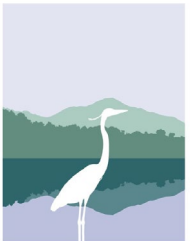




Planning for Success.

Corte Madera Housing Element Update Draft Subsequent EIR Public Comment Meeting

October 27, 2022



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA



What is CEQA?

California Environmental Quality Act (CEQA)

- Purpose: inform decision-makers and public
- Identify ways to avoid or reduce environmental effects
- Identify and analyze alternatives
- Public disclosure process



The “Project” under CEQA

- 6th Cycle Housing Element Update (2023-2031)
- Safety Element Update/Consistency with State laws (AB 747 & SB 99)
- Land Use Element Update
- Municipal Code Amendments (Title 18 & 22) - Includes Zoning Ordinance Update to increase allowed density at eleven (11) opportunity sites
- All of these actions can be categorized as “General Plan Amendments” and “Zoning Amendments”
- “Subsequent EIR” – provides “subsequent” environmental analysis to 2009 General Plan EIR to ensure consistency and adequacy



Project Description Summary

Opportunity Sites	Existing		Housing Element Update	
	Acreage	Existing Commercial Buildings Square Footage	Maximum New Residential Units	Assumed Likely New Commercial Square Footage
11 Sites	25.11	319,425 SF	883	264,697 SF
Net Change			+883	<54,728>



Environmental Issues Addressed in DSEIR

- Visual Resources & Aesthetics
- Air Quality
- Biological Resources
- Energy
- Greenhouse Gas Emissions
- Noise
- Public Services (Fire, Police, Emergency Medical, Recreation)
- Utilities (Water Demand, Wastewater Generation, Solid Waste)
- Tribal Cultural Resources
- Transportation (Vehicle Miles Traveled)
- Wildfire Hazards

All significant impacts mitigated to a less-than-significant level



DSEIR Significant (But Mitigatable) Impacts

Section 5.0 - Visual Resources & Aesthetics

- Effects on Scenic Resources
- Height Increases (Proposed Zoning at Opportunity Sites)
- Light & Glare

Section 6.0 – Air Quality Consistency with Applicable Air Quality Plans

- Exposures to Toxic Air Contaminants

Section 7.0 – Biological Resources

- Potential Effects on Special-Status Plant and Wildlife Species
- Potential Effects to Protected Wetlands and Sensitive Natural Communities
- Potential Effects to Regulated Trees
- Potential Effects on Wildlife Movement

All mitigated to a less-than-significant level with GP & HEU policies and implementation programs and/or mitigation measures



Significant (But Mitigable) Impacts (Cont.)

Section 10.0 – Noise

- Transportation Noise
- Stationary Noise
- Construction Noise

Section 11.0 – Public Services

- Fire Protection and Emergency Medical Services
- Recreation Facilities

All mitigated to a less-than-significant level with GP & HEU policies and implementation programs and/or mitigation measures



Significant (But Mitigable) Impacts (Cont.)

Section 12.0 - Utilities

- Water Demand
- New Expanded Water Connection Facilities
- Wastewater Generation

Note: Water Supply, Treatment and Distribution – too speculative (CEQA Guidelines 15145)

Section 13.0 - Tribal Cultural Resources (potential)

Section 14.0 - Transportation (VMT)

All mitigated to a less-than-significant level with GP & HEU policies and implementation programs and/or mitigation measures



DSEIR Section 17.0: Alternatives

Alternatives Evaluated in DSEIR:

- Alternative 1: No Project
- Alternative 2: “No Buffer” (725 Units) Alternative
- Alternative 3: “20 Percent Buffer” (870 Units) Alternative

Environmental “Superior” Alternative: No Project or “No Buffer”

- No Project Alternative – Not Legally Feasible
- “No Buffer” – Does not Comply with State’s “No Net Loss Law”



Public Input

- Review Notice of Availability, DSEIR, and DSEIR appendices on Town's housing website and at Town Hall <https://www.cortemaderahousing.org/>
- Verbal Comments accepted tonight
- Written comments encouraged and accepted until **Monday, November 21, 2022 by 5:00 P.M.**

Direct written comments to:

Martha Battaglia, Senior Planner
Town of Corte Madera
PO Box 159
Corte Madera, CA 94976-0159
mbattaglia@tcmmail.org



CEQA Process and Opportunities for Public Input

Draft SEIR released for 45-day public review (October 7-November 21, 2022)



Prepare Final SEIR (November-December 2022)



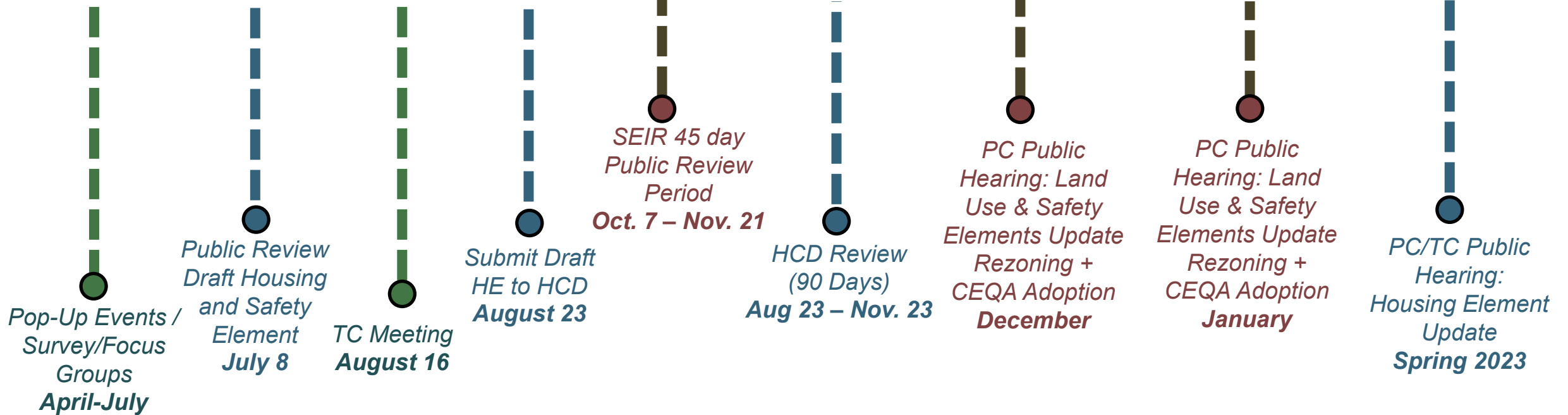
Public Hearing(s) – Planning Commission & Town Council (December-January 2023)



Housing Element Project Timeline

Preparation of Housing Element and SEIR

SPRING 2022 - SPRING 2023



Verbal Comments on DSEIR



Thank you!

CORTEMADERAHOUSING.ORG

