

Section 6

ENVIRONMENTAL IMPACT REPORT

This section consists of the Draft Environmental Impact Report as well as the revisions made when the final Environmental Impact Report was certified by the City Council on December 18, 1989. In addition, for purposes of internal consistency, all references to page numbers and implementing policies and programs in the Mill Valley General Plan have been revised to reflect those in the Plan adopted by the City Council in December 1989. Because the Tamalpais Planning Area Community Plan has not yet been adopted by the County, all references to page numbers and implementing policies and programs in that Plan are to those in the 1989 Draft Plan.

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State Clearing House #89050205

6.1 PURPOSE

The City of Mill Valley and Marin County have determined that adoption and implementation of the Mill Valley/Tamalpais Planning Area Plans may have a significant effect on the environment and thus have commissioned the preparation of this Environmental Impact Report (EIR). The adoption of a local General Plan is defined as a “project” by the California Environmental Quality Act (CEQA) Guidelines, Section 15378(a)(1). Furthermore, CEQA Guidelines Section 15166 states that the requirements for an EIR on a local General Plan can be satisfied by using the General Plan if it addresses all the points required to be in a EIR and contains a special section identifying where each of these points is located in the General Plan document. In revising the Mill Valley General Plan and the Tamalpais Planning Area Community Plan, Mill Valley and Marin County have chosen to combine the EIR for the two Plans into one document. Since most, but not all, points required in the EIR are contained in the revised Plans, the EIR provides additional information as necessary.

This EIR describes the potential environmental impact, along with appropriate mitigation measures, of the 1990 Mill Valley/Tamalpais Planning Area Plan updates. It was prepared in accordance with Chapter 4 of the 1987 General Plan Guidelines and Article 9 of the 1986 CEQA Guidelines. The EIR, in conjunction with the Plans, is intended to fully disclose the probable environmental effects of the Plans and act as an aid to decision making for the citizens and policymakers of Mill Valley and the Tamalpais Planning Area.

6.1.1 Scope

Section 15146 of the CEQA Guidelines states that as General Plans are by nature broad and comprehensive, so must impacts identified in a General Plan EIR be highly generalized and emphasize long-range secondary impacts rather than immediate short-range consequences. The topics addressed by this EIR are based upon an Initial Study and a Notice of Preparation. The Initial Study summarized the possible

environmental impacts of Plan implementation. Agency comments in response to the Notice of Preparation (circulated for review through the State Clearing House on April 27, 1989) have been incorporated into the EIR. There are no inconsistencies between the proposed Plans and the Marin Countywide Plan or any other regional, state or federal statutes or regulations.

The evaluation of impacts assumes the amount of growth that would occur at complete buildout, as described in the Land Use section, of all vacant and underutilized parcels. This scenario is used for impact analysis because it is conservatively high, marking the upper limit of growth possible under the Plans. Growth under this scenario would add approximately 2,927 new residents, 1,374 new housing units, and 346 new jobs to the study area.

Actual growth may be less than depicted by the buildout scenario, given constraints to growth in the City and County. The factor that currently most limits new construction is a Marin Municipal Water District moratorium on water service connections, discussed under Land Use, Section 2.6.1 (Water Supply) of the Mill Valley General Plan.

6.1.2 Organization of the EIR

The organization of this EIR generally follows CEQA Guidelines. A summary description of the “project” (i.e. the Plan updates) characteristics and the study area environmental setting is provided first, followed by an impact summary. The impact summary includes an analysis of the long-term benefits and short-term costs of the Plans and an analysis of alternatives to the Plans. Next is an inventory of impacts of Plan elements and mitigation measures. Whenever possible, relevant portions of the Plans are referenced in the EIR rather than repeated or summarized, as allowed under Article 11, Section 15166 of the CEQA Guidelines.

The Mill Valley General Plan and the Tamalpais Planning Area Community Plan are both addressed in the EIR. In many cases, impacts of Plan implementation are similar for each community. When impacts and mitigations differ for each Plan, they are discussed separately.

6.2 PROJECT DESCRIPTION

6.2.1 Location of Project

The study area is located in the northern region of the San Francisco Bay Area, in southern Marin County. Mill Valley is located between the upper end of Richardson Bay, a shallow arm of San Francisco Bay, and the southeast face of Mt. Tamalpais. The study area includes both the incorporated boundaries of Mill Valley and unincorporated Marin County lands within the Mill Valley Sphere of Influence known as the Tamalpais Planning Area. The vast majority of the Tamalpais Planning Area lies immediately south of Mill Valley, and includes the neighborhoods of Almonte, Homestead Valley, Muir Woods Park and Tamalpais Valley. West Alto, a small, unincorporated area located between Mill Valley and Highway 101, is also included in the Tamalpais Planning Area (see **Figure 1A**).

6.2.2 Definition of Project

For purposes of this EIR, the project consists of the 1990 Mill Valley General Plan update and the Tamalpais Planning Area Community Plan update, including all text, figures, maps and appendices.

As noted previously, impact evaluation assumes the maximum level of growth and development possible under these Plans, given their full implementation over a 15-20 year period. Due to the water connection moratorium, the impacts of the buildout scenario may not occur to the degree specified in the impact inventory. The Alternatives discussion (below, Section 6.6) illustrates the difference in impacts between the buildout scenario and slower rates of growth.

6.2.3 Objectives of Project

The objectives of the Plans are stated in the objectives, policies and programs of each element. The 1990 Mill Valley General Plan is organized in four sections which comprise the seven mandatory elements. The complete text of objectives, policies and implementation programs can be found in the Plan document as shown in **Table 6A**.

6.3 ENVIRONMENTAL SETTING

The environmental setting and existing conditions of the project area are described throughout the Plans. The table below lists each setting section by topic and references the location of the description within the Draft Plans or EIR. Unless specifically noted, the setting describes both Mill Valley and the Tamalpais Planning Area.

6.4 IMPACT SUMMARY

The impacts of implementing the 1990 Mill Valley General Plan and the Tamalpais Planning Area Plans are summarized below in terms of the following CEQA-mandated topics: potentially significant impacts; unavoidable and irreversible impacts; impacts found to be insignificant; and the relationship between short-term uses and long-term productivity of the environment. The summary is followed by a complete inventory of Plan impacts.

**TABLE 6A
OBJECTIVES OF THE PLANS**

Plan Section	Pages in Adopted Mill Valley and Draft Tamalpais Area Plan Document
LAND USE	
Residential Areas	
Tamalpais Area	2-14
Mill Valley	2-2
Commercial Areas	
Tamalpais Area	2-35
Mill Valley	2-42
Recreation and Cultural Facilities	
Mill Valley	2-61
Public Services	
Tamalpais Area	2-47
Mill Valley	2-70
Spheres of Influence and LAFCO Policies	
Mill Valley	2-74
Open Space	
Tamalpais Area	2-63
Mill Valley	2-81
Historic Resources	
Mill Valley	2-87
HOUSING	
Mill Valley	3-40
TRANSPORTATION	
Tamalpais Area	4-22
Mill Valley	4-27
PUBLIC HEALTH AND SAFETY	
Geotechnical and Flood Hazards	
Mill Valley	5-7
Noise Conditions	
Mill Valley	5-19
Air Quality	
Mill Valley	5-26

6.4.1 Potentially Significant Impacts

The following impacts - including direct impacts, cumulative impacts, and growth-inducing impacts - although potentially significant, can all be either completely eliminated or mitigated to acceptable levels.

- Complete buildout under the policies in the Plans would result in the construction of a maximum of 1,374 new homes, allowing for 2,927 new residents. Complete commercial buildout under the Plans would create a maximum of approximately 346 new jobs.
- Adoption of each Plan may alter the present land use of undeveloped areas.
- Development in areas of steep topography, high fuel loads, and narrow access roads would be particularly susceptible to wildfire.
- Residential development on ridgelines and grassy hillsides would be visible from Highway 101 and/or other major public vantage points in the Planning Area.
- Adoption of each Plan may generate “substantial” additional vehicular movement. A total of 2,593 new PM peak hour trips would be generated at buildout.
- The increase in traffic volume at buildout may increase safety problems for bicyclists and pedestrians in the Tam Junction area. Potential for motor vehicle accidents may increase at the Highway 1/Highway 101 interchange and along Shoreline Highway, where existing levels of traffic congestion are already high during peak usage. Similar conditions and potential for increase in accidents exist at the Montford/Molino access to Mt. Tamalpais and the coast, and adjacent neighborhood streets, such as Sycamore and Nelson, share in this impact by receiving some of the recreational and commute traffic overflow.
- Grading and earth movement associated with any construction of residences or roads may contribute to slope failure, alter existing topography, induce local erosion, or expose people or property to landslides, mudslides and seismic hazards.
- Construction of residences on previously undeveloped upper hillside areas may alter patterns of intermittent drainages.
- Any construction of roads and residences on undeveloped lands may increase surface runoff by increasing the amount of impervious surface; any changes in the rate of runoff induced by development in upper watersheds could contribute to flood hazards in developed areas at lower elevations.
- Any construction of roads and residences on undeveloped lands may add new (exotic) landscaping plants or reduce the number of existing native and non-native plant species.

- Flooding and erosion of channel banks due to development could disrupt creekside vegetation.
- New residential development may contribute to the deterioration of existing wildlife habitat.

6.4.2 Significant Impacts Impossible to Avoid or Reverse

Some impacts that may result directly from implementation of the Plans, and in conjunction with cumulative area-wide growth, can be neither avoided, reduced to insignificance, nor reversed, regardless of mitigation measures. Nevertheless, the Plan does contain policies and programs to minimize the effects of these impacts as much as practicable without sacrificing Plan objectives.

- Conversion of currently undeveloped land to residential uses is irreversible.
- The extension of public services, which may result from cumulative growth in the study area, is irreversible.
- Population growth is generally irreversible.
- In several cases, physical or environmental constraints limit the City of Mill Valley's ability to improve intersections or roadways which are projected to be congested.
- Although the land uses and densities proposed by the Plans would not place substantial demand on public water supplies, water supplies at this time are severely limited and may delay buildout of the Plans.

6.4.3 Impacts Found Not to Be Significant

Some impacts of the Plans, because they are either insignificant or beneficial, would not require mitigation. In cases where the impact, while insignificant, is adverse, the Plan contains mitigation measures.

- As indicated in the Housing Element of the Mill Valley General Plan, even with the significant reduction in density recommended for the former RP parcels, the ABAG Housing Need Determination of 21 units between 1988 and 1990 and an additional 128 units between 1990 and 1995 for the entire Mill Valley Planning Area can not only be adequately met, but will likely be greatly exceeded.
- Implementation of the Plans would not place significant new demands on local fire, police, recreation, or sewage services. Any increase in local school enrollments from new development would be mitigated by school impact fees.
- No land uses are proposed that would substantially affect local air quality.
- The Plans would not allow new structures that would directly alter the course

or flow of flood waters, nor would the direction, rate of flow or quantity of ground waters be affected by the Plans.

- No unique, rare, or endangered species of plants have been identified in areas where new construction is proposed.
- Although some wildlife would be lost and habitat destroyed, the overall diversity of species and numbers of any species would not be affected. No unique, rare or endangered animal species are known to inhabit any of the areas proposed for development.
- No land uses are proposed that would expose people to severe noise levels.
- Proposed land uses and new construction would use amounts of fuel and energy that are normal and consistent with small-scale construction and occupancy. Demand upon existing sources of energy would not be substantially increased, nor would the development of new sources of energy be required.

6.4.4 Relationship Between Short-Term Uses and Long-Term Productivity

The Mill Valley General Plan and the Tamalpais Planning Area Community Plan are designed to ensure that short-term decisions are made within a long-term perspective, by articulating goals for the area's future development. The benefits of the Plans, both short-term and long-term, are numerous and self-evident. They include provision for orderly future growth in a manner consistent with the wishes of the residents; preservation of environmentally sensitive lands; provision of housing and job opportunities for future residents; and the linkage of growth to availability of services.

The long-range cost of implementing the Plans is replacing open space, a valuable scenic resource and wildlife habitat, with residential uses. The Plans pose no long-term risks to public health or safety.

6.4.5 Growth-Inducing Impacts

Communities can influence local rates and patterns of growth by developing infrastructure and utility services with capacity in excess of that required by the current population. Neither Mill Valley General Plan nor Tamalpais Planning Area Community Plan policies encourage installation of roads, pipelines, or other infrastructure that would encourage local growth.

6.5 INVENTORY OF IMPACTS AND MITIGATION MEASURES

The following inventory summarizes the potentially significant effects of the Plans and relates them to appropriate mitigation measures. In general, the Plans anticipate environmental impacts and incorporate appropriate mitigation measures in the form of policies and implementation programs. Additional mitigation measures identified in

the EIR are generally unsuited for placement in the Plans. When a mitigation measure mentioned in the inventory is derived from the Plans, its location in the Plans is noted.

Impacts and corresponding mitigation measures are grouped under broad categories generally corresponding to the topics listed in **Table 6B**.

**TABLE 6B
PROJECT AREA EXISTING CONDITIONS**

Topic	Pages in Adopted Mill Valley and Draft Tamalpais Area Plan Documents
Regional Setting	2.1
Land Use	
Residential	
Tamalpais Area	2-4
Mill Valley	2-2
Commercial	
Tamalpais Area	2-29
Mill Valley	2-36
Housing and Population (Also see “Residential” under Land Use, above)	3-2
Public Services and Utilities	
Water	2-63
Sewer	2-66
Police	2-68
Fire	2-68, 5-10
Schools	2-69
Recreation	2-60
Aesthetics	2-2, 2-40, 2-75
Earth and Water Resources	
Mill Valley	2-63, 5-1
Plant and Animal Life	
Tamalpais Area	2-58
Mill Valley	2-75
Transportation/Circulation	
Mill Valley	4-2
Noise	
Mill Valley	5-13
Air Quality	
Mill Valley	5-23
Cultural and Archeological Resources	2-86

6.5.1 Land Use

RESIDENTIAL

Tamalpais Planning Area

Impact

- Complete buildout of the Plan would add 892 single-family residential units and 92 multi-family units to the Planning Area. However, the actual number of units built may be less after site-specific environmental constraints, roadway conditions and sewer and water service capacity are assessed.
- The Plan designates 47 parcels with potential for subdivision. Each parcel's zoning designation often allows for more units on the property than are actually possible given application of the County Slope Ordinance.
- Buildout of the Plan would change the use of currently undeveloped open space.

Mitigation

- The County shall seek to limit negative public safety, drainage, flooding, circulation and visual effects of proposed development of the remaining undeveloped parcels or parcels with redevelopment potential in the Tamalpais Planning Area. (Policy LU-1)
- The County shall seek to make the maximum development potential of individual parcels more consistent with the development density allowed under current zoning and slope regulations. (Policy LU-1) The County shall rezone all currently vacant undeveloped parcels with subdivision potential of three or more parcels to a Residential Single-Family Planned District (RSP) and shall apply the County Slope Ordinance in order to determine the parcel's maximum development potential. (Program LU 1-1)
- The County shall limit new development to not exceed the existing pattern of densities in residential neighborhoods in order to maintain the existing pattern of density and character of the community and to limit negative environmental impacts. (Policy LU-2)
- Through a variety of mechanisms, acquisition, dedication or easements, the County should ensure the long-term protection of all or portions of remaining undeveloped lands within the Tamalpais Planning Area that have been identified as having significant open space values. Funding for acquisition of parcels should be pursued. (Policy OS-2)

Mill Valley

Impact

- Complete buildout under the Plan policies would add a maximum of 276 single-family residential units and 114 multi-family units to Mill Valley.
- Policies for the large, currently undeveloped properties (formerly zoned RP) propose relatively low density residential development, changing the use of current open space.
- Infill development allowed under the Plan would increase building intensity in already developed areas.
- Construction of large new homes and major additions to existing homes could threaten to reduce the existing supply of smaller housing units within the community, the existing character of residential neighborhoods, and the light and privacy of adjacent homes.

Mitigation

- New residential development shall be compatible with the scale and appearance of the particular neighborhood and shall be integrated with and subordinate to its natural setting. (Policy R-1)
- The City will require Design Review approval for all new single and multi-family residential buildings, all additions or alterations to multi-family buildings and all major additions to and/or reconstructions of existing single-family homes (those involving 50% or more of the gross floor area of the existing residence or 1,500 square feet of new floor area). (Program R-1-1)
- Because large new homes and large additions to existing homes threaten to reduce the existing supply of smaller housing units within the community, significantly alter the existing character of residential neighborhoods, and reduce the light and privacy of adjacent homes, the City shall carefully regulate the size, height and setback of all new or expanded residential buildings. (Policy R-2)
- The City will amend the Municipal Code to specify that, unless variance findings can be made, the total maximum “Adjusted Floor Area” shall be limited as specified in Program R-2-1.
- The City will determine the “Adjusted Floor Area” for structures in all planned residential zoning districts through the Master Plan or Design Review approval process with the size standards for the conventional zoning districts being used as a guide. (Program R-2-2)
- The City will amend the Municipal Code to specify that, unless variance findings can be made, the minimum “Interior Yard” (side and rear yard) setbacks in all conventional single-family and multi-family zoning districts

shall be one foot per 1,000 square feet of lot area (excluding any driveway or roadway easements with a minimum of five feet and to a maximum of 15 feet in single-family districts, and 10 feet in multi-family districts. (Program R-2-3)

- The City will amend the Municipal Code to specify that, unless variance findings can be made, the maximum height of any structures in all conventional single-family and multi-family zoning districts shall not exceed 25 feet above the natural grade. However, any structures, or portions of structures, located twice all required setbacks may be a maximum of 35 feet above the natural grade. (Program R-2-5)
- The City will utilize two multi-family residential zoning districts (a “Lower Density Multi-Family” and a “Higher Density Multi-Family”) to replace the RM zoning districts. A maximum 35% “Adjusted Floor Area Ratio” will be used in the “Lower Density Multi-Family” areas and a maximum 40% “Adjusted Floor Area Ratio” will be utilized in the “Higher Density Multi-Family” areas. The total permitted area would then be allowed to be divided into various unit combinations as long as at least the minimum required on-site parking is provided. (Policy R-3)
- Through a variety of mechanisms (zoning, public acquisition, dedication or open space easements) the City should attempt to ensure the long term protection of all or portions of the remaining large undeveloped lands. (Policy OS-4)

COMMERCIAL

Tamalpais Planning Area

Impact

- The Plan focuses primary commercial development in the Tam Junction Area, allowing a total of 57,900 square feet of additional area.
- Although the first priority for Shoreline Area properties is public acquisition for open space, commercial development, including a Research Institute with offices and guest rooms (21,000 square feet), a 72-room hotel and restaurant, and 19,400 square feet of office space/health club, may be allowed under the Plan.
- Based on an estimate of 550 square feet per employee and full project occupancy, Plan implementation would add 264 jobs to the Tamalpais Planning Area.

Mitigation

- If Shoreline Center is developed, strict design and environmental guidelines should be followed, and traffic impact costs should be mitigated by the developers. (Discussed further under Section 6.5.8, Transportation Mitigations.)

- Use County design guidelines for development of Tam Junction, including site planning and development guidelines, landscape and urban design guidelines, and signage and lighting guidelines. (Tamalpais Community Plan, p. 2-30)

Mill Valley

Impact

- The Plan encourages small-scale independent retail and service providers to provide a relatively low-intensity, primarily daytime, pedestrian oriented, multiple stop shopping mix of uses. The Plan focuses on the four commercial areas of the City (Town Center/Lytton Square, Miller Avenue, East Blithedale/Alto Center and Redwood Highway Frontage Road).
- Complete buildout under the Plan would add 4,000 square feet of additional commercial area to lower Miller Avenue, 30,000 square feet to the Redwood Highway Frontage Road, 5,000 square feet to East Blithedale/Alto Center, and 6,000 square feet to the Town Center/Lytton Square areas.
- Based on an estimate of 550 square feet per employee and full project occupancy, Plan implementation would add 82 jobs to Mill Valley.

Mitigation

- The City shall preserve and enhance the community and neighborhood serving aspects of each of the four commercial areas of the City (Town Center/Lytton Square, lower Miller Avenue, East Blithedale/Alto Center and Redwood Highway Frontage Road) while maintaining and improving the diversity and mix of commercial opportunities in Mill Valley. (Policy C-1)
- Commercial development should follow specific site planning, building design and landscape guidelines in the General Plan. (Program C-2-3, Town Center/Lytton Square; Program C-5-4, Miller Avenue; Program C-7-3, East Blithedale/Alto Center; Program C-9-2, Redwood Highway Frontage Road.)

6.5.2 Housing and Population

TAMALPAIS PLANNING AREA AND MILL VALLEY

Impact

- Based on average household size of 2.13, complete buildout under the Plans could add 2,096 new residents to the Tamalpais Planning Area and up to 831 new residents to Mill Valley.
- Complete buildout under each Plan would provide for additional housing, with a total residential development potential of 984 units in the Tamalpais Area and 390 units in Mill Valley. This is considerably more housing than required to

meet the ABAG Regional Housing Need Determinations.

- Since policies in the Land Use Element propose relatively low density residential development for the remaining large, undeveloped properties in Mill Valley, the homes could be more expensive than at higher densities. (Homes built under the existing Plan would still be relatively expensive, however.)

Mitigation

- In spite of the limited funding sources for low and moderate income housing, it appears that the housing need for low and moderate income households can be met. Plan policies seek to facilitate the development of affordable housing, with methods including in-lieu housing fees for housing elsewhere in community and inclusionary housing requirements. (Policies H-1, 2, 5-11, 14, 19)
- Plan policies provide for a diversity of housing types, including handicapped housing, manufactured housing, and second units. (Policies H-3, 4, 12, 13, 16, 17, 20) In addition, the Plan allows a greater number of smaller units or a lesser number of larger units by requiring an appropriate building size for the given lot and then allowing it to be divided into various unit configurations as long as the City's on-site parking requirements are met. The City would create two new multi-family residential zoning districts to replace the existing RM zoning district. (Policy R-3)

6.5.3 Public Services and Utilities

TAMALPAIS PLANNING AREA AND MILL VALLEY

Sewer and Water

Impact

- Total Planning Area buildout would generate approximately 309,000 gallons per day (gpd) of sewage. (Based on Sewage Agency of Southern Marin (SASM) estimates of 225 gpd/unit.) Each of the six SASM members has an allocated share in the capacity of the treatment plant. While total capacity is adequate, disparities in the remaining entitlements of the members are developing. Since the Tamalpais Community Services District allocation has been exceeded, additional sewage allocations would be necessary for further development in Tam Junction.
- Complete Planning Area buildout would require approximately 404,000 gpd of water supply. (Based on Main Municipal Water District (MMWD) estimates of 1/3 acre-feet/unit/year.) The current MMWD moratorium on water connections makes the availability of this water supply highly uncertain.
- Development of currently undeveloped parcels may require extension of sewer and water lines.

Mitigation

TAMALPAIS PLANNING AREA

- The County shall work with the Main Municipal Water District and other communities within the District to allocate any remaining water supplies and to obtain an adequate long-term supply of water, with quality that is consistent with its current high quality, to Tamalpais Planning Area residents. (Policy PS-2)
- The County shall require all proposed development to demonstrate that public services are available and can and would be provided prior to approval of a development plan. (Policy PS-1)
- The County should encourage SASM to develop a plan to resolve further sewage treatment plant capacity allocation disputes.

MILL VALLEY

- The City shall coordinate with the Main Municipal Water District and the other cities within the District to assure that an adequate supply of high quality water is available for local residents. (Policy PS-2)

Police and Fire

Impact

- Development in areas of steep topography, high fuel loads, and narrow access roads would be particularly susceptible to wildfire.
- One to two more firefighters would be required to provide service for the increase in population at buildout.
- Based on the City's goal of 1.6 police officers per 1,000 population, 1.3 more police officers would be required to serve City residents at buildout.
- Particularly since County sheriff service to the Tamalpais Planning Area is currently inadequate, buildout of the area may require an increase in staffing levels.
- Annexation of the portion of the Alto area west of Highway 101, parcels along Miller Avenue and Edgewood Road, and parcels adjacent to Muir Woods Park from the County, as well as annexation of the public open space lands in the Blithedale Canyon watershed currently in the City of Larkspur, may shift responsibility for emergency services from those jurisdictions to the City of Mill Valley.

Mitigation

TAMALPAIS PLANNING AREA

- The County shall maintain adequate water pressure for fire protection. (Policy PS-3)
- The County shall seek to improve sheriff service in the Tamalpais Planning Area. (Policy PS-6)
- The Mill Valley Fire Department requires that all development must be within 350 feet of a fire hydrant and fire sprinklers must be installed in all buildings.
- Various activities should be implemented in Mill Valley and the Tamalpais Planning Area to reduce fire hazards in developed areas, such as public education, fuel removal, fire-safe roofing requirements, and greenbelting programs.

Schools

Impact

- The increase in population from Plan buildout could impact the local schools that currently are at capacity.
- Adjustment of Mill Valley's Urban Service Area to include the Tennessee Valley Road area may cause children to attend school in Mill Valley instead of Sausalito.

Mitigation

- Continue the school impact fees currently collected by the Mill Valley and Tamalpais High School Districts to provide additional facilities, when needed.
- The City recognizes the importance of a strong public school system to serve the community. To that end, the City will continue to work in close cooperation with the Mill Valley and Tamalpais High School Districts on issues of common concern. (Policy PS-3)
- The City will work with the School Districts to jointly address any changes in school sites or facilities that may result from changes in school age population or in school funding. (Program PS-3-1)

Recreation

Impact

- The increase in population (particularly in the Tamalpais Planning Area) from new residential development may result in a need for increased park and recreation facilities.

- Under buildout, residential development of undeveloped parcels may obstruct access to open space trails.

Mitigation

Mill Valley

- The City shall design and build a new Community Center, if financially feasible. (Policy RC-1)
- The Parks and Recreation Department and the Parks and Recreation Commission shall prepare an updated Master Plan for Bayfront Park that considers active recreation needs, passive recreation needs and protection of wildlife habitat. (Policy RC-2)
- To the extent allowed by law, developers of homes adjacent to open space areas such as Kite Hill, Northridge, Marin Municipal Water District Lands, and others should be required to provide continued access to existing trails.
- The City should continue to collect in-lieu park fees from new subdivisions (as allowed by the Quimby Act) to partially fund improvements in existing parks and the completion of Bayfront Park.

LAFCo Issues

Impact

- Jurisdictional and public service boundary conflicts are currently resulting in inefficient provision of urban services.

Mitigation

Tamalpais Planning Area

- The County shall work with the City of Mill Valley and LAFCo to resolve current inefficiencies in the boundary for the City of Mill Valley. (Policy SI-1)
- The County shall work with the City of Mill Valley and LAFCo to revise the boundary lines of the Mill Valley Sphere of Influence and Urban Service Area in order to reduce inefficiencies in the provision of public services. (Policy SI-2)

Mill Valley

- The City shall not encourage the extension of City public services outside its boundaries. (Policy PS-1)
- The City shall work with Main County, other affected agencies and LAFCo to resolve current inefficiencies in the boundary for the City of Mill Valley. (Policy SI-1)

- The City shall work with Marin County and LAFCo to revise the boundary lines of the Mill Valley Sphere of Influence and Urban Service Area in order to reduce inefficiencies in the provision of public services. (Policy SI-2)

6.5.4 Aesthetics

Impact (Apply to both Mill Valley and Tamalpais Planning Area)

- Under Plan buildout, residential development on Kite Hill, Alto Hill, Shelter Ridge and other hillside and ridgeline areas, and commercial development in the Shoreline and Tam Junction areas, would be visible from Highway 101 and/or other vantage points in the Planning Area.

Mitigation

Tamalpais Planning Area

- The County shall make a comprehensive effort to maintain and enhance long-term visual and physical access to Bothin Marsh in order to protect the water-related habitat or area. (Policy OS-1)
- The County shall implement the Tam Junction Design Guidelines contained in the Plan.

Mill Valley

- New residential development shall be compatible with the scale and appearance of the particular neighborhood and shall be integrated with and subordinate to its natural setting. (Policy R-1)
- The City will require Design Review approval for all new single and multi-family residential buildings, all additions or alterations to multi-family buildings and all major additions to and/or reconstructions of existing single-family homes (those involving 50% or more of the gross floor area of the existing residence or 1,500 square feet of new floor area). During the Design Review process the site planning, building design and landscape guidelines contained in the Plan shall be utilized. (Program R-1-1)
- The City shall protect and, where appropriate, enhance the biological productivity and habitat of water-related vegetation and wildlife, endangered or otherwise distinctive or unique species, as well as the aesthetic amenities of the bayfront. (Policy OS-3)
- Through a variety of mechanisms described in the Open Space section, (zoning, public acquisition, dedication, or open space easements) the City will attempt to ensure the long term protection of all or portions of the remaining large undeveloped lands. (Policy OS-4)

- The City shall create and enhance opportunities for enjoyment of scenic views of natural areas such as the Bay, Mt. Tamalpais and riparian corridors. (Policy OS-5)
- As funding is available, the City will prepare a plan for protecting and enhancing important scenic vistas. This plan should identify the locations which have the highest priority for vista protection and enhancement and contain specific guidelines for appropriate new plant material and the trimming or removal of trees, overhead utility lines or other objects which obstruct or detract from views. (Program OS-5-1)

6.5.5 Earth Resources

TAMALPAIS PLANNING AREA AND MILL VALLEY

Impact

- Grading and earth movement associated with buildout of the Plans may contribute to slope failure on steep hillsides with shallow soils, may alter local conditions on specific construction sites by disrupting, compacting or over covering soils, and may alter existing topography.
- Removal of vegetation from construction sites may expose soils to wind and water erosion. Increased surface runoff from any construction of roads and residences may increase water erosion of soils and resulting siltation in downstream water courses and bay.
- Any development of residences on hillsides may expose people or property to landslides, mudslides and seismic hazards.

Mitigation

TAMALPAIS PLANNING AREA

- The County shall regulate new or altered development and vegetation removal to ensure that site preparation and construction do not cause or contribute to erosion or slope failure, with resulting loss of life or property, loss of soils, sedimentation in streams, damage to downslope properties, downstream flooding, or siltation of wetlands. Development shall be located in the most accessible, least environmentally sensitive and most geologically stable area or areas of a development site. (Policy OS-3)

MILL VALLEY

- The City shall strive to ensure that grading, site improvements and structures minimize geotechnical, seismic and flood hazards to people and property. (Policy PH-1)

- The City shall utilize the geotechnical guidelines contained in the Plan in reviewing proposals for new development. (Program PH-1-1)

6.5.6 Water Resources

TAMALPAIS PLANNING AREA AND MILL VALLEY

Impact

- Construction of residences on previously undeveloped upper hillside areas may alter patterns of intermittent drainages.
- Any construction of roads and residences on undeveloped lands may increase surface runoff by increasing the amount of impervious surface.
- Temporary surface water turbidity could result from storm runoff from construction sites.
- Any development on or near the shoreline of Richardson Bay or within the Coyote Creek flood zone could expose people or property to flooding. Additionally, any changes in the rate of runoff induced by development in upper watersheds could contribute to flood hazards in developed areas at lower elevations.

Mitigation

TAMALPAIS PLANNING AREA

- The County shall regulate new or altered development and vegetation removal to ensure that site preparation and construction do not cause or contribute to erosion or slope failure, with resulting loss of life or property, loss of soils, sedimentation in streams, damage to downslope properties, downstream flooding, or siltation of wetlands. (Policy OS-3)
- The County shall identify (and map) degraded or damaged reaches of streams and target them for restoration or stabilization, as possible in conjunction with permits for new construction or alterations. (Program OS-3-2)
- The County shall seek to limit the cumulative downstream erosion and flooding impacts of new development in the Tamalpais Planning Area. (Policy PS-5)

Mill Valley

- The City shall strive to ensure that grading, site improvements and structures minimize geotechnical, seismic and flood hazards to people and property. (Policy PH-1)
- Within the flood plain zone as identified by the U.S. Army Corps of Engineers for the Federal Flood Insurance Program, the elevation of the finished floor level

of any new structure intended for human occupancy shall be designed to maintain an elevation of at least eight feet above mean sea level, taking into consideration subsidence. (Program PH-1-1, Guideline 11)

- New roads and structures constructed within the Flood Insurance Program flood plain should minimize any reduction in the surface area of the flood plain. This objective can be achieved by building structures on piles, or limiting landfill to only the area occupied by the structure and by allowing for the flow of flood water across roads which would otherwise serve as a dam, blocking water from flowing across areas which now serve as a portion of the flood water overflow area. (Program PH-1-1, Guideline 12)
- The City shall require environmental review and a permit for all stream bed or stream bank modifications, and shall require revisions to the applications and mitigation measures, to comply with the Flood Plain Management Ordinance, the Riparian Zone Master Plan, and the environmental review completed on the project. (Program OS-2-1)
- As funding is available, the City shall identify and map degraded or damaged reaches of streams and target them for restoration or stabilization in conjunction with permits for new construction or alterations. (Program OS-2-2)
- As funding is available, the Planning Department and the Department of Public Works shall be responsible for preparing a Watershed Management Plan for the City. This Watershed Management Plan should include programs for erosion control. (Program OS-2-3)

6.5.7 Plant and Animal Life

TAMALPAIS PLANNING AREA AND MILL VALLEY

Impact

- Any construction of roads and residences on undeveloped lands may add exotic landscaping plants or reduce the number of existing native and non-native plant species.
- Flooding and erosion of channel banks due to development could disrupt creekside vegetation.
- The proposed areas of new development support common and diverse animal species whose distributions extend beyond the local project area populations. Although some individuals would be lost and their habitats destroyed, the overall diversity of species and numbers of any species would not be affected.
- As new residential development is occupied, domestic animals may be introduced into the immediate area and cause native animal species to relocate.
- Development along the Bayfront could disturb valuable wetland habitat.

Mitigation

TAMALPAIS PLANNING AREA

- The Plan focuses on the long-term protection (acquisition, dedication or regulation) of remaining undeveloped lands that serve as a buffer between urban development and wetlands habitat. The County shall make a comprehensive effort to maintain and enhance long-term visual and physical access to Bothin Marsh in order to protect the water-related habitat or area. (Policy OS-1)
- The County shall establish a permanent public marshside park adjacent to Bothin Marsh. (Program OS-1-1) The County shall limit intrusive access along salt marsh edges ... and encourage public access to less sensitive marsh areas. (Program OS-1-2)
- The County shall implement existing Countywide Plan policies for establishing stream setbacks to protect stream corridors and banks from loss of riparian vegetation and erosion. (Program OS-3-1)
- On a project-by-project basis, individual parcels proposed for development should be surveyed to determine whether any endangered species of plants or animals inhabit the site.

MILL VALLEY

- The City shall encourage proper management for the long-term protection and diversity of native vegetation and habitats, throughout the developed portions of the community as well as the undeveloped open space lands. (Policy OS-1)
- As funding is available, the City shall identify and map native plant species, populations, stands or occurrences that are determined to be of heritage, landmark or wildlife special habitat value, or other amenity to the community. (Program OS-1-1)
- As funding is available, the City shall develop guidelines for long-term management of species, vegetation types, and habitats identified as having special value to the community. The City shall determine whether these guidelines should be advisory or mandatory to residents on private lands that contain valuable resources and on publicly owned or otherwise unencumbered open space lands. (Program OS-1-2)
- As funding is available, the City shall prepare a map of the riparian zones throughout the community. The extent of this zone shall be a minimum of 50 feet in each direction from the centerline of the creeks or streams in the developed areas (Catalpa, Sycamore and Cascade) and 100 feet in the undeveloped areas. (Program OS-1-3)
- As funding is available, the City shall prepare a Master Plan for the riparian

areas of the City. This Master Plan should include a conveyance capacity analysis and management guidelines for maintaining and enhancing the riparian zone. Priority for riparian area restoration shall be given to the stream area between the upper ends of Old Mill Park, and Blithedale Park extending to the southern end of the area occupied by the existing lumber yard at the Millwood/Miller Avenue intersection. The conveyance capacity analysis will allow the City to determine the preferred stream bank protection techniques. The management guidelines should include provisions for litter removal in the riparian zone with yearly inspection schedules and fines imposed for the cost of removal by the City. The Riparian Zone Master Plan should also include public access and park development opportunities. (Program OS-1-4)

- The City shall protect and, where appropriate, enhance the biological productivity and habitat of water-related vegetation and wildlife, endangered or otherwise distinctive or unique species, as well as the aesthetic amenities of the bayfront. (Policy OS-3)
- As funding is available, the Parks and Recreation Department shall be responsible for preparing a marsh and wetland restoration plan for shoreline areas adjacent to Richardson Bay. (Program OS-3-1)
- Restoration of seasonal wetlands (generally low-lying former tidelands that do not now receive tidal action) will only be permitted after careful assessment of existing wetland functions and values, and comparison with potential benefits or detriments of the “restored” wetland. Seasonal wetlands generally provide substantial habitat values in their existing conditions. (Program OS-3-5)
- Undeveloped bayfront upland areas adjacent to wetlands or mudflats will be protected by the City as refuge from high tides for shorebirds and other wildlife. Such refuge areas are integral to the bayfront habitat complex and are scarce in the urbanized Mill Valley waterfront. (Program OS-3-6)
- Because of the importance of upland transition habitat as part of the bayfront habitat complex, the City will require buffers (generally of a width of 100 feet) surrounding the wetland habitat complex, including some upland, and separating habitats from adjacent human use areas. (Program OS-3-7)
- The City will require environmental assessments and careful project review procedures for projects proposed to be located adjacent to wetlands, such as is recommended for development next to stream banks. (Program OS-3-8)
- On a project-by-project basis, individual parcels proposed for development should be surveyed to determine whether any endangered species of plants or animals inhabit the site.

6.5.8 Transportation/Circulation

TAMALPAIS PLANNING AREA

Impact

- A total of 1,784 additional PM peak hour trips would be generated by buildout of the Plan.
- Daily traffic volumes at buildout would be generally 15 to 30 percent higher than existing average daily traffic (ADT) volumes. However, Shoreline Highway/SR 1 estimates of future weekday traffic are approximately 40 percent greater than existing traffic volumes.
- Development of Shoreline Center would generate 198 PM peak hour trips.
- Without mitigation, complete buildout under the Plan would degrade the following intersections from PM peak hour Level of Service (LOS) C-E to LOS F: Tam Junction (Almonte Blvd and Shoreline Highway/SR 1); US 101 (Southbound Ramps) and SR 1; and US 101 (Northbound ramps) and Pohono Street.
- Any increases in traffic volume may increase safety problems for bicyclists and pedestrians in the Tam Junction area. Potential for motor vehicle accidents may increase at the Highway 1/Highway 101 interchange and along the Shoreline Highway where existing levels of traffic congestion are already high during peak usage. Similar conditions and potential for increase in accidents exist at the Montford/Molino access to Mt. Tamalpais and the coast; and adjacent neighborhood streets, such as Sycamore and Nelson, share in this impact by receiving some of the recreational and commute traffic overflow.
- Commercial development proposed by the Plan in Tam Junction may necessitate restriping or other alterations to existing parking areas.
- The problem of on-street parking in residential areas may be worsened in the Planning Area, south of Shoreline Highway/SR 1.

Mitigation

- The Plan (Table 11) recommends several mitigation measures to improve LOS degraded by buildout of the Plan at severely affected intersections:
 - Tam Junction: Add left turn lane to North and East Approach, channelize right turn lane on East Approach and provide acceleration lane/merge lane on Almonte Boulevard;
 - US 101 (Southbound Ramps): Signalize with 2-phase traffic control, widen SR 1 to four lanes, including left turn lane on East Approach from intersection to Coyote Creek Bridge. Add left turn lane to South

Approach;

- US 101 (Northbound Ramps): Signalize with 2-phase traffic control, widen SR 1 to four lanes from freeway to Manzanita intersection. Include left turn lane on North Approach toward Pohono Street, include right turn lane on South Approach, toward Pohono Street.
- The Plan states that the County shall be encouraged to make exceptions to their roadway acceptance standards in the interest of improving roadway conditions and allowing enforcement of on-street parking regulations. (Policy PS-4)
- Increase enforcement of existing parking regulations. New developments, including second units, should provide for adequate off-street parking, particularly in the hillside areas. (Policy T-7)
- The County should maintain and improve commuter parking facilities. (Policy T-8)
- The County should seek to improve auto and pedestrian safety in the Tamalpais Planning Area. (Policy T-10)
- The County should work with appropriate agencies to establish a “staging area” in Southern Main to encourage visitors to use transit/high occupancy vehicles. The impacts (i.e., traffic congestion) of a southern Marin parking and staging area for use of public transit will have to be carefully considered before this program is implemented. (Policy T-11)

MILL VALLEY

Impact

- A total of 809 new PM peak hour trips would be generated by complete buildout under the Plan.
- Daily traffic volumes on the streets of Mill Valley at complete buildout of the Planning Area would be generally 15 to 30 percent higher than existing ADT volumes.
- New residential development may increase parking demand in neighborhoods which already have inadequate parking, and at the Miller Avenue and Manzanita commuter parking lots.
- New building developments or increases in the intensity of existing downtown land uses would require an addition to the downtown parking supply.

Mitigation

- The City shall take an active role in working with adjacent jurisdictions and appropriate agencies to identify and implement improvements to congested

roadways and intersections affecting travel into Mill Valley. In these discussions, the City shall seek a comprehensive discussion of quality of life, transportation, environment, and other buildout issues. (Policy T-1)

- The Department of Public Works shall work with the City of Tiburon, Marin County and CalTrans to study, plan and implement improvements to the Tiburon/East Blithedale Interchange, the Tower Drive/Kipling/East Blithedale intersection, and the Redwood Highway Frontage Road/Seminary Drive Interchange. (Program T-1-2)
- The Department of Public Works shall work with Main County and CalTrans to study, plan and implement improvements to the Tam Junction, Manzanita and Pohono Street intersections along Shoreline Highway. These improvements should be consistent with the recommendations of the Tamalpais Area Community Plan. (Program T-1-3)
- In planning transportation improvements, pedestrian, bicycle, and vehicle safety shall be a high priority. (Policy T-3)
- In order to avoid adverse traffic, safety and environmental impacts on Bayfront Park, important wetlands, adjacent residential neighborhoods and the Mill Valley Middle School, the City shall maintain Hamilton Drive as a one-way westbound roadway from Seaver Drive to the Public Safety Building. Hamilton Drive shall not be extended across the upper end of Richardson Bay to connect with the end of Sycamore Avenue. (Policy T-4 and Program T-4-1)
- The City shall continue to encourage the use of Miller Avenue/Camino Alto as the primary access route between the Camino Alto/East Blithedale intersection and downtown Mill Valley in order to protect residential neighborhoods of relatively affordable housing and minimize traffic and congestion on East Blithedale and Sycamore Avenues. (Policy T-5)
- The Department of Public Works shall utilize various programs and techniques, such as improving paving, signage, lighting and lane configuration to increase the convenience of using Miller Avenue/Camino Alto for access to the downtown area from the Camino Alto/East Blithedale intersection. (Program T-5-1)
- The Department of Public Works shall identify and implement various programs and techniques to discourage through and commuter traffic from traveling on residential streets such as Sycamore and Nelson Avenues. (Program T-5-2)
- In order to discourage additional traffic from using the residential portion of East Blithedale, avoid the requirement to acquire and demolish a significant supply of relatively affordable housing and culvert Salt Creek and/or cut into the base of Enchanted Knolls, the two-lane portions of East Blithedale Avenue in front of the Alto Center and from Camino Alto to the downtown area shall not be widened. (Policy T-6)
- The City shall implement the various policies of the Plan which are intended to

- minimize increases in traffic along this section of East Blithedale Avenue. (Program T-6-1)
- The City shall seek to maintain a Level of Service of C or better at all major signalized intersections in the City, with the exception of the intersection of East Blithedale and Camino Alto, consistent with the other policies in the Plan. (Policy T-7)
 - The City shall seek to maintain a Level of Service of D or better at the intersection of East Blithedale and Camino Alto. (Policy T-8)
 - Since anything other than minor roadway capacity improvements at the intersection of Camino Alto and East Blithedale are not feasible, the City shall implement the recommendations for restricting development potential included in the Land Use section of the Plan. Any amendments to the policies of the Land Use section should consider the impacts at this intersection. (Program T-8-1)
 - The Department of Public Works shall be responsible for monitoring the parking utilization rate for the existing parking facilities and on-street parking. When the utilization rate approaches 85% in the downtown area, the Public Works Department and the Planning Department shall study and make recommendations to the City Council on options for creating additional parking facilities. (Program T-9-1)
 - The City shall require all proposals for new development or redevelopment in the four commercial areas to include provisions for adequate parking. On-site parking facilities are preferable to payment of in-lieu fees. In-lieu parking fees should only be considered as a “last resort” option. (Program T-10-1)
 - The City shall require that all new homes shall have a minimum of two on-site parking spaces and, unless adequate on-street guest parking is available, should have at least one additional uncovered, off-street guest parking space. (Program T-10-3)
 - Unless variance findings can be made, when existing homes which do not have the required on-site parking are expanded, a minimum of two on-site parking spaces should be provided. (Program T-10-4)
 - As part of the approval of all new second units, the City shall determine that adequate off-street parking is available for both the second unit and the primary residence. (Program T-10-5)
 - The City shall work with other appropriate agencies to study options for increasing the number of commuter parking spaces or improving the utilization of existing facilities in Mill Valley and the Tamalpais Planning Area. (Program T-11-1)
 - Consistent with available resources, the City should identify and improve the elements remaining to complete the Citywide bikeway system and connect with bicycle trails and paths in the Tamalpais Planning Area. A major element in the

bikeway system is the use of Sycamore as an alternative to East Blithedale or Miller, to provide access to the Mill Valley Middle School. (Program T-12-1)

- The City shall continue to work with Golden Gate Transit and the Marin County Transit District to maintain and, where feasible, expand transit service in and to Mill Valley. (Program T-13-1)

6.5.9 Noise

TAMALPAIS PLANNING AREA AND MILL VALLEY

Impact

- The anticipated increase in noise exposure from developed uses and associated traffic at buildout is small or negligible.

Mitigation

MILL VALLEY

- The City shall appropriately regulate all new development, truck traffic and other noise sources to minimize noise levels in the community. (Policy PH-3)
- All construction uses and activities shall comply with the noise guidelines contained in the Plan. (Program PH-3-1)
- As specified in the Transportation section, through traffic should be discouraged from using predominantly residential streets and truck traffic should be required to continue to use Miller Avenue, Camino Alto, and East Blithedale Avenues east of Camino Alto. On other City streets, truck access should be limited solely to local delivery. (Program PH-3-2)

6.5.10 Air Quality

TAMALPAIS PLANNING AREA AND MILL VALLEY

Impact

- The increase in traffic generated by commercial and residential development in Mill Valley and the Tamalpais Planning Area may contribute to a regional deterioration of ambient air quality.

Mitigation

- The City shall implement programs aimed at reducing auto-related travel. (Policy PH-4)
- The City shall implement the programs identified in the Transportation section for improving commuter parking facilities, transit, bicycle paths and urban

trails. (Program PH-4-1)

- Roadways should be improved only to a level necessary to eliminate traffic congestion and safety problems which could occur even with high use of local and inter-city transit. (Program PH-4-2)

6.5.11 Cultural and Archaeological Resources

TAMALPAIS PLANNING AREA AND MILL VALLEY

Setting

Historically, the entire Richardson Bay area was heavily occupied by the Indian people known as the Coast Miwok. The Richardson Bay environment provided an important resource for the Miwok people. Archaeological evidence suggests that Miwok settlement in the area possibly started as early as 1100 A.D. and continued as recently as the mid-1800's.

In Mill Valley, numerous archaeological resources are recorded in the Alto Hill area, and at the base of Shelter Ridge adjacent to Goodman's Marsh. These resources are the remnants of cultural activities practiced by the Coast Miwoks. Some of the sites were major villages, while others were likely temporary and/or seasonal encampments. Based on the information available, it is possible to conclude that the base of the Shelter Ridge area was an important habitation locale to the Miwok Indians. While no visible surface indications of the presence of archaeological resources exist at the base of Shelter Ridge, this does not preclude the possibility that archaeological remains exist below the ground surface.

Records indicate the existence of numerous known archaeological resources to the east of Kite Hill, in the Scott Valley and Alto area. Two sites, which are located to the southeast of Kite Hill, have been the subject of intensive archaeological investigations. However, no visible surface evidence of the presence of archaeological resources has been encountered on Kite Hill.

Two sites, located to the southeast of Alto Hill, have been extensively studied. These sites were temporary Miwok homes occupied seasonally when food was available in the area. Three archaeological resources exist on Alto Hill. All are shell mounds consisting of piles of material which served as disposal areas for the inhabitants.

Impact

- Certain development projects in Mill Valley and the Tamalpais Area may uncover prehistoric resources. The potential for this to occur would be determined as development proposals are submitted.

Mitigation

- In the event that subsurface archeological remains are ever encountered, land alteration work in the general vicinity of the find should be halted and a qualified archaeologist should be consulted. Prompt evaluations could then be made of the finds, local Native American organizations consulted, and a course of action acceptable to all concerned parties could then be pursued. (Program HR-1-3)

6.6 ALTERNATIVES

The State General Plan Guidelines require a General Plan EIR to evaluate the No Project Alternative and an “environmentally superior” alternative capable of eliminating any significant environmental effects or reducing them to an insignificant level, even if that alternative impedes the attainment of the Plan’s goals and objectives. This EIR also looks at a Property Owner’s Alternative which represents the cumulative buildout of all of the former RP properties at the density which the owners indicated that they preferred (or would have been willing to accept).

6.6.1 No Project Alternative

The No Project Alternative compares growth potential and secondary impacts under the revised Plans with growth potential under the general plan adopted in 1975 and the Housing Element updated in 1984 (1975 Plan).

As shown in **Table 6C**, the 1975 Mill Valley General Plan allows considerably higher density residential development on the former RP parcels. Under the 1975 Plan, 293-1,044 units could be built on the 288 acres which comprise the former RP properties. The new Plan would allow a total of 84-87 homes on this same area. Consequently, complete buildout under the 1975 Plan would add a total of 596-1,350 housing units (both single-family and multi-family) to the Mill Valley housing stock, compared to the 390 allowed in the revised Plan. Based on an average household size of 2.13 persons, retention of the 1975 Plan would add between 445 and 2,038 more new residents to Mill Valley than the revised Plan would allow.

The impacts of the No Project Alternative would be largely negative, relative to those of the revised Plan. The increase in housing units and population would generate a significant increase in peak hour traffic trips and associated air quality impacts. Development of the former RP parcels at a higher density would intensify impacts (discussed earlier in this report) to earth, water, plant, and wildlife resources. In addition, more dense development on the former RP parcels, which are currently largely open space, would appear as a significant visual impact. Under the 1975 General Plan, only applications for four or more dwelling units (or for non-residential projects) are subject to Design Review. The revised General Plan requires that all new residences and additions that increase the floor area by 1,500 square feet or 50% or more will be subject to Design Review.

**TABLE 6C
COMPARISON OF REVISED PLAN AND NO PROJECT (1975 PLAN)
ALTERNATIVE FOR FORMER RP ZONED PROPERTIES**

Parcel	Revised Plan	1975 Plan
MISCELLANEOUS FORMER RP PARCELS (141.1 acres)	15-17 units	17 units
ALTO HILL AREA (60.7 acres)		
Project H	13 homes	34-204 units
Cal-Fong Property	13 homes	26-156 units
SHELTER RIDGE AREA (21.8 acres)	14 homes 6 condos	152-283 units
KITE HILL AREA (64.2 acres) [56.2 acres in Kite Hill Master Plan]	21 units [19 units]	64-384 homes [56-336 homes]
TOTAL (288 acres)	84-87 units	293-1,044 units
TOTAL REDUCTION REFLECTED IN REVISED PLAN:		209-957 units
PERCENT REDUCTION REFLECTED IN REVISED PLAN:		71-92%

SOURCE: City of Mill Valley

In one area, impacts of the No Project Alternative could be positive: since the homes on the former RP properties would be developed at a higher density, individual home prices could be at least somewhat lower than for those built at lower densities under the revised Plan. However, these homes could still not be considered “affordable.”

Projected residential growth (or number of developable lots) under the existing Plan for the Tamalpais Planning Area is the same as that under the updated Tamalpais Community Plan. When combined with 1975 Mill Valley General Plan buildout figures, the increase in residential units for the entire planning area would be 1,582-2,333 units (compared to 1,374 units under the revised Plans).

Under the 1975 Plans, the entire area would require 471,000-694,000 gallons per day (gpd) of water and generate 356,000-525,000 gpd of sewage at buildout. Impacts of this increase would be similar to those of implementing the updated Plans. Under either the 1975 or revised Plans, the sewage treatment plant can accommodate projected wastewater flows, but additional water supply cannot be guaranteed. Approximately two to five additional police officers would be required to serve the Mill Valley population at buildout under the No Project Alternative.

The most significant differences in impacts of the updated Tamalpais Community Plan and the existing Plan concern proposals for commercial redevelopment in the Tam Junction and Shoreline areas. The existing Plan contains no policies to guide

commercial development. The County Steering Committee examined a series of alternatives for each area, examining land use types, building setbacks, heights and massing, landscaping, and preservation of open space. (Final recommendations are in the Plan.) Under the No Project Alternative, commercial development throughout the Planning Area would continue in an ill-defined manner, without policy direction.

6.6.2 Property Owner's Alternative

This alternative compares the development potential and secondary impacts under the revised Plan with those from the cumulative level of development which the individual property owners have previously indicated that they preferred and/or were willing to accept on their properties. As shown in **Table 6D**, 263 units (158 single-family and 105 multi-family) could be built on the 288 acres which comprise the former RP properties under this alternative. The new Plan would allow a total of 84-87 units on this same area. Consequently, complete buildout under this alternative would add a total of 568 units to the Mill Valley housing stock, compared to the 390 units allowed in the revised Plan. Based upon an average household size of 2.13 persons, this alternative would add between 375 and 380 more new residents to Mill Valley than the revised Plan would allow.

Impacts of the Property Owner's Alternative would be similar to those of the No Project Alternative's lowest growth estimates. However, assuming that the revised Plan takes effect elsewhere in the Planning Area, site-specific environmental impacts of the Property Owner's Alternative (such as impacts to views, vegetation and wildlife, or hydrologic conditions) would occur only on the former RP properties. The increase in residential units for the entire planning area would be 1,552 units (compared to 1,582 units under the No Project Alternative's lowest estimates).

Under the Property Owner's Alternative, the entire area would require 461,844 gallons per day (gpd) of water and generate 349,200 gpd of sewage at buildout. Under both this alternative and the revised Plans, the sewage treatment plant can accommodate projected wastewater flows, but additional water supply cannot be guaranteed. Approximately two additional police officers would be required to serve the Mill Valley population at buildout under the Property Owner's Alternative.

6.6.3 Slow Growth Alternative

This alternative suggests an alternative annual rate of growth, resulting in delayed maximum buildout. For purposes of comparison, this report suggests a reduction in Mill Valley growth from 30 to 15 units per year, and a reduction in Tamalpais Planning Area growth from 20 to 10 units per year. Buildout under this scenario would be reached in 26 years for Mill Valley and in 98 years for the Tamalpais Planning Area.

**TABLE 6D
COMPARISON OF REVISED PLAN AND PROPERTY OWNER'S
ALTERNATIVE FOR FORMER RP ZONED PROPERTIES**

Parcel	Revised Plan	Property Owner's Alternative
MISCELLANEOUS FORMER RP PARCELS (141.1 acres)		
Gladish Property	1 home	1 home
Gordon	5-6 homes	6 homes
Rider	1-2 new homes	6 new homes
Warner Ridge	5 homes	15 homes
Werber	1 home	1 home
Harry Johnson, et al.	2 homes	8 homes
ALTO HILL AREA (60.7 acres)		
Project H	13 homes	36 homes 24 condos
Cal-Fong Property	13 homes	30 homes
SHELTER RIDGE AREA (21.8 acres)		
Seaver and Hamilton	6 condos	6 condos
Moraes Trust	3 homes	5 homes
Eucalyptus Terrace	11 homes	75 condos
KITE HILL AREA (64.2 acres) [56.2 acres in Kite Hill Master Plan]		
Silberberg	2 homes	4 homes
Khosropanah	3 homes	5 homes
Sievert (West)	1 new home	3 new homes
Gomez (West)	2 homes	4 homes
Sievert (East)	2 homes	17 homes
Gomez (East)	11 homes	17 homes
TOTAL (288 acres)	84-87 units	263 units

TOTAL REDUCTION REFLECTED IN REVISED PLAN: 176-179 units

SOURCE: City of Mill Valley

Implementation of this alternative would generally delay buildout impacts of the updated Plans, as discussed by this report. This alternative is unlikely to occur; the only way growth would be legally slowed to that rate would be if the current water moratorium continued for many years, or if the community enacted an extremely

stringent growth management program including buildout of individual single-family lots. Most opportunities for discretionary growth limitations have already been utilized in Mill Valley and the Tamalpais Planning Area.

6.7 REFERENCES

- Don Dickenson, Director of Planning and Building, City of Mill Valley
- Jim Irving, Paramedic Captain, Mill Valley Fire Department
- Kite Hill Master Plan Draft Environmental Impact Report. Prepared for the City of Mill Valley by John Roberto Associates, May 13, 1985.
- Eric McGuire, Environmental Services Coordinator, Main Municipal Water District
- Lieutenant Ritter, Mill Valley Police Department