

General Plan Policies & Implementation Programs and
Proposed Housing Element & Safety Element
Update Policies

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APPENDIX

Applicable General Plan, Housing Element Update, and Safety Element Update Policies and Programs

Visual Resources and Aesthetics

General Plan Policies and Programs

Implementation Program LU-1.1.d: Design Guidelines. Prepare and adopt Design Guidelines for the review of residential and non-residential development.

Policy LU-1.2. The development review process shall protect and enhance the character of the built and natural environments in Corte Madera.

Implementation Program LU-1.2.a: Design Guidelines.
(See Implementation Program LU-1.1.d, above).

Policy LU-3.2. Support infill projects where clearly consistent with Town objectives for infill development.

Implementation Program LU-3.2.b: Encourage Infill. Update the Zoning Ordinance to remove impediments to infill development, including allowing flexible and shared parking, and updating building height, yard setback, lot coverage and similar standards to reflect the desire to allow for additional density where appropriate and transit oriented development.

Policy 3.5. Require that infill development include high quality design and site planning techniques.

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

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

5. Uses high quality building materials that are durable, non-toxic and resource efficient.

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

Policy RCS-6.1. Protect natural values of open space and habitat areas while promoting recreational and related uses that are compatible with resource protection.

Policy RCS-7.3. Retain and, where feasible, restore sensitive hillside and ridgeline habitat.

Policy RCS-7.4. Protect woodland and tree resources.

Policy RCS-11.2. Protect historic sites and archaeological resources for their aesthetic, scientific, educational, and cultural values.

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

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

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

Policy CD-2.6. Consider the impacts to long-range views created by proposed or existing landscaping on and adjoining a project site.

Implementation Program CD-1.2.a: Natural Site Design. Apply the following site planning and design provisions in the Design Guidelines:

- Discourage development that would have detrimental effects on ridgelines.

- Encourage hillside development to follow the natural slope of the landform.
- Require development in the vicinity of creeks, wetlands, or the Bay to respect the natural integrity of those areas.
- Encourage the use of building materials that incorporate natural visual elements of the project’s particular environment.

Policy CD-4.4. Discourage the use of corporate architecture that is incompatible with the design character of the project site or area, or which is inconsistent with the Design Guidelines.

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

Implementation Program CD-4.5.a: Floor Area Ratio. The following criteria will be addressed in the non-residential floor area ratio (FAR) standards in Specific Plans, updates to the Zoning Ordinance and in the Design Guidelines:

- Compliance with the FAR limits prescribed by the underlying General Plan land use designation and standards of any adopted Specific Plan.
- Size and location of the subject property.
- Freeway visibility of the proposed building(s); properties fronting on Highway 101 shall be permitted higher FARs only where visual impacts to the Highway corridor are minimized.
- Building placement on a lot.
- Architectural design (including proposed building heights and amount of visual bulk of buildings).
- View impacts.
- Extent of impervious surface being created.
- Resultant traffic impacts of the proposed use.

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

Proposed Housing Element Update Policies

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

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

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

Air Quality

General Plan Policies and Programs

Air Quality

Policy RCS-10.3. Require the incorporation of air quality mitigation measures for development projects.

Implementation Program RCS-10.3.a: Emission Controls. Through the development review process and in amendments to the Zoning Ordinance, require new uses that generate significant air emissions or odors include adequate buffer zones, setbacks or other site planning approaches to protect existing or future sensitive receptors.

Implementation Program RCS – 10.3.c: Construction Dust Control. As a condition of approval for discretionary projects, require dust control measures consistent with the “Feasible Control Measures for Construction Emissions of PM10” of the BAAQMD CEQA Guidelines or its successor document.

Policy RCS-10.4. Reduce PM₁₀ emissions from fireplaces and wood stoves.

Implementation Program RCS-10.4.a: Natural Gas Fireplaces. Amend [the] Zoning Ordinance [to] prohibit wood burning devices in new construction and encourage conversion to natural gas fireplaces in remodeling projects, and via public (educational) notices in the Town newsletter.

Policy RCS-10.6. Support the Bay Area Air Quality Management District in monitoring air pollutants of concern, the Governor’s Office of Planning and Research (OPR) in developing CEQA guidelines related to GHG emissions and energy for all projects, and in meeting federal and State air quality standards.

Implementation Program RCS-10.6.a: Development Review. Refer larger development projects, or those with potential to generate substantial dust or air pollution, to the BAAQMD for review. Incorporate appropriate mitigation measures in project conditions.

Implementation Program RCS-10.6.c: Air Quality Regulations for GHG Emissions. The Town shall implement any regulations issued by the California Air Resources Board or other regulatory agency regarding greenhouse gas emissions. The Town will enforce CEQA Guidelines developed by the Governor’s Office of Planning and Research that seek to analyze and mitigate GHG emissions and energy use (see RCS Policy 3.1.a).

Energy Efficiency

Policy RCS-1.2. Involve Town residents and businesses in sustainability projects.

Implementation Program RCS-1.2.a: Public information. Regularly disseminate information about community sustainability efforts and plans on the Town’s web page, newsletter, and other methods.

Policy RCS-2.2. Increase energy conservation and efficiency within Corte Madera.

Implementation Program RCS-2.2f: Cooperate with Regional Energy Programs. Cooperate with regional energy programs such as the Marin County Energy Watch Partnership to promote energy efficiency in Town facilities, residences, and commercial buildings.

Implementation Program RCS-2.2h: Heat Islands. Minimize heat islands and the resulting increase in energy use for cooling, by avoiding the use of materials such as some types of artificial turf that have excessive heat reflection characteristics, and by using cooling techniques such as landscape shading where reasonably feasible.

Policy RCS-2.3. Develop programs to increase energy conservation within Corte Madera residences.

Policy RCS-2.4. Support the development and utilization of renewable energy.

Implementation Program RCS-2.4.b: Renewable Energy. Provide for use of renewable energy systems to help meet future energy needs of the community. This may include use of photovoltaic solar collection systems to reduce dependency on fossil fuels. Include provisions for use of such systems in the Town’s Design Guidelines.

Policy RCS-2.5. Minimize transportation-related energy consumption.

Implementation Program RCS-2.5.b: Road Construction. The Town will ensure that contracts for roadway construction and repair shall utilize recycled and resource efficiency materials, where feasible. (For example, rubberized asphalt concrete).

Implementation Program RCS-2.5.c: Programs to Reduce Fossil Fuel Based Transportation. Support municipal and community programs aimed at reducing fossil fuel-based transportation. Programs should include alternatives such as employee carpooling, transit, walking and biking.

Policy RCS-2.6. Reduce energy consumption in buildings by balancing energy efficient design with good planning principles.

Implementation Program RCS-2.6.a: Energy Efficient Building Design. Require energy efficient site and building design in all new development projects consistent with the requirements of Title 24 of the California Administrative Code. Measures may include, but are not limited to, building orientation and shading, landscaping, use of active and passive solar heating and hot water system, etc.

Implementation Program RCS-2.6.c: Green Building. Provide information to project designers regarding the Marin County Green Building Program.

Policy RCS-2.7. Expand public participation in energy conservation and efficiency measures.

Implementation Program RCS-2.7.a: Public Conservation Outreach. Coordinate with local utilities to provide energy conservation information to the public. Periodically include information sources in the Town’s newsletter.

Implementation Program RCS-2.7.b: Energy Conservation and Efficiency Education. Educate planning and building staff and citizen review bodies on energy conservation and efficiency issues, including the Town’s energy conservation policies, and instruct that they work with applicants to achieve energy conservation goals.

Implementation Program RCS-2.7.c: Promotion of Energy Efficient Products. Promote the purchase of Energy Star appliances rated at least “Energy Star” and fuel efficient or alternative fuel vehicles by Town businesses and residents.

Waste Diversion

Policy RCS–4.1. Encourage the expansion of vigorous recycling efforts so that all residents and businesses in Corte Madera recycle.

Implementation Program RCS–4.1.b: Recycling Receptacles. Include provisions in the Zoning Ordinance to allow for placement of recycling receptacles at public, multi-family residential, commercial, office and industrial use locations.

Policy RCS–5.1. Minimize waste through reducing, reusing, and recycling. Encourage reduced consumption of non-renewable resources by expanding choices for using and reusing materials, energy, and water in an efficient manner.

Implementation Program RCS-5.1.a: Public Outreach. Establish a Town outreach program to local businesses and schools that promotes awareness of buying products from green businesses and reducing the locally generated solid waste. Distribute information through the Town’s newsletter, website and other means.

Implementation Program RCS-5.1.c: Waste Prevention. Coordinate with the Marin County Office of Waste Management to provide public education programs for waste prevention, composting, and becoming sustainable consumers by making changes that limit contribution to environmental deterioration. Distribute this information through the Town’s newsletter, website and other means.

Implementation Program RCS-5.1.d: Source Reduction and Recycling. Continue to implement the Source Reduction and Recycling Element for Marin County and its cities.

Implementation Program RCS-5.1.e: Promote Green Businesses. Cooperate and partner with local and regional agencies, such as the Chamber of Commerce and Marin County, to promote “green businesses” that incorporate ecologically friendly products into their business operations, conserve natural resources, reduce waste, recycle, promote energy efficiency and renewable energy, and reduce hazardous wastes. Encourage local businesses to become members of the Marin County Green Business Program and other such programs that may evolve during the life of this General plan.

Compact Land Use/Infill Development

Policy LU-2.12. Lands designated Medium Density Residential, High Density Residential or Mixed Use shall be located in proximity to a range of supporting services and activity centers, including transit stops, schools, commercial centers, employment centers and parks.

Implementation Program 2.12a: Location of High Density Sites. Designate Medium-Density Residential, High-Density Residential and Mixed Use lands on the Land Use Diagram in accordance with this Policy.

Policy LU-2.14. Support commercial, mixed-use and high density residential uses when consistent with Town objectives for development, including provision of necessary public services and infrastructure.

Implementation Program LU-2.14.a: Avoidable Impacts. Where a commercial or mixed-use development proposal is found to result in one or more of the following adverse impacts, the Town may modify the proposal by 1) reducing project intensity or density, and/or 2) ensuring the project developer mitigates the impacts. Where these options still would not adequately reduce such impacts, the Town shall deny the development proposal. Adverse impacts to the Town include:

- Substantial degradation of traffic circulation beyond existing conditions, or inability to provide adequate and safe vehicle, pedestrian and bicycle access.
- Inability to provide critical public services, including fire, police and related safety services.
- Inability to provide necessary water supplies, wastewater treatment or storm water drainage, including insufficient line or pump station capacities.
- Impaired development opportunities for other lands in the Town.
- Significant environmental impacts for which reasonable mitigation measures are unavailable.

Policy LU-2.15. Support mixed-use development proposals.

Implementation Program LU-2.15.a: Mixed Use Development. The Town will support mixed-use projects including residential components, such as live-work combinations or ground-floor retail with upper story residential use. Such projects will be encouraged over standard single-use development proposals where the underlying zoning allows mixed-use developments. Encourage opportunities for live/work developments where housing can be provided for workers on-site or caretaker or other types of housing can be provided in appropriate locations.

Policy LU-2.17. Create reasonable opportunities for new light industrial land uses and related activities in the Town's Specific Plans and within the Mixed Use Commercial land use designations.

Policy LU-3.1. Provide for infill development in core Town areas.

Implementation Program LU-3.1.a: Infill Locations. The General Plan Land Use Element includes policies calling for preparation of Community Plans for several key areas, and encourages redevelopment of other lands in and around commercial and office core areas of the Town. In doing so, the General Plan purposefully creates greater potential for more intensive infill development of sites that may be underutilized. Infill development can help create areas that are more compact with a diverse mixture of land uses, improve connectivity between

neighborhoods and uses, reduce traffic congestion and provide a greater range of community amenities. In keeping with stated goals, infill development in core areas should also provide for transit oriented development.

Infill development may occur within the Town's four Community Plan areas, and in the Mixed Use Commercial, Commercial Services, Region-Serving Commercial and Office land use designations. Additionally, redevelopment of older apartment complexes, in areas generally designated for Medium Density or High Density Residential, are acceptable infill developments if retaining or increasing the number of rental units, consistent with density criteria of the General Plan and state density bonus regulations.

Policy LU-3.2. Support infill projects where clearly consistent with Town objectives for infill development.

Implementation Program LU-3.2.a: Infill Objectives. Support infill development if findings can be made that the proposal is consistent with the infill goals and policies outlined herein, would be consistent with applicable provisions of the General Plan and would ensure land use compatibility with established neighborhood character. Approvals for infill development projects shall be based on findings of fact that the proposed projects have the potential to achieve one or more of the following attributes:

- Produce jobs for Town residents.
- Create high density, market-rate and/or affordable housing.
- Provide convenient access to transportation facilities and public transit, as well as schools, shopping and other local destinations, as a means of increasing residential density and commercial intensity.
- Reduce automobile-oriented design.
- Reduce creation of traffic congestion.
- Utilize existing infrastructure systems.
- Provide a desirable built environment, as described in LU-3.5.
- Include community amenities, such as plazas, public art, street furniture, child care centers, appropriate street landscaping and tree planning, and similar uses or improvements.
- Encourage community interaction through use of outdoor gathering and seating areas and inclusion of pedestrian-oriented improvements.
- Embody environmentally sensitive design and construction principles, as described in Policy CD-6.2 in Chapter 5, Community Design.
- Provide for more efficient use of Corte Madera's limited land supply.

Implementation Program LU-3.2.b: Encourage Infill. Update the Zoning Ordinance to remove impediments to infill development, including allowing flexible and shared parking, and updating building height, yard setback, lot coverage and similar standards to reflect the desire to allow for additional density where appropriate and transit oriented development.

Policy LU 3.5. Require that infill development include high quality design and site planning techniques... The extent to which infill projects incorporate green building features and sustainability principles shall also be considered in environmental and development review.

Policy LU-4.1. Encourage revitalization of the Town's older commercial and office centers.

Implementation Program LU-4.1.c: Commercial/Office Centers. Revise the Zoning Ordinance to provide for multiple land uses on individual lots that will complement commercial and office center activities. Multiple uses may include: retail, general commercial, restaurants, administrative and medical offices, personal services, and second-story residential units.

Circulation/VMT Reduction

Policy CIR-1.1. Provide safe and convenient linkages between all modes of travel within the planning area, and extending between the Town and adjacent jurisdictions in the region.

Implementation Program CIR1.1.c: New Development. Incorporate convenient bicycle and pedestrian access and facilities in new development projects that link to Town and regional bicycle and pedestrian path connections.

Policy CIR-1.8. Support investment in local and regional transit and transportation plans that provide alternatives to automobile-intensive transportation programs through CIP actions.

Implementation Program CIR-1.8.a: Regional Transit. Partner with regional transportation agencies and transit providers to create programs aimed at reducing vehicle miles traveled (VMT) in the Town and region. These programs may include the provision of additional transit options, reviving fixed rail service within the County, carpooling programs, partnerships with employers to support variable work hours, transit passes, and programs aimed at altering travel behavior.

Implementation Program CIR-1.8.b: Reduce Vehicle Miles Traveled (VMT). Facilitate employment opportunities that minimize the need for automobile trips, such as live/work, telecommuting, satellite work centers, home occupations and mixed use development strategies.

Policy CIR-1.12. Actively encourage public and private schools to implement trip reduction programs and reduce congestion caused by commuting students and staff.

Implementation Program CIR-1.12.a: Reduction of School Traffic. Actively support efforts to improve upon and expand transportation options for students and reduce school-related traffic congestion. Examples include supporting increased funding of school buses and crossing guards, construction of safe routes to schools, and staggering school hours.

Implementation Program CIR-1.12.b: TDM for New Schools. Work with local school districts in establishing Travel Demand Management (TDM) programs for existing, new or expanded public schools. Private schools shall include TDM proposals with their development applications to the Town.

Policy CIR-3.1. Increase the Town's network of bicycle and pedestrian paths, especially Class I facilities, as viable alternatives to vehicular transportation, especially for access to neighborhoods, commercial centers, schools, parks and other key activity centers.

Implementation Program CIR-3.1.b: Bike Lane Improvements. The Town will prioritize improvements to existing bicycle lanes and construction of new lanes, based on the following criteria:

- Existing needs that are not adequately addressed.
- The number of potential users served.
- The potential for adverse impacts on surrounding areas.
- The need for supporting improvements.
- Costs for constructing and maintaining improvements.
- Environmental or related impacts associated with construction.

Implementation Program CIR-3.1.d: Development of Bicycle Paths. Where appropriate, require proposed development projects adjacent to existing or proposed bikeway routes to include bicycle paths or lanes in their street improvement plans and to construct the bicycle paths or lanes as a condition of project approval.

Implementation Program CIR-3.1.f: Bicycle Circulation Review. Require bicycle circulation to be considered in the review of development projects and include in the Design Guidelines.

Policy CIR-3.2. Support the improvement of bicycle lanes and pedestrian paths as part of the Safe Routes to School program.

Implementation Program CIR-3.2.a: Safe Routes to School. Work with local School Districts to identify those bicycle and pedestrian routes most critical for Safe Routes to School improvements.

Policy CIR-3.3. Explore opportunities to install bicycle and pedestrian paths that Policy provide connections to surrounding communities and regional open spaces.

Policy CIR-3.5. Emphasize use of pedestrian pathways and sidewalks as an integral part of the Town’s circulation system.

Policy CIR-4.1. Expand the number of public transit locations within Corte Madera.

Implementation Program CIR-4.1.b: Regional Transit Plans. Support regional transit, particularly those plans and programs which improve transit services in the Corte Madera area and which may help reduce through-Town traffic, through CIP and other funding efforts and by offering support to such programs, such as Marin County Transit District’s Twin Cities Shuttle.

Policy CIR-6.2. Explore ways to provide commuter parking convenient to bus stops.

Implementation Program CIR-6.2.a: Improve Transit Parking. Work with local and regional transit providers to identify needs and fund improvements for public parking and transit shelters.

Policy CIR-6.3. Support Intelligent Transportation Systems (ITS) programs within the Town to reduce vehicle miles traveled (VMT) and associated emissions, and improve transit efficiency, reliability and user experience.

Implementation Program CIR-6.3.a: ITS Program. Determine appropriate ITS intelligent infrastructure strategies that can be implemented to promote efficient mobility and safety within the Town. ITS strategies should seek to monitor and manage traffic, reduce congestion, provide route guidance, among other goals. These strategies can include the following:

- Arterial management.
- Freeway management.
- Traffic management.
- Traveler information.
- Crash prevention and safety.
- Bus schedule and route frequency information.

Biological Resources

General Plan Policies and Programs

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

Implementation Program RCS-6.2a: Resource Protection. Protect sensitive biological resources, including wetlands and other waters of the United States and other wetland habitat areas, and habitat corridors, and sensitive natural

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

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

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

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

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

Policy RCS-6.6. Restore and enhance riparian corridors.

Implementation Program RCS-6.6a: Riparian Corridor Restoration. As a condition of approval for appropriately located development proposals require riparian corridor restoration. Restore riparian corridors as part of flood control and other public infrastructure projects as deemed appropriate.

Implementation Program RCS-6.6.b: Riparian Corridor Plan. Cooperate with responsible agencies to plan and implement an integrated management plan for the long-term conservation and restoration of riparian corridors within Town limits.

Policy RCS-6.7. Protect migratory corridors.

Implementation Program RCS-6.7a: Migratory Corridors. Condition approval of development proposals to assure that movement corridors for migratory fish and wildlife species are maintained. Coordinate with Marin County and adjoining jurisdictions, and federal and state agencies such as CalTrans, to assure regional connectivity of open space and wildlife corridors.

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

Implementation Program RCS-7.2.a: Environmental Assessment. Require applicants to provide an environmental assessment in compliance with CEQA provisions for development proposed on sites that may contain sensitive biological or wetland resources including jurisdictional wetlands, waters of the United States, and other wetland habitats. Require the assessment to be conducted by a qualified professional to determine the presence of any sensitive resources, to assess the potential impacts, and to identify measures for protecting the resource and surrounding habitat (see Implementation Program RCS-8.2.a for mitigation standards for wetlands and waters of the U.S. See Implementation Program RCS- 6.3.a) for mitigation standards for other wetland habitat areas).

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

Policy RCS-7.4. Protect woodland and tree resources.

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

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

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

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

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

Policy RCS-7.7. Control the use of herbicide, insecticides and similar materials.

Implementation Program RCS-7.7.a: Integrated Pest Management. Encourage the use of integrated pest management and organic practices to control pests with the least possible hazard to the environment. Restrict the use of insecticides, herbicides, or any toxic chemical substance in sensitive habitats, except when an emergency has been declared, the habitat itself is threatened, a substantial risk to public health and safety exists, including maintenance for flood control, or when such use is authorized pursuant to a permit issued by the Agricultural Commissioner. Encourage non-toxic strategies for pest control, such as habitat management using physical and biological controls, as an alternative to chemical treatment.

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

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

Implementation Program RCS 8.1.b: Wetland Avoidance. Restrict or modify proposed development in areas that contain wetlands as defined herein or waters of the United States, as necessary to ensure the continued health and survival of special status species and sensitive habitat areas. Development projects shall preferably be modified to avoid impacts on sensitive resources, or to adequately mitigate impacts by providing on-site replacement or (as a lowest priority) off-

site replacement at a higher ratio. Modification in project design shall include adequate avoidance measures to ensure that no net loss of wetland acreage, function, water quality protection, and habitat value occurs. This may include the use of setbacks, buffers, and water quality drainage control features, or other measures to maintain existing habitat and hydrologic functions of retained wetlands and waters of the U.S. (see Implementation Program RCS-8.2.a for mitigation standards for wetlands and waters of the U.S. See Implementation Program RCS-6.3.a for mitigation standards for other wetland habitat areas).

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

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

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

Energy

General Plan Policies and Programs

Policy RCS-2.2 Increase energy conservation and efficiency within Corte Madera.

Implementation Program RCS-2.2.a: Energy Conservation and Efficiency. Identify opportunities for creating energy conservation and efficiency programs for application in all Town facilities, schools and local businesses.

Implementation Program RCS-2.2.d: Energy-Efficient Models. Require energy-efficient models for all new Town equipment purchases.

Implementation Program RCS-2.2.e: Energy Efficient Town Facilities.

Manage Town facilities in the most energy efficient manner feasible.

Implementation Program RCS-2.2.f: Cooperate with Regional Energy Programs. Cooperate with regional energy programs such as the Marin County Energy Watch Partnership to promote energy efficiency in Town facilities, residences, and commercial buildings.

Policy RCS-2.4. Support the development and utilization of renewable energy.

Implementation Program RCS-2.4.a: Use Alternative Energy Systems.

Increase the use of renewable energy when retrofitting or constructing new Town facilities or when purchasing new equipment, provided they meet all public, safety, health, and design requirements and are proven to be reliable. Use renewable energy systems where they are cost effective. Analysis and consideration of payback time periods and future financial savings shall be included in the review of cost effectiveness.

Implementation Program RCS-2.4.b: Renewable Energy. Provide for use of renewable energy systems to help meet future energy needs of the community. This may include use of photovoltaic solar collection systems to reduce dependency on fossil fuels. Include provisions for use of such systems in the Town’s Design Guidelines.

Policy RCS-2.3. Develop programs to increase energy conservation within Corte Madera residences.

Implementation Program RCS-2.3.a: “Savings by Design”. Encourage homeowners to utilize programs such as Pacific Gas and Electric’s “Savings by Design” program when designing plans for residences as a means of reducing energy demands and costs.

Policy RCS-2.4. Support the development and utilization of renewable energy.

Implementation Program RCS-2.4.a: Use Alternative Energy Systems.

Increase the use of renewable energy when retrofitting or constructing new Town facilities or when purchasing new equipment, provided they meet all public, safety, health, and design requirements and are proven to be reliable. Use renewable energy systems where they are cost effective. Analysis and consideration of payback time periods and future financial savings shall be included in the review of cost effectiveness.

Implementation Program RCS-2.4.b: Renewable Energy. Provide for use of renewable energy systems to help meet future energy needs of the community. This may include use of photovoltaic solar collection systems to reduce dependency on fossil fuels. Include provisions for use of such systems in the Town’s Design Guidelines.

Policy RCS-2.5. Minimize transportation-related energy consumption.

Implementation Program RCS-2.5.a: Vehicle Program. Create and implement a Town vehicle green fleet program that includes the purchase of fuel-efficient and alternative-fuel vehicles, to be implemented in a timely manner.

Implementation Program RCS-2.5.c: Programs to Reduce Fossil Fuel Based Transportation. Support municipal and community programs aimed at reducing fossil fuel-based transportation. Programs should include alternatives such as employee carpooling, transit, walking and biking.

Policy RCS-2.6. Reduce energy consumption in buildings by balancing energy efficient design with good planning principles.

Implementation Program RCS-2.6.a: Energy Efficient Building Design. Require energy efficient site and building design in all new development projects consistent with the requirements of Title 24 of the California Administrative Code. Measures include building orientation and shading, landscaping, use of active and passive solar heating and hot water system, etc.

Implementation Program RCS-2.6.b: Design Approaches. The Town's Design Guidelines shall include an emphasis on environmentally sensitive design approaches that incorporate resource-conserving construction practices.

Implementation Program RCS-2.6.c: Green Building. Provide information to project designers regarding the Marin County Green Building Program.

Implementation Program RCS-2.6.d: Green Building Guidelines. Adopt Green Building guidelines for new construction, renovations and municipal projects. Integrate green building requirements into the development review and building permit process. Collaborate with local jurisdictions to share resources, and develop green building policies and programs that are optimized for the region.

Policy RCS-10.1. Reduce the potential for air quality impact of new development and redevelopment by requiring pedestrian, bicycle, and transit-oriented features.

Implementation Program RCS-10.1.a: Air Quality Improvement. Require developers to implement strategies to reduce or avoid potential air quality impacts, including: Encouraging or providing incentives for use of public transportation and carpooling, and locating residential or mixed-use development in proximity to public transit, employment centers and shopping.

Policy RCS-10.2. Encourage new development and redevelopment of existing sites that will locate mixed land uses near employment and commercial service centers in order to reduce vehicular air pollution.

Implementation Program RCS-10.2.a: Mixed Use, Infill Development. Amend the Zoning Ordinance to allow infill development, with a focus on mixed uses of residential, commercial and employment. Encourage mixed-use development in the San Clemente/Paradise Drive, Fifer Avenue/Tamal Vista Boulevard, Tamalpais Drive/Casa Buena Drive and Old Corte Madera Square Community Plans.

The Circulation Element contains a range of policies that would directly or indirectly have the effect of reducing vehicle trip volumes and vehicle miles traveled (VMT), thereby reducing transportation fuel demand. Representative applicable policies address supporting investments in local and regional transit and expanding public transit locations within the Town, encouraging schools to implement trip reduction programs, improving and expanding bicycle and pedestrian access, providing commuter parking near bus stops, and supporting intelligent transportation systems.

Noise

General Plan Policies and Programs

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

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

The general plan also includes maximum noise levels for traffic noise and non-transportation noise, as shown in [Table 10-1, Maximum Noise Levels for New Uses Affected Traffic Noise \(General Plan Policy PSH 5.1\)](#), and [Table 10-2, Maximum Noise Levels for New Uses Affected by Non-Transportation Noise \(General Plan Policy PSH-5.2\)](#), respectively.

Implementation Program PSH-5.1.a: Traffic-Related Noise. Evaluate new development proposals for compliance with the above-noted standards. Where necessary, the Town may require preparation of a noise study to determine compliance, utilizing the procedures outlined in Policy PSH-5.3.

Implementation Program PSH-5.2.a: Non-Traffic Related Noise. Evaluate new development proposals for compliance with the above-noted standards. Where necessary, the Town may require preparation of a noise study to determine compliance, utilizing the procedures outlined in Policy PSH-5.3.

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

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

Table 10-1 Maximum Noise Levels for New Uses Affected by Traffic Noise (General Plan Policy PSH-5.1)

| New Land Use | Outdoor Activity Areas (L _{dn}) | Interior Spaces (L _{dn})/Peak Hour (L _{eq}) ¹ |
|---|---|--|
| All Residential ^{2, 3, 4} | 60-65 | 45 |
| Transient Lodging ⁵ | 65 | 45 |
| Hospitals & Nursing Homes ⁶ | 60 | 45 |
| Theaters & Auditoriums | -- | 35 |
| Churches, Meeting Halls, Schools, Libraries, etc. | 60 | 40 |
| Office Buildings ⁷ | 65 | 45 |
| Commercial Buildings ⁷ | 65 | 50 |
| Playgrounds, Parks, etc. | 70 | -- |
| Light Industry ⁷ | 65 | 50 |

SOURCE: Corte Madera 2009b (Table 8.1)

NOTES:

1. For traffic noise within Corte Madera, L_{dn} and peak-hour L_{eq} values are estimated to be approximately similar. Interior noise level standards are applied within noise sensitive areas of the various land uses, with windows and doors in the closed positions.
2. Outdoor activity areas for single-family residential uses are defined as backyards. For large parcels or residences with no clearly defined outdoor activity area, the standard shall be applicable within a 100-foot radius of the residence.
3. For multi-family residential uses, and for mixed-use projects that include residential units, the exterior noise level standard shall be applied at the common outdoor recreation area, such as at pools, play areas or tennis courts.
4. Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn} or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn} may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.
5. Outdoor activity areas of transient lodging facilities include swimming pool and picnic areas.
6. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.
7. Only the exterior spaces of these uses designated for employee or customer relaxation have any degree of sensitivity to noise.

Table 10-2 Maximum Noise Levels for New Uses Affected by Non-Transportation Noise (General Plan Policy PSH-5.2)

| New Land Use | Outdoor Activity Area (L _{eq}) | | Interior (L _{eq}) |
|---|--|-----------|-----------------------------|
| | Daytime | Nighttime | Day & Night |
| All Residential ^{1, 2, 7} | 50 | 45 | 35 |
| Transient Lodging ³ | 55 | -- | 40 |
| Hospitals & Nursing Homes ⁴ | 50 | 45 | 35 |
| Theaters & Auditoriums | -- | -- | 35 |
| Churches, Meeting Halls, Schools, Libraries, etc. | 55 | -- | 40 |
| Office Buildings ^{5, 6} | 55 | -- | 45 |
| Commercial Buildings ^{5, 6} | 55 | -- | 45 |
| Playgrounds, Parks, etc. ⁶ | 65 | -- | -- |
| Light Industry ⁵ | 65 | 65 | 50 |

SOURCE: Corte Madera 2009b (Table 8.2)

NOTE:

1. Outdoor activity areas for single-family residential uses are defined as backyards. For large parcels or residences with no clearly defined outdoor activity area, the standard shall be applicable within a 100-foot radius of the residence.
 2. For multi-family residential uses, the exterior noise level standard shall be applied at the common outdoor recreation area, such as at pools, play areas or tennis courts. Where such areas are not provided, the standards shall be applied at individual patios and balconies of the development.
 3. Outdoor activity areas of transient lodging facilities include swimming pool and picnic areas, and are not commonly used during nighttime hours.
 4. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.
 5. Only the exterior spaces of these uses designated for employee or customer relaxation have any degree of sensitivity to noise.
 6. The outdoor activity areas of office, commercial and park uses are not typically utilized during nighttime hours.
 7. It may not be possible to achieve compliance with this standard at residential uses located immediately adjacent to loading dock areas of commercial uses while trucks are unloading. The daytime and nighttime noise level standards applicable to loading docks shall be 55 and 50 dB L_{eq} , respectively.
-

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

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

Policy PSH-5.4. The responsibility for compliance with Town noise standards rests with new development, rather than forcing noise mitigation measures upon existing uses.

Implementation Program PSH – 5.4.a: Implementing Noise Standards.

New development shall comply with noise standards in Policies PSH-5.1 and 5.2.

Policy PSH-5.7. Reduce noise impacts from construction activities.

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

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

Policy PSH-6.1. Reduce noise impacts to sensitive receptors.

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

Public Services

General Plan Policies and Programs

Policy LU-6.2. Provide high-quality fire protection and paramedic services for residents and businesses in the community.

Policy LU-6.3. Provide high-quality law enforcement services for residents and businesses in the community.

Policy LU-6.4. Provide high-quality primary and secondary educational facilities to accommodate projected student enrollments.

Policy LU-6.5. Reuse of former public-school sites and similar public facilities shall ensure consistency with established neighborhood character.

Policy PSH-1.1. Require fire safe construction practices, such as fire preventative site design, landscaping and building materials, and installation of sprinklers on new development and redevelopment projects.

Policy PSH-1.2. Encourage landscaping maintenance programs to reduce potential fire hazards in the hills, wildland areas and urban interface.

Policy PSH-2.6. Utilize mutual aid agreements that provide public safety personnel in times of emergency.

Policy PR-1.1. Emphasize maintenance and upgrading of existing community parks and facilities.

Policy PR-1.2. Remodel or replace the Town Recreation Center as a multi-purpose community center.

Policy PR-1.3. Pursue opportunities for new parks and recreational facilities.

Policy PR-1.4. Develop and maintain a Town ratio of five acres of park land and one acre of open space for every 1,000 Corte Madera residents.

Policy PR-1.5. Consider acquisition of lands by fee title or lease for expansion of the Town's parks and recreation facilities.

Policy PR-1.6. Continue to coordinate with local, regional and state agencies to ensure the proper protection and enhancement of the Town's park and recreational resources.

Policy PR-1.7. Develop and implement Parks and Recreation Program and Facilities Master Plans.

Policy PR-2.1. Expand the range of recreation programs available to Town residents by providing constructive and creative leisure opportunities.

Policy PR-2.2. Explore opportunities for joint use of existing recreational facilities and programs available through surrounding jurisdictions.

Policy PR-2.3. Seek expanded opportunities for Corte Madera residents to utilize the Redwood High School aquatics center.

Policy PR-2.4. Pursue opportunities for Corte Madera residents to use private recreational facilities through joint-use agreements.

Policy PR-3.1. Preserve the aesthetics, accessibility, and environmental qualities of existing trails and paths within Corte Madera.

Policy PR-3.2. Identify linkages, corridors and other connectors to provide a functional network of parks, open space areas, and bicycle paths through the Town.

Policy PR-4.1. Encourage the provision of access to open space areas in the design of adjacent development projects.

Policy RCS-6.1. Protect natural values of open space and habitat areas while promoting recreational and related uses that are compatible with resource protection.

Policy RCS-5.1. Minimize waste through reducing, reusing, and recycling. Encourage reduced consumption of non-renewable resources by expanding choices for using and reusing materials, energy, and water in an efficient manner.

Proposed Safety Element Update Policies

Policy PSH-1.7. Ensure that public safety facilities, apparatus, and equipment are designed and constructed adequately to efficiently operate paramedic, fire, and police services in times of disaster.

Policy PSH-3.1. Require fire safe construction practices, such as fire preventive site design, landscaping and building materials, and installation of sprinklers on new development and redevelopment projects.

Implementation Program PSH-3.1.a: Non-Combustible Construction. Continue to implement requirements for non-combustible roofs and exterior siding.

Implementation Program PSH-3.1.b: Development Review. Through the project review process, continue to ensure that landscaping, lighting, building siting and design, adequate water pressure and peak load storage capacity, and building construction materials reduce the opportunity for fire hazards.

Implementation Program PSH-3.1.c: Firefighting Access. Continue to require access for emergency vehicles and firefighting equipment on all new development and redevelopment projects. The Town shall also identify the feasibility of constructing additional emergency access improvements, such as:

- Additional vehicle pullouts at key hillside locations.
- Limiting or restricting on-street parking at key hillside locations.
- Potential for construction of new or improved emergency access routes.

Implementation Program PSH-3.2.b: Construction Materials. Continue to require use of construction materials that decrease fire hazards in new developments in hillside areas, including mandatory use of spark arresters on chimneys.

Implementation Program PSH-3.2.c: Landscaping Requirements. Require the use of fire-safe planting materials in landscape plans for new development, including the use of non-prolific species.

Policy PSH-3.3. Reduce fire hazard risks in existing developments by ensuring that private property is maintained to minimize vulnerability.

Implementation Program PSH – 3.3.b: Smoke Detector Requirements. Continue to promote smoke detector installation in existing structures. Require the installation of smoke detectors as a condition for granting a permit on any new development or redevelopment projects.

Policy PSH-3.6. Utilize mutual aid agreements that provide public safety personnel in times of emergency.

Utilities

General Plan Policies and Programs

Water Supply

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

Policy LU-6.12. Encourage conservation of water resources throughout the Town.

Policy RCS-5.1. Minimize waste through reducing, reusing, and recycling. Encourage reduced consumption of non-renewable resources by expanding choices for using and reusing materials, energy, and water in an efficient manner.

Wastewater

Policy LU-6.14. Ensure adequate provision of wastewater conveyance and treatment to Town residents and businesses.

Implementation Program LU-6.14.a: Wastewater Conveyance. In consultation with the Central Marin Sanitation Agency, review plans for new development or redevelopment of existing sites to ensure necessary upgrades are provided to the Town’s wastewater conveyance and treatment system.

Solid Waste

Policy RCS-4.1. Encourage the expansion of vigorous recycling efforts so that all residents and businesses in Corte Madera recycle.

Policy RCS-4.2. Ensure that solid waste disposal and recycling services are adequate to meet the needs of current and future residents.

Policy RCS-5.1. Minimize waste through reducing, reusing, and recycling. Encourage reduced consumption of non-renewable resources by expanding choices for using and reusing materials, energy, and water in an efficient manner.

Electric Power, Natural Gas, and Telecommunications Services

Policy RCS-2.1. Ensure that basic energy services are available to all Town residents.

Policy RCS-2.2. Increase energy conservation and efficiency within Corte Madera.

Policy RCS-2.3. Develop programs to increase energy conservation within Corte Madera residences.

Policy RCS-2.4. Support the development and utilization renewable energy.

Policy RCS-2.6. Reduce energy consumption in buildings by balancing energy efficient design with good planning principles.

Policy RCS-2.7. Expand public participation in energy conservation measures.

Policy CD-7.2. Whenever and wherever possible, convert overhead utility lines to underground and require underground utilities in areas of new development.

Policy CD-7.3. Ensure that public utility facilities, including electric power substations, switching and control facilities, are screened, landscaped and/or otherwise obscured and integrated into the surrounding environment.

Tribal Cultural Resources

General Plan Policies and Programs

Policy RCS-11.2. Protect historic sites and archaeological resources for their aesthetic, scientific, educational, and cultural values.

Implementation Program RCS-11.2a: Development Project Review. Cultural resource studies (i.e., archaeological and historical investigations) shall be required for all applicable discretionary projects, in accordance with CEQA regulations, for areas not previously surveyed and/or that are sensitive for

cultural resources. The studies should identify cultural resources, (prehistoric sites, historic sites, and historic buildings/ structures) in the project area, determine their eligibility for inclusion in the California Register of Historical Resources, and provide feasible and appropriate measures for the protection of any historical resources or unique archaeological resources to maximum extent feasible. Cultural resources studies should be completed by a professional archaeologist or architectural historian that meets the Secretary of the Interior's Professional Qualifications standards in archaeology.

Implementation Program RCS-11.2.b: Native American Cultural

Resources. When initial review of proposed development projects indicates that known or potential undiscovered Native American cultural resources exist at the project site, consult with California Native American Tribes that have been identified by the Native American Heritage Commission per Government Code 65352.3 Consider recommendations from the Tribes regarding the location of cultural places, appropriate conservation measures, and the qualifications of archaeologists to conduct further investigations when additional research is required.

Where historic and cultural such resources are identified, measures shall be identified to avoid impact to the resource, where feasible. Where avoidance is not practical, mitigation shall identify how the impact may be minimized.

Implementation Program RCS-11.2.c.: Native American human Remains.

When an initial study identifies the existence or likelihood of Native American remains within a project, the Town shall consult with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code 5097.98. The project applicant may develop an agreement with the appropriate Native Americans, as identified by the Native American Heritage Commission, for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials. In the event of the accidental discovery or recognition of human remains in a location other than a dedicated cemetery, procedures described in CEQA Guidelines section 15064.5 (e) shall be followed including, when applicable, assisting the most likely Native American descendent in consultations with the landowner or other responsible person regarding the treatment or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public resources Code 5097.98

Implementation Program RCS-11.2.f: native American Cultural Awareness.

In consultation with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code 5097.98, prepare a brochure explaining property owners rights and responsibilities regarding Native American historic and cultural resources that may be discovered in the development process. Distribute the brochure to development applicants.

Transportation

General Plan Policies and Programs

Policy CIR-1.1. Provide safe and convenient linkages between all modes of travel within the planning area, and extending between the Town and adjacent jurisdictions in the region.

Implementation Program CIR-1.1.a: Town Circulation

In developing circulation projects, consider all modes of travel, including access to transit stations and stops, and bicycle and pedestrian path connections between work, home, school, and commercial services.

Implementation Program CIR-1.1.c: New Development

Incorporate convenient bicycle and pedestrian access and facilities in new development projects that link to Town and regional bicycle and pedestrian path connections.

Policy CIR-1.2. Ensure that current Levels of Service at intersections are maintained when considering new development within Corte Madera.

Implementation Program CIR-1.2.a: Level of Service Standards

The town shall strive to maintain Level of Service (LOS) D operation during the weekday morning and evening peak periods at intersections of an arterial street with either another arterial or a collector street and intersections of two collector streets. For projected future conditions the LOS is to be calculated using the average traffic demand over the highest 60-minute period. For all types of controls the Level of Service standard is to be applied to the average operation of the intersection, and not that for any single movement or approach. Exceptions to meeting this standard include:

- 1) Stop-controlled minor street approaches to either collector or arterial streets, where safety shall be the primary consideration;
- 2) Locations where the Town Engineer deems improvement to be technically, financially, or environmentally infeasible;
- 3) Conditions where the improvement would result in significant adverse impacts to other travel modes, including walking, bicycling, or transit; or
- 4) Locations where attainment would ensure the loss of an area's unique character.

Policy CIR-1.5. Emphasize traffic safety and reduce travel-related impacts to residential neighborhoods and the local street system.

Implementation Program CIR-1.5.a: Circulation Studies

Developers shall fund and the Town will administer traffic impact studies to address on- and off-site traffic and circulation impacts, including assessments of project level of service intersection impacts.

Policy CIR-1.6. Assure the adequacy and availability of the circulation system for all persons by implementing the Americans with Disabilities Act.

Policy CIR-1.7. Apply appropriate functional classifications and modern design standards in the construction of new roadways, and reconstruction of existing roadways in the Town.

Policy CIR-1.8. Support investment in local and regional transit and transportation plans that provide alternatives to automobile-intensive transportation programs through CIP actions.

Implementation Program CIR-1.8.b: Reduce Vehicle Miles Traveled (VMT). Facilitate employment opportunities that minimize the need for automobile trips, such as live/work, telecommuting, satellite work centers, home occupations and mixed use development strategies.

Policy CIR-3.1. Increase the Town's network of bicycle and pedestrian paths, especially Class I facilities, as viable alternatives to vehicular transportation, especially for access to neighborhoods, commercial centers, schools, parks and other key activity centers.

Implementation Program CIR-3.1.f: Bicycle Circulation Review. Require bicycle circulation to be considered in the review of development projects and include in the Design Guidelines.

Policy CIR-4.1. Expand the number of public transit locations within Corte Madera.

Implementation Program CIR-4.1.a: Additional Transit Locations. Identify appropriate locations for additional transit routes and bus shelters in Corte Madera. Potential shelter sites for consideration include the intersection of Koch Road and Paradise Drive; along Paradise Drive near the Aegis assisted living center; and in the vicinity of school uses on the east side of Town, including the Marin Montessori School, the Marin Country Day School and Granada School. Bus shelters should utilize advanced global positioning technologies to identify arrival of next scheduled bus.

Policy CIR-6.1. Require parking to meet the needs of existing and planned land uses.

Implementation Program CIR-6.1.a: Off-Street Parking. Through the design review process and appropriate update to the Zoning Ordinance, require all new development to provide sufficient off-street parking. The Zoning Ordinance parking standards shall recognize reduced on-site parking requirements when developments include mixed-uses with offset peak hour parking, and provisions for alternative transportation modes.

Implementation Program CIR-6.1.b: Preferential Employee Parking. The Zoning Ordinance shall require that all new office, commercial and light industrial development that includes 50 or more on-site employees provide preferential employee parking for carpools and vanpools.

Proposed Housing Element Update Policies

Policy H-1.3. Eligibility Priorities for Deed Restricted Housing. In order to meet a portion of the Town's local housing need, consistent with ABAG's Housing Need Allocation, and as a traffic, economic development, and community safety mitigation measure, the Town will provide for targeted marketing and advance notice of deed restricted rental and ownership units in new housing developments, to the extent consistent with applicable fair housing laws, for people living or working in the Town of Corte Madera. The Town will also require developers to affirmatively market deed restricted units to communities of color and protected classes, including those outside of Marin County.

Policy H-3.7. Neighborhood Connections. Ensure that Town amenities and public services, including local and regional transit options, are more easily accessible by all residents and employees working in Town, including existing and future residents with lower incomes, and those who may not have access to a vehicle. Work with Caltrans and other agencies to improve the multi-modal connections between the east and west sides of the Corte Madera community and to public transit facilities. Improved connections should offer safe, accessible, and comfortable bicycle and pedestrian access across Highway 101.

Proposed Safety Element Update Policies

Implementation Program PSH – 2.4.b: Streamline Traffic Flow for Evacuation. Improve transportation infrastructure to optimize traffic flow in case of an emergency evacuation, including updating traffic control centers, solar powered signs, and optimizing merge conditions and signals that can operate reliably during Public Safety Power Shut-off (PSPS) and emergency events.

Wildfire

General Plan Policies and Programs

Policy PSH-1.1 Require fire safe construction practices, such as fire preventive site design, landscaping and building materials, and installation of sprinklers on new development and redevelopment projects.

Implementation Program PSH-1.1.a: Non-Combustible Construction Continue to implement requirements for non-combustible roofs, and expand the Fire Code to include non-combustible exterior siding and/or outside sprinkler systems.

Implementation Program PSH-1.1.b: Development Review. Through the project review process, continue to ensure that landscaping, lighting, building siting and design, adequate water pressure and peak load storage capacity, and building construction materials reduce the opportunity for fire hazards.

Implementation Program PSH-1.1.c: Firefighting Access. Continue to require access for emergency vehicles and firefighting equipment on all new development and redevelopment projects. The Town shall also identify the feasibility of constructing additional emergency access improvements, such as:

- Additional vehicle pullouts at key hillside locations.
- Limiting or restricting on-street parking at key hillside locations.
- Potential for construction of new or improved emergency access routes.

Policy PSH-1.2. Encourage landscaping maintenance programs to reduce potential fire hazards in the hills, wildland areas and urban interface.

Implementation Program PSH-1.2.a: Vegetation Management Continue to aggressively enforce vegetation management as required by the Fire Code. The Town shall also identify the feasibility of other aggressive vegetation management options, including:

- Increased landscaping safety through elimination of use of fire hazardous plants.
- Use of non-prolific landscaping species.
- Improved fire flows and water supplies to hillside areas.
- Fuel reduction programs, including use of the Wildland Interface Code.

Implementation Program PSH-1.2.b: Construction Materials Continue to require use of construction materials that decrease fire hazards in new developments in hillside areas, including mandatory use of spark arresters on chimneys. Include provisions in the Design Guidelines.

Implementation Program PSH-1.2.c: Landscaping Requirements. Require the use of fire-safe planting materials in landscape plans for new development, including the use of non-prolific species. Include provisions in the Design Guidelines.

Implementation Program PSH-1.2.d: Use Website for Fire Awareness. Provide information on methods for reducing fire hazards through the Town's website and newsletter, including clearing of plant debris and using fire-safe landscaping.

Policy PSH-1.3. Reduce fire hazard risks in existing developments by ensuring that private property is maintained to minimize vulnerability.

Implementation Program PSH-1.3.c: Fire Extinguisher Installation.

Continue to promote fire extinguisher installation in existing structures through distribution of informational brochures and notices to Town residents and businesses.

Policy PSH-2.1. Establish and maintain an effective emergency response program that anticipates the potential for disasters.

Implementation Program PSH-2.1.a: Implement Town Emergency Plan.

Continue to implement consolidated emergency response programs and plans for fire, flooding, seismic and other potential hazard events contained in the Town Emergency Response Plan. The Plan shall be shared among Town departments, emergency response providers and support groups.

Implementation Program PSH-2.1.c: Emergency Response Plan. Regularly update and publicize the Town’s Emergency Response Plan to include evacuation routes, emergency connectors, and emergency shelters in conformance with state guidelines through the Library, Town website, local radio and other community outreach sources.

Implementation Program PSH-2.1.e: Natural Hazards Awareness.

Promote awareness and caution among residents regarding possible natural hazards, including landslides, earthquakes, flooding, and fire hazards through a publicized disaster plan.

Policy PSH-2.4. Maintain accurate maps of fire hazards.

Implementation Program PSH-2.4.a: Update Fire Hazard Maps.

Periodically update maps identifying fire hazard areas in Corte Madera.

Policy PSH-2.5. Continue to coordinate neighborhood disaster response preparedness planning efforts through fire programs and coordination with emergency response agencies.

The following policy provisions are provided in the 2009 general plan to address issues related to the emergency response plan.

Policy PSH-2.1. Establish and maintain an effective emergency response program that anticipates the potential for disasters.

Implementation Program PSH-2.1.a: Implement Town Emergency Plan.

Continue to implement consolidated emergency response programs and plans for fire, flooding, seismic and other potential hazard events contained in the Town Emergency Response Plan. The Plan shall be shared among Town departments, emergency response providers and support groups.

Implementation Program PSH-2.1.b: Community-Based Disaster Plan.

Continue to involve community-based disaster response planning that involves local businesses and neighborhoods.

Implementation Program PSH-2.1.c: Emergency Response Plan. Regularly update and publicize the Town’s Emergency Response Plan to include evacuation routes, emergency connectors, and emergency shelters in conformance with state guidelines through the Library, Town website, local radio and other community outreach sources.

Implementation Program PSH-2.1.d: Emergency Drills. Hold regular (at least one per year) emergency preparedness drills, and include the services of the Community Emergency Response Training (CERT), Marin County Office of Emergency Services (OES) and related emergency services agencies and groups.

Implementation Program PSH-2.1.e: Natural Hazards Awareness. Promote awareness and caution among residents regarding possible natural hazards, including landslides, earthquakes, flooding, and fire hazards through a publicized disaster plan.

Policy PSH-2.2 Provide public safety employee training to ensure team members’ skills remain current.

Implementation Program PSH-2.2.a: Training for Town Employees. Continue to train Town and public safety employees in emergency responsiveness. Include the Marin County Office of Emergency Services (OES) in training exercises.

Policy PSH-2.3. Maintain active involvement with Marin Emergency Radio Authority (MERA) and pursue installation and activation of the MERA radio system.

Implementation Program PSH-2.3.a: MERA Radio System. Work with MERA to install and activate the MERA radio system in Corte Madera, consistent with Town emergency response plan needs.

Policy PSH-2.5. Continue to coordinate neighborhood disaster response preparedness planning efforts through fire programs and coordination with emergency response agencies.

Implementation Program PSH-2.5.a: Neighborhood Safety Training. Organize neighborhood teams of CERT graduates and continue to support neighborhood training on how to maintain public safety.

Implementation Program PSH-2.5.b: Special Needs Services. Work with the social service community to ensure the safety of special needs populations during times of disaster.

Policy PSH-2.6. Utilize mutual aid agreements that provide public safety personnel in times of emergency.

Implementation Program PSH-2.6.a: Mutual Aid Agreements. Continue to support mutual aid agreements with local agencies and jurisdictions that provide public safety personnel in times of emergency.

Policy PSH-2.7. Explore ways to transport public safety employees from outlying areas when damaged infrastructure prevents them from driving to Corte Madera in emergency situations.

Implementation Program PSH-2.7.a: Ingress/Egress Plans. Include a public safety “ingress” component to the Town’s emergency preparedness plans.

Policy PSH-2.8. Ensure that public safety facilities, apparatus and equipment are designed and constructed adequately to efficiently operate paramedic, fire, and police services in times of disaster.

Implementation Program PSH-2.8.a: Public Safety Audits. Conduct performance audits of public safety facilities and identify any needed/corrective measures.

Policy PSH-2.9 Establish or identify facilities and provide equipment that may be used by residents during the first days immediately after a major disaster.

Implementation Program PSH-2.9.a: Identify Emergency Supplies. Identify needed emergency supplies to assist Town residents in the first days following an emergency or major disaster.

Implementation Program PSH-2.9.b: CIP Funding for Emergencies. Use Capital Improvement Program or similar funding to establish a readily accessible supply of funds for use by the Town in times of an emergency or major disaster.

Policy PSH-3.1. Utilize hillside paths as alternative escape routes in the event of an emergency.

Implementation Program PSH-3.1.a: Hillside Paths. Continue to utilize Capital Improvement Program funding to maintain hillside paths. Where funding allows, consider Town improvement and maintenance of additional pathways, and include in the Town Trails Plan. Regularly provide escape route information to residents in hazardous hillside areas through the Town newsletter and website.

Policy PSH-3.2. Encourage hillside residents to learn the trails and footpaths in their neighborhoods for use as alternative escape routes.

Implementation Program PSH-3.2.a: Ingress and Egress Routes. Work with the Christmas Tree Hilldweller’s Association and similar groups to identify emergency ingress and egress routes, including opportunities for construction of periodic vehicle pullouts.

Policy PSH-3.3. Pursue the development of emergency route connectors to service roads in the hillside areas in a manner that respects the established semi-rural neighborhood character.

Implementation Program PSH-3.3.a: Emergency Vehicle Access. Increase accessibility to emergency vehicles in hillside areas and improve evacuation routes through construction of vehicle pullouts and through exploration of road widening or construction in selected wildland fire hazard areas.

Policy PSH-3.4. Maintain road conditions for improved emergency access.

Implementation Program PSH-3.4.a: CIP Funding for Vehicle Access Use. Capital Improvement Program funding to maintain roadways and to improve vehicle emergency access.

Proposed Safety Element Update Policies

Policy PSH – 3.1. Require fire safe construction practices, such as fire preventive site design, landscaping and building materials, and installation of sprinklers on new development and redevelopment projects.

Policy PSH – 3.2. Encourage landscaping maintenance programs to reduce potential fire hazards in the hills, wildland areas and urban interface.

Implementation Program PSH – 3.2.e: WUI Code Update. Update the Town’s WUI codes and regulations to include the “0-5’ non-combustible zone” or “Zone Zero” rule.

Implementation Program PSH – 3.2.f: Grazing Program: Expand the goat and sheep grazing program as a fuel reduction strategy.

Policy PSH – 3.3. Reduce fire hazard risks in existing developments by ensuring that private property is maintained to minimize vulnerability.

Policy PSH- 3.4. Adopt and regularly update Standards of Coverage for the Town.