## **SECTION 1: INTRODUCTION**

#### 1.1 - Overview of the CEQA Process

This Draft Environmental Impact Report (Draft EIR) is prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the implementation of the Mill Valley 2040 General Plan (State Clearinghouse No. 2013052005). This document is prepared in conformance with CEQA (California Public Resources Code, Section 21000, et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.). This Draft EIR is intended to serve as an informational document for the public agency decision makers and the public regarding the proposed project.

#### 1.1.1 - Overview

The proposed project consists of an update the City of Mill Valley General Plan and Housing Element, which were last updated in 1989 and 2003, respectively. The 2040 General Plan and 2009–2014 Housing Element acknowledge that Mill Valley is essentially built out and thus maintains the land use designations and allowable densities set forth within the 1989 General Plan. A key change contained in the Mobility Element of the 2040 General Plan includes amending the minimum Level of Service (LOS) values to accept LOS E-plus conditions at select locations. This change reflects the desire to avoid requiring improvements that may adversely affect other modes of transportation (e.g., bicycles, pedestrians, or transit), or negatively affect the City's character. Finally, the City of Mill Valley intends to use the 2040 General Plan as its Climate Action Plan. Various 2040 General Plan policies and programs that promote greenhouse gas emissions reductions are flagged to denote their significance in terms of assisting the City in meeting its greenhouse gas emissions targets. Section 2, Project Description provides a complete description of the project.

## 1.1.2 - Purpose and Authority

This Draft EIR provides a program-level analysis of the environmental effects of the Mill Valley 2040 General Plan. The environmental impacts of the 2040 General Plan are analyzed in the EIR to the degree of specificity appropriate, in accordance with CEQA Guidelines Section 15146. This document addresses the potentially significant adverse environmental impacts that may be associated with implementation of the 2040 General Plan. It also identifies appropriate and feasible mitigation measures and alternatives that may be adopted to significantly reduce or avoid these impacts.

CEQA requires that an EIR contain, at a minimum, certain specific elements. These elements are contained in this Draft EIR and include:

- Table of Contents
- Introduction
- Executive Summary
- Project Description
- Environmental Setting, Significant Environmental Impacts, and Mitigation Measures
- Cumulative Impacts

- Significant Unavoidable Adverse Impacts
- Alternatives to the Proposed Project
- Growth-Inducing Impacts
- Effects Found Not To Be Significant
- Areas of Known Controversy

## 1.1.3 - Lead Agency Determination

The City of Mill Valley is designated as the lead agency for the project. CEQA Guidelines Section 15367 defines the lead agency as ". . . the public agency, which has the principal responsibility for carrying out or approving a project." Other public agencies may use this Draft EIR in the decision-making or permit process and consider the information in this Draft EIR along with other information that may be presented during the CEQA process.

This Draft EIR was prepared by FirstCarbon Solutions (FCS), an environmental consultant. This Draft EIR reflects the independent judgment and analysis of the City of Mill Valley as required by CEQA. Lists of organizations and persons consulted and the report preparation personnel are provided in Section 8 of this Draft EIR.

## 1.2 - Scope of the EIR

This Draft EIR addresses the potential environmental effects of the 2040 General Plan. The City of Mill Valley issued a Notice of Preparation (NOP) for the 2040 General Plan on May 2, 2013, which circulated between May 2, 2013 and May 31, 2013 for the statutory 30-day public review period. The scope of this Draft EIR includes the potential environmental impacts identified in the NOP and issues raised by agencies and the public in response to the NOP. The NOP is contained in Appendix A of this Draft EIR.

Four comment letters were received in response to the NOP. They are listed in Table 1-1 and provided in Appendix A of this Draft EIR.

**Table 1-1: NOP Comment Letters** 

Status	Affiliation	Signatory	Date
Public Agencies	Governor's Office of Planning and Research, State Clearinghouse and Planning Unit	Scott Morgan, Director	May 2, 2013
	California Department of Transportation, District 4	Erik Alm, District Branch Chief – Local Development/ Intergovernmental Review	May 17, 2013
	Bay Conservation and Development Commission	Lindsey Fransen, Coastal Planner	May 30, 2013
Private Parties	Mill Valley Streamkeepers	Betsy Bikle, President	May 31, 2013
	Watershed Alliance of Marin	Laura Chariton, Director	May 31, 2013
Source: City of Mill V	alley, 2013.		

## 1.2.1 - Scoping Meeting

Pursuant to CEQA Guidelines Section 15082(c)(1), the City of Mill Valley held a public scoping meeting at 6:30 p.m. Tuesday, May 21, 2013 in the Mill Valley City Council Chambers to solicit comments on the scope and content of the EIR.

## 1.2.2 - Environmental Issues Determined Not To Be Significant

The NOP identified topical areas that were determined not to be significant. An explanation of why each area is determined not to be significant is provided in Section 7, Effects Found Not To Be Significant. These topical areas are as follows:

- Agriculture and Forest Resources
- Mineral Resources
- Population and Housing

In addition, certain subjects with various topical areas were determined not to be significant. Other potentially significant issues are analyzed in these topical areas; however, the following issues are not analyzed:

- State Scenic Highways (Section 3.1, Aesthetics, Light, and Glare)
- Conservation Plans (Section 3.3, Biological Resources)
- Septic and Alterative Wastewater Disposal Systems (Section 3.5, Geology, Soils, and Seismicity)
- Airports (Section 3.6, Hazards and Hazardous Materials)
- Private Airstrips (Section 3.6, Hazards and Hazardous Materials)
- Levee or Dam Failure (Section 3.7, Hydrology and Water Quality)
- Conservation Plans (Section 3.8, Land Use)
- Aviation Noise (Section 3.9, Noise)
- Air Traffic Patterns (Section 3.11, Transportation)

An explanation of why each issue is determined not to be significant is provided in Section 7, Effects Found Not To Be Significant.

## **Potentially Significant Environmental Issues**

The NOP found that the following topical areas may contain potentially significant environmental issues that will require further analysis in the EIR. These sections are as follows:

- Aesthetics, Light, and Glare
- Air Quality/Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Geology, Soils, and Seismicity
- Hazards and Hazardous Materials

- Hydrology and Water Quality
- Land Use
- Noise
- Public Services, Recreation, and Utilities
- Transportation

## 1.3 - Organization of the EIR

This Draft EIR is organized into the following main sections:

- Section ES: Executive Summary. This section includes a summary of the proposed project and alternatives to be addressed in the Draft EIR. A brief description of the areas of controversy and issues to be resolved, and overview of the Mitigation Monitoring and Reporting Program, in addition to a table that summarizes the impacts, mitigation measures, and level of significance after mitigation, are also included in this section.
- **Section 1: Introduction.** This section provides an introduction and overview describing the purpose of this Draft EIR, its scope and components, and its review and certification process.
- Section 2: Project Description. This section includes a detailed description of the proposed project, including its location, site, and project characteristics. A discussion of the project objectives, intended uses of the Draft EIR, responsible agencies, and approvals that are needed for the proposed project are also provided.
- Section 3: Environmental Impact Analysis. This section analyzes the environmental impacts
  of the proposed project. Impacts are organized into major topic areas. Each topic area
  includes a description of the environmental setting, methodology, significance criteria,
  impacts, mitigation measures, and significance after mitigation. The specific environmental
  topics that are addressed within Section 3 are as follows:
  - Section 3.1 Aesthetics, Light, and Glare: Addresses the potential visual impacts of development intensification and the overall increase in illumination as a result of development and land use activities contemplated by the 2040 General Plan.
  - Section 3.2 Air Quality/Greenhouse Gas Emissions: Addresses the potential criteria
    pollutant and greenhouse gas emissions as a result of development and land use activities
    contemplated by the 2040 General Plan.
  - Section 3.3 Biological Resources: Addresses the potential impacts on habitat, vegetation, and wildlife as a result of development and land use activities contemplated by the 2040 General Plan.
  - Section 3.4 Cultural Resources: Addresses potential impacts on historical resources, archaeological, paleontological resources, and burial sites as a result of development and land use activities contemplated by the 2040 General Plan.
  - Section 3.5 Geology, Soils, and Seismicity: Addresses potential impacts the project may
    have on seismic and geologic hazards as a result of development and land use activities
    contemplated by the 2040 General Plan.
  - Section 3.6 Hazards and Hazardous Materials: Addresses potential impacts on hazards and hazardous materials as a result of development and land use activities contemplated by the 2040 General Plan.
  - Section 3.7 Hydrology and Water Quality: Addresses potential impacts on water quality, drainage, flooding, and other water resource issues as a result of development and land use activities contemplated by the 2040 General Plan.

- Section 3.8 Land Use: Addresses the potential land use impacts associated with division of an established community and consistency with existing land use plans and regulations as a result of development and land use activities contemplated by the 2040 General Plan.
- Section 3.9 Noise: Addresses potential noise impacts on ambient noise levels as a result of development and land use activities contemplated by the 2040 General Plan.
- Section 3.10 Public Services, Recreation, and Utilities: Addresses potential impacts on fire protection, police protection, schools, parks, recreational facilities, water supply, wastewater, solid waste, storm drainage, and energy providers as a result of development and land use activities contemplated by the 2040 General Plan.
- Section 3.11 Transportation: Addresses the impacts on transportation, including
  intersection operations, emergency access, roadway safety, public transit, bicycles, and
  pedestrians as a result of development and land use activities contemplated by the 2040
  General Plan.
- Section 4: Cumulative Effects. This section discusses the cumulative impacts associated with development and land use activities contemplated by the 2040 General Plan in conjunction with past, present, and future projects.
- Section 5: Alternatives to the Proposed Project. This section compares the impacts of the proposed project with three project alternatives: the No Project/1989 General Plan Alternative, the Increased Population Alternative, and the Mobility Improvement Alternative. An environmentally superior alternative is identified. In addition, alternatives initially considered but rejected from further consideration are discussed.
- Section 6: Other CEQA Considerations. This section provides a summary of significant environmental impacts, including unavoidable and growth-inducing impacts. In addition, the proposed project's energy demand is discussed.
- Section 7: Effects Found Not To Be Significant. This section contains analysis of the topical sections not addressed in Section 3.
- Section 8: Organizations and Persons Consulted/List of Preparers. This section contains a full list of persons and organizations that were consulted during the preparation of this Draft EIR, as well as the authors who assisted in the preparation of the Draft EIR, by name and affiliation.
- Section 9: References. This section contains a full list of references that were used in the preparation of this Draft EIR.
- Appendices: This section includes all notices and other procedural documents pertinent to the Draft EIR, as well as all technical material prepared to support the analysis.

## 1.4 - Documents Incorporated by Reference

As permitted by CEQA Guidelines Section 15150, this Draft EIR has referenced several technical studies, analyses, and previously certified environmental documentation. Information from the documents, which have been incorporated by reference, has been briefly summarized in the appropriate section(s). The relationship between the incorporated part of the referenced document

and the Draft EIR has also been described. The documents and other sources that have been used in the preparation of this Draft EIR include but are not limited to:

- City of Mill Valley 1989 General Plan
- City of Mill Valley 1989 General Plan Environmental Impact Report

These documents are specifically identified in Section 9, References, of this Draft EIR. In accordance with CEQA Guidelines Section 15150(b), the 1989 General Plan, the 1989 General Plan EIR, and the referenced documents and other sources used in the preparation of the Draft EIR are available for review at Mill Valley City Hall at the address shown in Section 1.6 below.

## 1.5 - Documents Prepared for the Project

The following technical studies and analyses were prepared for the proposed project:

- Noise Analysis, prepared by Illingworth & Rodkin. This analysis is wholly contained in the 2040 General Plan.
- Traffic Analysis, prepared by Parisi Associates. This analysis is wholly contained in the 2040 General Plan.

#### 1.6 - Review of the Draft EIR

Upon completion of the Draft EIR, the City of Mill Valley filed a Notice of Completion (NOC) with the State Office of Planning and Research to begin the public review period (Public Resources Code, Section 21161). Concurrent with the NOC, this Draft EIR was distributed to responsible and trustee agencies, other affected agencies, surrounding cities, and interested parties, as well as all parties requesting a copy of the Draft EIR in accordance with Public Resources Code 21092(b)(3). During the public review period, the Draft EIR, including the technical appendices, is available for review at Mill Valley City Hall and the Mill Valley Public Library. The address for each location is provided below:

Mill Valley City Hall 26 Corte Madera Avenue Mill Valley, CA 94941

Hours:

Monday – Friday: 8 a.m. to 12 p.m.

1 p.m. to 5 p.m.

(Note that City Hall is closed alternate Fridays. Please visit the Calendar page of the City's website to determine the Fridays on which it is open).

Mill Valley Public Library 375 Throckmorton Avenue Mill Valley, CA 94941

Hours:

Monday – Thursday: 10 a.m. to 9 p.m.

Friday: 12 p.m. to 6 p.m. Saturday: 10 a.m. to 5 p.m. Sunday: 1 p.m. to 5 p.m.

The Draft EIR is also posted electronically on the City of Mill Valley's website: www.cityofmillvalley.org /generalplan.

Agencies, organizations, and interested parties have the opportunity to comment on the Draft EIR during the 45-day public review period. Written comments on this Draft EIR should be addressed to:

Mr. Mike Moore, Director of Planning & Building City of Mill Valley 26 Corte Madera Avenue Mill Valley, CA 94941 Phone: (415) 388-4033

Fax: (415) 381-1736

Email: mmoore@cityofmillvalley.org

Submittal of electronic comments in Microsoft Word or Adobe PDF format is encouraged. Upon completion of the public review period, written responses to all significant environmental issues raised will be prepared and made available for review by the commenting agencies at least 10 days prior to the public hearing before the Mill Valley Planning Commission and Mill Valley City Council on the 2040 General Plan, at which the certification of the Final EIR will be considered. Comments received and the responses to comments will be included as part of the record for consideration by decision makers for the 2040 General Plan.

## **SECTION 2: PROJECT DESCRIPTION**

This Environmental Impact Report (EIR) analyzes the potential environmental effects of the Mill Valley 2040 General Plan in Mill Valley, California.

## 2.1 - Project Location and Setting

#### 2.1.1 - Location

The General Plan area consists of the City of Mill Valley, Marin County, California (Exhibit 2-1). The City of Mill Valley is generally bounded by Mount Tamalpais State Park (west); Corte Madera and Kentfield (north); US 101 and Strawberry (east); and the unincorporated communities of Homestead, Tam Valley, and Almonte (south) (Exhibit 2-2) The project site is located on the San Rafael, California, United States Geological Survey 7.5-minute topographic quadrangle map, Township 1 North, Range 7 West, Sections 28 through 33 (Latitude 37°54′22″ North; Longitude 122°32′39″ West).

## 2.1.2 - Existing Conditions

The City of Mill Valley is located in southern Marin County. Mill Valley is 4.8 square miles in area and ringed by hillsides on its west, north, and south sides, with a valley floor that slopes towards Richardson Bay in the central and eastern portions of the City. The 2010 United States Census estimated Mill Valley's population to be 13,903. Table 2-1 summarizes the relevant characteristics of Mill Valley.

Table 2-1: City of Mill Valley Characteristics (2013)

Population	Dwelling Units	Owner Occupied Units	Primary Jobs		
13,903	6,534	65%	4,360		
Source: City of Mill Valley, 2013.					

Development and land use activities in Mill Valley are primarily residential, with commercial uses located in Downtown, Lower Miller Avenue, E. Blithedale/Alto Center, and Redwood Highway Frontage Road. Exhibit 2-3 depicts the existing land use within Mill Valley.

#### 1989 General Plan

The City of Mill Valley prepared its first General Plan in 1975 and later updated it in 1989. The 1989 General Plan was prepared in conjunction with the County of Marin, and its Planning Area included the unincorporated communities of Homestead, Tam Valley, and Almonte. The 1989 General Plan is the currently adopted, citywide planning document for Mill Valley. (Note that the City's Housing Element was last updated in 2003).

## 2.1.3 - Surrounding Land Uses

#### West

Mount Tamalpais and its associated canyons and ridgelines are located west of the Planning Area. Much of this land is within the boundaries of Mount Tamalpais State Park.

#### North

Foothills and ridgelines associated with the Coast Range are located north of the Planning Area. Further north is the Town of Corte Madera.

#### East

Richardson Bay and its associated tidal flats are located east of the Planning Area.

#### South

Foothills and ridgelines associated with the Coast Range are located south of the Planning Area. Further south are the unincorporated communities of Homestead, Tam Valley, and Almonte.

## 2.2 - Project Characteristics

## 2.2.1 - Proposed 2040 General Plan

#### Overview

The City of Mill Valley is undertaking an update of its General Plan. The planning horizon for the updated General Plan is 2040 (hence the "2040 General Plan" title). A key difference between the 1989 and 2040 plans is that the latter document will have a smaller planning area that consists of the existing Mill Valley city limits and the portions of the Sphere of Influence that overlap with unincorporated areas served by the Sewerage Agencies of Southern Marin wastewater treatment plant.

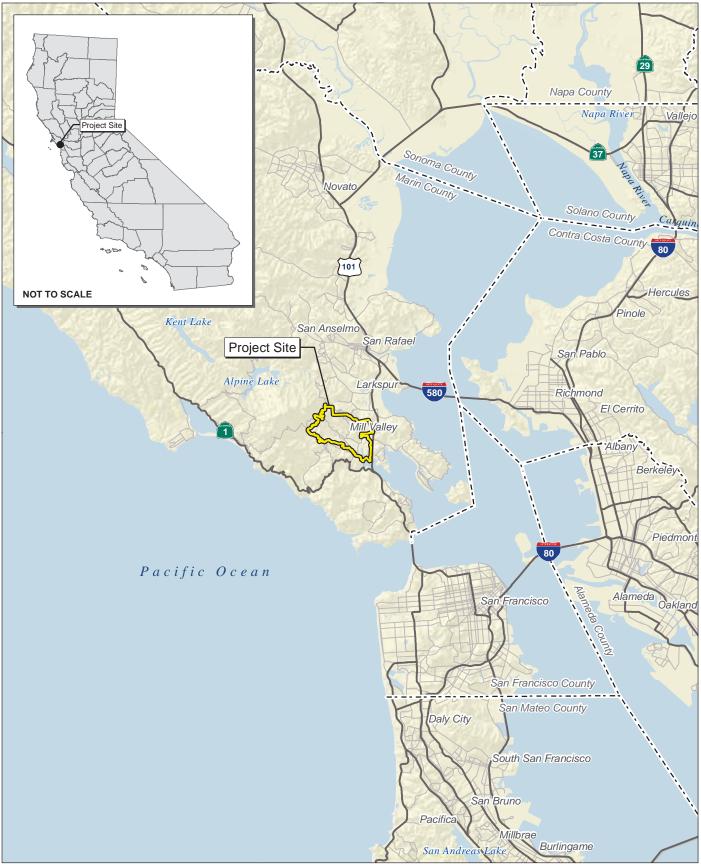
#### **Elements**

The 2040 General Plan contains the following elements:

- Land Use
- Mobility
- Community Vitality
- Natural Environment
- Climate Action

- Hazards and Public Safety
- Noise
- General Plan Administration
- Housing (Under Separate Cover)

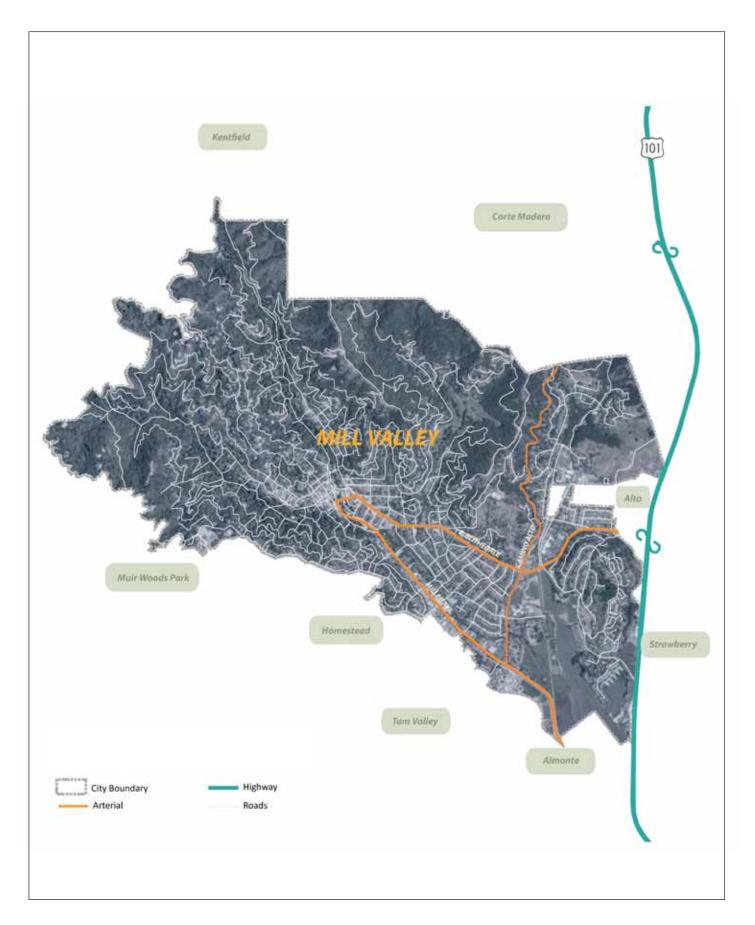
Each element begins with a purpose statement and a summary of existing conditions, followed by goals and policies programs for action. Several elements contain a "Trends to Watch" section that outlines relevant data points and forces at work that pertain to Mill Valley. The contents of each element are summarized as follows.



Source: Census 2000 Data, The CaSIL, MBA GIS 2013.

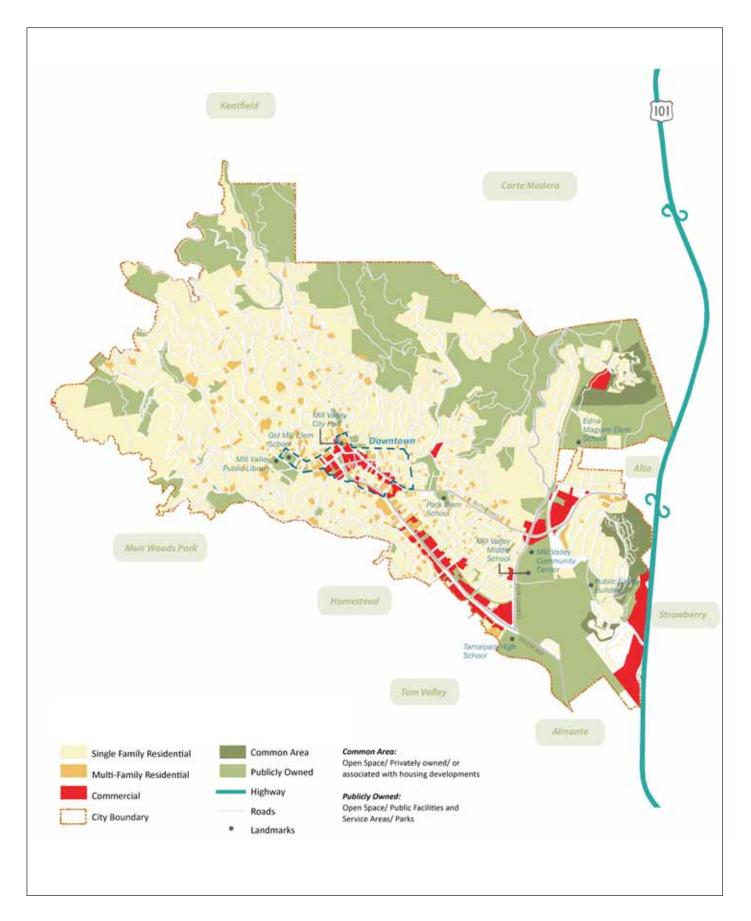


Exhibit 2-1 Regional Location Map





## Exhibit 2-2 Planning Area





# Exhibit 2-3 Existing Land Use

#### Land Use Element

Land Use is one of seven General Plan elements mandated by the California Government Code. Although the State General Plan Guidelines indicate that no one element is to be considered more important or more influential than another, the Land Use element is often considered one of the most significant elements of the General Plan because of the importance local communities put on land use decisions and the patterns of growth and development. As such, state law and the General Plan Guidelines suggest that the Land Use Element address a wide variety of topics, including housing, business, industry, open space, recreational facilities, educational facilities, public facilities, areas subject to flooding, water supply, and scenic resources.

The Land Use Element contains the General Plan Land Use Map (General Plan Figure 2.4), which provides an illustration of the contemplated end uses for each individual property within the city limits (e.g., residential, commercial, open space). Note that General Plan policies, zoning regulations, design guidelines, and other standards apply to and influence the final size, scope, and appearance of a development project on a given property. Exhibit 2-4 depicts the Mill Valley 2040 General Plan Land Use Map. The 2040 General Plan acknowledges that Mill Valley is essentially built out and thus maintains the land use designations and allowable densities set forth within the 1989 General Plan.

#### Mobility Element

The California Government Code mandates that all General Plans include a "Circulation" element that considers major thoroughfares, transit, transportation routes (trucks, bicycles, and pedestrians), parking, and a balanced multi-modal transportation network. The Mill Valley 2040 General Plan uses the term "Mobility" (defined as "the ability to move about") in place of "Circulation" in recognition that it is more reflective of the objective of the element.

The Mobility Element describes Mill Valley's existing roadway, pedestrian and bicycle, and transit and parking conditions; provides forecasts of future multi-modal transportation circulation needs; and considers the variety of travel purposes in Mill Valley, including home to work trips and non-work travel for purposes such as shopping, education, and recreation.

A key change contained in the Mobility Element of the 2040 General Plan includes amending the minimum Level of Service (LOS) values to accept LOS E-plus conditions at E. Blithedale Avenue/Camino Alto, and LOS D at all other signalized intersections. This change reflects the desire to avoid widening intersections in a manner that may adversely affect other modes of transportation (e.g., bicycles, pedestrians, or transit), or negatively affect the City's character. Use of LOS E-plus, which would be unique to Mill Valley, would enable average motorist delays of between 55 and 65 seconds, but not delays between 65 and 80 seconds (LOS E is defined as average delays between 55 and 80 seconds). These conditions would be deemed acceptable during the morning, after-school, and evening one-hour peak traffic periods on weekdays, as well as during peak periods on weekends.

#### Community Vitality

The Community Vitality Element is intended to further Mill Valley's culture, economic well-being and relationship with its natural setting. This element, which is an elective element, is intended to promote the fiscal health of Mill Valley while also encouraging physical health and cultural vibrancy.

Subjects addressed in the Community Vitality Element include parks, recreational facilities, community facilities, and arts and culture.

#### Natural Environment

The California Government Code mandates that all General Plans include a "Conservation and Open Space" element that considers conservation of water resources, soils, forests, wildlife, and open space. The Mill Valley 2040 General Plan uses the term "Natural Environment" for this required element. Subjects addressed in the Natural Environment Element include watersheds (including creeks and waterways), tidal and marsh areas, vegetation, soils, sensitive plant and wildlife species, and open space.

#### Climate Action Element

The City of Mill Valley intends to use the 2040 General Plan as its Climate Action Plan. Various 2040 General Plan policies and programs that promote greenhouse gas emissions reductions are flagged to denote their significance in terms of assisting the City in meeting its greenhouse gas emissions targets. The City of Mill Valley's has two adopted greenhouse gas reduction targets: (1) reduce community emissions by 15 percent relative to 2005 levels by 2020; and (2) reduce government operations emissions by 20 percent relative to 2005 levels by 2020. In addition to the greenhouse gas reduction measures, the 2040 General Plan also identifies climate change adaptation strategies to address potential effects such as sea level rise.

#### Hazards and Public Safety

The California Government Code mandates that all General Plans include a "Safety" element that considers risks associated with seismic events, landslides, subsidence and liquefaction, flooding, and wildland fires. The Mill Valley 2040 General Plan uses the term "Hazards and Public Safety" for this required element. Subjects addressed in the Hazards and Public Safety Element include earthquakes, ground shaking, liquefaction, landslides, tsunamis, flooding, wildland fires, public health, police services, and emergency evacuation.

#### Noise

The California Government Code mandates that all General Plans include a "Noise" element that identifies and appraises noise problems in a community. The Noise Element is required to recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and analyze and quantify, to the extent practicable, current and projected noise levels for highways/freeways, arterials and major local streets, railroads, aviation facilities, industrial land uses, and other stationary noise sources.

The 2040 General Plan Noise Element includes a noise survey that was completed in January 2013 that provides existing (baseline) noise levels from all relevant significant noise sources within Mill Valley. These measurements were used as the basis for developing noise contour maps showing noise levels in relation to their source. Additionally, noise contours for Year 2035 were developed showing future noise exposure levels in Mill Valley. The 2040 General Plan sets for goals, policies, and programs to promote land use compatibility in a manner than minimizes adverse noise exposure.

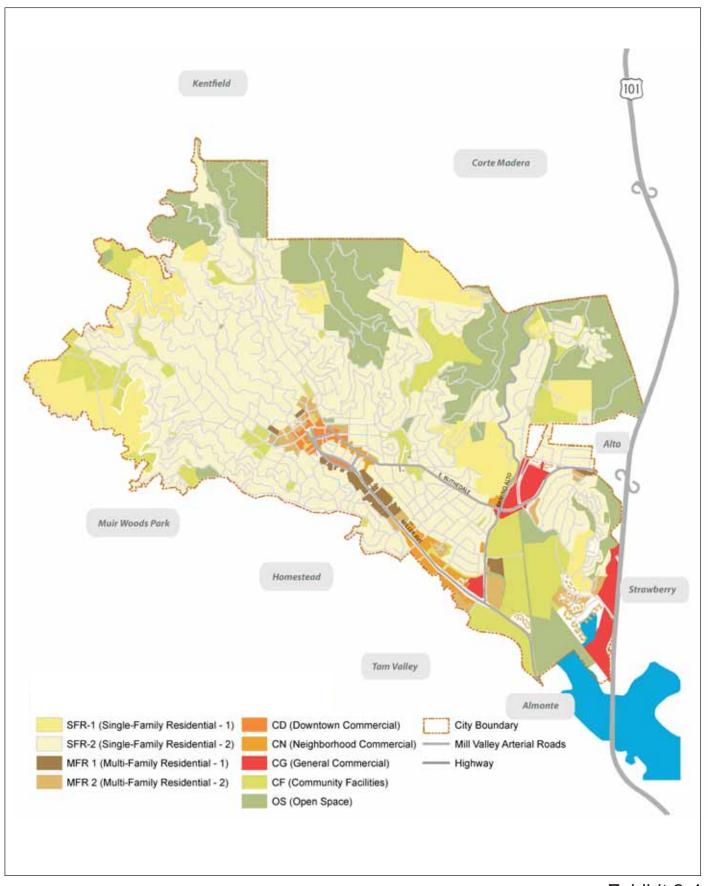




Exhibit 2-4 Mill Valley 2040 General Plan Land Use Designations

#### General Plan Administration

The General Plan Administration Element outlines the processes by which the General Plan will be reviewed on an annual basis to ensure that it is responsive to changes that have occurred over time. The element outlines the schedule for a 5-year review and update of the General Plan and the process for reviewing a proposed General Plan Amendment.

#### 2009–2014 Housing (Under Separate Cover)

The California Government Code mandates that all General Plans include a "Housing" element that establishes housing objectives, policies, and programs in response to community housing conditions and needs. State law mandates that jurisdictions update their Housing Elements on a regular basis. Mill Valley last updated its Housing Element in 2003. The proposed 2009–2014 Housing Element outlines the following strategies for achieving compliance with state law:

- Facilitating mixed-use and multi-family infill in commercial districts through elimination of Conditional Use Permit requirements, establishment of well-defined multi-family development standards and guidelines, and creation of modified parking standards;
- Establishment of an Affordable Housing Overlay for the Redwoods Retirement Community with height and parking incentives to facilitate their planned development of 49 independent living units for lower income seniors;
- Strengthening the City's inclusionary housing program and evaluating the establishment of a housing impact fee, similar to Marin County; and
- Review and refinement of the second unit ordinance as informed by a survey of current second unit occupants, and initiation of another amnesty program.

Based on the aforementioned strategies, Table 2-2 identifies the City of Mill Valley's quantified objectives for the 2009–2014 Housing Element planning period.

**Table 2-2: Housing Element Objectives** 

Income Level	New Construction Objectives	Rehabilitation Objectives	Conservation Objectives
Extremely Low (0 to 30 percent of Annual Median Income)	37	2	177
Very Low (31 to 50 percent of Annual Median Income)	37	3	177
Low (51 to 80 percent of Annual Median Income)	54	_	127
Moderate (81 to 120 percent of Annual Median Income)	68	_	4

Table 2-2: (cont.): Housing Element Objectives

Income Level	New Construction Objectives	Rehabilitation Objectives	Conservation Objectives
Above Moderate (More than 120 percent of Annual Median Income)	96	_	_
Total	292	5	308

Notes:

Rehabilitation objectives are based on a goal to assist five households through Marin Housing's Rehabilitation Loan Program.

Conservation objectives reflect preservation of 308 existing rent-restricted units in publicly assisted projects owned by non-profits or Marin Housing Authority, and affordable rental units provided through the City's inclusionary housing program.

Source: City of Mill Valley, 2013.

Between January 1, 2007 and December 1, 2012, Mill Valley issued 140 building permits for new dwelling units.

In accordance with state law, the Housing Element evaluated potential sites to accommodate new dwelling units. The analysis found that residential-zoned sites could support 146 new dwelling units. Additionally, with the elimination of the Conditional Use Permit requirement for dwelling units on commercial-zoned sites, an estimated 239 dwelling units could be supported within these areas.

## 2.3 - Project Objectives

The objectives of the proposed 2040 General Plan are to:

- 1. Provide a user-friendly General Plan that guides policy making and actions that are consistent with identified community values and Mill Valley's small-town character.
- 2. Provide a comprehensive update of the City of Mill Valley in accordance with state law.
- 3. Revise and update the General Plan map, policies, and text to reflect changes that have occurred since the plan was last comprehensively updated.
- 4. Maintain the existing land use pattern of Mill Valley in a manner that respects the existing mostly built-out character of the community, but also allowing development where appropriate.
- Recognize lower Level of Service values at select locations in order to avoid requiring improvements that may adversely affect other modes of transportation or negatively affect the City's small-town character.
- 6. Use the General Plan as a vehicle to implement a Climate Action Plan that will guide the City of Mill Valley in meeting its greenhouse gas reduction targets.
- 7. Achieve a certified Housing Element that meets state and regional housing requirements without diminishing local control or Mill Valley's small-town character.

#### 2.4 - Intended Uses of This Draft EIR

This Draft EIR is being prepared by the City of Mill Valley to assess the potential environmental impacts that may arise in connection with actions related to implementation of the proposed project. Pursuant to CEQA Guidelines Section 15367, the City of Mill Valley is the lead agency for the proposed project and has discretionary authority over the proposed project and project approvals.

## 2.4.1 - Discretionary and Ministerial Actions

Discretionary approvals and permits are required by the City of Mill Valley for implementation of the proposed project. The project application would require the following discretionary approvals and actions, including:

- EIR Certification City Council
- General Plan Adoption and 2009–2014 Housing Element Adoption City Council

Furthermore, the 2040 General Plan EIR is intended to provide coverage for the following activities that would occur concurrent with or after adoption:

- Municipal Code revisions, particularly revisions to the Zoning Ordinance
- Housing Element update (2014–2022)

## 2.4.2 - Responsible and Trustee Agencies

A number of other agencies in addition to the City of Mill Valley will serve as Responsible and Trustee Agencies, pursuant to CEQA Guidelines Section 15381 and Section 15386, respectively. This Draft EIR will provide environmental information to these agencies and other public agencies, which may be required to grant approvals or coordinate with other agencies, as part of 2040 General Plan implementation. These agencies may include but are not limited to the following.

- Marin Local Agency Formation Commission
- Sewerage Agencies of Southern Marin