

SECTION 5: ERRATA

The following are revisions to the Draft EIR for the Mill Valley 2040 General Plan. These revisions are minor modifications and clarifications to the document and do not change the significance of any of the environmental issue conclusions within the Draft EIR. The revisions are listed by page number. All additions to the text are underlined (underlined) and all deletions from the text are stricken (~~stricken~~).

5.1 - Changes to EIR Text

Section ES, Executive Summary

Page ES-3, Increased Population Growth Alternative

The description of the Increased Population Growth Alternative has been revised.

Increased Population Growth Alternative

Under the Increased Population Growth Alternative, policies would be added to the 2009-2014 Housing Element and Mill Valley 2040 General Plan to incentivize the development of second units and senior housing units in order to accommodate increased anticipated population growth resulting that results from demographic shifts in Mill Valley.

Formatted: Font: 12 pt, Bold, Not Italic

Formatted: Strikethrough

Formatted: Strikethrough

Formatted: Strikethrough

Section 3.1, Aesthetics, Light, and Glare

Page 3.1-2, Zoning Ordinance

A typographical error has been corrected.

Zoning Ordinance

The Zoning Ordinance, Title 20 of the Mill Valley Municipal Code, establishes development standards for each zoning district. Development standards include lot size standards, height limits, setbacks, building coverage standards, parking requirements, and landscaping requirements. New development applications within each zoning districts are assessed against the applicable development standards.

Page 3.1-2, Residential Design Guidelines

A typographical error has been corrected, and a reference to “remodels” has been added.

Residential Design Guidelines

The City of Mill Valley has adopted Residential Design Guidelines that facilitate appropriate and environmentally sensitive residential development. Although the Design Guidelines are not legally binding, applicants proposing new residential development or remodels are encouraged to review them in order to better communicate concerns; set expectations; and meet goals within organized, clear, and balanced parameters.

Section 3.2, Air Quality/Greenhouse Gas Emissions

Page 3.2-12, Regulatory Framework

An erroneous reference has been corrected.

3.2.2 - Regulatory Framework

Air pollutants are regulated at the national, state, and air basin level; each agency has a different level of regulatory responsibility. The United States Environmental Protection Agency (EPA) regulates at the national level. The California Air Resources Board (ARB) regulates at the state level and BAAQMD SJVAPCD regulates at the air basin level.

Page 3.2-17, After Bulleted Items

Additional discussion of the 2040 General Plan’s consistency with the Bay Area Air Quality Management District Air Quality Plan (AQP) has been provided.

AQP Primary Goals

As discussed in this Draft EIR, the 2040 General Plan has a less than significant impact on all air quality and greenhouse gas emissions impacts. As such, it would not hinder regional efforts to attain air quality standards.

Additionally, the 2040 General Plan does not have any characteristics that would increase population exposure to public health risks. Moreover, because the 2040 General Plan maintains existing land use patterns and densities within Mill Valley, there would not be any change in risk exposure levels.

Finally, as discussed in Impact AIR-6, the 2040 General Plan contains a Climate Change Element, which would serve as City of Mill Valley’s Climate Action Plan. The Climate Change Element has an adopted greenhouse gas emissions reduction target of 20 percent below 2005 levels by 2020 for internal government operations and 15 percent below 2005 levels communitywide by 2020.

In summary, the 2040 General Plan furthers the primary goals of the AQP.

Page 3.2-20, Impact AIR-3

A typographical error has been corrected.

Cumulative Criteria Pollutants

Impact AIR-3: Implementation of the 2040 General Plan would not ~~may~~ result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors).

Page 3.2-23, After Third Paragraph

A paragraph has been added describing the current disposition of a legal challenge to the BAAQMD’s 2010 CEQA Guidelines.

Due to recent litigation, the quantitative thresholds of significance for greenhouse gases contained in the BAAQMD’s 2010 CEQA Guidelines are not currently in effect. However, this

does not affect the analysis contained in the Mill Valley 2040 General Plan, which relied on the Climate Action Plan approach.

Section 3.8, Land Use

Page 3.8-5, After Last Paragraph

A discussion of consistency with The San Francisco Bay Plan Transportation Policy 4 has been added to Impact LU-2.

The San Francisco Bay Plan

The San Francisco Bay Plan contains the following policy that is relevant to Mill Valley:

- **Transportation Policy 4:** Transportation projects on the Bay shoreline and bridges over the Bay or certain waterways should include pedestrian and bicycle paths that will either be a part of the Bay Trail or connect the Bay Trail with other regional and community trails. Transportation projects should be designed to maintain and enhance visual and physical access to the Bay and along the Bay shoreline.

The Bay Trail traverses Mill Valley in a north-south direction using a combination of off-street (Class I) paths and on-street segments. The 2040 General Plan recognizes the Bay Trail and identifies it as part of the City's bicycle and pedestrian network. The 2040 General Plan contains a goal and policies (Goal M.3; Policies M.10, M.11, and M.12) that call for maintaining a safe and convenient bicycle and pedestrian network and, thus, further Transportation Policy 4. Impacts would be less than significant.

Section 3.11, Transportation

Page 3.11-27, Impact TRANS-3

Two typographical errors have been corrected.

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. As such, the Mobility Element of the 2040 General Plan does not propose any significant changes to the roadway network in terms of new roads, new intersections, additional lanes, or similar improvements. Proposed development and land use activities that occur pursuant to the 2040 General Plan would be reviewed for compliance with state and local requirements for ~~of~~ adequacy of vehicular access points, site distance, and similar issues, as relevant. As such, development and land use activities contemplated by the 2040 General Plan would not substantially increase hazards due to a design feature or incompatible uses. Impacts would be less than significant.

Section 5, Alternatives to the Proposed Project

Page 5-2, Alternatives to the Proposed Project

The description of the Increased Population Growth Alternative has been revised.

• Increased Population Growth Alternative: Under the Increased Population Growth Alternative, policies would be added to the 2009-2014 Housing Element and Mill Valley 2040 General Plan to incentivize the development of second units and senior housing units in order to accommodate increased anticipated population growth resulting that results from demographic shifts in Mill Valley.

- Formatted: Font: Bold
- Formatted: fcs bullet
- Formatted: Bullets and Numbering

Page 5-6, Conclusion

The discussion of the No Project/1989 General Plan Alternative has been amended to provide additional support for the conclusion.

5.3.2 - Conclusion

The No Project/1989 General Plan Alternative lessens the severity of transportation impacts relative to the 2040 General Plan, but it increases the severity of air quality and greenhouse gas impacts; for all other topical areas, impacts would be similar. The severity of transportation impacts would be lessened because higher LOS standards would be required to be achieved, while the severity of air quality and greenhouse gas impacts would be increased because a Climate Action Element would not be adopted. However, the absence of a Climate Action Element would not be expected to result in the disclosure of a new significant impact because it would be expected that the City would be able to demonstrate greenhouse gas reductions via other methods.

The No Project/1989 General Plan Alternative would advance two of the project objectives to the same degree as the 2040 General Plan (Objectives No. 1 and No. 4) but does not advance the other four objectives (Objective Nos. 2, 3, 5, and 6). Moreover, this alternative would be inconsistent with state law, which calls for cities and counties to undertake periodic updates of their General Plans on a regular basis.

Page 5-6, Alternative 2 – Increased Population Growth Alternative

The description of the Increased Population Growth Alternative has been revised.

Formatted: fcs paragraph

The Increased Population Growth Alternative is based upon economic and demographic projections for Mill Valley that are anticipated to result in higher population growth than what is reflected in data from the U.S. Census and the Association of Bay Area Governments (ABAG). Both the 2040 General Plan and the 2009–2014 Housing Element identify an increasing percentage of single-person households (primarily seniors) and a recent influx of families with school-age children (estimated to be 200 households) as significant contributors to the City’s demographic mix through 2040. However, the Increased Population Growth Alternative anticipates that older, single-occupant households will continue to turn over to younger households with school-aged children over the long term and at a greater rate, thereby yielding a significant net increase in population growth—as much as ~~12~~ 16 percent (or more than ~~1,500~~ 2,400 persons) over the next 30 years—that is more than the regional projections for Mill Valley.

Formatted: Indent: Left: 0.5"

In recognition of these trends, this alternative would entail adding policies to the 2009–2014 Housing Element and Mill Valley 2040 General Plan to facilitate the development of second units and senior housing units closer to services and transit within the city limits. Incentives

would take the form of density bonuses and more flexible development standards (setbacks, height limits, parking, etc.), and other measures that would promote the development of 1- and 2-person dwelling units address potential impacts to the existing transportation network, housing demand and public services from the anticipated demographic shift. This alternative differs from the 2040 General Plan and the 2009–2014 Housing Element in that the incentives are intended to facilitate the development of new dwelling unit types and facilities for seniors as soon as possible in order to accommodate the long-term anticipated growth pressures from younger families with school-aged children seeking to locate in Mill Valley over the life of the General Plan.

Formatted: fcs bullet return

Page 5-9, Conclusion

The discussion of the Increased Population Growth Alternative has been amended to provide additional support for the conclusion.

5.4.2 - Conclusion

The Increased Population Growth Alternative would increase the severity of air quality, noise, public service (e.g., schools), recreation, and utility and transportation impacts relative to the 2040 General Plan; for all other topical areas, impacts would be similar. However, this alternative would not be expected to result in the disclosure of new significant impacts because population growth would not be significantly greater than what was contemplated by the 2040 General Plan.

The Increased Population Growth Alternative would advance all of the six project objectives to the same degree as the 2040 General Plan.

Section 6, Other CEQA Considerations

Page 6-3, After Last Paragraph

Discussion of Significant Irreversible Changes has been added.

6.4 - Significant Irreversible Changes

The environmental effects of the proposed 2040 General Plan are summarized in Section ES, Executive Summary and are analyzed in detail in Section 3, Environmental Impact Analysis of this EIR.

As mandated by the CEQA Guidelines, the EIR must address any significant irreversible environmental change that would result from implementation of the proposed project. Specifically, pursuant to the CEQA Guidelines (Section 15126.2(c)), such an impact would occur if:

- The project would involve a large commitment of nonrenewable resources;
- Irreversible damage can result from environmental accidents associated with the project; and

- The proposed consumption of resources is not justified (e.g., the project results in the wasteful use of energy).

The proposed project consists of the Mill Valley 2040 General Plan, which would serve as the comprehensive planning document for the City of Mill Valley. The 2040 General Plan acknowledges that Mill Valley is essentially built-out and maintains existing land use patterns and densities. Thus, it would not be expected facilitate significant changes in land use patterns that result in the types of significant irreversible environmental change outlined by the CEQA Guidelines.

Although the 2040 General Plan itself does not result in an irretrievable commitment of non-renewable resources, cause irreversible damage from environmental accidents, or result in unjustified consumption of resources, development and land use activities that occur pursuant to the plan have the potential to do so. For example, new construction activities would use non-renewable resources such as petroleum products, aggregate, metals, and other construction-related materials. Day-to-day activities would involve the use of non-renewable resources such as petroleum and natural gas during operations. New development projects would be required to adhere to the latest adopted edition of the California Building Standards Code, which includes a number of standards that would reduce energy demand, water consumption, wastewater generation, and solid waste generation that would collectively reduce the demand for resources. This would result in the emission and generation of less pollution and effluent and lessen the severity of corresponding environmental effects. Although development activities that occur pursuant to the 2040 General Plan would result in an irretrievable commitment of non-renewable resources, the commitment of these resources would not be significantly inefficient, unnecessary, or wasteful.

Mill Valley is primarily a residential community and has a limited number of commercial/ industrial/public facility land uses that have the potential to cause significant environmental accidents through releases into the environment. Those facilities that handle large quantities of hazardous materials are required to comply with federal and state statutes and regulations concerning transport, use, handling, storage, and disposal of these materials. Thus, compliance with applicable requirements would make the likelihood of hazardous materials release very low.

Section 5: Errata	5-1
5.1 - Changes to EIR Text	5-1
Section ES, Executive Summary	5-1
Page ES-3, Increased Population Growth Alternative.....	5-1
Increased Population Growth Alternative	5-1
Section 3.1, Aesthetics, Light, and Glare.....	5-1
Page 3.1-2, Zoning Ordinance	5-1
Zoning Ordinance	5-1
Page 3.1-2, Residential Design Guidelines	5-1
Residential Design Guidelines.....	5-1
Section 3.2, Air Quality/Greenhouse Gas Emissions	5-1
Page 3.2-12, Regulatory Framework.....	5-1
3.2.2 - Regulatory Framework	5-2
Page 3.2-17, After Bulleted Items	5-2
AQP Primary Goals	5-2
Page 3.2-20, Impact AIR-3	5-2
Cumulative Criteria Pollutants	5-2
Page 3.2-23, After Third Paragraph.....	5-2
Section 3.8, Land Use	5-3
Page 3.8-5, After Last Paragraph.....	5-3
The San Francisco Bay Plan.....	5-3
Section 3.11, Transportation.....	5-3
Page 3.11-27, Impact TRANS-3	5-3
Section 5, Alternatives to the Proposed Project	5-3
Page 5-2, Alternatives to the Proposed Project.....	5-3
Page 5-6, Conclusion.....	5-4
5.3.2 - Conclusion	5-4
Page 5-6, Alternative 2 – Increased Population Growth Alternative	5-4
Page 5-9, Conclusion.....	5-5
5.4.2 - Conclusion	5-5
Section 6, Other CEQA Considerations	5-5
Page 6-3, After Last Paragraph.....	5-5
6.4 - Significant Irreversible Changes	5-5

Error! No table of figures entries found.

Error! No table of figures entries found.