
2.0 – EXECUTIVE SUMMARY

This section provides an overview of the project and the environmental analysis. For additional detail regarding specific issues, please consult the appropriate sections of Chapter 4.0 (Sections 4.1 through 4.12).

2.1 PURPOSE AND SCOPE OF THE ENVIRONMENTAL IMPACT REPORT

This Environmental Impact Report (EIR) provides an analysis of the potential environmental effects associated with the adoption and implementation of the Corte Madera General Plan Update, pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines.

2.2 PROJECT CHARACTERISTICS

The proposed project is the update and adoption of the Town of Corte Madera General Plan. The Town Council adopted the Corte Madera General Plan in December 1989, and since that time, the Town has experienced population growth, residential and economic development, and changes in community interests and attitudes that should be addressed in the updated General Plan. Additionally, the General Plan Update will address the pertinent planning, development, and environmental statutes that may have changed since the General Plan was last adopted. The overall purpose of the project is to adopt a plan that will not only preserve but enhance the quality of life for Corte Madera's residents.

The General Plan Update comprises newly proposed goals, policies, and implementation actions which will be used to shape future preservation, enhancement, and development-related decisions. The General Plan Update will allow the community to establish its long-term vision for the future over the next ten to twenty years. Implementation of the policies would be used by the Town to guide decision-making toward attainment of the goals in the Plan. The General Plan includes elements required by state law: Land Use, Circulation, Noise, Open Space, Conservation, and Safety, and may include other topics such as sustainability and community design. The Housing Element for the Town was adopted in 2002 and is not proposed to be updated at this time. Objectives of the project are to:

- Provide a rational, comprehensive system for managing the physical development of the Town and the delivery of local government services.
- Maintain and enhance Corte Madera's character as a small community in a cosmopolitan setting by protecting the Town's predominant pattern of low-density residential neighborhoods.
- Promote strategies that conserve, renew, and enhance natural resources and avoid irreversible harm to sensitive environmental systems beyond their capacity to sustain human life.
- Promote the orderly redevelopment of commercial areas on the 101 corridor to mixed use including housing, retail, commercial service, and office uses.
- Develop a Town-wide system of safe, efficient, and attractive automobile, bicycle, and pedestrian routes for commuter, recreational, and everyday use that effectively links the neighborhoods to commercial centers, schools, parks, and other key activity centers.
- Provide a policy basis for developing and implementing design guidelines that will recognize the unique character of Corte Madera's neighborhoods and ensure that residential, non-residential, and infrastructure projects enhance the visual makeup of the community.

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- Provide for residents' commercial service and retail shopping needs and promote business retention and development to enhance the Town's tax base.
- Establish policies and implementation programs to protect the Town from risks associated with seismic, geologic, flood, fire, and environmental hazards.

2.3 PROJECT ALTERNATIVES SUMMARY

Section 15126(d) of the State CEQA Guidelines requires that an EIR describe a reasonable range of alternatives to the project or to the location of the project that could feasibly accomplish the basic objectives of the project while avoiding or reducing significant environmental effects of the project, and requires that the EIR evaluate the comparative merits of the alternatives. This alternatives analysis provides a comparative analysis between the project and the selected alternatives. In addition to the proposed General Plan Land Use Policy Map, the EIR qualitatively evaluates the following other land use alternatives, which include:

- **Alternative 1: No Project Alternative:** CEQA Guidelines Section 15126.6(e) requires that a "no project" alternative be evaluated in an EIR. Under this alternative, the proposed Corte Madera General Plan Update and its associated Land Use Policy Map would not be adopted and the existing 1989 Town of Corte Madera General Plan policy document would remain in effect. This would include General Plan amendments, amendments to the Zoning Ordinance, and the 2002 Housing Element that have been approved by the Town since adoption of the 1989 General Plan. The No Project alternative would operate under the existing 1989 Town of Corte Madera General Plan policies for all subsequent development and buildout of the Town. This includes policy provisions regarding maintaining a traffic operation level of service of "C."
- **Alternative 2: Village Shopping Center Mixed-Use Alternative:** This alternative would include the expansion of an additional 185,000 square feet of new retail area and new 300 dwelling units (du) at the Village Shopping Center. The Village Shopping Center is located north of Tamalpais Drive and to the east of Highway 101. Alternative 2 would result in reduced development of the Village Shopping Center in comparison to the proposed General Plan, which would expand the Village Shopping Center to 832,353 square feet of retail area. **Figure 6.0-1** describes the proposed land use changes of Alternative 2. However, no expansion of the Madera Town Center would occur under this alternative. All other aspects of the General Plan Update and its associated Land Use Policy Map would remain as proposed.
- **Alternative 3: Gateway Development Alternative:** The Gateway Development Alternative, Alternative 3, would involve the development of the proposed Gateway Mixed-Use project. Alternative 3 would involve the redevelopment of the northeast corner of the intersection of Tamal Vista Boulevard and Wornum Drive into the Gateway Mixed-Use project and would also be located in the proposed Fifer/Tamal Vista Community Plan area. The Gateway Mixed-Use project would include the development of 10,000 square feet of retail space and 180 dwelling units (du). **Figure 6.0-2** and **Figure 6.0-3** describe the proposed land use changes and the area map for Alternative 3, respectively. All other aspects of the General Plan and its associated Land Use Policy Map would remain as proposed, with the exception of the Village at Corte Madera and Corte Madera Town Center sites, which would not have their floor area ratios (FAR) increased to 0.60 under this alternative.

2.4 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

Appendix A provides a summary of issues and areas of concerns presented to the Town by agencies and the public regarding the proposed General Plan Update and its associated DEIR during the NOP review period. Based on these concerns and on input received orally and in writing during preparation of the draft Plan and EIR, it is expected that at a minimum the following potentially controversial issues will need to be resolved during the balance of the planning process:

- The effectiveness of policies related to the level of service standards along Highway 101 freeway segments, ramps, and ramp terminal intersections.
- The effectiveness of policies related to the protection of significant natural resources.
- The promotion of transit and alternative modes of transportation.
- The increasing density and mix of land uses permitted in new developments.

2.5 SUMMARY OF ENVIRONMENTAL IMPACTS

State CEQA Guidelines Section 15123(b)(1) provides that the summary shall identify each significant effect with proposed mitigation measures that would reduce or avoid that effect. This information is summarized in **Table 2.0-1**.

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**TABLE 2.0-1
PROJECT IMPACTS AND PROPOSED MITIGATION MEASURES**

Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
4.1 Land Use				
Impact 4.1.1 Implementation of the proposed General Plan Update may conflict with relevant land use planning documents within and adjacent to the Town of Corte Madera.	Policies: LU-1.1 Implementation Programs: LU-1.1.a, LU-1.1.b	LS	None required	LS
Impact 4.1.2 Implementation of the proposed General Plan may create conflicts between existing and future land uses with the Town of Corte Madera or adjacent to the Town boundaries.	Policies: LU-1.1, LU-1.4, LU-1.5, LU-1.6, LU-1.7, LU-2.4, LU-2.13, LU-3.2, LU-3.5, LU-4.1, LU-4.3 Implementation Programs: LU-1.1.d, LU-1.4.a, LU-1.5.a, LU-1.6.a, LU-1.7.a, LU-2.13.a, LU-3.2.a, LU-3.5.a, LU-4.1.c, LU-4.3.a	LS	None required	LS
Impact 4.1.3 Implementation of the proposed General Plan Update could impact land use plans or study areas within the Planning Area under cumulative conditions.	No applicable policy provisions	LCC	None required	LCC
4.2 Population/Housing/Employment				
Impact 4.2.1 Implementation of the proposed General Plan Update could result in population, housing, and employment increases that would exceed regional population and growth projection.	Policies: LU-2.14, LU-3.1, LU-3.2, RCS-2.6, CD-2.2, CD-3.1, CD-3.2 Implementation Programs: LU-2.14.a, LU-3.1.a,	LS	None required	LS

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	LU-3.2.a, LU-3.2.b, RCS-2.6.a, RCS-2.6.d, CD-2.2.a, CD-3.1.a, CD-3.2.a			
<p>Impact 4.2.2 Implementation of the proposed General Plan Update could result in housing impacts by creating an imbalance between employment and housing.</p>	<p>Policies: LU-2.2, LU-2.11, H3.1, H3.2, H3.3, H3.13, H3.15, H3.18</p> <p>Implementation Programs: LU-2.2.a, LU-2.2.b, LU-2.2.c, LU-2.11.a, H3.A, H3.B, H3.C, H3.D, H3.E, H3.S, H3.U</p>	PS	None available	SU
<p>Impact 4.2.3 Buildout under the proposed General Plan Land Use Map would include population and housing increases which would not exceed ABAG projections for the Planning Area.</p>	<p>Policies: LU-2.14, LU-3.1, LU-3.2, RCS-2.6, CD-2.2, CD-3.1, CD-3.2</p> <p>Implementation Programs: LU-2.14.a, LU-3.1.a, LU-3.2.a, LU-3.2.b, RCS-2.6.a, RCS-2.6.d, CD-2.2.a, CD-3.1.a, CD-3.2.a</p>	LCC	None required	LCC
4.3 Human Health/Risk of Upset				
<p>Impact 4.3.1 Implementation of the proposed General Plan Update may contain the potential to expose persons to known and unknown hazardous materials contamination in areas identified for development. Additionally, the development and activities anticipated in the General Plan Update may involve the routine transport, use, or disposal of hazardous materials, as well</p>	No applicable policy provisions	PS	<p>MM 4.3.1a The Town of Corte Madera will work with property owners and applicable regulatory agencies to identify and eliminate hazardous waste releases from both private companies and public agencies.</p> <p>MM 4.3.1b Regularly review the Town's codes to ensure that Town regulations reflect the most up-to-date standards for</p>	LS

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
as accidents involving the release of hazardous materials.			<p>storage, handling, and use of toxic materials.</p> <p>MM 4.3.1c As part of the review and approval of development plans and building permits, ensure that secondary containment is provided for hazardous and toxic materials as required by local, state, and federal standards.</p> <p>MM 4.3.1d Prior to site improvements for properties that are suspected or known to contain hazardous materials and sites that are listed on or identified on any hazardous material/waste database search, the site and surrounding area shall be reviewed, tested, and remediated for potential hazardous materials in accordance with all local, state, and federal regulations</p>	
Impact 4.3.2 Future development within the Town could impair implementation of the existing emergency response plan.	<p>Policies: PSH-2.1, PSH-2.2, PSH-2.3, PSH-2.5, PSH-2.6, PSH-2.7, PSH-2.8, PSH-2.9, PSH-3.1, PSH-3.2, PSH-3.3, PSH-3.4</p> <p>Implementation Programs: PSH-2.1.a, PSH-2.1.b, PSH-2.1.c, PSH-2.1.d, PSH-2.1.e, PSH-2.2.a, PSH-2.3.a, PSH-2.5.a, PSH-2.5.b, PSH-2.6.a, PSH-2.7.a, PSH-2.8.a, PSH-2.9.a, PSH-2.9.b,</p>	LS	None required	LS

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	PSH-3.1.a, PSH-3.2.a, PSH-3.3.a, PSH-3.4.a			
<p>Impact 4.3.3 The Town is located in close proximity to wildlands, so the risk of wildland fires is high, especially in the residential hillside neighborhoods. Additionally, emergency vehicle access is constrained by steep, winding, and narrow roads.</p>	<p>Policies: PSH-1.1, PSH-1.2, PSH-1.3, PSH-2.1, PSH-2.4, PSH-2.5</p> <p>Implementation Programs: PSH-1.1.a, PSH-1.1.b, PSH-1.1.c, PSH-1.2.a, PSH-1.2.b, PSH-1.2.c, PSH-1.2.d, PSH-1.3.c, PSH-2.1.a, PSH-2.1.c, PSH-2.1.e, PSH-2.4.a</p>	LS	None required	LS
<p>Impact 4.3.4 Land use and infill development under the proposed General Plan under would not result in cumulative hazardous materials and human health risks impacts.</p>	No applicable policy provisions	LCC	None required	LCC
4.4 Transportation and Circulation				
<p>Impact 4.4.1 Implementation of the proposed General Plan Update would result in increased traffic volumes, delay, and a decrease in LOS on area roadways during the PM peak hours.</p>	<p>Policies: CIR-1.1, CIR-1.2, CIR-1.4, CIR-1.5, CIR-1.7, CIR-1.8, CIR-1.12, CIR-2.1, CIR-2.2, CIR-3.1, CIR-4.1</p> <p>Implementation Programs: CIR-1.1.a, CIR-1.1.b, CIR-1.1.c, CIR-1.2.a, CIR-1.4.a, CIR-1.5.a, CIR-1.7.b, CIR-1.7.c, CIR-1.8.a, CIR-1.8.b, CIR-1.12.a, CIR-1.12.b, CIR-2.1.a, CIR-2.2.a, CIR-2.2.b, CIR-3.1.b, CIR-3.1.d, CIR-4.1.b,</p>	S	<p>MM 4.4.1a As part of Implementation Program CIR-1.3.a, the Town shall include the following improvement in the CIP:</p> <ul style="list-style-type: none"> • Signalization or design of a roundabout that meets Town LOS standards for the Madera Boulevard/Council Crest Drive/Tamal Vista Boulevard intersection. <p><u>Mitigation Option 1 for Tamalpais Drive Corridor</u></p> <p>MM 4.4.1b Signalize the following intersections on Tamalpais Drive:</p> <ul style="list-style-type: none"> • Tamalpais Drive/Madera Boulevard (LOS F during the PM peak hour) 	LS (with Mitigation Option 3)

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	CIR-4.1.c		<ul style="list-style-type: none"> • Tamalpais Drive/US 101 Southbound Off-Ramp (LOS E during the PM peak hour) • Tamalpais Drive/US 101 Northbound Off-Ramp (LOS F during the PM peak hour) • Tamalpais Drive/San Clemente Drive (LOS E during the PM peak hour) <p>MM 4.4.1c Optimize signal timing along Tamalpais Drive.</p> <p>MM 4.4.1d The following improvements would be made along the Tamalpais Drive interchange area:</p> <ul style="list-style-type: none"> • Widen eastbound Tamalpais Drive to three lanes from the Highway 101 Northbound Off-Ramp through the San Clemente Drive intersection. • Extend the third through lane at the San Clemente Drive intersection into one of the northbound left-turn lanes at the Redwood Highway/Village at Corte Madera South Driveway intersection. • Construct a total of three northbound left-turn lanes and one right-turn lane at the intersection of Tamalpais Drive/San Clemente Drive. • Install a stop sign on Paradise Drive. <p><u>Mitigation Option 2 for Tamalpais Drive Corridor</u></p> <p>MM 4.4.1e The following improvements at</p>	

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>Tamalpais Drive/Madera Boulevard would improve operating conditions at the intersection to LOS E:</p> <ul style="list-style-type: none"> • Re-stripe the northbound direction to one left-turn lane, one through lane, and one right-turn lane. • Re-stripe the southbound direction to double left-turn lanes and a shared through/right-turn lane. • Extend the southbound shared through/right-turn lane to the Mohawk Avenue intersection. • Change the signal timing from split phasing to protected left turns in the northbound and southbound directions. <p><u>Mitigation Option 3 for Tamalpais Drive Corridor</u></p> <p>MM 4.4.1f Expand Tamalpais Drive to three lanes in each direction from the Corte Madera Town Center Entrance to San Clemente Drive, improve the US 101 Southbound Off-Ramp to provide both double left and right turn lanes, and extend both northbound left-turn pockets at Redwood Highway/Village at Corte Madera South Driveway to Tamalpais Drive/San Clemente Drive.</p>	
<p>Impact 4.4.2 Implementation of the proposed General Plan Update would result in an increased demand for transit service.</p>	<p>Policies: CIR-1.1, CIR-1.8, CIR-4.1</p> <p>Implementation Programs: CIR-1.1.a, CIR-1.7.b, CIR-1.7.c, CIR-1.8.a, CIR-4.1.a, CIR-4.1.b, CIR-4.1.c</p>	<p>LS</p>	<p>None required</p>	<p>LS</p>

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 4.4.3 Implementation of the proposed General Plan Update would result in an increased demand for bicycle and pedestrian facilities.</p>	<p>Policies: CIR-1.1, CIR-1.7, CIR-3.1, CIR-3.2, CIR-3.3</p> <p>Implementation Programs: CIR-1.1.a, CIR-1.1.b, CIR-1.1.c, CIR-1.7.b, CIR-1.7.c, CIR-1.8.a, CIR-1.12.a, CIR-3.1.a, CIR-3.1.b, CIR-3.1.d, CIR-3.1.e, CIR-3.1.f, CIR-3.2.a, CIR-3.3.a, CIR-3.3.b, CIR-3.3.c, CIR-3.3.d</p>	LS	None required	LS
<p>Impact 4.4.4 Implementation of the proposed General Plan Update would result in an increase in traffic volumes, which would increase the potential opportunities for safety conflicts.</p>	<p>Policies: CIR-1.5, CIR-1.7</p> <p>Implementation Programs: CIR-1.5.a, CIR-1.7.a, PSH-1.1.c, PSH-3.1.a, PSH-3.2.a, PSH-3.3.a, PSH-3.4.a</p>	LS	None required	LS
<p>Impact 4.4.5 Implementation of the proposed General Plan Update would result in an increase in parking demand.</p>	<p>Policies: CIR-6.1</p> <p>Implementation Programs: CIR-6.1.a, CIR-6.1.b</p>	LS	None required	LS
<p>Impact 4.4.6 Implementation of the proposed General Plan Update would result in increased motor vehicle traffic, which would contribute to an unacceptable level of service (LOS) on US 101.</p>	<p>Policies: CIR-1.4, CIR-1.8, CIR-2.1, CIR-2.2</p> <p>Implementation Programs: CIR-1.4.a, CIR-1.8.a, CIR-1.8.b, CIR-2.1.a, CIR-2.2.a, CIR-2.2.b</p>	CC	None available	CC/SU

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4.5 Air Quality				
<p>Impact 4.5.1 Construction activities facilitated by the proposed General Plan Update and associated infrastructure construction activity would generate construction period exhaust emissions and fugitive dust that would affect local air quality.</p>	<p>Policies: RCS-10.3 Implementation Programs: RCS-10.3.a</p>	<p>PS</p>	<p>MM 4.5.1a The Town shall include policy provisions in the General Plan that require dust control measures similar to those identified be applied to discretionary project as appropriate. These measures are consistent with those recommended for use by the BAAQMD.</p> <p>a) For all construction and similar earth disturbing activities:</p> <ul style="list-style-type: none"> • Apply water on all active construction areas at least twice daily and more often when conditions warrant. • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard. • Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites daily as needed to control dust. • Sweep all paved access roads, parking areas, and staging areas at construction sites and sweep streets daily if visible soil materials are carried onto adjacent public streets. <p>b) For sites greater than 4 acres in</p>	<p>LS</p>

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			<p>size:</p> <ul style="list-style-type: none"> • Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas. • Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.). • Limit traffic speeds on unpaved roads to 15 miles per hour. • Install appropriate erosion control measures to prevent silt runoff to public roadways. • Replant soil stabilizing vegetation in disturbed areas as quickly as possible. <p>c) For sites that are located adjacent to sensitive receptors or warrant additional controls:</p> <ul style="list-style-type: none"> • Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site. • Suspend grading activities when winds exceed 25 miles per hour (mph) and visible dust clouds cannot be prevented from extending beyond active construction areas. • Limit the area subject to excavation, grading, and other construction activities at any one time. 	

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			<p>MM 4.5.1b The Town shall include General Plan policy provisions that required that applicants seeking demolition permits demonstrate compliance with applicable BAAQMD requirements involving lead paint and asbestos-containing materials (ACMs) designed to mitigate exposure to lead paint and asbestos.</p> <p>MM 4.5.1c The Town shall include General Plan policy provisions that require the utilization of construction emission control measures recommended by BAAQMD that are appropriate for the specifics of the project (e.g., length of time of construction and distance from sensitive receptors). This may include the utilization of low emission construction equipment, restrictions on the length of time of use of certain heavy-duty construction equipment, and utilization of methods to reduce emissions from construction equipment (alternative fuels, particulate matter traps and diesel particulate filters). These measures (as appropriate and feasible) will be made conditions of approval and/or mitigation to projects to ensure implementation.</p>	
<p>Impact 4.5.2 Implementation of the General Plan Update may locate new sensitive receptors near existing or future sources of odors. In addition, existing sensitive receptors could be affected by new sources of odors developed under</p>	<p>Policies: RCS-10.3</p> <p>Implementation Programs: RCS-10.3.a</p>	<p>PS</p>	<p>MM 4.5.2 The Town shall include General Plan policy provisions that require:</p> <ul style="list-style-type: none"> • When new development that would be a source of odors is proposed near residences or 	<p>LS</p>

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the General Plan Update.			<p>sensitive receptors, either adequate buffer distances shall be provided (based on recommendations and requirements of the California Air Resources Control Board and BAAQMD), or filters or other equipment/solutions shall be provided to reduce the potential exposure to acceptable levels. Potential mitigation associated with this policy requirement will be coordinated with any required permit conditions from BAAQMD.</p> <ul style="list-style-type: none"> • When new residential or other sensitive receptors are proposed near existing sources of odors, either adequate buffer distances shall be provided (based on recommendations and requirements of the California Air Resources Control Board and BAAQMD), or filters or other equipment/solutions shall be provided to the source to reduce the potential exposure to acceptable levels. 	
<p>Impact 4.5.3 Implementation of the proposed General Plan would include sources of criteria pollutants, toxic air contaminants, or odors that may affect surrounding land uses. Sensitive land uses may also be located near existing sources of criteria pollutants, toxic air contaminants, or odors</p>	<p>Policies: RCS-10.3, RCS-10.6</p> <p>Implementation Programs: RCS-10.3.a, RCS-10.6.a, RCS-10.6.c</p>	PS	<p>MM 4.5.3 The Town shall include General Plan policy provisions that require:</p> <ul style="list-style-type: none"> • When new development that would be a source of TACs is proposed near residences or sensitive receptors, either adequate buffer distances shall be provided (based on recommendations and requirements of the California Air Resources Control Board and 	LS

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			<p>BAAQMD), or filters or other equipment/solutions shall be provided to reduce the potential exposure to acceptable levels. Potential mitigation associated with this policy requirement will be coordinated with any required permit conditions from BAAQMD.</p> <ul style="list-style-type: none"> • When new residential or other sensitive receptors are proposed near existing sources of TACs, either adequate buffer distances shall be provided (based on recommendations and requirements of the California Air Resources Control Board and BAAQMD), or filters or other equipment/solutions shall be provided to the source to reduce the potential exposure to acceptable levels. 	
<p>Impact 4.5.4 Future growth in traffic could cause increases to carbon monoxide levels at area intersections. However, overall concentration would remain below health-based ambient air quality standards.</p>	<p>No applicable policy provisions</p>	<p>LS</p>	<p>None required</p>	<p>LS</p>
<p>Impact 4.5.5 Implementation of the proposed General Plan Update would contribute to an increase in greenhouse gas (GHG) emissions from vehicle transportation and building energy use and may contribute to increases in atmospheric GHG concentrations. Higher concentrations of GHGs have been linked to the phenomenon of</p>	<p>Policies: RCS-2.2, RCS-2.3, RCS-2.4, RCS-2.5, RCS-2.6, RCS-3.1, RCS-4.1, RCS-4.2, RCS-5.1, RCS-10.1, RCS-10.2, RCS-10.3, RCS-10.4, RCS-10.5, RCS-10.6</p>	<p>CC</p>	<p>None available</p>	<p>CC/SU</p>

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2.0 EXECUTIVE SUMMARY

Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
climate change.	Implementation Programs: RCS-2.2.a, RCS-2.2.d, RCS-2.2.e, RCS-2.2.f, RCS-2.2.g, RCS-2.3.a, RCS-2.4.a, RCS-2.4.b, RCS-2.5.a, RCS-2.5.c, RCS-2.6.a, RCS-2.6.b, RCS-2.6.c, RCS-2.6.d, RCS-3.1.a, RCS-3.1.b, RCS-3.1.c, RCS-4.1.a, RCS-4.1.b, RCS-4.2.a, RCS-4.2.b, RCS-5.1.b, RCS-5.1.e, RCS-10.1.a, RCS-10.2.a, RCS-10.3.b, RCS-10.4.a, RCS-10.5.a, RCS-10.6.a, RCS-10.6.b, RCS-10.6.c			
Impact 4.5.6 Implementation of the proposed General Plan would exacerbate existing regional problems with ozone and particulate matter and could conflict with BAAQMD air quality improvement efforts (e.g. Clean Air Plan, BAAQMD thresholds).	Policies: RCS-10.1, RCS-10.2, RCS-10.3, RCS-10.4, RCS-10.5, RCS-10.6 Implementation Programs: RCS-10.1.a, RCS-10.2.a, RCS-10.3.a, RCS-10.3.b, RCS-10.4.a, RCS-10.5.a, RCS-10.6.a, RCS-10.6.b, RCS-10.6.c	CC	MM 4.5.6 Modify the General Plan Update to provide policy provisions that support Transportation Control Measures (TCMs) #17 (Conduct Demonstration Projects), #18 (Transportation Pricing), and #20 (Promote Traffic Calming) as feasible.	CC/SU
4.6 Noise				
Impact 4.6.1 Buildout of the General Plan may contribute to an exceedance of the Town's traffic noise standards from projected increases in traffic volumes, resulting in potential noise impacts to sensitive receptors.	Policies: PSH-4.1, PSH-4.2, PSH-5.1, PSH-5.3, PSH-6.1 Implementation Programs: PSH-4.1.a, PSH-4.2.a,	PS	None available	SU

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	PSH-5.1.a, PSH-5.3.a, PSH-6.1.a			
<p>Impact 4.6.2 New projects which may include stationary noise sources such as automotive and truck repair facilities, tire installation centers, car washes, loading docks, corporation yards, parks, and play fields may create noise levels in excess of the Town standards. In addition, new noise-sensitive land uses could be located in areas of existing stationary noise sources.</p>	<p>Policies: PSH-5.2, PSH-5.3, PSH-6.1</p> <p>Implementation Programs: PSH-5.2.a, PSH-5.3.a, PSH-6.1.a</p>	LS	None required	LS
<p>Impact 4.6.3 Activities involved in construction would typically generate maximum noise levels ranging from 85 to 90 dB at a distance of 50 feet. Construction could result in periods of significant ambient noise level increases and the potential for annoyance.</p>	<p>Policies: PSH-5.6, PSH-5.7</p> <p>Implementation Programs: PSH-5.6.a, PSH-5.7.a, PSH-5.7.b</p>	LS	None required	LS
<p>Impact 4.6.4 Implementation of the proposed General Plan along with potential development of the Planning Area could result in increased traffic noise conflicts.</p>	<p>Policies: PSH-4.1, PSH-4.2, PSH-5.1, PSH-5.3, PSH-6.1</p> <p>Implementation Programs: PSH-4.1.a, PSH-4.2.a, PSH-5.1.a, PSH-5.3.a, PSH-6.1.a</p>	CC	None available	CC/SU
4.7 Geology and Soils				
<p>Impact 4.7.1 Land uses and development under the proposed Town of Corte Madera General Plan Update may expose additional people, structures, and development to ground shaking as a</p>	<p>Policies: PSH-8.1, PSH-8.2, PSH-8.4</p> <p>Implementation Programs: PSH-8.1.a, PSH-8.1.b,</p>	LS	None required	LS

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2.0 EXECUTIVE SUMMARY

Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
result of earthquakes resulting in the risk of loss, injury, or death.	PSH-8.2.a, PSH-8.2.b, PSH-8.2.c, PSH-8.2.d, PSH-8.2.e, PSH-8.4.a			
Impact 4.7.2 Implementation of the proposed General Plan Update may expose additional people, structures, and development to seismic-related ground failures including lateral spreading, lurching, and liquefaction, as well as potential failure of flood protection features resulting in the risk of loss, injury, or death.	Policies: PSH-8.1, PSH-8.2, PSH-8.3, PSH-8.4, F-2.1, F-2.2, F-2.3, F-2.4 Implementation Programs: PSH-8.1.a, PSH-8.1.b, PSH-8.2.a, PSH-8.2.b, PSH-8.2.c, PSH-8.2.d, PSH-8.2.e, PSH-8.3.a, PSH-8.4.a, F-2.1.a, F-2.1.b, F-2.2.a, F-2.3.a, F-2.4.a	LS	None required	LS
Impact 4.7.3 Land uses and new development or redevelopment under the proposed Town of Corte Madera General Plan Update is not expected to expose substantial numbers of people and structures to hazards associated with seismically induced tsunamis and seiches.	No applicable policy provisions	LS	None required	LS
Impact 4.7.4 Land uses and new development under the proposed Town of Corte Madera General Plan Update may expose people, structures, and development to slow or rapidly occurring down slope earth movement, resulting in the risk of loss, injury, or death. This type of hazard can be triggered seismically, result from seasonal saturation of soils, erosion, or grading activities.	Policies: PSH-8.1, PSH-8.2, PSH-8.3, PSH-8.4 Implementation Programs: PSH-8.1.a, PSH-8.1.b, PSH-8.2.a, PSH-8.2.b, PSH-8.2.c, PSH-8.2.d, PSH-8.2.e, PSH-8.3.a, PSH-8.4.a	S	MM 4.7.4a The Town shall provide a policy in the General Plan that as part of the review and approval of development and public work projects, the planting of vegetation on unstable slopes to protect structures at lower elevations or other appropriate measures shall be incorporated into the project design. Native plants should be considered for landscaping in the hills to eliminate the need for supplemental	LS

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>watering which can promote earth movement. This shall be done in combination with implementation of applicable Town Code provisions (e.g., Hillside Land Capacity Overlay District Regulations).</p> <p>MM 4.7.4b The Town shall provide a policy in the General Plan that (in combination with the implementation of Town Code Chapter 18.18.105 [Hillside Land Capacity Overlay District Regulations]) requires a geologic investigation and report by a qualified engineering geologist that may be required for any proposed development, and shall be required for any proposed development on a site containing significant areas with slopes of 30% or more, and/or any site designated as "3" or "4" in the map entitled "Interpretation of the Relative Stability of Upland Slopes in the Tiburon Peninsula, Sausalito, and Adjacent Areas, Marin County, California, 1976," prepared by the California Division of Mines and Geology, which map forms the basis of Figure 11, Relative Slope Stability, in the General Plan.</p> <p>MM 4.7.4c The Town shall provide a policy in the General Plan that lots on hillsides shall be large enough to provide flexibility in finding a stable buildable site and driveway location.</p>	

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 4.7.5 Land uses and new development or redevelopment under the proposed Corte Madera General Plan Update may expose people, structures, and development to the damaging effects of ground subsidence resulting in the risk of loss, injury, or death.</p>	<p>Policies: PSH-8.1, PSH-8.2, PSH-8.3, PSH-8.4</p> <p>Implementation Programs: PSH-8.1.a, PSH-8.1.b, PSH-8.2.a, PSH-8.2.b, PSH-8.2.c, PSH-8.2.d, PSH-8.2.e, PSH-8.3.a, PSH-8.4.a</p>	LS	None required	LS
<p>Impact 4.7.6 Subsequent development under the proposed General Plan Update could result in increased soil, wind, and water erosion, and siltation of local drainage during and after construction from excavation and grading activities.</p>	<p>Policies: F-2.5, F-3.2, F-4.3</p> <p>Implementation Programs: F-2.5.a, F-3.2.a, F-4.3.a, F-4.3.b, F-4.3.c</p>	LS	None required	LS
<p>Impact 4.7.7 Subsequent development under the proposed General Plan could expose buildings, pavements, and utilities to significant damage as a result of underlying expansive or unstable soil properties.</p>	<p>Policies: PSH-8.1, PSH-8.2, PSH-8.3</p> <p>Implementation Programs: PSH-8.1.a, PSH-8.1.b, PSH-8.2.a, PSH-8.2.b, PSH-8.2.c, PSH-8.2.d, PSH-8.2.e, PSH-8.3.a</p>	LS	None required	LS
<p>Impact 4.7.8 Implementation of the proposed General Plan along with potential development in the region could result in cumulative impacts to geologic and seismic hazards.</p>	<p>Policies: PSH-8.1, PSH-8.2, PSH-8.3, PSH-8.4</p> <p>Implementation Programs: PSH-8.1.a, PSH-8.1.b, PSH-8.2.a, PSH-8.2.b, PSH-8.2.c, PSH-8.2.d, PSH-8.2.e, PSH-8.3.a, PSH-8.4.a</p>	LCC	None required	LCC

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
4.8 Hydrology and Water Quality				
<p>Impact 4.8.1 Infill development or redevelopment under the proposed General Plan Update would include construction-related activities that could expose soil to erosion during storm events, causing degradation of water quality. Also the proposed General Plan Update could increase impervious surfaces, and as a result, alter drainage patterns and increase drainage rates and runoff over existing conditions. Runoff from urban uses may also contribute to the degradation of water quality in the area.</p>	<p>Policies: F-2.5, F-3.2, RCS-9.2 Implementation Programs: F-2.5.a, F-3.2.a, RCS-9.2.a, RCS-9.2.b, RCS-9.2.c, RCS-9.2.d, RCS-9.2.e, RCS-9.2.f, RCS-9.2.g</p>	PS	<p>MM 4.8.1 Continue to control pollutant discharges from municipal maintenance activities through the implementation of the Town's local Municipal Stormwater Ordinance 9.33 and compliance with MCSTOPPP.</p>	LS
<p>Impact 4.8.2 Implementation of the proposed General Plan Update would result in the exposure of additional people and/or structures to potential risks from flooding hazards and sea level rise.</p>	<p>Policies: F-1.1, F-1.2, F-1.3, F-1.4, F-2.1, F-2.2, F-2.3, F-2.4, F-4.1, F-4.3, F-4.4, PSH-2.1, RCS-8.4 Implementation Programs: F-1.1.a, F-1.1.b, F-1.1.c, F-1.2.a, F-1.3.a, F-1.4.a, F-1.4.b, F-2.1.a, F-2.1.b, F-2.2.a, F-2.3.a, F-2.4.a, F-4.1.a, F-4.1.b, F-4.3.a, F-4.3.b, F-4.3.c, F-4.4.a, PSH-2.1.a, PSH-2.1.b, PSH-2.1.c, PSH-2.1.d, PSH-2.1.e, PSH-8.4.a</p>	S	<p>MM 4.8.2a The Town of Corte Madera shall work with BCDC to implement strategies to adapt to Bay-related impacts of climate change. The Town shall work with BCDC to develop a vulnerability analyses for its shoreline and to address shoreline management issues that cross jurisdictional boundaries.</p> <p>MM 4.8.2b The Town will continue to implement the Municipal Code flood protection standards for development within a FEMA-designated Special Flood Hazard Area and will coordinate with FEMA and other agencies in the evaluation and mitigation of future flooding hazards that may occur as a result of sea level rise.</p> <p>MM 4.8.2c The Town shall pursue funding for adequate protection from sea level rise and continued subsidence and</p>	LS

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2.0 EXECUTIVE SUMMARY

Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			construction in areas threatened by sea level rise and/or settlement.	
Impact 4.8.3 Land uses and growth under the proposed General Plan Update, in combination with current land uses in the surrounding Cities of Larkspur and Mill Valley and the Town of Tiburon and land use activities and development of the cities and other agencies in the County, could introduce additional non-point source pollutants to surface waters.	Policies: F-2.5, F-3.2, RCS-9, RCS-9.2 Implementation Programs: F-2.5.a, F-3.2.a, RCS-9.1.a, RCS-9.1.b, RCS-9.2.a, RCS-9.2.b, RCS-9.2.c, RCS-9.2.d, RCS-9.2.e, RCS-9.2.f, RCS-9.2.g	CC	Implement MM 4.8.1	LCC
Impact 4.8.4 Implementation of the proposed General Plan Update could increase impervious surfaces and alter drainage conditions and rates in the Planning Area, which could contribute to cumulative flood conditions in the Corte Madera Creek and San Clemente Creek.	Policies: F-1.1, F-1.2, F-1.3, F-1.4, F-2.1, F-2.2, F-2.3, F-2.4, F-3.2, F-4.1, F-4.3, F-4.4, PSH-2.1, RCS-8.4, PR-3.1 Implementation Programs: F-1.1.a, F-1.1.b, F-1.1.c, F-1.2.a, F-1.3.a, F-1.4.a, F-1.4.b, F-2.1.a, F-2.1.b, F-2.2.a, F-2.3.a, F-2.4.a, F-3.2.a, F-4.1.a, F-4.1.b, F-4.3.a, F-4.3.b, F-4.3.c, F-4.4.a, PSH-2.1.a, PSH-2.1.b, PSH-2.1.c, PSH-2.1.d, PSH-2.1.e, PSH-8.4.a, PR-3.1.e	CC	Implement MM 4.8.2a through c	LCC
4.9 Biological Resources				
Impact 4.9.1 Implementation of the proposed General Plan Update could result in direct and indirect loss of habitat and individuals of endangered, threatened, rare, proposed, and candidate status as	Policies: RCS-6.2, RCS-6.3, RCS-7.1, RCS-7.2, RCS-7.5	S	MM 4.9.1 Amend Policy RCS-6.2 to include protection of wetlands and other waters of the U.S. in accordance with the U.S. Army Corps of Engineers and	LS

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
well as plant species identified by the California Native Plant Society with a rating of List 1A or 1B (i.e. rare, threatened, or endangered plants).	Implementation Programs: RCS-6.2.a, RCS-6.2.b, RCS-6.3.a, RCS-6.3.b, RCS-7.1.a, RCS-7.2.a, RCS-7.2.b, RCS-7.2.c, RCS-7.5.a, RCS-7.5.b, RCS-7.5.c, RCS-7.5.d, RCS-7.5.e		other agencies.	
Impact 4.9.2 Implementation of the proposed General Plan could result in direct and indirect loss of habitat and individuals of animal and plant species of concern and other non-listed special-status species.	Policies: RCS-6.2, RCS-6.3, RCS-7.1, RCS-7.2, RCS-7.5 Implementation Programs: RCS-6.2.a, RCS-6.2.b, RCS-6.3.a, RCS-6.3.b, RCS-7.1.a, RCS-7.2.a, RCS-7.2.b, RCS-7.2.c, RCS-7.5.a, RCS-7.5.b, RCS-7.5.c, RCS-7.5.d, RCS-7.5.e	S	Implement MM 4.9.1	LS
Impact 4.9.3 Implementation of the proposed project could result in disturbance, degradation, and removal of sensitive biological communities.	Policies: RCS-7.3, RCS-8.1, RCS-8.2, RCS-8.3, RCS-8.4, RCS-8.5 Implementation Programs: RCS-7.3.a, RCS-7.3.b, RCS-8.1.a, RCS-8.1.b, RCS-8.1.c, RCS-8.1.d, RCS-8.1.e, RCS-8.2.a, RCS-8.2.b, RCS-8.3.a, RCS-8.4.a, RCS-8.4.b, RCS-8.5.a, RCS-8.5.b	PS	MM 4.9.3a The following shall be incorporated into the Open Space, Conservation, and Recreation Element as a policy under RCS-6: The Town will encourage the restoration and enhancement of riparian corridors. The Town will encourage the preservation and the function of riparian corridors as viable wetlands, ecosystems, and habitat for resident and migratory wildlife. MM 4.9.3b The following shall be incorporated into the Open Space, Conservation, and Recreation Element as a policy	LS

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2.0 EXECUTIVE SUMMARY

Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			under RCS-6: The Town will encourage and cooperate with other responsible agencies to plan and implement an integrated management plan for the long-term conservation and restoration of riparian corridors within Town Limits.	
Impact 4.9.4 Implementation of the proposed project could interfere substantially with the movement of native resident or migratory fish or wildlife species.	No applicable policy provisions	PS	MM 4.9.4 The following shall be incorporated into the Open Space, Conservation, and Recreation Element as a policy under Goal 5: 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.	LS
Impact 4.9.5 The proposed project in combination with other reasonably foreseeable projects could result in mortality and loss of habitat for special-status species, wetlands, and waters of the U.S.	Policies: RCS-6.2, RCS-6.3, RCS-7.1, RCS-7.2, RCS-7.3, RCS-7.5, RCS-8.1, RCS-8.2, RCS-8.3, RCS-8.4, RCS-8.5 Implementation Programs: RCS-6.2.a, RCS-6.2.b, RCS-6.3.a, RCS-6.3.b, RCS-7.1.a, RCS-7.2.a, RCS-7.2.b, RCS-7.2.c, RCS-7.3.a, RCS-7.3.b, RCS-7.5.a, RCS-7.5.b, RCS-7.5.c, RCS-7.5.d, RCS-7.5.e, RCS-8.1.a, RCS-8.1.b, RCS-8.1.c, RCS-8.1.d, RCS-8.1.e,	CC	Implement MM 4.9.1, MM 4.9.3a and b, and MM 4.9.4	LCC

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	RCS-8.2.a, RCS-8.2.b, RCS-8.3.a, RCS-8.4.a, RCS-8.4.b, RCS-8.5.a, RCS-8.5.b			
4.10 Cultural and Paleontological Resources				
<p>Impact 4.10.1 Implementation of the proposed General Plan Update could result in the potential disturbance of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains.</p>	<p>Policies: RCS-11.1, RCS-11.2</p> <p>Implementation Programs: RCS-11.1.a, RCS-11.2.a, RCS-11.2.b, RCS-11.2.c, RCS-11.2.d, RCS-11.2.f</p>	PS	<p>MM 4.10.1 The Town shall include the following as an implementation program in the General Plan update. Cultural resources studies (i.e., archaeological and historical investigations) shall be required for all applicable discretionary projects, in accordance with CEQA regulations, for areas not previously surveyed and/or that are sensitive for cultural resources. The studies should identify cultural resources (i.e., prehistoric sites, historic sites, and historic buildings/structures) in the project area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide feasible and appropriate measures for the protection of any historical resources or unique archaeological resources to maximum extent feasible. Cultural resources studies should be completed by a professional archaeologist or architectural historian that meets the Secretary of the Interior's Professional Qualifications Standards in archaeology.</p>	LS

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 4.10.2 Implementation of the proposed General Plan Update could result in the potential disturbance of undiscovered cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts and features) and human remains.</p>	<p>Policies: RCS-11.1, RCS-11.2</p> <p>Implementation Programs: RCS-11.1.a, RCS-11.2.a, RCS-11.2.b, RCS-11.2.c, RCS-11.2.d, RCS-11.2.f</p>	<p>LS</p>	<p>None required</p>	<p>LS</p>
<p>Impact 4.10.3 Implementation of the proposed General Plan Update could result in the potential disturbance of paleontological resources (i.e., fossils and fossil formations).</p>	<p>No applicable policy provisions</p>	<p>PS</p>	<p>MM 4.10.3 The Town shall include the following as an implementation program in the General Plan Update. Should any potentially unique paleontological resources (fossils) be encountered during development activities, work shall be halted immediately within 50 feet of the discovery, the Town of Corte Madera Planning Department shall be immediately notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. Based on the significance of the discovery, the qualified paleontologist shall present options to the Town for protecting the resources. Appropriate action may include avoidance, preservation in place, excavation, documentation, and/or data recovery, and shall always include preparation of a written report documenting the find and describing steps taken to evaluate and protect significant resources.</p> <p>The Town of Corte Madera will implement feasible and appropriate recommendations/mitigation measures of the qualified</p>	<p>LS</p>

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			paleontologist for any unanticipated discoveries. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures.	
Impact 4.10.4 Implementation of the proposed General Plan Update, in addition to existing, approved, proposed and foreseeable development in the region, could result in cumulative impacts to cultural resources in the region.	Policies: RCS-11.1, RCS-11.2 Implementation Programs: RCS-11.1.a, RCS-11.2.a, RCS-11.2.b, RCS-11.2.c, RCS-11.2.d, RCS-11.2.f	CC	Implement MM 4.10.1	LCC
Impact 4.10.5 Implementation of the proposed General Plan Update, in addition to existing, approved, proposed, and reasonably foreseeable development in the region, could result in cumulative impacts to paleontological resources in the region.	No applicable policy provisions	CC	Implement MM 4.10.2	LCC
4.11 Public Services				
Impact 4.11.1.1 Implementation of the proposed General Plan Update could increase the demand for fire protection and emergency medical service.	Policies: LU-6.2, PSH-2.6 Implementation Programs: LU-6.2.a, LU-6.2.b, LU-6.2.d, LU-6.2.e, PSH-2.6.a	LS	None required	LS
Impact 4.11.1.2 Implementation of the proposed General Plan Update along with potential development in the surrounding area could contribute to the cumulative demand for fire protection and emergency medical services.	Policies: LU-6.2, PSH-2.6 Implementation Programs: LU-6.2.a, LU-6.2.b, LU-6.2.d, LU-6.2.e, PSH-2.6.a	LCC	None required	LCC

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
Impact 4.11.2.1 Implementation of the proposed General Plan Update could result in an increased demand for law enforcement services.	Policies: LU-6.3 Implementation Programs: LU-6.3.a, LU-6.3.b, LU-6.3.c, LU-6.3.d, LU-6.3.e	LS	None required	LS
Impact 4.11.2.2 Implementation of the proposed General Plan Update along with potential development in the surrounding area could result in the increase of the demand for cumulative law enforcement services.	Policies: LU-6.3 Implementation Programs: LU-6.3.a, LU-6.3.b, LU-6.3.c, LU-6.3.d, LU-6.3.e	LCC	None required	LCC
Impact 4.11.3.1 Land uses and development under the proposed Town of Corte Madera General Plan Update would increase population and subsequent student enrollment in the districts' schools and may require new or expanded school facilities to serve the increased demand.	Policies: LU-6.4, LU-6.5 Implementation Programs: LU-6.4.a, LU-6.4.b, LU-6.4.c, LU-6.4.d, LU-6.4.e, LU-6.5.b	LS	None required	LS
Impact 4.11.3.2 Implementation of the proposed General Plan Update as well as potential development in the surrounding area could result in cumulative public school impacts.	Policies: LU-6.4, LU-6.5 Implementation Programs: LU-6.4.a, LU-6.4.b, LU-6.4.c, LU-6.4.d, LU-6.4.e, LU-6.5.b	LCC	None required	LCC
Impact 4.11.4.1 Implementation of the proposed General Plan Update could increase demand for water supply to the Town.	Policies: LU-6.9, LU-6.10, LU-6.12, LU-6.12, LU-6.13, RCS-5.1 Implementation Programs: LU-6.9.a, LU-6.10.a, LU-6.10.b, LU-6.10.c,	PS	MM 4.11.4.1 The Town shall include a policy in the General Plan that requires verification of adequate water supply and distribution facilities for all development projects prior to their approvals. This will include (as applicable) coordination with MMWD	SU

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	LU-6.11.b, LU-6.12.a, RCS-2.2.b, RCS-2.2.c		to verify water supply adequacy in a manner similar to state law requirements (i.e., Senate Bill 610 and Senate Bill 221).	
<p>Impact 4.11.4.2 Implementation of the proposed General Plan Update along with growth in the MMWD service area would result in cumulative water supply impacts.</p>	<p>Policies: LU-6.9, LU-6.10, LU-6.11, LU-6.12, LU-6.13, RCS-2.2, RCS-5.1</p> <p>Implementation Programs: LU-6.9.a, LU-6.10.a, LU-6.10.b, LU-6.10.c, LU-6.11.a, LU-6.11.b, LU-6.12.a, LU-6.13.a, RCS-2.2.b, RCS-2.2.c</p>	CC	Implement MM 4.11.4.1	SU
<p>Impact 4.11.5.1 Implementation of the proposed General Plan Update could increase wastewater flows and demand for sanitary sewer conveyance and treatment facilities.</p>	<p>Policies: LU-6.9, LU-6.10, LU-6.15</p> <p>Implementation Programs: LU-6.9.a, LU-6.10.a, LU-6.10.b, LU-6.10.c, LU-6.15.a</p>	LS	None required	LS
<p>Impact 4.11.5.2 Implementation of the proposed General Plan Update along with growth in the Sanitary District #2 and the CMSA service area would result in cumulative wastewater impacts.</p>	<p>Policies: LU-6.14</p> <p>Implementation Programs: LU-6.14.a</p>	LCC	None required	LCC
<p>Impact 4.11.6.1 Implementation of the proposed General Plan Update could increase solid waste generation and the demand for related services.</p>	<p>Policies: RCS-4.1, RCS-4.2, RCS-5.1</p> <p>Implementation Programs: RCS-4.1.a, RCS-4.1.b, RCS-4.2.a, RCS-5.1.a, RCS-5.1.b, RCS-5.1.c, RCS-5.1.d, RCS-5.1.e,</p>	LS	None required	LS

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2.0 EXECUTIVE SUMMARY

Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
<p>Impact 4.11.6.2 Implementation of the proposed General Plan Update along with potential development in surrounding communities would result in cumulative solid waste impacts.</p>	<p>Policies: RCS-4.1, RCS-4.2, RCS-5.1</p> <p>Implementation Programs: RCS-4.1.a, RCS-4.2.a, RCS-5.1.a, RCS-5.1.b, RCS-5.1.c, RCS-5.1.d</p>	LCC	None required	LCC
<p>Impact 4.11.7.1 Implementation of the proposed General Plan Update would increase the demand for electric, telephone, and natural gas services.</p>	<p>Policies: RCS-2.1, RCS-2.2, RCS-2.3, RCS-2.4, RCS-2.6, RCS-2.7, C-7.2, CD-7.3</p> <p>Implementation Programs: RCS-2.1.a, RCS-2.1.a, RCS-2.2.a, RCS-2.2.d, RCS-2.2.e, RCS-2.2.f, RCS-2.2.g, RCS-2.3.a, RCS-2.4.a, RCS-2.4.b, RCS-2.6.a, RCS-2.6.b, RCS-2.6.c, RCS-2.6.d, RCS-2.7.a, RCS-2.7.b, RCS-2.7.c, CD-7.2.a, CD-7.3.a</p>	LS	None required	LS
<p>Impact 4.11.7.2 Implementation of the proposed General Plan Update along with potential development in the surrounding region would result in cumulative electric, telephone, and natural gas service impacts.</p>	<p>Policies: RCS-2.1, RCS-2.2, RCS-2.3, RCS-2.4, RCS-2.6, RCS-2.7, CD-7.2, CD-7.3</p> <p>Implementation Programs: RCS-2.1.a, RCS-2.2.a, RCS-2.2.d, RCS-2.2.e, RCS-2.2.f, RCS-2.2.g, RCS-2.3.a, RCS-2.4.a, RCS-2.4.b, RCS-2.6.a,</p>	LCC	None required	LCC

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	RCS-2.6.b, RCS-2.6.c, RCS-2.6.d, RCS-2.7.a, RCS-2.7.b, RCS-2.7.c, CD-7.2.a, CD-7.3.a			
<p>Impact 4.11.8.1 Implementation of the proposed General Plan Update could increase population and subsequently increase the demand for park and recreation related services.</p>	<p>Policies: PR-1.1, PR-1.2, PR-1.3, PR-1.4, PR-1.5, PR-1.6, PR-1.7, PR-2.1, PR-2.2, PR-2.3, PR-2.4, PR-3.1, PR-3.2, PR-4.1, LU-6.4, LU-6.7, RCS-6.1</p> <p>Implementation Programs: PR-1.1.a, PR-1.1.b, PR-1.1.c, PR-1.1.d, PR-1.2.a, PR-1.3.a, PR-1.3.b, PR-1.3.c, PR-1.4.a, PR-1.4.b, PR-1.4.c, PR-1.4.d, PR-1.5.a, PR-1.6.a, PR-1.7.a, PR-1.7.b, PR-1.7.c, PR-1.7.d, PR-2.1.a, PR-2.1.b, PR-2.1.c, PR-2.1.d, PR-2.2.a, PR-2.3.a, PR-2.4.a, PR-3.1.a, PR-3.1.b, PR-3.1.c, PR-3.1.d, PR-3.1.e, PR-3.2.a, PR-3.2.b, PR-4.1.a, PR-4.1.b, LU-6.4.f, LU-6.7.a, RCS-6.1.a</p>	LS	None required	LS
<p>Impact 4.11.8.2 Implementation of the proposed General Plan Update along with potential development in the surrounding region would result in</p>	<p>Policies: PR-1.1, PR-1.2, PR-1.3, PR-1.4, PR-1.5, PR-1.6, PR-1.7, PR-2.1, PR-2.2,</p>	LCC	None required	LCC

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2.0 EXECUTIVE SUMMARY

Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
cumulative park and recreation impacts.	PR-2.3, PR-2.4, PR-3.1, PR-3.2, PR-4.1, LU-6.4, LU-6.7, RCS-6.1 Implementation Programs: PR-1.1.a, PR-1.1.b, PR-1.1.c, PR-1.1.d, PR-1.2.a, PR-1.3.a, PR-1.3.b, PR-1.3.c, PR-1.4.a, PR-1.4.b, PR-1.4.c, PR-1.4.d, PR-1.5.a, PR-1.6.a, PR-1.7.a, PR-1.7.b, PR-1.7.c, PR-1.7.d, PR-2.1.a, PR-2.1.b, PR-2.1.c, PR-2.1.d, PR-2.2.a, PR-2.3.a, PR-2.4.a, PR-3.1.a, PR-3.1.b, PR-3.1.c, PR-3.1.d, PR-3.1.e, PR-3.2.a, PR-3.2.b, PR-4.1.a, PR-4.1.b, LU-6.4.f, LU-6.1.a			
4.12 Visual Resources and Aesthetics				
Impact 4.12.1 Implementation of the proposed General Plan Update could result in the alteration of scenic resources.	Policies: LU-1.2, LU-2.8, RCS-6.1, RCS-7.3, RCS-7.4, RCS-7.8, RCS-11.2, CD-1.2, CD-1.3, CD-1.6, CD-4.4, CD-4.5, CD-4.6, CD-5.4, CD-7.1, CD-7.2, CD-7.3, CD-7.4, CD-7.5, CD-7.6, PR-3.1 Implementation Programs: LU-1.2.a, LU-2.8.a, LU-3.5.a, RCS-6.1.a,	LS	None required	LS

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	RCS-7.3.a, RCS-7.3.b, RCS-7.4.a, RCS-7.8.a, CD-1.4.a, CD-1.5.a, CD-3.1.a, CD-4.4.a, CD-4.5.a, CD-4.6.a, CD-5.4.a, CD-7.1.a, CD-7.2.a, CD-7.3.a, CD-7.4.a, CD-7.5.a, CD-7.6.a			
<p>Impact 4.12.2 Implementation of the proposed General Plan Update could result in the alteration of visual character.</p>	<p>Policies: LU-2.4, LU-2.10, LU-3.5, LU-4.4, CD-1.1, CD-1.2, CD-1.3, CD-1.6, CD-2.3, CD-3.1, CD-4.1, CD-4.3, CD-4.4, CD-4.8, CD-5.4, PR-3.1</p> <p>Implementation Programs: LU-2.4.a, LU-2.10.a, LU-2.10.b, LU-2.13.a, LU-3.5.a, LU-4.4.a, RCS-7.3.a, RCS-7.3.b, CD-1.1.a, CD-1.2.a, CD-1.4.a, CD-1.5.a, CD-1.6.a, CD-2.3.a, CD-3.1.a, CD-4.3.a, CD-4.4.a, CD-4.5.a, CD-4.6.a, CD-4.8.a, CD-5.4.a</p>	LS	None required	LS
<p>Impact 4.12.3 Implementation of the proposed General Plan could result in an increase of daytime glare and/or nighttime lighting. This increase in daytime glare sources and nighttime lighting levels could have an adverse affect on adjacent areas and land uses.</p>	<p>Policies: CD-6.1</p> <p>Implementation Programs: CD-6.1.a</p>	PS	<p>MM 4.12.3a The Design Guidelines shall prohibit the use of highly reflective material and shall encourage the use of landscaping and other design features to minimize the potential of glare.</p> <p>MM 4.12.3b Outdoor lighting of commercial and office uses shall be designed to be</p>	LS

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2.0 EXECUTIVE SUMMARY

Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
			<p>turned off when not in use where security and safety is not a concern. This requirement shall be included in the Design Guidelines.</p> <p>MM 4.12.3c When streetlights are located along the perimeter of the Community Plan areas, overhead lighting shall be shielded to minimize lighting of adjacent properties. This measure shall be included in the Design Guidelines.</p> <p>MM 4.14.3d 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 (e.g., intersections). Street lights would consist of fixtures that are designed to block illumination of adjoining properties and prohibit light rays emitted from the fixture at angles above the horizontal plane.</p>	
<p>Impact 4.13.4 Implementation of the proposed General Plan would not result in the significant conversion of the Town's open space and visual resources.</p>	<p>Policies: LU-1.2, LU-2.4, LU-2.8, LU-2.10, RCS-6.1, RCS-7.3, RCS-7.4, RCS-7.8, RCS-11.2, CD-1.1, CD-1.2, CD-1.3, CD-1.6, CD-2.3, CD-3.1, CD-4.1, CD-4.3, CD-4.4, CD-4.5, CD-4.6, CD-4.8, CD-5.4, CD-6.1, CD-7.1, CD-7.2, CD-7.3, CD-7.4, CD-7.5, CD-7.6, PR-3.1</p> <p>Implementation Programs:</p>	LCC	Implement MM 4.12.3a	LCC

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Impact	General Plan Policies and Implementation Programs	Level of Significance Without Mitigation	Mitigation Measure	Resulting Level of Significance
	LU-1.2.a, LU-2.4.a, LU-2.8.a, LU-2.10.a, LU-2.10.b, LU-2.13.a, LU-3.5.a, LU-4.4.a, RCS-6.1.a, RCS-7.3.a, RCS-7.3.b, RCS-7.4.a, RCS-7.8.a, CD-1.1.a, CD-1.2.a, CD-1.4.a, CD-1.5.a, CD-1.6.a, CD-2.3.a, CD-3.1.a, CD-4.3.a, CD-4.4.a, CD-4.5.a, CD-4.6.a, CD-4.8.a, CD-5.4.a, CD-6.1.a, CD-7.1.a, CD-7.2.a, CD-7.3.a, CD-7.4.a, CD-7.5.a, CD-7.6.a			

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