
6.0 – PROJECT ALTERNATIVES

6.1 INTRODUCTION

State CEQA Guidelines Section 15126.6(a) states that an environmental impact report (EIR) shall describe and analyze a range of reasonable alternatives to a project. These alternatives should feasibly attain most of the basic objectives of the project, while avoiding or substantially lessening one or more of the significant environmental impacts of the project. An EIR need not consider every conceivable alternative to a project, nor is it required to consider alternatives that are infeasible. The discussion of alternatives shall focus on those which are capable of avoiding or substantially lessening any significant effects of the project, even if they impede the attainment of the project objectives to some degree or would be more costly (State CEQA Guidelines Section 15126.6[b]).

According to the State CEQA Guidelines, an EIR need only examine in detail those alternatives that could feasibly meet most of the basic objectives of the project. When addressing feasibility, the State CEQA Guidelines Section 15126.6 states that "among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, jurisdictional boundaries, and whether the applicant can reasonably acquire, control or otherwise have access to alternative sites." The State CEQA Guidelines also specify that the alternatives discussion should not be remote or speculative; however, they need not be presented in the same level of detail as the assessment of the proposed project.

State CEQA Guidelines indicate that several factors need to be considered in determining the range of alternatives to be analyzed in an EIR and the level of analytical detail that should be provided for each alternative. These factors include (1) the nature of the significant impacts of the proposed project, (2) the ability of alternatives to avoid or lessen the significant impacts associated with the project, (3) the ability of the alternatives to meet the objectives of the project, and (4) the feasibility of the alternatives. These factors would be unique for each project. The significant environmental impacts of the project that the alternatives will seek to eliminate or reduce were determined and based upon the findings contained within each technical section evaluated in Sections 4.1 through 4.12 of this DEIR.

6.2 ALTERNATIVES UNDER CONSIDERATION

The following alternatives were identified by the Town for examination and analysis in this DEIR:

- Alternative 1 – No Project Alternative
- Alternative 2 – Village Shopping Center Mixed-Use Alternative
- Alternative 3 – Gateway Development Alternative

As further described below, Alternatives 2 and 3 provide for mixed-use development options to reduce traffic impacts on Tamalpais Drive, as well as reduce the extent of other impacts identified for the proposed General Plan Update. **Table 6.0-4** provides a summary comparison of the environmental effects of the alternatives. These alternatives constitute an adequate range of reasonable alternatives as required under State CEQA Guidelines Section 15126.6.

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ALTERNATIVES CONSIDERED BUT NOT SELECTED FOR ANALYSIS

Off-Site Alternative

Given the nature of the project (adoption of a General Plan Update for the Town of Corte Madera) it would not be pertinent to address another area outside of the Town boundaries. Further, this alternative would not meet the basic project objectives identified in Section 3.0, Project Description. For these reasons, an off-site alternative is considered infeasible pursuant to State CEQA Guidelines 15126.6(c).

Reduced Development Alternative

This alternative concept would involve restricting growth and associated improvements (such as trail connections) in the Town in order to avoid environmental impacts identified for the proposed General Plan Update. However, this alternative would present conflicts with the Town's need to meet state-required housing allocations and would not meet the following basic project objectives:

- 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 for residents' commercial service and retail shopping needs and promote business retention and development to enhance the Town's tax base.

For these reasons, this alternative is considered infeasible.

6.3 ALTERNATIVE 1 – NO PROJECT ALTERNATIVE

CHARACTERISTICS

Under this alternative, the proposed Corte Madera General Plan 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.

Buildout under the existing General Plan Land Use Map would result in the same number of dwelling units and population as the proposed General Plan Update at buildout (4,118 dwelling units and a population of 9,917). While this alternative would allow for commercial, industrial, and recreation uses, it would not include the proposed General Plan Update expansion of FARs at the Village and Town Center shopping centers to 0.60 FAR, and it would result in 7,930 jobs at buildout. This is identified as the "No Project Alternative" and is analyzed consistent with the requirements of State CEQA Guidelines 15126.6(e)(3)(A), which specifically identify that when the project under evaluation is the revision of an existing land use or regulatory plan, the "no project" alternative will be the continuation of the existing plan.

COMPARATIVE IMPACTS

The following analysis is based on the significant environmental impacts identified in Sections 4.1 through 4.12.

Land Use

Consistency with Relevant Land Use Planning Documents

As described under Impact 4.1.1, the proposed General Plan Update would result in less than significant impacts associated with potential conflicts with relevant land use planning documents within and adjacent to the Town of Corte Madera. The No Project Alternative would also be **less than significant** given that it would not contain this proposed land use change.

Land Use Conflicts

As described under Impact 4.1.2, the proposed General Plan Update would result in less than significant impacts associated with the potential to create conflicts between existing and future land uses within the Town of Corte Madera. The No Project Alternative would also be **less than significant** given that it would not contain any proposed land use changes.

Cumulative Land Use Impacts

As described under Impact 4.1.3, the proposed General Plan Update would have a less than cumulatively considerable impact on cumulative land use consistency and conflicts in the region and would result in less than significant impacts associated with the potential to create conflicts between existing and future land uses within the town of Corte Madera. The No Project Alternative would also be **less than significant** given that it also would not contribute to these cumulative land use impacts.

Population/Housing/Employment

Population, Housing, and Employment Increases (Project and Cumulative Conditions)

As described under Impacts 4.2.1 and 4.2.3, the proposed General Plan Update would not result in significant impacts associated with the potential to exceed regional population and growth projections for population, housing, and employment. The proposed General Plan Update would allow for increased densities to make affordable housing feasible up to a buildout capacity of 4,118 residential units and a total population of 9,917 persons by the year 2025.

The No Project Alternative would result in the same residential growth, but would result in less job growth (7,930 jobs). This growth would not exceed ABAG regional population projections similar to the proposed General Plan would be **less than significant**.

Jobs/Housing Balance

As described under Impact 4.2.2, the proposed General Plan Update would result in significant impacts resulting from not providing sufficient affordable housing and creating an imbalance between employment and housing (2.1/1). This is due to the fact that the proposed General Plan Update would worsen the jobs/housing balance in Corte Madera from its current balance of 1.7/1.

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The No Project Alternative is projected to have a jobs/housing balance of 1.9/1 by the year 2025. While this would be an improved balance as compared to the proposed General Plan Update, it would still result in the potential worsening of the jobs/housing balance and result in a **significant and unavoidable** impact.

Human Health/Risk of Upset

Known and Unknown Hazardous Materials in the Planning Area

As described under Impact 4.3.1, the proposed General Plan Update would result in significant and mitigable impact from the potential exposure to known and unknown hazardous materials with the implementation of mitigation measures MM 4.3.1a through MM 4.3.1f. The No Project Alternative would have a similar potential for exposure to hazardous materials as the proposed General Plan Update, which could be mitigated to **less than significant** through the implementation of mitigation measures MM 4.3.1a through MM 4.3.1f.

Impairment of an Emergency Response Plan

As described under Impact 4.3.2, the proposed General Plan Update would result in less than significant impact. The No Project Alternative would also have a **less than significant** impact given that it would still involve implementation of the Town's current Emergency Operations Plan and Fire Code similar to the proposed General Plan Update.

Risk of Wildland Fires

As described under Impact 4.3.3, the proposed General Plan Update would result in less than significant impact associated with risk of wildland fires due to the implementation of the proposed General Plan Update policies and the existing Municipal Code requirements.

The Town Municipal Code also has an ongoing aggressive vegetation management program, which is a requirement for all residents as a preventative measure for wildland fires. Residents are encouraged to protect and equip themselves in the event of a wildland fire by providing ongoing yard and home maintenance, keeping fire extinguishers handy and outdoor hoses attached to nozzles, adhering to red flag (alert) days, and keeping scotch broom weeded. Hillside residents are also encouraged to learn the trails and footpaths in their neighborhoods for use as alternative escape routes. Therefore, the No Project Alternative would result in the same **less than significant** impact.

Transportation and Circulation

Intersection Operations (Project and Cumulative Conditions)

As identified under Impact 4.4.1 and **Table 4.4-6**, the proposed General Plan Update would result in the following significant intersection impacts (i.e., would not meet the Town's current LOS C standard) during the PM peak hour:

- Tamalpais Drive/Madera Boulevard
- Tamalpais Drive/US 101 Southbound Off-Ramp
- Tamalpais Drive/US 101 Northbound Off-Ramp
- Tamalpais Drive/San Clemente Drive
- Madera Boulevard/Council Crest Drive/Tamal Vista Boulevard
- Tamal Vista Boulevard/Fifer Avenue

As shown in **Table 6.0-1**, the No Project Alternative would have substantially reduced intersection impacts, with the following intersections not meeting the LOS C standard:

- Madera Boulevard/Council Crest Drive/Tamal Vista Boulevard
- Tamal Vista Boulevard/Fifer Avenue

**TABLE 6.0-1
INTERSECTION LEVELS OF SERVICE FOR NO PROJECT ALTERNATIVE**

Intersection ^{1, 2}	Existing Conditions		No Project Alternative	
	Delay (sec)	LOS	Delay (sec)	LOS
1. Tamalpais Drive/Madera Boulevard	36	D	35	C
2. Tamalpais Drive/Corte Madera Town Center Entrance	7	A	10	A
3. Tamalpais Drive/US 101 Southbound Off-Ramp	10	A	22	C
4. Tamalpais Drive/US 101 Northbound Off-Ramp	13	B	29	C
5. Tamalpais Drive/San Clemente Drive	18	B	26	C
6. Redwood Highway/Village at Corte Madera South Driveway	9	A	11	B
7. Redwood Highway/Village at Corte Madera Middle Driveway	5	A	5	A
8. Redwood Highway/Village at Corte Madera Northeast Driveway	6	A	8	A
9. Tamalpais Drive/Eastman Avenue	9	A	9	A
10. Madera Boulevard/Council Crest Drive/Tamal Vista Boulevard	> 50	F	> 50	F
11. Redwood Highway/Wornum Drive	14	B	14	B
12. Tamal Vista Boulevard/Wornum Drive	13	B	15	B
13. Tamal Vista Boulevard/Fifer Avenue	36	D	40	D
14. Lucky Drive/Fifer Avenue ³	(33) 5	(D) A	(27) 2	(D) A
15. Redwood Hwy/Industrial Way	14	B	17	B
16. Corte Madera Avenue/Redwood Avenue	25	C	30	C
17. Paradise Drive/San Clemente Drive	10	B	11	B
18. Paradise Drive/Harbor Avenue	11	B	12	B
19. Paradise Drive/El Camino Drive/Seawolf Passage	13	B	15	B

Notes:

1. Results from intersections 1-8 along the Tamalpais Drive corridor are based on microsimulation analysis.
2. All intersections are signalized except #14 Fifer/Lucky, which is SSSC, and #10 Council Crest & Madera/Tamal Vista, which is AWSC.
3. Signalized and all-way stop-controlled intersection level of service based on weighted average control delay per vehicle, according to the Highway Capacity Manual (Transportation Research Board, 2000). For side-street stop-controlled intersections, the LOS for the worst side-street movement is presented.

Source: Fehr & Peers, January 2008.

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For the No Project Alternative, cumulative PM peak hour intersection operations for Madera Boulevard/Council Crest/Tamal Vista Boulevard would be at LOS F and Tamal Vista/Fifer Avenue would be at LOS D. Mitigation for Madera Boulevard/Council Crest/Tamal Vista Boulevard would be to signalize the intersection and/or to install a roundabout and for Tamal Vista Boulevard/Fifer Avenue to optimize signal timing along with the adoption of policies and actions contained in the proposed General Plan. With these mitigations, all intersections would result in a **less than significant** impact.

Transit Service

As described under Impact 4.4.2, the proposed General Plan Update would result in a less than significant impact due to an increased demand for transit service. The No Project Alternative would not include any land use changes that would result in a substantial increased demand for transit service or have an impact on transit service. Therefore, the No Project Alternative would also result in a **less than significant** impact similar to the proposed General Plan Update.

Bicycle and Pedestrian Facilities

As described under Impact 4.4.3, the proposed General Plan Update would result in a less than significant impact due to an increased demand for bicycle and pedestrian facilities. The No Project Alternative would not include any land use changes that would result in a substantial increased demand or conflict for bicycle or pedestrian facilities. Therefore, the No Project Alternative would also result in a **less than significant** impact similar to the proposed General Plan Update.

Roadway Safety and Emergency Access

As described under Impact 4.4.4, the proposed General Plan Update would result in a less than significant impact associated with safety conflicts. The No Project Alternative would not significantly increase the amount of vehicle traffic and would therefore not significantly increase the safety conflicts within the Town. Therefore, the No Project Alternative would also result in a **less than significant** impact similar to the proposed General Plan Update.

Inadequate Parking

As described under Impact 4.4.5, the proposed General Plan Update would result in a less than significant impact associated with the adequacy of parking given compliance with existing Town parking standards. The No Project Alternative would have reduced non-residential development potential as compared to the proposed General Plan Update and would also be subject to existing Town parking standards. This impact would also be **less than significant**.

Cumulative Traffic Impacts to Highway 101

As described under Impact 4.4.6, the proposed General Plan Update would contribute to a cumulatively considerable and significant and unavoidable traffic impacts to the Highway 101 corridor. Given that the No Project Alternative would result in reduced non-residential development as compared to the proposed General Plan Update, it would have a reduced impact to the Highway 101 corridor. However, this alternative would still result in a **cumulatively considerable** and a **significant and unavoidable** impact to Highway 101, given the current and future traffic conditions expected for Highway 101.

Air Quality

Short-Term Emissions From Grading and Construction

As described under Impact 4.5.1, the proposed General Plan Update would result in a significant and mitigable impact associated with short-term construction air quality impacts with the implementation of mitigation measures MM 4.5.1a through d. The No Project Alternative would have a reduced impact due to the reduced non-residential development. Therefore, the No Project Alternative would result in reduced emissions, and the impact would also be **less than significant** with the implementation of the mitigation measures identified for the proposed General Plan Update.

Odors

As described under Impact 4.5.2, the proposed General Plan Update would result in a significant and mitigable impact from locating new sensitive receptors near existing or future sources of odors with the implementation of the proposed General Plan Update policies and mitigation measure MM 4.5.2. The No Project Alternative would also have a **less than significant** impact (with the implementation of MM 4.5.2) similar to the proposed General Plan Update.

Stationary Sources of Toxic Air Contaminants

As described under Impact 4.5.3, the proposed General Plan Update would result in a significant and mitigable impact associated with locating sensitive land uses near existing sources of criteria pollutants, toxic air contaminants, or odors with the implementation of the proposed General Plan Update policies and mitigation measure MM 4.5.3. The No Project Alternative would also have a **less than significant** impact (with the implementation of MM 4.5.3) similar to the proposed General Plan Update.

Carbon Monoxide Concentrations along Roadways

As described under Impact 4.5.4, the proposed General Plan Update would result in a less than significant impact associated with carbon monoxide emissions along roadways, given the estimated emissions would not exceed state or federal standards. The No Project Alternative would consist of less non-residential development within the Town than the proposed General Plan Update and would result in further reduced carbon monoxide emissions and would be **less than significant**.

Potential Increase in Long-Term Atmospheric Greenhouse Gas Emissions

As described under Impact 4.5.5, the proposed General Plan Update would result in a cumulatively considerable and a significant and unavoidable impact associated with increasing future greenhouse gas emissions. The No Project Alternative would result in less non-residential development than the proposed General Plan Update. However, this alternative would also result in a **cumulatively considerable** and a **significant and unavoidable** impact due to the fact that the No Project Alternative does not include provisions to reduce greenhouse gas emissions in compliance with Assembly Bill 32.

Regional Air Plan Impacts

As described under Impact 4.5.6, the proposed General Plan Update would result in a cumulatively considerable and a significant and unavoidable impact associated with BAAQMD

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air quality improvement efforts. The No Project Alternative would result in less non-residential development than the proposed General Plan Update. However, this alternative would also result in a **cumulatively considerable** and a **significant and unavoidable** impact due to the fact that the No Project Alternative does not include BAAQMD Transportation Control Measure (TCM) provisions consistent with the Bay Area Ozone Strategy and would likely exceed BAAQMD PM₁₀ thresholds of significance. Incorporation of the TCMs would reduce the impact for this alternative, but would not reduce the impact to less than significant.

Noise

Traffic Noise Impacts (Project and Cumulative)

As described in Impacts 4.6.1 and 4.6.4, the proposed General Plan Update would result in significant and unavoidable impacts associated with traffic noise. The No Project Alternative would result in reduced traffic volumes (as compared to the proposed General Plan Update) given the reduced non-residential development potential. This reduced traffic volume would result in some reductions in traffic noise. However, significant traffic noise levels are expected to occur even under this alternative, given the current traffic noise levels along roadways adjoining residential uses (see Table 4.6-2), resulting in a **significant and unavoidable** impact.

Future Stationary Noise Impacts

As described in Impact 4.6.2, the proposed General Plan Update would result in a less than significant impact associated with future stationary noise impacts, given proposed General Plan policies and Town Noise Ordinance standards. The No Project Alternative would also have a similar **less than significant** impact given that it would also comply with the existing Town Noise Ordinance.

Construction Noise Impacts

As described in Impact 4.6.3, the proposed General Plan Update would result in a less than significant impact associated with construction noise impacts, given proposed General Plan policies and Town Noise Ordinance standards. The No Project Alternative would also have a similar **less than significant** impact given that it would also comply with the existing Town Noise Ordinance.

Geology and Soils

Seismic Ground Shaking (Project and Cumulative Conditions)

Impacts 4.7.1 and 4.7.8 identify that the proposed General Plan Update would result in a less than significant impact associated with potential impacts related to seismic ground shaking. The seismic hazards from ground shaking include potential risk of loss, injury, or death. Geotechnical investigations are required for all new development within the Town, including single-family residences. Mitigation for new construction often includes installation of deep foundation support piers (anchored to bedrock), installation of appropriate drainage improvements around a structure, and seismic design pursuant to the Uniform Building Code.

The No Project Alternative would result in similar impacts as compared to the proposed General Plan Update (though it would have reduced non-residential development potential). This impact would be **less than significant**.

Seismic-Related Ground Failure (Project and Cumulative Conditions)

Impacts 4.7.2 and 4.7.8 identify that the proposed General Plan Update would result in less than significant impacts associated with potential impacts related to seismic-related ground failure. Seismic-related ground failures include surface fault rupture, lateral spreading, lurching, and liquefaction. Geotechnical investigations are required for all new development within the Town, including single-family residences. Mitigation for new construction often includes installation of deep foundation support piers (anchored to bedrock), installation of appropriate drainage improvements around a structure, and seismic design pursuant to the Uniform Building Code.

The No Project Alternative would result in similar impacts as compared to the proposed General Plan Update (though it would have reduced non-residential development potential). This impact would be **less than significant**.

Tsunamis and Seiches

As described in Impact 4.7.3, the proposed General Plan Update would result in a less than significant impact associated with seismically induced tsunamis and seiches. Potential for damage caused by tsunamis is considered low given the Town is not directly exposed to the open ocean. Currently, risk analysis of tsunamis has been limited to the evaluation of the ocean sides of San Francisco and San Mateo counties. The No Project Alternative would result in the same **less than significant** impact.

Landslides (Project and Cumulative Conditions)

Impacts 4.7.4 and 4.7.8 identify that the proposed General Plan Update would result in a significant impact associated with potential impacts related to landslides. Geotechnical investigations are required for all new development within the Town, including single-family residences. Mitigation for new construction often includes installation of deep foundation support piers (anchored to bedrock) and installation of appropriate drainage improvements around a structure. Mitigation measures MM 4.7.4a through c would mitigate the proposed General Plan Update's impact to less than significant

The No Project Alternative would result in the same **less than significant** impact with the continuance of Town development standards and implementation of mitigation measures MM 4.7.4a through c.

Subsidence and Settling (Project and Cumulative Conditions)

Impacts 4.7.5 and 4.7.8 identify that the proposed General Plan Update would result in a less than significant impact associated with potential impacts related to subsidence and settling. Geotechnical investigations are required for all new development within the Town, including single-family residences. Mitigation for new construction often includes installation of deep foundation support piers (anchored to bedrock), installation of appropriate drainage improvements around a structure, and seismic design pursuant to the Uniform Building Code.

The No Project Alternative would result in similar impacts as compared to the proposed General Plan Update (though it would have reduced non-residential development potential). This impact would be **less than significant**.

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Soil Erosion

As described in Impact 4.7.6, the proposed General Plan Update would result in a less than significant impact associated with soil erosion. Development activities proposed under the General Plan Update would result in the moving and grading of topsoil. This would lead to disturbed soils that are more likely to suffer from erosion from a variety of sources, such as wind and water.

The No Project Alternative would also result in a **less than significant** impact, though it would result in less non-residential development within the Town than the proposed General Plan Update.

Expansive and Unstable Soils

As described in Impact 4.7.7, the proposed General Plan Update would result in a less than significant impact associated with expansive and unstable soils. Geotechnical investigations are required for all new development within the Town, including single-family residences. Mitigation for new construction often includes installation of deep foundation support piers (anchored to bedrock), installation of appropriate drainage improvements around a structure, and seismic design pursuant to the Uniform Building Code.

The No Project Alternative would also result in a **less than significant** impact, though it would result in less non-residential development within the Town than the proposed General Plan Update.

Hydrology

Surface Water Quality Impacts (Project and Cumulative Conditions)

As described in Impacts 4.8.1 and 4.8.3, the proposed General Plan Update would result in significant and mitigable impacts associated with water quality impacts. Implementation of the proposed General Plan Update policies, mitigation measure MM 4.8.1, as well as compliance with the Town's Grading and Drainage and Urban Runoff Pollution Prevention Ordinances, would reduce the impacts to less than significant.

The No Project Alternative would result in reduced non-residential development potential, but would still result in a significant and mitigable impact that would be mitigated to a **less than significant** level through implementation of mitigation measure MM 4.8.1.

Flood Hazards (Project and Cumulative Conditions)

Impacts 4.8.2 and 4.8.4 identify that the proposed General Plan Update would result in a significant impact associated with flooding from drainage and sea level rise. Portions of the Town, per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program, are located within the 100-year floodplain due to the Town's proximity to the San Francisco Bay, Corte Madera Creek, and San Clemente Creek. New development and redevelopment will be required to meet the Town of Corte Madera Municipal Code standards for new structures and "substantial improvements" built within a FEMA-designated Special Flood Hazard (Chapter 16 Flood Damage Prevention, Title 16 Protection of Flood Hazard Areas, 16.10.060) in order to mitigate flood hazards. Implementation of these requirements and mitigation measures MM 4.8.2a through c would reduce this impact to less than significant for the proposed General Plan Update.

The No Project Alternative would result in reduced non-residential development within the currently designated floodplain, and implementation of Town flood hazard requirements and mitigation measures MM 4.8.2a through c would reduce this impact to **less than significant**.

Biological Resources

Impacts to Special-Status Species (Project and Cumulative Conditions)

Impacts 4.9.1 and 4.9.5 identify that the proposed General Plan Update could result in a significant and mitigable impact associated with potential direct and indirect loss of habitat and individuals of endangered, threatened, rare, proposed, and candidate status as well as plant species identified by the California Native Plant Society. This impact would be mitigated through implementation of the proposed General Plan Update policy provisions as well as mitigation measure MM 4.9.1.

The No Project Alternative would result in similar potential for direct and indirect loss of habitat and individuals of endangered, threatened, rare, proposed, and candidate status as well as plant species. This impact could be mitigated through adoption of the proposed General Plan Update policy provisions identified under Impact 4.9.1 as well as mitigation measure MM 4.9.1 to **less than significant**.

Impacts to Species of Concern and Other Non-Listed Special-Status Species (Project and Cumulative Conditions)

Impacts 4.9.2 and 4.9.5 identify that the proposed General Plan Update would result in a significant and mitigable impact associated with potential direct and indirect loss of habitat and individuals of animal and plant species of concern and other non-listed special-status species. Direct impacts to these species would occur for the same reasons and in the same manner as discussed above for impacts to special-status species. This impact would be mitigated through implementation of the proposed General Plan Update policy provisions as well as mitigation measure MM 4.9.1.

The No Project Alternative would result in similar potential for direct and indirect loss of habitat and individuals of animal and plant species of concern and other non-listed special-status species. This impact could be mitigated through adoption of the proposed General Plan Update policy provisions identified under Impact 4.9.1 as well as mitigation measure MM 4.9.1 to **less than significant**.

Impacts to Sensitive Biological Communities (Project and Cumulative Conditions)

Impacts 4.9.3 and 4.9.5 identify that the proposed General Plan Update would result in a significant and mitigable impact associated with loss of sensitive biological communities. This impact would be mitigated through implementation of the proposed General Plan Update policy provisions as well as mitigation measures MM 4.9.3a and b.

The No Project Alternative would result in similar potential for impacts to sensitive biological communities. This impact could be mitigated through adoption of the proposed General Plan Update policy provisions identified under Impact 4.9.3 as well as mitigation measures MM 4.9.3a and b to **less than significant**.

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Impacts to Migratory Corridors (Project and Cumulative Conditions)

Impacts 4.9.4 and 4.9.5 identify that the proposed General Plan Update would result in a significant and mitigable impact associated with wildlife movement. This impact would be mitigated through implementation of mitigation measure MM 4.9.4.

The No Project Alternative would result in similar potential for impacts to sensitive biological communities. This impact could be mitigated through adoption of mitigation measure MM 4.9.4 to **less than significant**.

Cultural and Paleontological Resources

Known Prehistoric Resources, Historic Resources, and Human Remains (Project and Cumulative Conditions)

As described in Impacts 4.10.1 and 4.10.4, the proposed General Plan Update would result in a significant and mitigable impact associated with the potential disturbance of cultural resources. Implementation of the proposed General Plan Update policies, as well as the proposed mitigation measures (MM 4.10.1), would reduce these impacts to a less than significant level.

The No Project Alternative would result in similar potential for cultural resource impacts. This impact could be mitigated through adoption of the proposed General Plan Update policy provisions identified under Impact 4.10.1 as well as mitigation measure MM 4.10.1 to **less than significant**.

Undiscovered Prehistoric Resources, Historic Resources, and Human Remains (Project and Cumulative Conditions)

As described in Impacts 4.10.2 and 4.10.4, the proposed General Plan Update would result in a less than significant impact associated with the potential disturbance of undiscovered cultural resources. Implementation of the proposed General Plan policy provisions would reduce these impacts to less than significant.

The No Project Alternative would result in similar potential for impacts to undiscovered cultural resources. This impact could be mitigated through adoption of the proposed General Plan Update policy provisions identified under Impact 4.10.2 to **less than significant**.

Potential Destruction or Damage to Known and Undiscovered Paleontological Resources (Project and Cumulative Conditions)

As described in Impacts 4.10.3 and 4.10.5, the proposed General Plan Update and potential development of the Community Plan areas could result in a significant and mitigable impact associated with the potential disturbance of paleontological resources. Implementation of mitigation measure MM 4.10.3 would reduce this impact to less than significant.

The No Project Alternative would result in similar potential for impacts to paleontological resources. This impact could be mitigated through adoption of mitigation measure MM 4.10.3 to **less than significant**.

Public Services

Fire Protection and Emergency Medical Services (Project and Cumulative Conditions)

As described in Impacts 4.11.1.1 and 4.11.1.2, the proposed General Plan Update would result in a less than significant impact associated with increased demand for fire protection and emergency medical service. Implementation of the proposed General Plan policy provisions would reduce these impacts to less than significant.

The No Project Alternative would have reduced impact than the proposed General Plan Update (as a result of reduced non-residential development potential) and would also be **less than significant** with the implementation of proposed General Plan Update policy provisions under Impact 4.11.1.1.

Law Enforcement (Project and Cumulative Conditions)

As described in Impacts 4.11.2.1 and 4.11.2.2, the proposed General Plan Update would result in a less than significant impact associated with increased demand for law enforcement service. Implementation of the proposed General Plan policy provisions would reduce these impacts to less than significant.

The No Project Alternative would have reduced impact than the proposed General Plan Update (as a result of reduced non-residential development potential) and would also be **less than significant** with the implementation of proposed General Plan Update policy provisions under Impact 4.11.2.1.

Public School Facilities (Project and Cumulative Conditions)

As described in Impacts 4.11.3.1 and 4.11.3.2, the proposed General Plan Update would result in a less than significant impact associated with construction of new school facilities to serve the increased demand from the proposed General Plan.

The No Project Alternative would similar impact than the proposed General Plan Update (as a result of similar residential development potential) and would also be **less than significant**.

Water Supply (Project and Cumulative Conditions)

As described in Impacts 4.11.4.1 and 4.11.4.2, the proposed General Plan Update would result in a significant and unavoidable impact associated with increased demand for water supply to serve the increased demand from the proposed General Plan Update growth and current issues with the Marin Municipal Water District's water supply reliability under dry year conditions. While implementation of mitigation measure MM 4.11.4.1 would ensure that new development has water supply available prior to construction, it could curtail further development in the Town. The environmental effects of a curtailment of development in the Town could result in the reduction of anticipated property and sales tax revenues that could impact Town services that rely on the General Fund. Such curtailment could also result in potential conflicts for the Town in meeting state-required affordable housing provisions. In addition, the scarcity of water supply could result in the curtailment of development in Marin County and associated cities that receive water supplies from the District. These communities may also see indirect environmental effects from reduced revenue sources on planned infrastructure improvements from reduced development, as well as potential conflicts with meeting state-required affordable housing provisions. Thus, this impact would be considered **significant and unavoidable**.

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The No Project Alternative would reduce new non-residential water demands by approximately 8% in comparison to the proposed General Plan Update. However, this impact would still be **significant and unavoidable** associated with the circumstances identified above for the proposed General Plan Update.

Wastewater Service (Project and Cumulative Conditions)

As described in Impacts 4.11.5.1 and 4.11.5.2, the proposed General Plan Update would result in a less than significant impact associated with increased demand for sanitary sewer facilities.

The No Project Alternative would reduce total new non-residential wastewater demands by approximately 8% in comparison to the proposed General Plan Update. This impact would be **less than significant** for this alternative.

Solid Waste Impacts (Project and Cumulative Conditions)

As described in Impacts 4.11.6.1 and 4.11.6.2, the proposed General Plan Update would result in a less than significant impact associated with increased demand for solid waste impacts.

The No Project Alternative would reduce total non-residential solid waste generation by approximately 8% in comparison to the proposed General Plan Update. This impact would be **less than significant** for this alternative.

Electric, Telephone, and Natural Gas (Project and Cumulative Conditions)

As described in Impacts 4.11.7.1 and 4.11.7.2, the proposed General Plan Update would result in a less than significant impact associated with increased demand for electric, telephone, and natural gas services.

The No Project Alternative would reduce new non-residential electrical and natural gas demand in comparison to the proposed General Plan Update. This impact would be **less than significant** for this alternative.

Increased Demand for Park and Recreational Facilities (Project and Cumulative Conditions)

As described in Impacts 4.11.8.1 and 4.11.8.2, the proposed General Plan Update would result in a less than significant impact associated with increased demand for park and recreation related services.

The No Project Alternative would have the same park and recreation demands, given that it would have the same number of residential units at buildout, and would be **less than significant** given that it would be required to comply with existing Town parkland dedication requirements.

Visual and Aesthetics

Alteration of Scenic Resources (Project and Cumulative Conditions)

As described in Impacts 4.12.1, 4.12.2, and 4.12.4, the proposed General Plan Update would result in a less than significant impact associated with the alteration of scenic resources.

The No Project Alternative would have reduced visual impacts, given its reduced potential for non-residential development. This alternative would also be **less than significant** with the

adoption of the proposed General Plan Update policy provisions under Impacts 4.12.1 and 4.12.2.

Nighttime Light and Increase Overall Lighting and Glare (Project and Cumulative Conditions)

As described in Impacts 4.12.3 and 4.12.4, the proposed General Plan Update would result in significant and mitigable impact associated with daytime glare and nighttime lighting levels. However, the implementation of the proposed General Plan Update policies and mitigation measures MM 4.12.3a through d, including revising the Zoning Ordinance to limit lighting levels and prohibit reflective materials, would reduce the impacts to less than significant.

The No Project Alternative would have reduced lighting and glare impacts, given its reduced potential for non-residential development. This alternative would also be **less than significant** with the adoption of the proposed General Plan Update policy provisions under Impact 4.12.3 and implementation of mitigation measures MM 4.12.3a through d.

6.4 ALTERNATIVE 2 – VILLAGE SHOPPING CENTER MIXED-USE ALTERNATIVE

CHARACTERISTICS

Alternative 2 would include the expansion of the Village Shopping Center by an additional 185,000 square feet of retail area and an additional new 300 dwelling units (du). The Village Shopping Center is located north of Tamalpais Drive 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 Update, which would expand the Village Shopping Center to 832,353 square feet of retail area. **Figure 6.0-1** illustrates the proposed land use changes of Alternative 2. No expansion of the 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.

COMPARATIVE IMPACTS

The following analysis is based on the significant environmental impacts identified in Sections 4.1 through 4.12.

Land Use

Consistency with Relevant Land Use Planning Documents

As described under Impact 4.1.1, the proposed General Plan Update would result in less than significant impacts associated with potential conflicts with relevant land use planning documents within and adjacent to the Town of Corte Madera. Alternative 2 would be similar to the proposed General Plan Update and would also have a **less than significant** impact.

Land Use Conflicts

As described under Impact 4.1.2, the proposed General Plan Update would result in less than significant impacts associated with the potential to create conflicts between existing and future land uses within the Town of Corte Madera. Alternative 2 would be similar to the proposed General Plan Update and would also have a **less than significant** impact.

6.0 PROJECT ALTERNATIVES

Cumulative Land Use Impacts

As described under Impact 4.1.3, the proposed General Plan Update would have a less than cumulatively considerable impact on cumulative land use consistency and conflicts in the region and would result in less than significant impacts associated with the potential to create conflicts between existing and future land uses within the town of Corte Madera. Alternative 2 would also be **less than significant** given that it would not contribute to these cumulative land use impacts either.

Population/Housing/Employment

Population, Housing, and Employment Increases (Project and Cumulative Conditions)

As described under Impacts 4.2.1 and 4.2.3, the proposed General Plan Update would result in a less than significant impact associated with the potential to exceed regional population and growth projections for population, housing, and employment. The proposed General Plan Update would allow for increased densities to make affordable housing feasible up to a buildout capacity of 4,118 building units and a total population of 9,917 persons by the year 2025.

Alternative 2 could result in 300 residential dwelling units and an associated population of 723 within the Town of Corte Madera in addition to the projected 218 new dwelling units of the proposed General Plan Update, as well as up to 8,131 jobs at buildout. The environmental effects associated with buildout of Alternative 2 are discussed in the relevant sections of this Alternative analysis. This alternative would have a **less than significant** impact and would be closer to, but not exceed, ABAG residential growth projections.

Jobs/Housing Balance

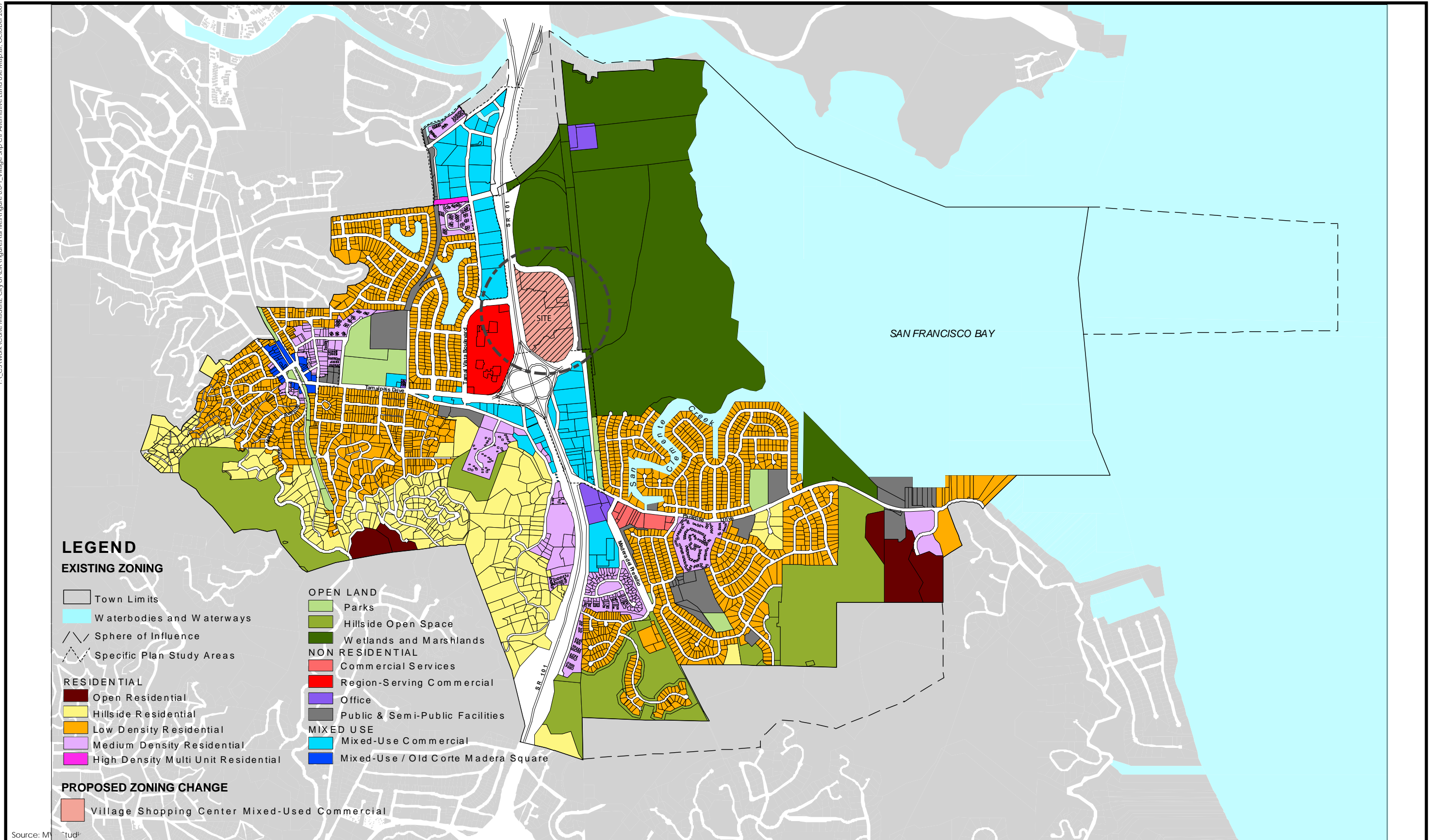
As described under Impact 4.2.2, the proposed General Plan Update would result in significant impacts resulting from not providing sufficient affordable housing and creating an imbalance between employment and housing. This is due to the fact that the proposed General Plan Update would worsen the jobs/housing balance in Corte Madera from its current balance of 1.7/1. The proposed General Plan Update would result in a jobs/housing balance of 2.1/1.

Alternative 2 is projected to have a job/housing balance of 1.84/1 by the year 2025 (8,131 jobs and 4,418 housing units). Existing General Plan policy require that at least 25% of the housing in any project with ten or more units must be affordable. For this reason, at least 75 of the 300 units that would be built at the Village Shopping Center under Alternative 2 would be affordable housing. Nevertheless, impacts associated with potential continued imbalance to jobs/housing would also result in a **significant and unavoidable** impact. Thus, Alternative 2 would have a reduced impact compared to the proposed General Plan Update, but still result in a significant impact.

Human Health/Risk of Upset

Known and Unknown Hazardous Materials in the Planning Area

As described under Impact 4.3.1, the proposed General Plan Update would result in significant and mitigable impact from the potential exposure to known and unknown hazardous materials with the implementation of mitigation measures MM 4.3.1a through MM 4.3.1f. Alternative 2 would have a similar potential for exposure to hazardous materials as the proposed General Plan Update, which could be mitigated to **less than significant** through the implementation of mitigation measures MM 4.3.1a through MM 4.3.1f.



Source: M...tud

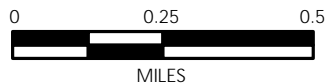


Figure 6.0-1
Village Shopping Center Mixed-Use Alternative Land Use Map

Impairment of an Emergency Response Plan

As described under Impact 4.3.2, the proposed General Plan Update would result in less than significant impact. Alternative 2 would have the same **less than significant** impact given that it would result in similar conditions as the proposed General Plan Update and would include the proposed General Plan Update policy provisions.

Risk of Wildland Fires

As described under Impact 4.3.3, the proposed General Plan Update would result in less than significant impact associated with risk of wildland fires due to the implementation of the proposed General Plan Update policies and the existing Municipal Code requirements.

The Town Municipal Code also has an ongoing aggressive vegetation management program, which is a requirement for all residents as a preventative measure for wildland fires. Residents are encouraged to protect and equip themselves in the event of a wildland fire by providing ongoing yard and home maintenance, keeping fire extinguishers handy and outdoor hoses attached to nozzles, adhering to red flag (alert) days, and keeping scotch broom weeded. Hillside residents are also encouraged to learn the trails and footpaths in their neighborhoods for use as alternative escape routes. Therefore, Alternative 2 would result in the same **less than significant** impact.

Transportation and Circulation

Intersection Operations (Project and Cumulative Conditions)

As identified under Impact 4.4.1 and **Table 4.4-6**, the proposed General Plan Update would result in the following significant intersection impacts (i.e., would not meet the Town's current LOS C standard) during the PM peak hour:

- Tamalpais Drive/Madera Boulevard
- Tamalpais Drive/US 101 SB Off-Ramp
- Tamalpais Drive/US 101 NB Off-Ramp
- Tamalpais Drive/San Clemente Drive
- Madera Boulevard/Council Crest Drive/Tamal Vista Boulevard
- Tamal Vista Boulevard/Fifer Avenue

As shown in **Table 6.0-2**, Alternative 2 would have substantially reduced intersection impacts, with the following intersections not meeting the LOS C standard (though the proposed General Plan Update Circulation Element would change the LOS standard to D):

- Tamalpais Drive/Madera Boulevard
- Tamalpais Drive/US 101 NB Off-Ramp
- Tamalpais Drive/San Clemente Drive
- Tamal Vista Boulevard /Madera Boulevard/Council Crest Drive
- Tamal Vista Boulevard/Fifer Avenue

6.0 PROJECT ALTERNATIVES

**TABLE 6.0-2
INTERSECTION LEVELS OF SERVICE FOR ALTERNATIVE 2**

Intersection ^{1,2}	Cumulative No Project		Project (Proposed General Plan)		Alternative 2	
	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS
1. Tamalpais Drive/Madera Boulevard	35	C	> 80	F	39	D
2. Tamalpais Drive/Corte Madera Town Center Entrance	10	A	17	B	10	A
3. Tamalpais Drive/US 101 Southbound Off-Ramp	22	C	74	E	15	B
4. Tamalpais Drive/US 101 Northbound Off-Ramp	29	C	> 80	F	73	E
5. Tamalpais Drive/San Clemente Drive	26	C	57	E	60	E
6. Redwood Highway/Village at Corte Madera South Driveway	11	B	17	B	27	C
7. Redwood Highway/Village at Corte Madera Middle Driveway	5	A	7	A	8	A
8. Redwood Highway/Village at Corte Madera Northeast Driveway	8	A	9	A	8	A
9. Tamalpais Drive/Eastman Avenue	9	A	9	A	9	A
10. Madera Boulevard/Council Crest Drive/Tamal Vista Boulevard	> 50	F	> 50	F	> 50	F
11. Redwood Highway/Wornum Drive	15	B	16	B	15	B
12. Tamal Vista Boulevard/Wornum Drive	17	B	17	B	16	B
13. Tamal Vista Boulevard/Fifer Avenue	49	D	43	D	43	D
14. Lucky Drive/Fifer Avenue ³	(27) 2	(D) A	(28) 3	(D) A	(28) 2	(D) A
15. Redwood Hwy/Industrial Way	17	B	18	B	17	B
16. Corte Madera Avenue/Redwood Avenue	30	C	31	C	31	C
17. Paradise Drive/San Clemente Drive	11	B	10	B	10	B
18. Paradise Drive/Harbor Avenue	12	B	12	B	12	B
19. Paradise Drive/El Camino Drive/Seawolf Passage	15	B	15	B	15	B

Notes:

¹ Results from intersections 1-8 along the Tamalpais Drive corridor are based on microsimulation analysis.

² All intersections are signalized except #14 Fifer/Lucky, which is SSSC, and #10 Council Crest & Madera/Tamal Vista, which is AWSC.

³ Delay is report for worst approach in accordance with the Highway Capacity Manual. Average delay is for this intersection (i.e., all approaches) is reported in parentheses.

Source: Fehr & Peers, January 2008

As shown in **Table 6.0-2**, Alternative 2 would result in reduced traffic impacts to Tamalpais Drive/Madera Boulevard intersection and would avoid significant impacts to the Tamalpais Drive/US 101 Southbound Off-Ramp intersection, as compared to the proposed General Plan Update. Implementation of mitigation measures MM 4.4.1a through d would reduce impacts of Alternative 2 to **less than significant**.

Transit Service

As described under Impact 4.4.2, the proposed General Plan Update would result in a less than significant impact due to an increased demand for transit service. Alternative 2 would also result in a **less than significant** impact similar to the proposed General Plan Update given that it would include the same General Plan policy provisions regarding transit.

Bicycle and Pedestrian Facilities

As described under Impact 4.4.3, the proposed General Plan Update would result in a less than significant impact due to an increased demand for bicycle and pedestrian facilities. Alternative 2 would also result in a **less than significant** impact similar to the proposed General Plan Update given that it would include the same General Plan policy provisions regarding bicycle and pedestrian facilities.

Roadway Safety and Emergency Access

As described under Impact 4.4.4, the proposed General Plan Update would result in a less than significant impact associated with safety conflicts. Alternative 2 would also result in a **less than significant** impact similar to the proposed General Plan Update given that it would include the same General Plan policy provisions regarding safety and emergency access.

Inadequate Parking

As described under Impact 4.4.5, the proposed General Plan Update would result in a less than significant impact associated with the adequacy of parking. Alternative 2 would also result in a **less than significant** impact similar to the proposed General Plan Update given that it would include the same General Plan policy provisions regarding parking and would be subject to Town parking standards.

Cumulative Traffic Impacts to Highway 101

As described under Impact 4.4.6, the proposed General Plan Update would contribute to a cumulatively considerable and significant and unavoidable traffic impacts to the Highway 101 corridor. The Alternative 2 would result in reduced non-residential development as compared to the proposed General Plan Update, as it would reduce new PM peak hour traffic generation by approximately 68%. This would result in reduced traffic impacts to the Highway 101 corridor. However, this alternative would still result in a **cumulatively considerable** and a **significant and unavoidable** impact to Highway 101, given the current and future traffic conditions expected for Highway 101.

6.0 PROJECT ALTERNATIVES

Air Quality

Short-Term Emissions From Grading and Construction

As described under Impact 4.5.1, the proposed General Plan Update would result in a significant and mitigable impact associated with short-term construction air quality impacts with the implementation of mitigation measures MM 4.5.1a through 4.5.1d. Alternative 2 would have the similar impacts associated with development as the proposed General Plan Update. Therefore, Alternative 2 would result in similar emission potential and the impact would also be **less than significant** with the implementation of the mitigation measures identified for the proposed General Plan Update.

Odors

As described under Impact 4.5.2, the proposed General Plan Update would result in a significant and mitigable impact from locating new sensitive receptors near existing or future sources of odors with the implementation of the proposed General Plan Update policies and mitigation measure MM 4.5.2. Alternative 2 would also have the same **less than significant** impact (with the implementation of MM 4.5.2) similar to the proposed General Plan Update.

Stationary Sources of Toxic Air Contaminants

As described under Impact 4.5.3, the proposed General Plan Update would result in a significant and mitigable impact associated with the locating sensitive land uses near existing sources of criteria pollutants, toxic air contaminants or odors with the implementation of the proposed General Plan Update policies and mitigation measure MM 4.5.3. Alternative 2 would also have the same **less than significant** impact (with the implementation of MM 4.5.3) similar to the proposed General Plan Update.

Carbon Monoxide Concentrations along Roadways

As described under Impact 4.5.4, the proposed General Plan Update would result in a less than significant impact associated with carbon monoxide emissions along roadways, given the estimated emissions would not exceed state or federal standards. Alternative 2 would generate less traffic than the proposed General Plan Update, resulting in reduced carbon monoxide emissions and would be **less than significant**.

Potential Increase in Long-Term Atmospheric Greenhouse Gas Emissions

As described under Impact 4.5.5, the proposed General Plan Update would result in a cumulatively considerable and significant and unavoidable impact associated with increasing greenhouse gas emissions. Alternative 2 would result in reduced greenhouse gas emissions associated with mobile sources, given the reduced vehicle trip generation (approximately 68% fewer new daily trips than the proposed General Plan Update). However, this alternative would also result in a **significant and unavoidable** impact.

Regional Air Plan Impacts

As described under Impact 4.5.6, the proposed General Plan Update would result in a cumulatively considerable and a significant and unavoidable impact associated with BAAQMD air quality improvement efforts. Alternative 2 reduced vehicle trip generation (approximately 68% fewer new daily trips than the proposed General Plan Update) that would reduce PM₁₀

emissions, but not below BAAQMD thresholds of significance. This alternative would also result in a **cumulatively considerable** and a **significant and unavoidable** impact. Incorporation of the TCMs would reduce the impact for this alternative, but would not reduce the impact to less than significant.

Noise

Traffic Noise Impacts (Project and Cumulative)

As described in Impacts 4.6.1 and 4.6.4, the proposed General Plan Update would result in significant and unavoidable impact associated with traffic noise. Alternative 2 would result in reduced traffic volumes (approximately 68% fewer new daily trips than the proposed General Plan Update). However, significant traffic noise levels are expected to occur even under this alternative, given the current traffic noise levels along roadways adjoining residential uses (see Table 4.6-2), resulting in a **significant and unavoidable** impact.

Future Stationary Noise Impacts

As described in Impact 4.6.2, the proposed General Plan Update would result in a less than significant impact associated with future stationary noise impacts, given proposed General Plan policies and Town Noise Ordinance standards. Alternative 2 would also have a similar **less than significant** impact given that it would also comply with the existing Town Noise Ordinance and include the proposed General Plan Update policy provisions.

Construction Noise Impacts

As described in Impact 4.6.3, the proposed General Plan Update would result in a less than significant impact associated with construction noise impacts, given proposed General Plan policies and Town Noise Ordinance standards. Alternative 2 would also have a similar **less than significant** impact given that it would also comply with the existing Town Noise Ordinance and include the proposed General Plan Update policy provisions.

Geology and Soils

Seismic Ground Shaking (Project and Cumulative Conditions)

Impacts 4.7.1 and 4.7.8 identify that the proposed General Plan Update would result in a less than significant impact associated with potential impacts related to seismic ground shaking. The seismic hazards from ground shaking include potential risk of loss, injury, or death. Geotechnical investigations are required for all new development within the Town, including single-family residences. Mitigation for new construction often includes installation of deep foundation support piers (anchored to bedrock), installation of appropriate drainage improvements around a structure, and seismic design pursuant to the Uniform Building Code.

Alternative 2 would result in the same impact as the proposed General Plan Update given the similar extent of development. This impact would be **less than significant**.

Seismic-Related Ground Failure (Project and Cumulative Conditions)

Impacts 4.7.2 and 4.7.8 identify that the proposed General Plan Update would result in less than significant impacts associated with potential impacts related to seismic-related ground failure. Seismic-related ground failures include surface fault rupture, lateral spreading, lurching, and

6.0 PROJECT ALTERNATIVES

liquefaction. Geotechnical investigations are required for all new development within the Town, including single-family residences. Mitigation for new construction often includes installation of deep foundation support piers (anchored to bedrock), installation of appropriate drainage improvements around a structure, and seismic design pursuant to the Uniform Building Code.

Alternative 2 would result in the same impact as the proposed General Plan Update given the similar extent of development. This impact would be **less than significant**.

Tsunamis and Seiches

As described in Impact 4.7.3, the proposed General Plan Update would result in a less than significant impact associated with seismically induced tsunamis and seiches. Potential for damage caused by tsunamis is considered low given the Town is not directly exposed to the open ocean. Currently, risk analysis of tsunamis has been limited to the evaluation of the ocean sides of San Francisco and San Mateo counties. Alternative 2 would result in the same **less than significant** impact.

Landslides (Project and Cumulative Conditions)

Impacts 4.7.4 and 4.7.8 identify that the proposed General Plan Update would result in a significant impact associated with potential impacts related to landslides. Geotechnical investigations are required for all new development within the Town, including single-family residences. Mitigation for new construction often includes installation of deep foundation support piers (anchored to bedrock) and installation of appropriate drainage improvements around a structure. Mitigation measures MM 4.7.4a through c would mitigate the proposed General Plan Update's impact to less than significant.

Alternative 2 would result in the same **less than significant** impact with the continuance of Town development standards and implementation of mitigation measures MM 4.7.4a through c.

Subsidence and Settling (Project and Cumulative Conditions)

Impacts 4.7.5 and 4.7.8 identify that the proposed General Plan Update would result in a less than significant impact associated with potential impacts related to subsidence and settling. Geotechnical investigations are required for all new development within the Town, including single-family residences. Mitigation for new construction often includes installation of deep foundation support piers (anchored to bedrock), installation of appropriate drainage improvements around a structure, and seismic design pursuant to the Uniform Building Code.

Alternative 2 would result in the same impact as the proposed General Plan Update given the similar extent of development. This impact would be **less than significant**.

Soil Erosion

As described in Impact 4.7.6, the proposed General Plan Update would result in a less than significant impact associated with soil erosion. Development activities proposed under the General Plan Update would result in the moving and grading of topsoil. This would lead to disturbed soils that are more likely to suffer from erosion from a variety of sources, such as wind and water.

Alternative 2 would result in the same impact as the proposed General Plan Update given the similar extent of development. This impact would be **less than significant**.

Expansive and Unstable Soils

As described in Impact 4.7.7, the proposed General Plan Update would result in a less than significant impact associated with expansive and unstable soils. Geotechnical investigations are required for all new development within the Town, including single-family residences. Mitigation for new construction often includes installation of deep foundation support piers (anchored to bedrock), installation of appropriate drainage improvements around a structure, and seismic design pursuant to the Uniform Building Code.

Alternative 2 would result in the same impact as the proposed General Plan Update given the similar extent of development. This impact would be **less than significant**.

Hydrology

Surface Water Quality Impacts (Project and Cumulative Conditions)

As described in Impacts 4.8.1 and 4.8.3, the proposed General Plan Update would result in significant and mitigable impacts associated with water quality impacts. Implementation of the proposed General Plan Update policies, mitigation measure MM 4.8.1, as well as compliance with the Town's Grading and Drainage and Urban Runoff Pollution Prevention Ordinances, would reduce the impacts to less than significant.

Alternative 2 would result in similar development potential and would still result in a significant and mitigable impact that would be mitigated to a **less than significant** level through implementation of mitigation measure MM 4.8.1.

Flood Hazards (Project and Cumulative Conditions)

Impacts 4.8.2 and 4.8.4 identify that the proposed General Plan Update would result in a significant impact associated with flooding from drainage and sea level rise. Portions of the Town, per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program, are located within the 100-year floodplain due to the Town's proximity to the San Francisco Bay, Corte Madera Creek, and San Clemente Creek. New development and redevelopment will be required to meet the Town of Corte Madera Municipal Code standards for new structures and "substantial improvements" built within a FEMA-designated Special Flood Hazard Area (Chapter 16 Flood Damage Prevention, Title 16 Protection of Flood Hazard Areas, 16.10.060) in order to mitigate flood hazards. Implementation of these requirements and mitigation measures MM 4.8.2a through c would reduce this impact to less than significant for the proposed General Plan Update.

Alternative 2 would result in similar development within the currently designated floodplain, and implementation of Town flood hazard requirements and mitigation measures MM 4.8.2a through c would reduce this impact to **less than significant**.

Biological Resources

Impacts to Special-Status Species (Project and Cumulative Conditions)

Impacts 4.9.1 and 4.9.5 identify that the proposed General Plan Update could result in a significant and mitigable impact associated with potential direct and indirect loss of habitat and individuals of endangered, threatened, rare, proposed, and candidate status as well as plant species identified by the California Native Plant Society. This impact would be mitigated through

6.0 PROJECT ALTERNATIVES

implementation of the proposed General Plan Update policy provisions as well as mitigation measure MM 4.9.1.

Alternative 2 would result in similar potential for direct and indirect loss of habitat and individuals of endangered, threatened, rare, proposed, and candidate status as well as plant species. This impact could be mitigated through adoption of mitigation measure MM 4.9.1 to **less than significant**.

Impacts to Species of Concern and Other Non-Listed Special-Status Species (Project and Cumulative Conditions)

Impacts 4.9.2 and 4.9.5 identify that the proposed General Plan Update would result in a significant and mitigable impact associated with potential direct and indirect loss of habitat and individuals of animal and plant species of concern and other non-listed special-status species. Direct impacts to these species would occur for the same reasons and in the same manner as discussed above for impacts to special-status species. This impact would be mitigated through implementation of the proposed General Plan Update policy provisions as well as mitigation measure MM 4.9.1.

Alternative 2 would result in similar potential for direct and indirect loss of habitat and individuals of animal and plant species of concern and other non-listed special-status species. This impact could be mitigated through adoption of mitigation measure MM 4.9.1 to **less than significant**.

Impacts to Sensitive Biological Communities (Project and Cumulative Conditions)

Impacts 4.9.3 and 4.9.5 identify that the proposed General Plan Update would result in a significant and mitigable impact associated with loss of sensitive biological communities. This impact would be mitigated through implementation of the proposed General Plan Update policy provisions as well as mitigation measures MM 4.9.3a and b.

Alternative 2 would result in similar potential for impacts to sensitive biological communities. This impact could be mitigated through adoption of mitigation measures MM 4.9.3a and b to **less than significant**.

Impacts to Migratory Corridors (Project and Cumulative Conditions)

Impacts 4.9.4 and 4.9.5 identify that the proposed General Plan Update would result in a significant and mitigable impact associated with wildlife movement. This impact would be mitigated through implementation of mitigation measure MM 4.9.4.

Alternative 2 would result in similar potential for impacts to sensitive biological communities. This impact could be mitigated through adoption of mitigation measure MM 4.9.4 to **less than significant**.

Cultural and Paleontological Resources

Known Prehistoric Resources, Historic Resources, and Human Remains (Project and Cumulative Conditions)

As described in Impacts 4.10.1 and 4.10.4, the proposed General Plan Update would result in a significant and mitigable impact associated with the potential disturbance of cultural resources.

Implementation of the proposed General Plan Update policies, as well as the proposed mitigation measures (MM 4.10.1), would reduce these impacts to a less than significant level.

Alternative 2 would result in similar potential for cultural resource impacts. This impact could be mitigated through adoption of mitigation measure MM 4.10.1 to **less than significant**.

Undiscovered Prehistoric Resources, Historic Resources, and Human Remains (Project and Cumulative Conditions)

As described in Impacts 4.10.2 and 4.10.4, the proposed General Plan Update would result in a less than significant impact associated with the potential disturbance of undiscovered cultural resources. Implementation of the proposed General Plan policy provisions would reduce these impacts to less than significant.

Alternative 2 would result in similar potential for impacts to undiscovered cultural resources. This impact could be mitigated through adoption of the proposed General Plan Update policy provisions identified under Impact 4.10.2 to **less than significant**.

Potential Destruction or Damage to Known and Undiscovered Paleontological Resources (Project and Cumulative Conditions)

As described in Impacts 4.10.3 and 4.10.5, the proposed General Plan Update and potential development of the Community Plan areas could result in a significant and mitigable impact associated with the potential disturbance of paleontological resources. Implementation of mitigation measure MM 4.10.3 would reduce this impact to less than significant.

Alternative 2 would result in similar potential for impacts to paleontological resources. This impact could be mitigated through adoption of mitigation measure MM 4.10.3 to **less than significant**.

Public Services

Fire Protection and Emergency Medical Services (Project and Cumulative Conditions)

As described in Impacts 4.11.1.1 and 4.11.1.2, the proposed General Plan Update would result in a less than significant impact associated with increased demand for fire protection and emergency medical service. Implementation of the proposed General Plan policy provisions would reduce these impacts to less than significant.

Alternative 2 would have a similar impact as the proposed General Plan Update (as a result of similar development potential) and would also be **less than significant** with the implementation of proposed General Plan Update policy provisions under Impact 4.11.1.1.

Law Enforcement (Project and Cumulative Conditions)

As described in Impacts 4.11.2.1 and 4.11.2.2, the proposed General Plan Update would result in a less than significant impact associated with increased demand for law enforcement service. Implementation of the proposed General Plan policy provisions would reduce these impacts to less than significant.

Alternative 2 would have an impact similar to the proposed General Plan Update (as a result of similar development potential) and would also be **less than significant** with the implementation of proposed General Plan Update policy provisions under Impact 4.11.2.1.

6.0 PROJECT ALTERNATIVES

Public School Facilities (Project and Cumulative Conditions)

As described in Impacts 4.11.3.1 and 4.11.3.2, the proposed General Plan Update would result in a less than significant impact associated with construction of new school facilities to serve the increased demand from the proposed General Plan.

Alternative 2 would generate more public school students (an additional 210 students) than the proposed General Plan Update as a result of the additional residential development potential. However, this impact would remain **less than significant** for Alternative 2 with the payment of school impact fees pursuant to Government Code Section 65995(h).

Water Supply (Project and Cumulative Conditions)

As described in Impacts 4.11.4.1 and 4.11.4.2, the proposed General Plan Update would result in a significant and unavoidable impact associated with increased demand for water supply to serve the increased demand from the proposed General Plan Update growth and current issues with the Marin Municipal Water District's water supply reliability under dry year conditions. While implementation of mitigation measure MM 4.11.4.1 would ensure that new development has water supply available prior to construction, it could curtail further development in the Town. The environmental effects of a curtailment of development in the Town could result in the reduction of anticipated property and sales tax revenues that could impact Town services that rely on the General Fund. Such curtailment could also result in potential conflicts for the Town in meeting state-required affordable housing provisions. In addition, the scarcity of water supply could result in the curtailment of development in Marin County and associated cities that receive water supplies from the District. These communities may also see indirect environmental effects from reduced revenue sources on planned infrastructure improvements from reduced development, as well as potential conflicts with meeting state-required affordable housing provisions. Thus, this impact would be considered **significant and unavoidable**.

Alternative 2 would increase new residential water demands by approximately 75 acre-feet annually and reduce new non-residential water demands by approximately 156 acre-feet annually in comparison to the proposed General Plan Update. However, this impact would still be **significant and unavoidable** associated with the circumstances identified above for the proposed General Plan Update.

Wastewater Service (Project and Cumulative Conditions)

As described in Impacts 4.11.5.1 and 4.11.5.2, the proposed General Plan Update would result in a less than significant impact associated with increased demand for sanitary sewer facilities.

Alternative 2 would increase new residential wastewater demands by approximately 90,000 gallons per day and would reduce new non-residential wastewater demands by approximately 15,570 gallons per day in comparison to the proposed General Plan Update.

Solid Waste Impacts (Project and Cumulative Conditions)

As described in Impacts 4.11.6.1 and 4.11.6.2, the proposed General Plan Update would result in a less than significant impact associated with increased demand for solid waste impacts.

Alternative 2 would increase new residential solid waste generation by 260 tons per year, while new non-residential solid waste generation would be reduced by approximately 444 tons per year in comparison to the proposed General Plan Update. This impact would be **less than significant** for this alternative.

Electric, Telephone, and Natural Gas (Project and Cumulative Conditions)

As described in Impacts 4.11.7.1 and 4.11.7.2, the proposed General Plan Update would result in a less than significant impact associated with increased demand for electric, telephone, and natural gas services.

Alternative 2 would increase new residential electrical and natural gas demand by approximately 450 kilowatts in comparison to the proposed General Plan Update, while reducing non-residential demand by approximately 70%. This impact would be **less than significant** for this alternative.

Increased Demand for Park and Recreational Facilities (Project and Cumulative Conditions)

As described in Impacts 4.11.8.1 and 4.11.8.2, the proposed General Plan Update would result in a less than significant impact associated with increased demand for park and recreation related services.

Alternative 2 would increase park and recreation demands at buildout by 2.9 acres, given that it would increase number of residential units at buildout, and would be **less than significant** given that it would be required to comply with existing Town parkland dedication requirements.

Visual and Aesthetics

Alteration of Scenic Resources (Project and Cumulative Conditions)

As described in Impacts 4.12.1, 4.12.2, and 4.12.4, the proposed General Plan Update would result in a less than significant impact associated with the alteration of scenic resources.

Alternative 2 would have similar visual impacts, given its similar development pattern. This alternative would also be **less than significant** with the adoption of the proposed General Plan Update policy provisions under Impact 4.12.1 and 4.12.2.

Nighttime Light and Increase Overall Lighting and Glare (Project and Cumulative Conditions)

As described in Impacts 4.12.3 and 4.12.4, the proposed General Plan Update would result in significant and mitigable impacts associated with daytime glare and nighttime lighting levels. However, the implementation of the proposed General Plan Update policies and mitigation measures MM 4.12.3a through d, including revising the Zoning Ordinance to limit lighting levels and prohibit reflective materials, would reduce the impacts to less than significant.

Alternative 2 would have similar lighting and glare impacts, given its similar development pattern. This alternative would also be **less than significant** with the adoption of the proposed General Plan Update policy provisions under Impact 4.12.3 and implementation of mitigation measures MM 4.12.3a through d.

6.5 ALTERNATIVE 3 – GATEWAY DEVELOPMENT ALTERNATIVE

CHARACTERISTICS

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

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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 FARs increased to 0.60 under this alternative.

COMPARATIVE IMPACTS

The following analysis is based on the significant environmental impacts identified in Sections 4.1 through 4.12.

Land Use

Consistency with Relevant Land Use Planning Documents

As described under Impact 4.1.1, the proposed General Plan Update would result in less than significant impacts associated with potential conflicts with relevant land use planning documents within and adjacent to the Town of Corte Madera. Alternative 3 would have a similar, but somewhat reduced impact compared to the proposed General Plan Update based on less new commercial development and would also have a **less than significant** impact.

Land Use Conflicts

As described under Impact 4.1.2, the proposed General Plan Update would result in less than significant impacts associated with the potential to create conflicts between existing and future land uses within the town of Corte Madera. Alternative 3 would be similar to the proposed General Plan Update and would also have a **less than significant** impact.

Cumulative Land Use Impacts

As described under Impact 4.1.3, the proposed General Plan Update would have a less than cumulatively considerable impact on cumulative land use consistency and conflicts in the region and would result in less than significant impacts associated with the potential to create conflicts between existing and future land uses within the town of Corte Madera. Alternative 3 would also be **less than significant** given that it also would not contribute to these cumulative land use impacts.



Source: MVE Studio

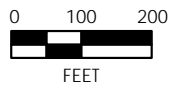


Figure 6.0-3
Gateway Development Alternative Area Map

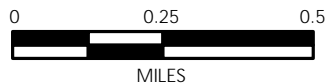
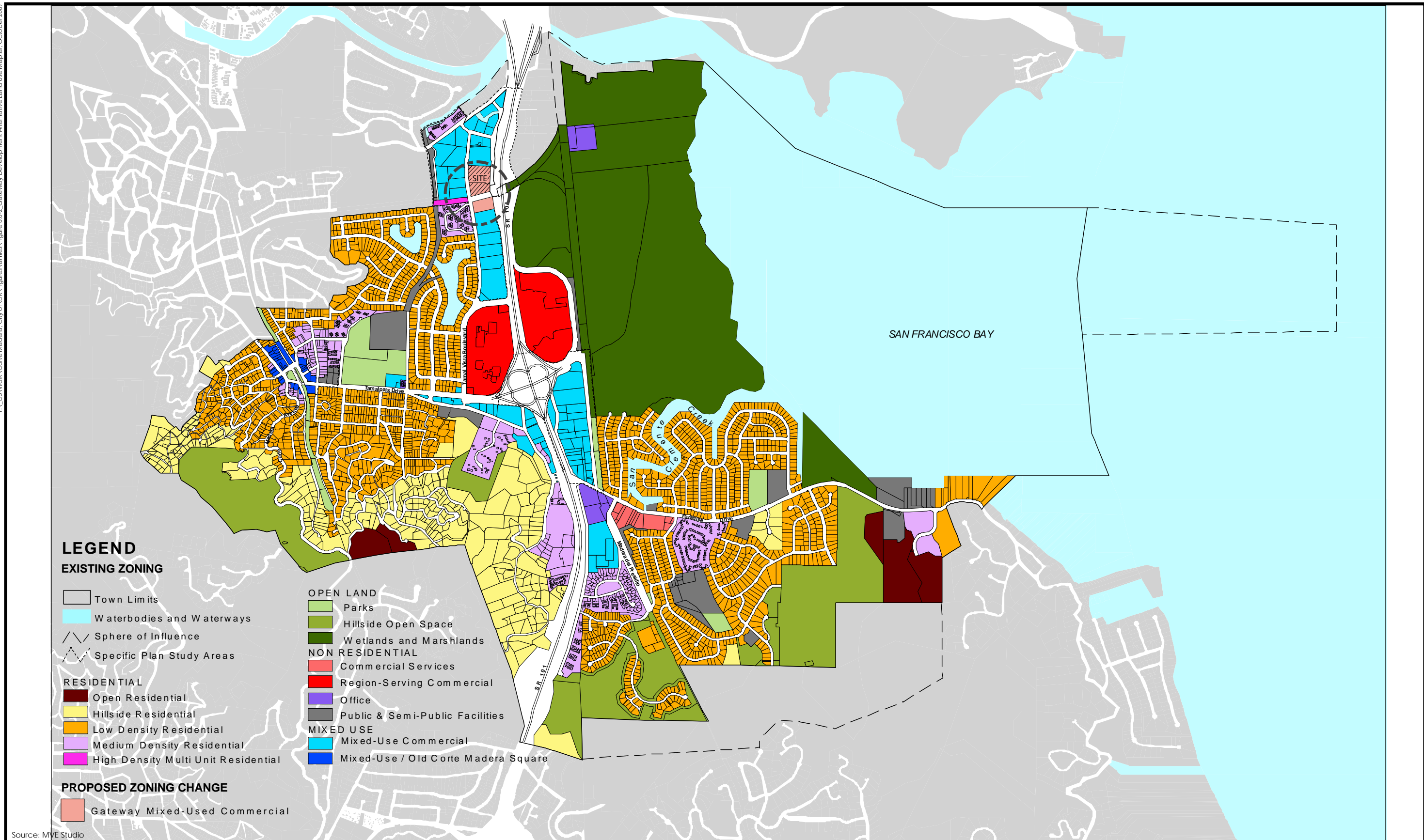


Figure 6.0-2
Gateway Development Alternative Land Use Map

Population/Housing/Employment

Population, Housing, and Employment Increases (Project and Cumulative Conditions)

As described under Impacts 4.2.1 and 4.2.3, the proposed General Plan Update would result in less than significant impact associated with the potential to exceed regional population and growth projections for population, housing, and employment. The proposed General Plan Update would allow for increased densities to make affordable housing feasible up to a buildout capacity of 4,118 building units and a total population of 9,917 persons by the year 2025.

Alternative 3 could result in 180 residential dwelling units and an associated population of 434 within the Town of Corte Madera in addition to the projected 218 new dwelling units of the proposed General Plan Update, but would have less job growth at buildout as compared to the proposed General Plan Update (7,941 jobs versus 8,650 jobs). The environmental effects associated with buildout of Alternative 3 are discussed in the relevant sections of this Alternative analysis. This alternative would have a **less than significant** impact and would be closer to, but not exceed, ABAG regional population growth projections.

Jobs/Housing Balance

As described under Impact 4.2.2, the proposed General Plan Update would result in significant and unavoidable impact resulting from housing not providing sufficient affordable housing and creating an imbalance between employment and housing. The proposed General Plan Update would result in a jobs/housing balance of 2.1/1.

Alternative 3 is projected to have a job/housing balance of 1.84/1 by the year 2025 (7,941 jobs and 4,298 housing units). Impacts associated with continued imbalance of the jobs/housing balance would also result in a **significant and unavoidable** impact. However, Alternative 3 would have an improved impact compared to the proposed General Plan Update.

Human Health/Risk of Upset

Known and Unknown Hazardous Materials in the Planning Area

As described under Impact 4.3.1, the proposed General Plan Update would result in significant and mitigable impact from the potential exposure to known and unknown hazardous materials with the implementation of mitigation measures MM 4.3.1a through MM 4.3.1f. Alternative 3 would have a similar potential for exposure to hazardous materials as the proposed General Plan Update, which could be mitigated to **less than significant** through the implementation of mitigation measures MM 4.3.1a through MM 4.3.1f.

Impairment of an Emergency Response Plan

As described under Impact 4.3.2, the proposed General Plan Update would result in less than significant impact. Alternative 3 would also have a **less than significant** impact given that it would result in similar conditions as the proposed General Plan Update.

Risk of Wildland Fires

As described under Impact 4.3.3, the proposed General Plan Update would result in less than significant impact associated with risk of wildland fires due to the implementation of the proposed General Plan Update policies and the existing Municipal Code requirements.

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The Town Municipal Code also has an ongoing aggressive vegetation management program, which is a requirement for all residents as a preventative measure for wildland fires. Residents are encouraged to protect and equip themselves in the event of a wildland fire by providing ongoing yard and home maintenance, keeping fire extinguishers handy and outdoor hoses attached to nozzles, adhering to red flag (alert) days, and keeping scotch broom weeded. Hillside residents are also encouraged to learn the trails and footpaths in their neighborhoods for use as alternative escape routes. Therefore, Alternative 3 would result in the same **less than significant** impact.

Transportation and Circulation

Intersection Operations (Project and Cumulative Conditions)

As identified under Impact 4.4.1 and **Table 4.4-6**, the proposed General Plan Update would result in the following significant intersection impacts (i.e., would not meet the Town's current LOS C standard) during the PM peak hour:

- Tamalpais Drive/Madera Boulevard
- Tamalpais Drive/US 101 SB Off-Ramp
- Tamalpais Drive/US 101 NB Off-Ramp
- Tamalpais Drive/San Clemente Drive
- Madera Boulevard/Council Crest Drive/Tamal Vista Boulevard
- Tamal Vista Boulevard/Fifer Avenue

As shown in **Table 6.0-3**, Alternative 3 would have substantially reduced intersection impacts, with the following intersections not meeting the LOS C standard (though the proposed General Plan Update Circulation Element would change the LOS standard to D):

- Tamalpais Drive/Madera Boulevard
- Madera Boulevard/Council Crest Drive/Tamal Vista Boulevard
- Tamal Vista Boulevard/Fifer Avenue

**TABLE 6.0-3
INTERSECTION LEVELS OF SERVICE FOR ALTERNATIVE 3**

Intersection ^{1,2}	Cumulative No Project		Project (Proposed General Plan)		Alternative 3	
	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS
1. Tamalpais Drive/Madera Boulevard	35	C	> 80	F	38	D
2. Tamalpais Drive/Corte Madera Town Center Entrance	10	A	17	B	9	A
3. Tamalpais Drive/US 101 Southbound Off-Ramp	22	C	74	E	12	B
4. Tamalpais Drive/US 101 Northbound Off-Ramp	29	C	> 80	F	27	C
5. Tamalpais Drive/San Clemente Drive	26	C	57	E	25	C
6. Redwood Highway/Village at Corte Madera South Driveway	11	B	17	B	11	B
7. Redwood Highway/Village at Corte Madera Middle Driveway	5	A	7	A	5	A
8. Redwood Highway/Village at Corte Madera Northeast Driveway	8	A	9	A	7	A
9. Tamalpais Drive/Eastman Avenue	9	A	9	A	9	A
10. Madera Boulevard/Council Crest Drive/Tamal Vista Boulevard	> 50	F	> 50	F	> 50	F
11. Redwood Highway/Wornum Drive	14	B	16	B	14	B
12. Tamal Vista Boulevard/Wornum Drive	15	B	17	B	16	B
13. Tamal Vista Boulevard/Fifer Avenue	40	D	43	D	43	D
14. Lucky Drive/Fifer Avenue ³	(27) 2	(D) A	(28) 3	(D) A	(28) 2	(D) A
15. Redwood Hwy/Industrial Way	17	B	18	B	17	B
16. Corte Madera Avenue/Redwood Avenue	30	C	31	C	30	C
17. Paradise Drive/San Clemente Drive	11	B	10	B	11	B
18. Paradise Drive/Harbor Avenue	12	B	12	B	12	B
19. Paradise Drive/El Camino Drive/Seawolf Passage	15	B	15	B	15	B

Notes:

¹ Results from intersections 1-8 along the Tamalpais Drive corridor are based on microsimulation analysis.

² All intersections are signalized except #14 Fifer/Lucky, which is SSSC, and #10 Council Crest & Madera/Tamal Vista, which is AWSC.

³ Delay is report for worst approach in accordance with the Highway Capacity Manual. Average delay is for this intersection (i.e., all approaches) is reported in parentheses.

Source: Fehr & Peers, January 2008

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Implementation of mitigation measure MM 4.4.1a would reduce impacts of Alternative 3 to **less than significant**.

Transit Service

As described under Impact 4.4.2, the proposed General Plan Update would result in a less than significant impact due to an increased demand for transit service. Alternative 3 would also result in a **less than significant** impact similar to the proposed General Plan Update given that it would include the same General Plan policy provisions regarding transit.

Bicycle and Pedestrian Facilities

As described under Impact 4.4.3, the proposed General Plan Update would result in a less than significant impact due to an increased demand for bicycle and pedestrian facilities. Alternative 3 would also result in a **less than significant** impact similar to the proposed General Plan Update given that it would include the same General Plan policy provisions regarding bicycle and pedestrian facilities.

Roadway Safety and Emergency Access

As described under Impact 4.4.4, the proposed General Plan Update would result in a less than significant impact associated with safety conflicts. Alternative 3 would also result in a **less than significant** impact similar to the proposed General Plan Update given that it would include the same General Plan policy provisions regarding safety and emergency access.

Inadequate Parking

As described under Impact 4.4.5, the proposed General Plan Update would result in a less than significant impact associated with the adequacy of parking. Alternative 3 would also result in a **less than significant** impact similar to the proposed General Plan Update given that it would include the same General Plan policy provisions regarding parking and would be subject to Town parking standards.

Cumulative Traffic Impacts to Highway 101

As described under Impact 4.4.6, the proposed General Plan Update would contribute to cumulatively considerable and significant and unavoidable traffic impacts to the Highway 101 corridor. Alternative 3 would result in reduced non-residential development as compared to the proposed General Plan Update, as it would have reduced new PM peak hour traffic generation by approximately 91% impact. This would result in reduced traffic impacts to the Highway 101 corridor. However, this alternative would still result in a **cumulatively considerable** and a **significant and unavoidable** impact to Highway 101, given the current and future traffic conditions expected for Highway 101.

Air Quality

Short-Term Emissions From Grading and Construction

As described under Impact 4.5.1, the proposed General Plan Update would result in a significant and mitigable impact associated with short-term construction air quality impacts with the implementation of mitigation measures MM 4.5.1a through d. Alternative 3 would have the similar impacts associated with development as the proposed General Plan Update. Therefore,

Alternative 3 would result in similar emission potential, and the impact would also be **less than significant** with the implementation of the mitigation measures identified for the proposed General Plan Update.

Odors

As described under Impact 4.5.2, the proposed General Plan Update would result in a significant and mitigable impact from locating new sensitive receptors near existing or future sources of odors with the implementation of the proposed General Plan Update policies and mitigation measure MM 4.5.2. Alternative 3 would also have the same **less than significant** impact (with the implementation of MM 4.5.2) similar to the proposed General Plan Update.

Stationary Sources of Toxic Air Contaminants

As described under Impact 4.5.3, the proposed General Plan Update would result in a significant and mitigable impact associated with locating sensitive land uses near existing sources of criteria pollutants, toxic air contaminants, or odors. With the implementation of the proposed General Plan Update policies and mitigation measure MM 4.5.3, Alternative 3 would also have the same **less than significant** impact (with the implementation of MM 4.5.3) similar to the proposed General Plan Update.

Carbon Monoxide Concentrations along Roadways

As described under Impact 4.5.4, the proposed General Plan Update would result in a less than significant impact associated with carbon monoxide emissions along roadways, given the estimated emissions would not exceed state or federal standards. Alternative 3 would generate less traffic than the proposed General Plan Update, resulting in reduced carbon monoxide emissions and would be **less than significant**.

Potential Increase in Long-Term Atmospheric Greenhouse Gas Emissions

As described under Impact 4.5.5, the proposed General Plan Update would result in a cumulatively considerable and significant and unavoidable impact associated with increasing greenhouse gas emissions. Alternative 3 would result in reduced greenhouse gas emissions associated with mobile sources, given the reduced vehicle trip generation (approximately 91% fewer new daily trips than the proposed General Plan Update). However, this alternative would also result in a **significant and unavoidable** impact.

Regional Air Plan Impacts

As described under Impact 4.5.6, the proposed General Plan Update would result in a cumulatively considerable and a significant and unavoidable impact associated with BAAQMD air quality improvement efforts. Alternative 3 reduced vehicle trip generation (approximately 91% fewer new daily trips than the proposed General Plan Update) that would reduce PM₁₀ emissions, but not likely below BAAQMD thresholds of significance. This alternative would also result in a **cumulatively considerable** and a **significant and unavoidable** impact. Incorporation of the TCMs would reduce the impact for this alternative, but would not reduce the impact to less than significant.

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Noise

Traffic Noise Impacts (Project and Cumulative)

As described in Impacts 4.6.1 and 4.6.4, the proposed General Plan Update would result in significant and unavoidable impact associated with traffic noise. Alternative 3 would result in reduced traffic volumes (approximately 91% fewer new daily trips than the proposed General Plan Update). However, significant traffic noise levels are expected to occur even under this alternative, given the current traffic noise levels along roadways adjoining residential uses (see Table 4.6-2), resulting in a **significant and unavoidable** impact.

Future Stationary Noise Impacts

As described in Impact 4.6.2, the proposed General Plan Update would result in a less than significant impact associated with future stationary noise impacts, given proposed General Plan policies and Town Noise Ordinance standards. Alternative 3 would also have a similar **less than significant** impact given that it would also comply with the existing Town Noise Ordinance and include the proposed General Plan Update policy provisions.

Construction Noise Impacts

As described in Impact 4.6.3, the proposed General Plan Update would result in a less than significant impact associated with construction noise impacts, given proposed General Plan policies and Town Noise Ordinance standards. Alternative 3 would also have a similar **less than significant** impact given that it would also comply with the existing Town Noise Ordinance and include the proposed General Plan Update policy provisions.

Geology and Soils

Seismic Ground Shaking (Project and Cumulative Conditions)

Impacts 4.7.1 and 4.7.8 identify that the proposed General Plan Update would result in a less than significant impact associated with potential impacts related to seismic ground shaking. The seismic hazards from ground shaking include potential risk of loss, injury, or death. Geotechnical investigations are required for all new development within the Town, including single-family residences. Mitigation for new construction often includes installation of deep foundation support piers (anchored to bedrock), installation of appropriate drainage improvements around a structure, and seismic design pursuant to the Uniform Building Code.

Alternative 3 would result in the same impact as the proposed General Plan Update given the similar extent of development. This impact would be **less than significant**.

Seismic-Related Ground Failure (Project and Cumulative Conditions)

Impacts 4.7.2 and 4.7.8 identify that the proposed General Plan Update would result in less than significant impacts associated with potential impacts related to seismic-related ground failure. Seismic-related ground failures include surface fault rupture, lateral spreading, lurching, and liquefaction. Geotechnical investigations are required for all new development within the Town, including single-family residences. Mitigation for new construction often includes installation of deep foundation support piers (anchored to bedrock), installation of appropriate drainage improvements around a structure, and seismic design pursuant to the Uniform Building Code.

Alternative 3 would result in the same impact as the proposed General Plan Update given the similar extent of development. This impact would be **less than significant**.

Tsunamis and Seiches

As described in Impact 4.7.3, the proposed General Plan Update would result in a less than significant impact associated with seismically induced tsunamis and seiches. Potential for damage caused by tsunamis is considered low given the Town is not directly exposed to the open ocean. Currently, risk analysis of tsunamis has been limited to the evaluation of the ocean sides of San Francisco and San Mateo counties. Alternative 3 would result in the same **less than significant** impact.

Landslides (Project and Cumulative Conditions)

Impacts 4.7.4 and 4.7.8 identify that the proposed General Plan Update would result in a significant impact associated with potential impacts related to landslides. Geotechnical investigations are required for all new development within the Town, including single-family residences. Mitigation for new construction often includes installation of deep foundation support piers (anchored to bedrock) and installation of appropriate drainage improvements around a structure. Mitigation measures MM 4.7.4a through c would mitigate the proposed General Plan Update's impact to less than significant

Alternative 3 would result in the same **less than significant** impact with the continuance of Town development standards and implementation of mitigation measures MM 4.7.4a through c.

Subsidence and Settling (Project and Cumulative Conditions)

Impacts 4.7.5 and 4.7.8 identify that the proposed General Plan Update would result in a less than significant impact associated with potential impacts related to subsidence and settling. Geotechnical investigations are required for all new development within the Town, including single-family residences. Mitigation for new construction often includes installation of deep foundation support piers (anchored to bedrock), installation of appropriate drainage improvements around a structure, and seismic design pursuant to the Uniform Building Code.

Alternative 3 would result in the same impact as the proposed General Plan Update given the similar extent of development. This impact would be **less than significant**.

Soil Erosion

As described in Impact 4.7.6, the proposed General Plan Update would result in a less than significant impact associated with soil erosion. Development activities proposed under the General Plan Update would result in the moving and grading of topsoil. This would lead to disturbed soils that are more likely to suffer from erosion from a variety of sources, such as wind and water.

Alternative 3 would result in the same impact as the proposed General Plan Update given the similar extent of development. This impact would be **less than significant**.

Expansive and Unstable Soils

As described in Impact 4.7.7, the proposed General Plan Update would result in a less than significant impact associated with expansive and unstable soils. Geotechnical investigations are

6.0 PROJECT ALTERNATIVES

required for all new development within the Town, including single-family residences. Mitigation for new construction often includes installation of deep foundation support piers (anchored to bedrock), installation of appropriate drainage improvements around a structure, and seismic design pursuant to the Uniform Building Code.

Alternative 3 would result in the same impact as the proposed General Plan Update given the similar extent of development. This impact would be **less than significant**.

Hydrology

Surface Water Quality Impacts (Project and Cumulative Conditions)

As described in Impacts 4.8.1 and 4.8.3, the proposed General Plan Update would result in significant and mitigable impacts associated with water quality impacts. Implementation of the proposed General Plan Update policies, mitigation measure MM 4.8.1, as well as compliance with the Town's Grading and Drainage and Urban Runoff Pollution Prevention Ordinances, would reduce the impacts to less than significant.

Alternative 3 would result in similar development potential and would still result in a significant and mitigable impact that would be mitigated to a **less than significant** level through implementation of mitigation measure MM 4.8.1.

Flood Hazards (Project and Cumulative Conditions)

Impacts 4.8.2 and 4.8.4 identify that the proposed General Plan Update would result in a significant impact associated with flooding from drainage and sea level rise. Portions of the Town, per the Federal Emergency Management Agency (FEMA) National Flood Insurance Program, are located within the 100-year floodplain due to the Town's proximity to the San Francisco Bay, Corte Madera Creek, and San Clemente Creek. New development and redevelopment will be required to meet the Town of Corte Madera Municipal Code standards for new structures and "substantial improvements" built within a FEMA-designated Special Flood Hazard (Chapter 16 Flood Damage Prevention, Title 16 Protection of Flood Hazard Areas, 16.10.060) in order to mitigate flood hazards. Implementation of these requirements and mitigation measures MM 4.8.2a through c would reduce this impact to less than significant for the proposed General Plan Update.

Alternative 3 would result in similar development within the currently designated floodplain, and implementation of Town flood hazard requirements and mitigation measures MM 4.8.2a through c would reduce this impact to **less than significant**.

Biological Resources

Impacts to Special-Status Species (Project and Cumulative Conditions)

Impacts 4.9.1 and 4.9.5 identify that the proposed General Plan Update could result in a significant and mitigable impact associated with potential direct and indirect loss of habitat and individuals of endangered, threatened, rare, proposed, and candidate status as well as plant species identified by the California Native Plant Society. This impact would be mitigated through implementation of the proposed General Plan Update policy provisions as well as mitigation measure MM 4.9.1.

Alternative 3 would result in similar potential for direct and indirect loss of habitat and individuals of endangered, threatened, rare, proposed, and candidate status as well as plant species. This impact could be mitigated through adoption of mitigation measure MM 4.9.1 to **less than significant**.

Impacts to Species of Concern and Other Non-Listed Special-Status Species (Project and Cumulative Conditions)

Impacts 4.9.2 and 4.9.5 identify that the proposed General Plan Update would result in a significant and mitigable impact associated with potential direct and indirect loss of habitat and individuals of animal and plant species of concern and other non-listed special-status species. Direct impacts to these species would occur for the same reasons and in the same manner as discussed above for impacts to special-status species. This impact would be mitigated through implementation of the proposed General Plan Update policy provisions as well as mitigation measure MM 4.9.1.

Alternative 3 would result in similar potential for direct and indirect loss of habitat and individuals of animal and plant species of concern and other non-listed special-status species. This impact could be mitigated through adoption of mitigation measure MM 4.9.1 to **less than significant**.

Impacts to Sensitive Biological Communities (Project and Cumulative Conditions)

Impacts 4.9.3 and 4.9.5 identify that the proposed General Plan Update would result in a significant and mitigable impact associated with loss of sensitive biological communities. This impact would be mitigated through implementation of the proposed General Plan Update policy provisions as well as mitigation measures MM 4.9.3a and b.

Alternative 3 would result in similar potential for impacts to sensitive biological communities. This impact could be mitigated through adoption of mitigation measures MM 4.9.3a and b to **less than significant**.

Impacts to Migratory Corridors (Project and Cumulative Conditions)

Impacts 4.9.4 and 4.9.5 identify that the proposed General Plan Update would result in a significant and mitigable impact associated with wildlife movement. This impact would be mitigated through implementation of mitigation measure MM 4.9.4.

Alternative 3 would result in similar potential for impacts to sensitive biological communities. This impact could be mitigated through adoption of mitigation measure MM 4.9.4 to **less than significant**.

Cultural and Paleontological Resources

Known Prehistoric Resources, Historic Resources, and Human Remains (Project and Cumulative Conditions)

As described in Impacts 4.10.1 and 4.10.4, the proposed General Plan Update would result in a significant and mitigable impact associated with the potential disturbance of cultural resources. Implementation of the proposed General Plan Update policies, as well as the proposed mitigation measures (MM 4.10.1), would reduce these impacts to a less than significant level.

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Alternative 3 would result in similar potential for cultural resource impacts. This impact could be mitigated through adoption of mitigation measure MM 4.10.1 to **less than significant**.

Undiscovered Prehistoric Resources, Historic Resources, and Human Remains (Project and Cumulative Conditions)

As described in Impacts 4.10.2 and 4.10.4, the proposed General Plan Update would result in a less than significant impact associated with the potential disturbance of undiscovered cultural resources. Implementation of the proposed General Plan policy provisions would reduce these impacts to less than significant.

Alternative 3 would result in similar potential for impacts to undiscovered cultural resources. This impact could be mitigated through adoption of the proposed General Plan Update policy provisions identified under Impact 4.10.2 to **less than significant**.

Potential Destruction or Damage to Known and Undiscovered Paleontological Resources (Project and Cumulative Conditions)

As described in Impacts 4.10.3 and 4.10.5, the proposed General Plan Update and potential development of the Community Plan areas could result in a significant and mitigable impact associated with the potential disturbance of paleontological resources. Implementation of mitigation measure MM 4.10.3 would reduce this impact to less than significant.

Alternative 3 would result in similar potential for impacts to paleontological resources. This impact could be mitigated through adoption of mitigation measure MM 4.10.3 to **less than significant**.

Public Services

Fire Protection and Emergency Medical Services (Project and Cumulative Conditions)

As described in Impacts 4.11.1.1 and 4.11.1.2, the proposed General Plan Update would result in a less than significant impact associated with increased demand for fire protection and emergency medical service. Implementation of the proposed General Plan policy provisions would reduce these impacts to less than significant.

Alternative 3 would have a similar impact as the proposed General Plan Update (as a result of similar development pattern) and would also be **less than significant** with the implementation of proposed General Plan Update policy provisions under Impact 4.11.1.1.

Law Enforcement (Project and Cumulative Conditions)

As described in Impacts 4.11.2.1 and 4.11.2.2, the proposed General Plan Update would result in a less than significant impact associated with increased demand for law enforcement service. Implementation of the proposed General Plan policy provisions would reduce these impacts to less than significant.

Alternative 3 would have a similar impact the proposed General Plan Update (as a result of similar development pattern) and would also be **less than significant** with the implementation of proposed General Plan Update policy provisions under Impact 4.11.2.1.

Public School Facilities (Project and Cumulative Conditions)

As described in Impacts 4.11.3.1 and 4.11.3.2, the proposed General Plan Update would result in a less than significant impact associated with construction of new school facilities to serve the increased demand from the proposed General Plan.

Alternative 3 would generate more public school students (an additional 126 students) than the proposed General Plan Update as a result of the additional residential development potential. However, this impact would remain **less than significant** for Alternative 3 with the payment of school impact fees pursuant to Government Code Section 65995(h).

Water Supply (Project and Cumulative Conditions)

As described in Impacts 4.11.4.1 and 4.11.4.2, the proposed General Plan Update would result in a significant and unavoidable impact associated with increased demand for water supply to serve the increased demand from the proposed General Plan Update growth and current issues with the Marin Municipal Water District's water supply reliability under dry year conditions. While implementation of mitigation measure MM 4.11.4.1 would ensure that new development has water supply available prior to construction, it could curtail further development in the Town. The environmental effects of a curtailment of development in the Town could result in the reduction of anticipated property and sales tax revenues that could impact Town services that rely on the General Fund. Such curtailment could also result in potential conflicts for the Town in meeting state-required affordable housing provisions. In addition, the scarcity of water supply could result in the curtailment of development in Marin County and associated cities that receive water supplies from the District. These communities may also see indirect environmental effects from reduced revenue sources on planned infrastructure improvements from reduced development, as well as potential conflicts with meeting state-required affordable housing provisions. Thus, this impact would be considered **significant and unavoidable**.

Alternative 3 would increase new residential water demands by approximately 45 acre-feet annually and reduce new non-residential water demands by approximately 214.2 acre-feet annually in comparison to the proposed General Plan Update. However, this impact would still be **significant and unavoidable** associated with the circumstances identified above for the proposed General Plan Update.

Wastewater Service (Project and Cumulative Conditions)

As described in Impacts 4.11.5.1 and 4.11.5.2, the proposed General Plan Update would result in a less than significant impact associated with increased demand for sanitary sewer facilities.

Alternative 3 would increase new residential wastewater demands by approximately 54,000 gallons per day and would reduce new non-residential wastewater demands by approximately 21,270 gallons per day in comparison to the proposed General Plan Update.

Solid Waste Impacts (Project and Cumulative Conditions)

As described in Impacts 4.11.6.1 and 4.11.6.2, the proposed General Plan Update would result in a less than significant impact associated with increased demand for solid waste impacts.

Alternative 3 would increase new residential solid waste generation by 156 tons per year, while new non-residential solid waste generation would be reduced by approximately 608 tons per year in comparison to the proposed General Plan Update. This impact would be **less than significant** for this alternative.

6.0 PROJECT ALTERNATIVES

Electric, Telephone, and Natural Gas (Project and Cumulative Conditions)

As described in Impacts 4.11.7.1 and 4.11.7.2, the proposed General Plan Update would result in a less than significant impact associated with increased demand for electric, telephone, and natural gas services.

Alternative 3 would increase new residential electrical and natural gas demand by approximately 270 kilowatts in comparison to the proposed General Plan Update, while reducing non-residential demand by approximately 92%. This impact would be **less than significant** for this alternative.

Increased Demand for Park and Recreational Facilities (Project and Cumulative Conditions)

As described in Impacts 4.11.8.1 and 4.11.8.2, the proposed General Plan Update would result in a less than significant impact associated with increased demand for park and recreation related services.

Alternative 3 would increase park and recreation demands at buildout by 1.7 acres, given that it would increase the number of residential units at buildout and would be **less than significant** given that it would be required to comply with existing Town parkland dedication requirements.

Visual and Aesthetics

Alteration of Scenic Resources (Project and Cumulative Conditions)

As described in Impacts 4.12.1, 4.12.2, and 4.12.4, the proposed General Plan Update would result in a less than significant impact associated with the alteration of scenic resources.

Alternative 3 would have similar visual impacts, given its similar development pattern. This alternative would also be **less than significant** with the adoption of the proposed General Plan Update policy provisions under Impacts 4.12.1 and 4.12.2.

Nighttime Light and Increase Overall Lighting and Glare (Project and Cumulative Conditions)

As described in Impacts 4.12.3 and 4.12.4, the proposed General Plan Update would result in significant and mitigable impacts associated with daytime glare and nighttime lighting levels. However, the implementation of the proposed General Plan Update policies and mitigation measures MM 4.12.3a through d, including revising the Zoning Ordinance to limit lighting levels and prohibit reflective materials, would reduce the impacts to less than significant.

Alternative 3 would have similar lighting and glare impacts, given its similar development pattern. This alternative would also be **less than significant** with the adoption of the proposed General Plan Update policy provisions under Impact 4.12.3 and implementation of mitigation measures MM 4.12.3a through d.

6.6 CONCLUSIONS

Table 6.0-4 provides a summary of the potential impacts of the alternatives evaluated in this section, as compared with the potential impacts of the proposed General Plan Update.

Based upon the evaluation described in this section, the No Project Alternative would be the environmentally superior alternative, given its reduced non-residential development potential and associated environmental effects (as compared against the proposed General Plan

Update). The Gateway Development Alternative would be the next environmentally superior alternative. However, the Village Shopping Center Mixed Use Alternative also provides environmental benefits over the proposed General Plan Update in regard to jobs/housing balance, traffic (intersection operation and Highway 101 corridor), air quality and greenhouse gas emissions, traffic noise and public services.

6.0 PROJECT ALTERNATIVES

**TABLE 6.0-4
COMPARISON OF ALTERNATIVES TO THE PROPOSED GENERAL PLAN**

Impact	Alternatives		
	Alternative 1 No Project Alternative	Alternative 2 Village Shopping Center Mixed-Use Alternative	Alternative 3 Gateway Development Alternative
Land Use			
Impact 4.1.1 – Consistency with Relevant Land Use Planning Documents	S	S	S
Impact 4.1.2 – Land Use Conflicts	S	S	S
Impact 4.1.3 – Cumulative Land Use Impacts	S	S	S
Population/Housing/Employment			
Impact 4.2.1 and 4.2.3 – Population, Housing, and Employment Increases	S	S	S
Impact 4.2.2 – Jobs/Housing Balance	B	B	B
Human Health and Hazards			
Impact 4.3.1 – Known and Unknown Hazardous Materials in the Planning Area	S	S	S
Impact 4.3.2 – Impairment of an Emergency Response Plan	S	S	S
Impact 4.3.2 – Risk of Wildland Fires	S	S	S
Transportation and Circulation			
Impact 4.4.1 – Intersection Operations	B	B	B
Impact 4.4.2 – Transit Service	S	S	S
Impact 4.4.3 – Bicycle and Pedestrian Facilities	S	S	S
Impact 4.4.4 – Roadway Safety	S	S	S
Impact 4.4.5 – Inadequate Parking	S	S	S
Impact 4.4.6 – Cumulative Traffic Impacts to Highway 101	B	B	B
Air Quality			
Impact 4.5.1 – Short-Term Emissions from Grading and Construction	B	S	S
Impact 4.5.2 – Odors	S	S	S

6.0 PROJECT ALTERNATIVES

Impact	Alternatives		
	Alternative 1 No Project Alternative	Alternative 2 Village Shopping Center Mixed-Use Alternative	Alternative 3 Gateway Development Alternative
Impact 4.5.3 – Stationary Sources of Toxic Air Contaminants	S	S	S
Impact 4.5.4 – Carbon Monoxide Concentrations along Roadways	B	B	B
Impact 4.5.5 – Potential Increase in Long-Term Atmospheric Greenhouse Gas Emissions	B	B	B
Impact 4.5.6 – Regional Air Plan Impacts	B	B	B
Noise			
Impact 4.6.1 and 4.6.4 – Traffic Noise Impacts	B	B	B
Impact 4.6.2 – Future Stationary Noise Impacts	S	S	S
Impact 4.6.3 – Construction Noise Impacts	S	S	S
Geology and Soils			
Impact 4.7.1 and 4.7.8 – Seismic Ground Shaking	S	S	S
Impact 4.7.2 and 4.7.8– Seismic-Related Ground Failure	S	S	S
Impact 4.7.3 – Tsunamis and Seiches	S	S	S
Impact 4.7.4 and 4.7.8 – Landslides	S	S	S
Impact 4.7.5 and 4.7.8 – Subsidence and Settling	S	S	S
Impact 4.7.6 – Soil Erosion	S	S	S
Impact 4.7.7 – Expansive and Unstable Soils	S	S	S
Hydrology			
Impact 4.8.1 and 4.8.3 – Surface Water Quality Impacts	S	S	S
Impact 4.8.2 and 4.8.4 – Flood Hazard	S	S	S
Biological Resources			
Impact 4.9.1 and 4.9.5 – Impacts to Special-Status Species	S	S	S
Impact 4.9.2 and 4.9.5 – Impacts to Species of Concern and Other Non-Listed Special-Status Species	S	S	S

6.0 PROJECT ALTERNATIVES

Impact	Alternatives		
	Alternative 1 No Project Alternative	Alternative 2 Village Shopping Center Mixed-Use Alternative	Alternative 3 Gateway Development Alternative
Impact 4.9.3 and 4.9.5 – Impacts to Sensitive Biological Communities	S	S	S
Impact 4.9.4 and 4.9.5 – Impacts to Migratory Corridors	S	S	S
Cultural and Paleontological Resources			
Impact 4.10.1 and 4.10.4 – Known Prehistoric Resources, Historic Resources, and Human Remains	S	S	S
Impact 4.10.2 and 4.10.4 – Undiscovered Prehistoric Resources, Historic Resources, and Human Remains	S	S	S
Impact 4.10.3 and 4.10.4– Potential Destruction or Damage to Known and Undiscovered Paleontological Resources	S	S	S
Public Services			
Impact 4.11.1.1 and 4.11.1.2 – Fire Protection and Emergency Medical Services	B	S	S
Impact 4.11.2.1 and 4.11.2.2– Law Enforcement	B	S	S
Impact 4.11.3.1 and 4.11.3.2 – Public School Facilities	S	W	W
Impact 4.11.4.1 and 4.11.4.2 –Water Supply	B	B	B
Impact 4.11.5.1 and 4.11.5.2 – Wastewater Service	B	W	W
Impact 4.11.6.1 and 4.11.6.2 – Solid Waste Impacts	B	B	B
Impact 4.11.7.1 and 4.11.7.2 – Electric, Telephone, and Natural Gas	B	S	S
Impact 4.11.8.1 and 4.11.8.2 – Increased Demand for Park and Recreational Facilities	S	W	W
Visual and Aesthetics			
Impact 4.12.1, 4.12.2 and 4.12.4 – Alteration of Scenic Resources	B	S	S
Impact 4.12.2 – Nighttime Light and Increase Overall Lighting and Glare	B	S	S

S: Environmental effect is similar to the proposed General Plan.

B: Environmental effect is better as compared to the proposed General Plan.

W: Environmental effect is worse as compared to the proposed General Plan.