infill projects are in substantial compliance with General Plan infill development policies, including:

1. Reduces the perception of visible bulk by minimizing the apparent height and size of buildings when located in a transitional land use area.
2. Incorporates transitions in height and setbacks from adjacent properties to maintain development character and privacy.
3. Incorporates natural and/or designed focal points, emphasized by pedestrian/pathway connections, respecting existing landforms, and physical and use boundary areas of adjoining properties.
4. Minimizes the visual impacts of driveways, parking areas and garages through placement of such features and areas to the sides and rear of infill lots, away from public vantage points.
5. Uses high quality building materials that are durable, non-toxic and resource efficient.

The extent to which infill projects incorporate green building features and sustainability principles shall also be considered in environmental and development review.

5-2b Policy H-3.1 Housing Design Principles. The intent in the design of new housing is to provide stable, safe, and attractive neighborhoods through high quality architecture, site planning, and amenities that address the following principals:

- a. Reduce the Perception of Building Bulk. In multi-unit buildings, require designs that break up the perceived bulk and minimize the apparent height and size of new buildings, including the use of upper story step backs and landscaping.
- b. Recognize Existing Street Patterns. Incorporate transitions in height and setbacks from adjacent properties to ensure development character and privacy. Design new housing so that it relates to the existing street pattern and creates a sense of neighborliness with surrounding buildings.
- c. Enhance the "Sense of Place" by Incorporating Focal Areas. Design new housing around natural and/or designed focal points, emphasized through direct pedestrian/pathway connections. Respect existing landforms, paying attention to boundary areas and effects on adjacent properties.
- d. Minimize the Visual Impact of Parking and Garages. Discourage designs in which garages dominate the public facade of the home (e.g., encourage driveways and garages to be located to the side of buildings and recessed, or along rear alleyways or below the building in some higher density developments).
- e. Use Quality Building Materials. Building materials should be high quality, long lasting, durable and energy efficient.

5-2c Implementation Program H-3.1.a: Incorporate Housing Design Principles into Design Review Process. Incorporate principles of good design from Policy H-3.1 into the Design Review process for multi-family housing. Utilize Title 22 and accompanying architectural standards for guidance.

5-2d Implementation Program H-3.1.b: Objective Development and Design Standards. Encourage and require pursuant to the Municipal Code multi-family housing projects to utilize the Objective Development

and Design Standards in Title 22 and accompanying architectural standards in developing project designs.

Impact 5-3. The Proposed Project Would Introduce New Sources of Light and Glare at Housing Opportunity Sites

Mitigation Measures

5-3a 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.

5-3b Implementation Program CD-1.5.a: Reduce Lighting Levels. Revise the Zoning Ordinance and other appropriate sections of the Municipal Code to limit lighting levels, and to establish acceptable types of lighting, fixtures, and the location of lighting in relation to nearby properties. Include the following in the Design Guidelines to reduce lighting levels:

- a requirement that outdoor lighting of nonresidential uses shall be designed to be turned off when not in use where security and safety are not a concern.
- When streetlights are located along the perimeter of the community Plan areas, overhead lighting shall be shielded to minimize lighting of adjacent properties.
- Roadway, commercial, and residential lighting shall be limited to the minimum amount needed for public safety and shall be designed to focus light where it is needed.
- Street light fixtures should be designed to block illumination of adjoining properties and to prohibit light emitted from the fixtures above the horizontal plane.

Air Quality

Impact 6-1. The Proposed Project may be Inconsistent with the 2017 Clean Air Plan

Mitigation Measures

See Table 6-7, Potentially Applicable Control Measures (2017 Clean Air Plan), in Section 6.0, Air Quality.

Impact 6-3. Adverse Effects to Sensitive Receptors from Toxic Air Contaminants During Operations

Mitigation Measures

6-1 Health risks will be evaluated and mitigated prior to issuance of residential permits located within the following overlay zones: 1,000 feet of 1) existing permitted stationary sources of Toxic Air Contaminants (TACs) that exceed air district thresholds, 2) U.S. Highway 101, or 3) for new development that would be a source of TACs within 1,000 feet of residences or sensitive receptors.

6-2 Mitigation will include, but not be limited to, the provision of adequate buffer distances (based on recommendations and requirements of the California Air Resources Board and BAAQMD) or filters or other equipment or solutions to reduce exposure to acceptable levels may be required as determined by the health risk assessment.

TAC emission control conditions of approval will be coordinated with BAAQMD best practices and required permit conditions to reduce exposures to TAC emissions and associated cancer risks within these areas, and permit conditions required by BAAQMD.

Biological Resources

Impact 7-1. Loss of Special-Status Plant Species or Their Habitats

Mitigation Measures

7-1a. Policy RCS-6.2. Protect wetlands (as defined herein), other waters of the United States, and essential habitat for special status species, including, but not limited to, other wetland habitat areas, habitat corridors, and sensitive natural communities.

- a. Implementation Program RCS-6.2a: Resource Protection Protect sensitive biological

resources, including wetlands and other waters of the United States and other wetland habitat areas, and habitat corridors, and sensitive natural communities through environmental review of development applications in compliance with CEQA provisions, participation in comprehensive habitat management programs with other local and resource agencies, and continued acquisition and management of open space lands that provide for permanent protection of important natural habitats. Protect wetlands and other waters of the United States in accordance with the regulations of the U.S. Army Corps of Engineers and other appropriate agencies as well as consistent with Implementation Program RCS-8.2.a. Protect other habitat areas, habitat corridors, and sensitive natural communities consistent with program RCS-6.3.a

b. Implementation Program RCS-6.2.b: Restoration Objectives. Where feasible (as defined under State CEQA Guidelines Section 15364), restore lost or damaged habitat. Support restoration objectives for local habitat types identified by the California Department of Fish and Game and in other regional environmental planning documents.

7-1b. Policy RCS-6.3. Manage the development review process in compliance with CEQA provisions to promote resource conservation and sustainability.

a. Implementation Program RCS-6.3.a: Environmental Review Continue to require environmental review of development applications pursuant to CEQA to assess the impact of proposed development on species and habitat diversity, particularly special-status species, sensitive habitat areas, wetlands and other wetland habitats, and habitat connectivity. Require adequate mitigation measures for ensuring the protection of sensitive resources and achieving “no net loss” of sensitive habitat acreage, values and function. Require specific mitigation measures for wetlands and waters of the United States (see Implementation Program RCS-8.2.a for mitigation standards for wetlands and waters of the U.S.).

b. Implementation Program RCS-6.3.b: Early Agency Consultation. Require early consultation with all trustee agencies and agencies with review authority pursuant to CEQA for projects in areas supporting special-status species, sensitive natural communities or wetlands that may be adversely affected by development.

7-1c. RCS-7.1 Promote resource conservation, restoration and enhancement in areas containing important habitat, wetlands and special-status species.

a. Implementation Program RCS-7.1.a: Protect Biodiversity. Protect areas known to support a high degree of biological diversity and that may contain species known to be rare or protected under the State or Federal Endangered Species Acts. These include the Town’s tidal wetlands, freshwater wetlands and hillside oak woodlands.

b. The Town will identify the location, habitat, and buffer needs of species listed for protection. The Town will maintain, for public uses, generalize maps showing known locations of listed species. Include standards in the updated Zoning Ordinance limiting development within these areas, and limiting public access to particularly sensitive habitats that contain species known to be rare or protected.

7-1d. Policy RCS-7.2. Retain sensitive habitat areas and restore to their natural state, where feasible, and protect from inappropriate development and landscaping.

a. Implementation Program RCS-7.2.a: Environmental Assessment. Require applicants to provide an environmental assessment in compliance with CEQA provisions for development proposed on sites that may contain sensitive biological or wetland resources including jurisdictional wetlands, waters of the United States, and other wetland habitats. Require the assessment to be conducted by a qualified professional to determine the presence of any sensitive resources, to assess the potential impacts, and to identify measures for protecting the resource and surrounding habitat (see Implementation Program RCS-8.2.a for mitigation standards for wetlands and waters of the

U.S. See Implementation Program RCS- 6.3.a) for mitigation standards for other wetland habitat areas).

b. Implementation Program RCS-7.2.c: Limit Impacts As part of the development review process, restrict or modify proposed development in areas that contain essential habitat for special-status species, sensitive habitat areas or wetlands as necessary to ensure the continued health and survival of these species and sensitive areas. Development projects preferably shall be modified to avoid impacts on sensitive resources, or impacts shall be mitigated by providing on-site or (as a lowest priority) off-site replacement (see Implementation Program RCS-8.2.a for mitigation standards for jurisdictional wetlands and waters of the U.S. See Implementation Program RCS-6.3.a for mitigation standards for other wetland habitat areas).

7-1e. Policy RCS-7.5. Require use of native plant species in landscaping plans and reduce spread of invasive species.

a. Implementation Program RCS-7.5.a: Landscape Plans. Prepare lists of appropriate native landscape species and inappropriate invasive exotic species for use by property owners in developing landscape plans or enhancing existing landscaping, and include in the Design Guidelines. Prepare the lists with input from the California Department of Fish and Game, Agricultural Commissioner, University of California Cooperative Extension, California Native Plant Society, and other appropriate sources to verify suitability. Provide educational materials with information on how to care for plants included in the lists of appropriate native landscape species.

b. Implementation Program RCS-7.5.b: Landscaping Requirements As part of the discretionary review of proposed development, prohibit the use of highly invasive species in landscaping and require the removal of invasive exotic species. Require use of native or compatible nonnative plant species indigenous to the site vicinity as part of the discretionary review of project landscaping. Additionally, require that landscaping improvements for community parks, trails, and other public areas include the use of native plant materials and species that recognize and enhance the natural resource setting of the Town.

c. Implementation Program RCS-7.5.c: Invasive Species Removal. Work with public and private landowners to make attempts to contain and prevent the spread of highly invasive and noxious weeds. Cooperate with Marin Municipal Water District's vegetation control activities along the urban/wildland boundary.

Impact 7-2. Loss of Special-Status Wildlife Species or Their Habitats

Mitigation Measures

Mitigation Measures 7-1a, 7-1b, 7-1c, 7-1d, and 7-1e discussed above.

Impact 7-3. Disturbance or Fill of Protected Wetlands and Sensitive Natural Communities

Mitigation Measures

7-3a. Policy RCS-8.1. Protect wetlands through careful environmental review of proposed development applications.

a. Implementation Program RCS 8.1.a: Wetland Data. Pursuant to CEQA, when sites with potential wetlands (as defined herein), other waters of the U.S., or other wetland habitat areas are proposed for development, require detailed assessments to demonstrate compliance with State and Federal regulations. Assessments shall be conducted by a qualified professional retained by the Town to determine wetland boundaries and the presence of sensitive resources including endangered and special status species and their habitat, to assess the potential impacts, and to identify measures for protecting the resource and surrounding buffer habitat. Assessments will delineate and map jurisdictional wetlands, waters of the United States, other wetland habitat areas open-water habitats, and upland habitats and will make recommendations for avoidance. Delineation studies shall be

submitted to the U.S. Army Corps of Engineers and other resource agencies to determine the boundaries of wetlands and waters of the United States.

b. Implementation Program RCS 8.1.b: Wetland Avoidance. Restrict or modify proposed development in areas that contain wetlands as defined herein or waters of the United States, as necessary to ensure the continued health and survival of special status species and sensitive habitat areas. Development projects shall preferably be modified to avoid impacts on sensitive resources, or to adequately mitigate impacts by providing on-site replacement or (as a lowest priority) off-site replacement at a higher ratio. Modification in project design shall include adequate avoidance measures to ensure that no net loss of wetland acreage, function, water quality protection, and habitat value occurs. This may include the use of setbacks, buffers, and water quality drainage control features, or other measures to maintain existing habitat and hydrologic functions of retained wetlands and waters of the U.S. (see Implementation Program RCS-8.2.a for mitigation standards for wetlands and waters of the U.S. See Implementation Program RCS-6.3.a for mitigation standards for other wetland habitat areas).

c. Implementation Program RCS 8.1.c: Wetland Permits. The Town shall require the project proponent to obtain all necessary permits pertaining to affected waters of the United States, including wetland habitat and stream channel and pond habitat regulated by the California Department of Fish and Game and/or the San Francisco Bay Regional Water Quality Control Board prior to construction. Grading or other construction activities within streambeds or ponds may require streambed alteration agreements from the California Department of Fish and Game. Discharge of fill into waters of the United States will require a Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers and Clean Water Act Section 401 certification from the San Francisco Bay Regional Water Quality Control Board. The permitting process will also require compensation for construction impacts (see Implementation Program RCS-8.2.a for mitigation standards for wetlands and waters of the U.S.).

7-3b. Policy RCS-8.2. Establish and implement criteria to mitigate wetland (as defined herein) losses.

a. Implementation Program RCS-8.2.a: Wetland Mitigation. Where complete avoidance of wetlands and waters of the United States due to filling is not feasible (as defined under State CEQA Guidelines Section 15364), require provision of replacement habitat on-site through restoration and/or habitat creation at a minimum 2:1 ratio that would ensure no net loss of wetland acreage, function, water quality protection, and habitat values occurs. Allow restoration of wetlands off-site only when an applicant has demonstrated that no net loss of wetlands would occur and that on-site restoration is not feasible. Off-site wetland mitigation preferably will consist of the same habitat type as the wetland area that would be lost.

Impact 7-4. Disturbance or Removal of Protected Trees

Mitigation Measure

7-4. Policy RCS-7.4. Protect woodland and tree resources.

a. Implementation Program RCS-7.4.a: Tree Protection. Protect large native trees, trees with historical importance, oak woodlands, and forest habitats, and prevent the untimely removal of trees through implementation of standards in the Town's Municipal Code. Evaluate tree protection standards as part of the project to develop Design Guidelines and update the Tree Ordinance accordingly.

Impact 7-5. Interference with Movement of Wildlife Species or with Established Wildlife Corridors

Mitigation Measure

7-5. Policy RCS-6.7. Protect migratory corridors.

a. Implementation Program RCS-6.7a: Migratory Corridors. Condition approval of

development proposals to assure that movement corridors for migratory fish and wildlife species are maintained. Coordinate with Marin County and adjoining jurisdictions, and federal and state agencies such as CalTrans, to assure regional connectivity of open space and wildlife corridors.

Noise

Impact 10-1. Traffic Would Result in an Increase in Ambient Noise Levels

Mitigation Measure

10-1 Policy PSH-4.1. New commercial, residential, and office development and redevelopment projects along the freeway frontage shall include evaluations of methods to reduce Highway 101-related noise impacts.

Implementation Program PSH-4.1a: Noise Studies Along 101. Require noise studies for new commercial, residential, and office development along Highway 101, and implement noise attenuation measures. These studies shall be based on traffic volumes commensurate with cumulative build-out conditions within the area and compliance with standards prescribed within the Noise section of the Public Safety and Hazards chapter of the General Plan.

Impact 10-2. Increases in Noise Associated with Stationary (or non-Transportation) Noise Sources Located Near Sensitive Noise Receptors

Mitigation Measures

10-2a Policy PSH-5.3. Any Town-required acoustical analysis shall be prepared according to specific standards and practices.

Implementation Measure PSH – 5.3.a: Acoustics Analysis. An acoustical analysis may be required by the Town for development projects that are deemed to possibly result in violation of the noise standards outlined in Policies PSH-5.1 and 5.2, above, either in terms of a noise impact created by the new development that could affect nearby properties, or if the new development may be impacted by existing noise sources in the community. Additionally, a noise analysis may be required pursuant to Policy PSH 6.1, below, regarding project proximity to noise sensitive receptors.

Where an acoustical analysis is required by the Town, it shall be prepared in accordance with the following provisions:

- Applicant has the financial responsibility (with the study to be administered by the Town).
- Must be prepared by qualified persons experienced in the fields of environmental noise assessment and architectural acoustics.
- Include representative noise-level measurements with sufficient sampling periods and locations to adequately describe local conditions.
- Estimate existing and projected (cumulative) noise levels in terms of Town noise standards.
- Recommend appropriate project-level noise mitigation measures. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms evaluating possible sleep disturbance.
- Estimate interior and exterior noise exposure after the prescribed mitigations are implemented.
- Describe the post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigations.

10-2b Policy PSH-6.1. Reduce noise impacts to sensitive receptors.

Implementation Program PSH-6.1.a: Perform Noise Analyses. Require site-specific noise analyses where noise sensitive land uses are proposed in proximity to sensitive noise sources (such as residences, schools, nursing homes, hospitals and day care operations), or where similar sources are proposed to be located near

noise-sensitive land uses. Noise mitigation shall be included where results of the study warrant such actions.

Impact 10-3. Construction Activities Would Result in a Temporary Noise Increase

Mitigation Measures

10-3 Future construction activities associated with any development on the 11 housing opportunity sites, shall be required to implement and comply with the Town of Corte Madera Municipal Code Chapter 9.36.030(b), which sets time limits for construction activities (except for federal holidays) from Monday-Friday between 7:00 a.m. and 5:00 p.m. and Saturday and Sunday from 10:00 a.m. to 5:00 p.m. In addition, future construction activities will be required to comply with the following general plan implementation program:

Implementation Program PSH – 5.7.b: Muffler Requirements. All internal combustion engines used in conjunction with construction shall be muffled according to the equipment manufacturer’s requirements.

Town Planning and Public Works staff shall ensure construction noise reduction measures are established prior to issuance of all building permits.

Public Services

Impact 11-1. Increased Demand for Fire Protection and Emergency Medical Services Could Result in Adverse Physical Impacts

Mitigation Measure

11-1 For development applications or preliminary applications submitted before the Town has updated its public safety impact fee schedule: the Town will obtain from public safety agencies an objective formula for calculating the cost of new or expanded facilities attributable to new development (“Public Safety Impact Formulae”). Using that formula, the Town will impose a condition of approval providing that, prior to obtaining a building permit, the applicant will pay impact fees calculated according to the Public Safety Impact Formulae. The forgoing shall not apply where the Town has updated its public safety impact fee schedule before the applicant applies for a building permit, in which event the applicant will pay the fees determined by said schedule.

Impact 11-2. Increased Demand for Recreation Opportunities Could Result in Adverse Physical Impacts on Parks and Recreational Facilities

Mitigation Measure

11-2 Individual development projects shall be required to provide recreational amenities with redevelopment of the site prior to the approval of a planning application.

Utilities

Impact 12-1. Increase Demand for Water of Approximately 273,000 Gallons per Day and may Require Construction of New or Expanded Water Facilities

Mitigation Measures

12-1 Individual development projects that are proposed prior to approval of an updated Marin Water Urban Water Management Plan that accommodates the 6th Cycle Housing Element RHNA, shall be required to obtain verification from Marin Water prior to approval of planning applications that adequate water supplies exist to support the project.

12-2 General Plan Policy LU-6.11 Ensure adequate provision of water supply and treatment to Town residents and businesses.

12-3 General Plan Policy LU-6.12 Encourage conservation of water resources throughout the Town.

12-4 General Plan Policy RCS-5.1 Minimize waste through reducing, reusing, and recycling. Encourage reduced consumption of non-renewable resources by expanding choices for using and reusing materials,

energy, and water in an efficient manner.

Impact 12-2. Relocation or Construction of New or Expanded Water Connection Facilities for Individual Projects Could Have Environmental Effects

Mitigation Measures

Applicable mitigation measures as presented throughout this SEIR.

Impact 12-3. Increase Wastewater Generation and Require Relocation or Construction of New or Expanded Wastewater Facilities

Mitigation Measure

12-5 Individual development projects that are proposed prior to approval of an updated Sanitary District No. 2 of Marin County Sewer Master Plan that accommodates the 6th Cycle Housing Element housing numbers, shall be required to obtain verification from the sanitary district and Central Marin Sanitation Agency prior to approval of planning applications that adequate capacity exists to support the.

Tribal Cultural Resources

Impact 13-1. Development of One or More of the Housing Opportunity Sites Could Result in a Significant Adverse Effect on a Tribal Cultural Resource

Mitigation Measures

13-1 Prior to approval of housing projects pursuant to the 6th Cycle Housing Element, the Town of Corte Madera will offer consultation to the Federated Indians of Graton Rancheria with each proposed housing project in the 6th Cycle Housing Element. Consultation may result in mitigation measures beyond those identified herein. The Planning Department will ensure that all acceptable mitigation measures are implemented prior to issuance of a grading permit.

13-2 Prior to approval of housing projects pursuant to the 6th Cycle Housing Element, for project sites that are not completely developed and original surface soils are visible, an archaeological inspection and archaeological records search shall be required prior to approval of the project. The archaeological inspection and records search may result in mitigation measures beyond those identified herein. The Planning Department will ensure that all acceptable mitigation measures are implemented prior to issuance of a grading permit.

13-3 Prior to approval of a demolition permit for housing projects pursuant to the 6th Cycle Housing Element, for project sites that are completely developed, a qualified archaeologist shall conduct a records search to determine the presence of known archaeological resources at the site or in the vicinity. The archaeological records search may result in mitigation measures beyond those identified herein. The Planning Department will ensure that all acceptable mitigation measures are implemented prior to issuance of a grading permit.

13-4 Prior to approval of housing projects pursuant to the 6th Cycle Housing Element, if the housing project site contains buildings or structures that meet the minimum age requirement, prior to commencement of project activities, this resource shall be assessed by a professional familiar with the architecture and history of Marin County. If the structure or structures are determined to be significant, and the housing project would result in a significant impact to that significant structure, preparation of an EIR would be required.

13-5 If potential archaeological resources are uncovered, work shall be halted within 50 feet of the discovery. Construction workers shall avoid altering the materials and their context. Project personnel shall not collect cultural materials. Prehistoric materials might include obsidian and/or chert flaked-stone tools such as projectile points, knives, or scraping implements; the debris from making, sharpening, and using them (“debitage”); culturally darkened soil containing shell, dietary bone, heat-altered rock, and carbonized plant material (“midden”); or stone milling equipment such as mortars, pestles, handstones, or milling

slabs. A qualified professional archaeologist shall evaluate the find and provide appropriate recommendations. If the archaeologist determines that the find potentially qualifies as a historic resource or unique archaeological resource for purposes of CEQA (per CEQA Guidelines Section 15064.5), all work must remain stopped in the immediate vicinity to allow the archaeologist to evaluate any materials and recommend appropriate treatment. A Native American monitor shall be present for the investigation, if the local Native American tribe requests. Avoidance of impacts to the resource are preferable. In considering any suggested measures proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the Town shall determine whether avoidance is feasible in light of factors such as the nature of the find, Project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures as recommended by the archaeologist (e.g., data recovery) shall be instituted. Work may proceed on other parts of the Project while mitigation for the historic resources or unique archaeological resources is being carried out.

13-6 If human remains, associated grave goods, or items of cultural patrimony are encountered during construction, the Town shall halt work in the vicinity of the find and notify the County Coroner immediately. The Town shall follow the procedures in Public Resources Code § 5097.9 and Health and Safety Code § 7050.5. If the human remains are determined to be of Native American origin, the Coroner shall notify the Native American Heritage Commission within 24 hours of the determination. The Native American Heritage Commission shall then notify the Most Likely Descendant (MLD), who has 48 hours to make recommendations to the landowner for the disposition of the remains. A qualified archaeologist, the Town and the MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of any human remains and associated or unassociated funerary objects. The agreement would take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, and final disposition of the human remains and associated or unassociated funerary objects.

13-7 Identified cultural resources shall be recorded on DPR 523 historic resource recordation forms, prior to issuance of a building permit.

Transportation

Impact 14-1. Generate Home-Based VMT per Resident that is Greater than 85 Percent of the Regional Average Home-Based VMT per Resident

Mitigation Measure

14-1 Residential projects pursuant to the 6th Cycle Housing Element Update shall submit a residential travel demand management plan (TDM), which shall include but not limited to the measures below, which have been identified as potentially VMT reducing in the California Air Pollution Control Officers Association (CAPCOA) Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (December 2021). Potential VMT reduction estimates are included below and final VMT reduction measure(s) selected by future developers of the housing opportunity sites shall be subject to the review and approval of the Town's Planning & Building Director prior to the issuance of a building permit:

- Unbundle parking costs (i.e., sell or lease parking separately from the housing unit). Effectiveness: up to 15.7 percent reduction in GHG from VMT per the CAPCOA Handbook.
- Provide car-sharing, bike sharing, or scooter sharing programs. Effectiveness: 0.15 – 0.18 percent reduction in GHG from VMT for car share, 0.02 – 0.06 percent for bike share, and 0.07 percent for scooter share, per the CAPCOA Handbook. The higher car share and bike share values are for electric car and bike share programs.
- Subsidize transit passes for residents of affordable housing. Effectiveness: up to 5.5 percent reduction in GHG from VMT per the CAPCOA Handbook.
- Integrate affordable and below market rate housing. Effectiveness: up to 28.6 percent reduction in GHG from VMT per the CAPCOA Handbook.

continued

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Responses to the Notice of Preparation (NOP) from public agencies include:

A response to the notice of preparation was received from the Native American Heritage Commission (dated March 17, 2022). The response is a standard letter about AB 52 and SB 18 consultation and recommended consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed project. Consultation was conducted and the results are presented in the Tribal Cultural Resources section (13.0) of this DSEIR.

A comment letter received from the California Department of Transportation (Caltrans) District 4 (dated April 12, 2022) was the only comment received in response to the notice of preparation which addressed transportation issues. The comment letter notes the requirement for a travel demand analysis consistent with SB 743, encourages the Town to contribute its fair share contributions toward multi-modal and regional transit improvements to fully mitigate cumulative impacts to regional transportation, noting the Town's responsibility for all project mitigation, and noting that any Caltrans facilities impacted by the project must meet American Disabilities Act (ADA) Standards after project completion.

One comment on the NOP was received on April 15, 2022, from the California Department of Fish and Wildlife (Bay Delta Region). Analysis was recommended to address potential impacts to the following:

- Encroachments into riparian habitats, drainage ditches, wetlands, or other sensitive areas;
- Potential for impacts to special-status species or sensitive natural communities;
- Loss or modification of breeding, nesting, dispersal, and foraging habitat, including vegetation removal, alteration of soils and hydrology, and removal of habitat structural features (e.g., snags, rock outcrops, overhanging banks);
- Permanent and temporary habitat disturbances associated with ground disturbance, noise, lighting, reflection, air pollution, traffic, or human presence; and
- Obstruction of movement corridors, fish passage, or access to water sources and other core habitat features.

These comments are addressed throughout the DSEIR. The notice of preparation and comment letters on the notice are included in Appendix A of the DSEIR.

Provide a list of the responsible or trustee agencies for the project.

- Association of Bay Area Governments (ABAG);
- California Department of Housing and Urban Development (HCD);
- Bay Area Air Quality Management District (BAAQMD);
- California Department of Fish and Wildlife;
- California Department of Transportation (Caltrans) District 4;
- California Public Utilities Commission;
- Regional Water Quality Control Board, Region II;
- Marin Municipal Water District;
- Larkspur-Corte Madera School District;
- Reed Union Elementary School District;
- Tamalpais Union High School District;
- Central Marin Sanitation Agency, Sanitary District No. 2;
- Pacific Gas & Electric;
- U.S. Army Corps of Engineers;
- U.S. Environmental Protection Agency; and
- U.S. Fish and Wildlife Service.