

## **Table of Contents**

<b>Acronyms and Abbreviations .....</b>	<b>vii</b>
<b>Executive Summary .....</b>	<b>ES-1</b>
Purpose.....	ES-1
Project Summary .....	ES-1
Significant Unavoidable Adverse Impacts.....	ES-2
Summary of Project Alternatives.....	ES-3
Areas of Controversy .....	ES-3
Public Review of the Draft EIR .....	ES-4
Executive Summary Matrix.....	ES-5
<b>Section 1: Introduction .....</b>	<b>1-1</b>
1.1 - Overview of the CEQA Process .....	1-1
1.2 - Scope of the EIR.....	1-2
1.3 - Organization of the EIR.....	1-4
1.4 - Documents Incorporated by Reference.....	1-5
1.5 - Documents Prepared for the Project.....	1-6
1.6 - Review of the Draft EIR.....	1-6
<b>Section 2: Project Description .....</b>	<b>2-1</b>
2.1 - Project Location and Setting.....	2-1
2.2 - Project Characteristics.....	2-2
2.3 - Project Objectives.....	2-14
2.4 - Intended Uses of This Draft EIR .....	2-15
<b>Section 3: Environmental Impact Analysis .....</b>	<b>3-1</b>
Organization of Issue Areas .....	3-1
Issues Addressed in this EIR.....	3-1
Level of Significance .....	3-1
Impact Analysis and Mitigation Measure Format.....	3-2
3.1 - Aesthetics, Light, and Glare .....	3.1-1
3.2 - Air Quality/Greenhouse Gas Emissions.....	3.2-1
3.3 - Biological Resources .....	3.3-1
3.4 - Cultural Resources .....	3.4-1
3.5 - Geology, Soils, and Seismicity.....	3.5-1
3.6 - Hazards and Hazardous Materials .....	3.6-1
3.7 - Hydrology and Water Quality .....	3.7-1
3.8 - Land Use .....	3.8-1
3.9 - Noise.....	3.9-1
3.10 - Public Services, Recreation, and Utilities .....	3.10-1
3.11 - Transportation .....	3.11-1
<b>Section 4: Cumulative Effects .....</b>	<b>4-1</b>
4.1 - Introduction.....	4-1
4.2 - Cumulative Impact Analysis.....	4-1
4.3 - Cumulative Impact Analysis.....	4-2
<b>Section 5: Alternatives to the Proposed Project.....</b>	<b>5-1</b>
5.1 - Introduction.....	5-1
5.2 - Project Objectives.....	5-2

**Table of Contents**

5.3 - Alternative 1 – No Project/1989 General Plan Alternative .....	5-3
5.4 - Alternative 2 – Increased Population Growth Alternative .....	5-6
5.5 - Alternative 3 – Mobility Improvement Alternative.....	5-10
5.6 - Environmentally Superior Alternative.....	5-13
5.7 - Alternatives Rejected From Further Consideration .....	5-14
<b>Section 6: Other CEQA Considerations.....</b>	<b>6-1</b>
6.1 - Significant Unavoidable Impacts .....	6-1
6.2 - Growth-Inducing Impacts .....	6-1
6.3 - Energy Conservation .....	6-2
<b>Section 7: Effects Found Not To Be Significant .....</b>	<b>7-1</b>
7.1 - Introduction .....	7-1
7.2 - Effects Found Not To Be Significant .....	7-1
<b>Section 8: Persons and Organizations Consulted/List of Preparers .....</b>	<b>8-1</b>
8.1 - Persons and Organizations Consulted.....	8-1
8.2 - List of Preparers .....	8-1
<b>Section 9: References .....</b>	<b>9-1</b>

**Appendix A: Notice of Preparation and Responses**

A.1 - Notice of Preparation
A.2 - Responses

## **List of Tables**

Table ES-1: Executive Summary Matrix .....	ES-6
Table 1-1: NOP Comment Letters .....	1-2
Table 2-1: City of Mill Valley Characteristics (2013) .....	2-1
Table 2-2: Housing Element Objectives .....	2-13
Table 3.2-1: Air Pollutants.....	3.2-2
Table 3.2-2: Ambient Air Monitoring Data .....	3.2-8
Table 3.2-3: Air Basin Attainment Status .....	3.2-9
Table 3.2-4: Greenhouse Gases .....	3.2-10
Table 3.2-5: Vehicle Miles Traveled Comparison .....	3.2-18
Table 3.2-6: Greenhouse Gas Emissions Reduction Summary Total.....	3.2-25
Table 3.4-1: Federal and State Listed Historic Resources .....	3.4-4
Table 3.7-1: Mill Valley Meteorological Summary.....	3.7-1
Table 3.7-2: Impaired Water Body Summary.....	3.7-2
Table 3.9-1: Noise Levels and Human Response .....	3.9-3
Table 3.9-2: Long-Term Noise Measurement Data Summary.....	3.9-4
Table 3.9-3: Short-Term Noise Measurement Data Summary .....	3.9-8
Table 3.9-4: Response to Groundborne Vibration.....	3.9-13
Table 3.9-5: Groundborne Vibration Exposure Standards .....	3.9-14
Table 3.9-6: Existing and Future Modeled Roadway Noise Levels.....	3.9-25
Table 3.10-1: Fire Station Summary .....	3.10-1
Table 3.10-2: Mill Valley School District Summary (2011–2012).....	3.10-3
Table 3.10-3: Tamalpais High School Summary (2011–2012).....	3.10-3
Table 3.10-4: Parks and Recreational Facilities Summary .....	3.10-4
Table 3.10-5: Marin Municipal Water District Reservoir Summary .....	3.10-6
Table 3.10-6: Total Water Use (2005–2035) .....	3.10-6
Table 3.10-7: Landfill Summary .....	3.10-8
Table 3.11-1: Commute Patterns by Travel Mode .....	3.11-2
Table 3.11-2: Mill Valley Residents Commuting to Work by Driving .....	3.11-2
Table 3.11-3: Existing 24-Hour Traffic Volumes (Weekday and Saturday) .....	3.11-7
Table 3.11-4: Intersection Level of Service Definitions.....	3.11-8
Table 3.11-5: Existing Intersection Level of Service .....	3.11-8
Table 3.11-6: Mill Valley Residents Commuting to Work via Ferry or Bus.....	3.11-10

**Table of Contents**

---

Table 3.11-7: Bus Route Summary .....	3.11-15
Table 3.11-8: Existing and Year 2035 24-Hour Traffic Volumes (Weekday and Saturday).....	3.11-21
Table 3.11-9: Existing and Year 2035 Intersection Level of Service .....	3.11-23
Table 3.11-10: Mill Valley Contributions to US 101 Traffic Volumes (2035).....	3.11-26
Table 4-1: Marin County 2040 Projections.....	4-1
Table 5-1: Comparison of Alternatives .....	5-13

### **List of Exhibits**

Exhibit 2-1: Regional Location Map .....	2-3
Exhibit 2-2: Planning Area .....	2-5
Exhibit 2-3: Existing Land Use .....	2-7
Exhibit 2-4: Mill Valley 2040 General Plan Land Use Designations .....	2-11
Exhibit 3.1-1: Protected Lands & Topography .....	3.1-3
Exhibit 3.3-1: Vegetative Communities.....	3.3-3
Exhibit 3.3-2: Sensitive Species .....	3.3-5
Exhibit 3.5-1: Seismic Ground-Shaking, Landslide and Liquefaction .....	3.5-3
Exhibit 3.5-2: Soils & Geology .....	3.5-7
Exhibit 3.6-1: Evacuation Routes.....	3.6-3
Exhibit 3.6-2: Wildland-Urban Interface (WUI) and Severe Fire Zones .....	3.6-5
Exhibit 3.7-1: Watersheds & Wetlands .....	3.7-3
Exhibit 3.7-2: FEMA Floodplain & Floodway.....	3.7-7
Exhibit 3.7-3: Tsunami Risk .....	3.7-9
Exhibit 3.9-1: Noise Measurement Locations in Mill Valley.....	3.9-5
Exhibit 3.9-2: Noise Measurement Graph – LT-1 and LT-2 .....	3.9-9
Exhibit 3.9-3: Noise Measurement Graph – LT-3 and LT-4 .....	3.9-11
Exhibit 3.9-4: Land Use Compatibility for Transportation Noise .....	3.9-17
Exhibit 3.9-5: Existing Noise Contours .....	3.9-21
Exhibit 3.9-6: 2035 Noise Contours.....	3.9-23
Exhibit 3.11-1: Roadway Network.....	3.11-3
Exhibit 3.11-2: Truck Routes.....	3.11-5
Exhibit 3.11-3: Bicycle Network .....	3.11-11
Exhibit 3.11-4: Pedestrian Network .....	3.11-13
Exhibit 3.11-5: Transit Network .....	3.11-17

## ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
ABAG	Association of Bay Area Governments
ADA	Americans with Disabilities Act
AQP	Air Quality Plan
ARB	California Air Resources Board
BAAQMD	Bay Area Air Quality Management District
BCDC	Bay Conservation and Development Commission
BMP	Best Management Practices
C	Celsius
Cal OSHA	California Occupational Health and Safety Administration
CalEPA	California Environmental Protection Agency
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CH <sub>4</sub>	methane
CHL	California Historical Landmarks
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CO <sub>2</sub>	carbon dioxide
CO <sub>2</sub> e	carbon dioxide equivalent
CPHI	California Points of Historical Interest
CPUC	California Public Utilities Code
CWA	Clean Water Act
dB	decibel
DPM	diesel particulate matter
EIR	Environmental Impact Report
EPA	United States Environmental Protection Agency
ESA	Endangered Species Act
F	Fahrenheit
FCS	FirstCarbon Solutions
FHWA	Federal Highway Administration

**Acronyms and Abbreviations**

GWh/y	gigawatt-hours per year
HCM	Highway Capacity Manual
L <sub>dn</sub>	day/night average sound level
L <sub>eq</sub>	equivalent sound level
LOS	Level of Service
MEA	Marin Energy Authority
mgd	million gallons per day
MMTCO <sub>2</sub> e	million metric tons of carbon dioxide equivalents
MMWD	Marin Municipal Water District
mph	miles per hour
MTC	Metropolitan Transportation Commission
N <sub>2</sub> O	nitrous oxide
NHPA	National Historic Preservation Act
NMFS	National Marine Fisheries Service
NO <sub>2</sub>	nitrogen dioxide
NOC	Notice of Completion
NOP	Notice of Preparation
NO <sub>x</sub>	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
O <sub>3</sub>	ozone
PCE	perchloroethylene
PG&E	Pacific Gas and Electric Company
PM <sub>x</sub>	particulate matter
ppb	parts per billion
ppm	parts per million
PPV	peak particle velocity
RCRA	Federal Resource Conservation and Recovery Act
RMP	Risk Management Plan
ROG	reactive organic gases
RWQCB	Regional Water Quality Control Board
SASM	Sewerage Agency of Southern Marin
SCWA	Sonoma County Water Agency
SEMPs	Southern Marin Emergency Medical Paramedic System
SF <sub>6</sub>	sulfur hexafluoride
SO <sub>2</sub>	sulfur dioxide
SR	State Route
SWRCB	State Water Resources Control Board

TDS	total dissolved solids
Tg	teragram
therms/y	therms per year
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
UST	underground storage tank
VMT	vehicle miles traveled
WDR	Waste Discharge Requirements

