



AGENDA

CORTE MADERA TOWN COUNCIL
AND SANITARY DISTRICT NO. 2 BOARD
TOWN HALL COUNCIL CHAMBERS
300 TAMALPAIS DRIVE
TUESDAY, FEBRUARY 16, 2016
7:30 P.M.

1. CALL TO ORDER, ROLL CALL AND SALUTE TO THE FLAG

1.I. Report out of Closed Session from February 2, 2016 Town Council Meeting

Report regarding the following items:

- CONFERENCE WITH REAL PROPERTY NEGOTIATORS
- PUBLIC EMPLOYEE PERFORMANCE EVALUATION

2. PRESENTATION: None

3. OPEN TIME FOR PUBLIC DISCUSSION

Please confine your comments during this portion of the agenda to matters not already on this agenda. Speakers will be limited to three (3) minutes unless otherwise specified by the Mayor or the Presiding Officer.

The public will be given an opportunity to speak on each agenda item at the time it is called. The Council may discuss and/or take action regarding any or all of the items listed below. Once the public comment portion of any item on this agenda has been closed by the Council, no further comment from the public will be permitted unless authorized by the Mayor or the council and if so authorized, said additional public comment shall be limited to the provision of information not previously provided to the Council or as otherwise limited by order of the Mayor or Council.

4. TOWN MANAGER AND COUNCIL REPORTS

- Town Manager Report
- Director of Planning & Building Report on Status of Tamal Vista East Corridor Study
- Council Reports

5. CONSENT CALENDAR

The purpose of the Consent Calendar is to group items together which are routine or have been

discussed previously and do not require further discussion. They will be approved by a single motion. Any member of the Town Council, Town Staff, or the Public may request removal of an item for discussion. Rescheduling of the item(s) will be at the discretion of the Mayor and Town Council.

5.I. Waive Further Reading And Authorize Introduction And/Or Adoption Of Ordinances And Resolutions By Title Only

This item contains standard language authorizing Town Council to introduce and/or adopt Resolutions and Ordinances by Title only and waive further reading.

5.II. Adopt Resolution 02/2016 Endorsing The Recreation Department's Events From March 12, 2016 Through December 30, 2016 And Approving Temporary Banners In The Public Right Of Way From February 23, 2016 Through November 30, 2016; And Determining That The Project Is Exempt From The California Environmental Quality Act (CEQA) Pursuant To CEQA Guidelines 15061 (B)(3).

Report from Adam Wolff, Director of Planning and Building

Documents: [5.II RECREATION DEPT BANNER REQUEST.PDF](#)

5.III. Accept Investment Transactions Monthly Report For October, 2015

Report from George T. Warman, Jr., Director of Administrative Services/Town Treasurer

Documents: [5.III MONTHLY INVESTMENT TRANSACTIONS OCT 2015.PDF](#)

5.IV. Approve Warrants And Payroll For The Period 1/28/16 Through 2/11/16:

Warrant Check Numbers 212917 through 213035, Payroll Check Numbers 5123 through 5130, Payroll Direct Deposit Numbers 28801 through 28873, and Payroll Wire Transfer Numbers 1967 through 1969.

Report from George T. Warman, Jr., Director of Administrative Services/Town Treasurer

Documents: [5.IV PAYROLL AND DEMANDS 1.28.16 TO 2.11.16.PDF](#)

6. PUBLIC HEARINGS: None

7. BUSINESS ITEMS

7.I. Consideration And Possible Action To Approve 2016 Climate Action Plan
Report from Phil Boyle, Senior Planner

Documents: [7.I CLIMATE ACTION PLAN STAFF REPORT AND ATTACHMENTS.PDF](#)

7.II. Discussion Of Options And Possible Action To Begin Holding "Coffee With A Councilmember" In Order To Foster Additional Opportunities For Communication Between The Town Council And The Community

There is no staff report for this item. A verbal report and request for discussion and possible action will be given by Mayor Sloan Bailey.

Documents: [7.II DISCUSSION REGARDING HOSTING OF COFFEE WITH THE COUNCIL.PDF](#)

7.III. Review Of Draft March 1, 2016 Town Council Agenda

Documents: [7.III REVIEW OF 3.01.16 DRAFT AGENDA.PDF](#)

7.IV. Approval Of Minutes Of The February 2, 2016 Town Council Meeting

Documents: [7.IV 020216 DRAFT CORTE MADERA COUNCIL MINUTES.PDF](#)

8. ADJOURNMENT

TOWN COUNCIL STAFF REPORTS ARE USUALLY AVAILABLE BY 5:00 P.M., FRIDAY PRIOR TO THE COUNCIL MEETING, AND MAY BE OBTAINED AT THE CORTE MADERA TOWN HALL, OR BY CALLING 927-5050. AGENDA ITEMS ARE AVAILABLE FOR REVIEW AT CORTE MADERA LIBRARY, FIRE STATION 13 (5600 PARADISE DRIVE) AND THE TOWN HALL. IF YOU CHALLENGE THE ACTION OF THE TOWN COUNCIL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS AGENDA, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE TOWN CLERK, AT OR PRIOR TO THE PUBLIC HEARING.

Any member of the public may request placement of an item on the agenda by submitting a request to the Town Clerk. The public is encouraged to contact the Town Manager at 415-927-5050 for assistance on any item between Council meetings.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at 415-927-5086. For auxiliary aids or services or other reasonable accommodations to be provided by the Town at or before the meeting please notify the Town Clerk at least 3 business days (the Thursday before the meeting) in advance of the meeting date. If the town does not receive timely notification of your reasonable request, the town may not be able to make the necessary arrangements by the time of the meeting.

To sign up to receive automatic notifications regarding meetings and agendas, please visit the Town's website at <http://www.townofcortemadera.org> and click on "Notify Me" to register, or email the Town Clerk at: rvaughn@tcmail.org.



**CORTE MADERA TOWN COUNCIL
STAFF REPORT**

REPORT DATE: FEBRUARY 10, 2016
MEETING DATE: FEBRUARY 16, 2016

TO: TOWN MANAGER, MAYOR AND COUNCIL MEMBERS

FROM: ADAM WOLFF, PLANNING DIRECTOR

SUBJECT: CONSIDER ADOPTION OF RESOLUTION NO. 02/2016 ENDORSING THE RECREATION DEPARTMENT'S EVENTS FROM MARCH 12, 2016, THROUGH DECEMBER 30, 2016, AND APPROVING TEMPORARY BANNERS IN THE PUBLIC RIGHT OF WAY FROM FEBRUARY 23, 2016 THROUGH NOVEMBER 30, 2016; AND DETERMINING THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES 15061(B)(3)

* * * * *

PURPOSE:

This is a request from the Recreation Department to place two temporary banners in the public right-of-way from February 23, 2016 through November 30, 2016 at various times, advertising their events.

STAFF RECOMMENDATION:

Staff recommends that the Town Council adopt the Resolution (Attachment 1).

OPTIONS:

The following options are available to the Council:

1. Deny the request.
2. Refer the request to staff for further study.

TOWN MANAGER'S RECOMMENDATION:

Support staff's recommendation.

CEQA STATUS:

The activity is covered by the general rule that CEQA does not apply where it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment (CEQA, Article 5, Section 15061(b)(3)).

BACKGROUND:

The Zoning Ordinance allows signs, including banners, in the public right-of-way or on public property if:

- (1) they are advertising Town-sponsored or Town-endorsed events; and
- (2) if they are approved by the Town Council.

DISCUSSION:

The Recreation Department has requested that the Town Council endorse various events and approve temporary banners in two locations in the public right-of-way. The banners will be installed in the following locations per the approved Banner Location Program, adopted on August 16, 2011 (Resolution No. 3672).

Location #1 - Madera Blvd., across from Safeway; and
Location #2 - Southeast corner of Corte Madera Avenue and Redwood Avenue

Pint of Luck Beer Garden 2/23/16 – 3/13/16

Kids Club Spring Break Camp from 03/14/2016 – 04/15/2016

Senior Fair 5/16/16 – 5/26/16

Kids Club After School Program 7/27/16 – 8/14/16

Kids Club Holiday Camp 11/6/16 – 11/30/16

The banners will be 4 feet-tall by 7 feet-wide and are shown in Attachment 2

The Public Works Department will install and remove the horizontal banners and the removable hardware for the Recreation Department.

Aside from the Centennial banners which will be displayed throughout the year, there are no other banners scheduled for concurrent display at the time these banners are to be displayed. Previous approvals are shown in Attachment 4.

ATTACHMENT:

1. Town Council Resolution
2. Example of proposed Banners
3. Location of proposed Banners
4. Parks and Recreation 2016 Banners

cc: Brian Hernandez (via e-mail)
Kevin Kramer, Director of Field Maintenance and Operations (via e-mail)
Subject file copy

RESOLUTION NO. 02/2016

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CORTE MADERA ENDORSING THE RECREATION DEPARTMENT’S EVENTS FROM MARCH 12 2016 THROUGH DECEMBER 30 2016 AND ALLOWING TEMPORARY BANNERS IN THE PUBLIC RIGHT OF WAY FROM FEBRUARY 23 2016 THROUGH NOVEMBER 30 2016; AND DETERMINING THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES 15061(B)(3)

WHEREAS, on January 26, 2016, the Recreation Department requested permission to place two temporary banners in the public right-of-way on various dates from February 23, 2016 through November 30, 2016 advertising various events; and

WHEREAS, the Recreation Department has requested that the Corte Madera Town Council endorse the events; and,

WHEREAS, Corte Madera Municipal Code Section 18.22.050(10)(A) permits such banners with the approval to the Town Council.

NOW, THEREFORE, BE IT RESOLVED, that the Corte Madera Town Council does hereby approve the Recreation Department’s request to endorse the events and approves the request to install 4’-tall by 7’-wide temporary banners as shown in Attachment A in the public right-of-way in the following three locations: (1) one on Madera Blvd. across from Safeway, (2) one on the southeast corner of Corte Madera Ave. and Redwood Ave., subject to the following conditions:

1. The banners are permitted to be displayed from February 23, 2016 to November 30, 2016.
2. No banner is to be displayed greater than 50 days at any one location
3. The applicant shall coordinate with Kevin Kramer, Director of Field Maintenance and Operations, to install and remove the removable hardware and the horizontal banner.

CALIFORNIA ENVIRONMENTAL QUALITY ACT(“CEQA”) DETERMINATION

The activity is covered by the general rule that CEQA does not apply where it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment (CEQA, Article 5, Section 15061(b)(3)).

* * * * *

I HEREBY CERTIFY that the foregoing resolution was duly and regularly adopted by the Town Council of Corte Madera at a regular meeting held on the 3rd day of February 16, 2016, by the following vote, to wit:

AYES: Councilmembers:
 NOES: Councilmembers:
 ABSENT: Councilmembers:

ATTEST:

Rebecca Vaughn, Interim Town Clerk

Sloan Bailey, Mayor



FREE!
Senior Fair
May 26 - 2:00-4:00 pm
Corte Madera Community Center
More information: www.cmparksandrec.org or 415-927-5072



Kids Club After School Program
SPRING BREAK
CAMP
April 11-15
8:00 am-6:00 pm
Grades TK-5 | \$47/day
Corte Madera Community Center
REGISTER TODAY! Call 415-927-5072 or go to www.cmparksandrec.org

Kid's Club After School Program



Est. 1985



415-927-5072

www.cmprkidsclub.org

Grades TK-5

M-F 11:30 am-6:30 pm

Corte Madera Community Center

Corte Madera Parks and Rec presents

Pint of Luck Beer Garden

Saturday, March 12th

2:00-5:00pm

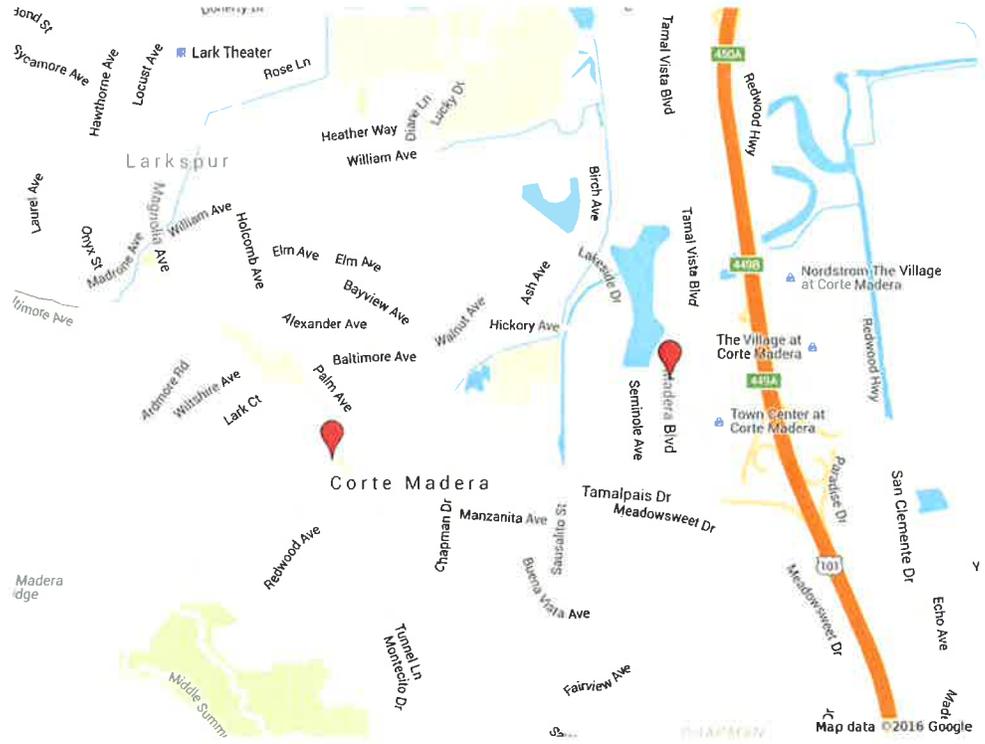
21+ I.D required

Admission is free!



Location of Proposed Banners

- Untitled layer
-  Southeast Corner of Corte Madera Avenue and Redwood
 -  Madera Boulevard near Safeway



ATTACHMENT 4

	Approved	Proposed
January	Frosted Bingo (1/7-1/18)	
February	Someone Special Dinner (2/4-2/15)	Pint of Luck Beer Garden (2/23-3/13)
March		Kids Club Spring Break (3/14-4/15)
April	Flora and Fauna Tea (4/28-5/9)	
May		Senior Fair (5/16-5/26)
June	Father Son Luau (6/10-6/20)	
July		Kids Club After School Program (7/27-8/14)
August		
September	Grandparents Day Carnival (9/9-9/19)	
October	Haunted House (10/21-10/31)	
November		Kids Club Holiday Camp (11/6-11/30)
December	Breakfast with Santa (12/2-12/12)	

O:\Planning Department\Planning Admin\BANNER REQUESTS\2011 to 2015\Recreation Dept 2015 and 2016\Park and Rec Banners 2016 SR and RESO.doc

THIS MATERIAL HAS BEEN REVIEWED BY
THE TOWN MANAGER



TOWN OF CORTE MADERA
SANITARY DISTRICT NO. 2 OF MARIN COUNTY,
A SUBSIDIARY DISTRICT TO THE TOWN OF CORTE MADERA
INVESTMENT TRANSACTIONS
FOR THE MONTH OF OCTOBER, 2015

Type of Investment Instrument	Institution	Beginning Date of Investment	Date of Maturity	Total Number of Days	Call Provisions	Total Number of Days This Month	Amount of Investment	Market Value For Securities With A Maturity Over 12 Months	Interest Rate	Interest Accrued This Month	Interest Due
Certificate of Deposit (CD)	GE Capital Bank, Draper, Utah (Semi)	02/28/14	02/28/17	1,096	None	31	247,000	248,131.26	1.05%	220.41	464.62
Certificate of Deposit (CD)	Goldman Sachs, New York, NY (Semi)	03/05/14	03/06/17	1,096	None	31	247,000	247,622.44	1.00%	209.87	387.47
Certificate of Deposit (CD)	United Banker's Bank Bloomington, Minn (Monthly)	8/29/2014	11/29/17	1,185	None	31	245,000	244,840.75	1.15%	239.32	262.14

TOWN OF CORTE MADERA
 SANITARY DISTRICT NO. 2 OF MARIN COUNTY,
 A SUBSIDIARY DISTRICT TO THE TOWN OF CORTE MADERA
 INVESTMENT TRANSACTIONS
 FOR THE MONTH OF OCTOBER, 2015

Type of Investment Instrument	Institution	Beginning Date of Investment	Date of Maturity	Total Number of Days	Call Provisions	Total Number of Days This Month	Amount of Investment	Market Value For Securities With A Maturity Over 12 Months	Interest Rate	Interest Accrued This Month	Interest Due
Local Agency Inv Fund	St Treasurers Off	Oct, 15 LAIF Trans	N/A	N/A	N/A	N/A	N/A	N/A	0.357	0.00	0.00
Local Agency Inv Fund	St Treasurers Off	Nov, 15 LAIF Trans	N/A	N/A	N/A	N/A	N/A	N/A	0.000	0.00	0.00
Local Agency Inv Fund	St Treasurers Off	Oct-Dec, LAIF Adjust	N/A	N/A	N/A	N/A	N/A	N/A	0.000	0.00	0.00
Local Agency Inv Fund	St Treasurers Off	09/17/15	10/23/15	36	N/A	22	5,320,000.00	N/A	0.357	1,144.88	1,144.88
Local Agency Inv Fund	St Treasurers Off	10/23/15	10/29/15	6	N/A	6	4,940,000.00	N/A	0.357	289.92	289.92
Local Agency Inv Fund	St Treasurers Off	10/29/15	11/05/15	7	N/A	3	4,760,000.00	N/A	0.357	139.68	139.68
TOTALS							5,499,000.00	740,594.45		2,244.08	2,688.71

Total interest earned for the month of October was \$2,244.08.
 Total cash in investment on October 1, 2015 was \$6,059,000.00.
 Total cash in investment on October 31, 2015 was \$5,499,000.00.
 Effective yield for the month October, 2015 was 0.445%.

LAIF	4,760,000.00
CDs	740,594.45
Market Variance	<u>(1,594.45)</u>
	5,499,000.00

Submitted herewith is the monthly report of investment transactions pertaining to the Town of Corte Madera and Sanitary District No. 2 of Marin County, a Subsidiary District to the Town of Corte Madera, in accordance with Government Code Section 53600 et.seq. and Section 53646. The subject investment transactions are in accordance with the Annual Statement of Investment Policy dated January 1, 2015.

Pursuant to State Law, the following statement is required: Sufficient funds will be available to meet expenditure requirements for the next six (6) months.

George T. Warman, Jr.
 Director of Administrative Services
 February 9, 2016

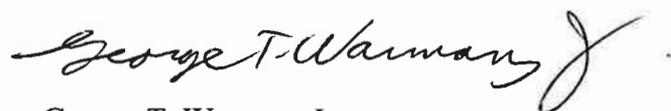
Investment Transactions
October, 2015

Calculation of Effective Yield

Amount Invested Times	Number of Days	Equals Denominator and Times	Interest Rate	Equals Numerator
247,000	31	7,657,000	1.050	8,039,850
247,000	31	7,657,000	1.000	7,657,000
245,000	31	7,595,000	1.150	8,734,250
5,320,000	22	117,040,000	0.357	41,783,280
4,940,000	6	29,640,000	0.357	10,581,480
4,760,000	3	14,280,000	0.357	5,097,960
		183,869,000		81,893,820

81,893,820

183,869,000 = effective yield of 0.445%



George T. Warman, Jr.
Director of Administrative Services
February 9, 2016

PAGE 4 OF 6

	Cash	Investments	Fund Total	
101	GENERAL FUND	91,360.24	6,680,125.37 CR	6,588,765.13 CR
102	GENERAL FUND NON-OPERATIONS FD	0.00	0.00	0.00
104	CAPITAL EQUIP. REPLACE FUND	0.00	4,630,023.22	4,630,023.22
105	TRAFFIC SAFETY FUND	0.00	0.00	0.00
106	PARK MADERA CENTER FUND	0.00	2,313,327.02 CR	2,313,327.02 CR
108	GAS TAX 2103 FUND	0.00	116,884.77	116,884.77
109	GAS TAX 2105 FUND	0.00	17,243.46	17,243.46
110	GAS TAX 2106 FUND	0.00	4,676.95	4,676.95
111	GAS TAX 2107 FUND	0.00	4,289.94 CR	4,289.94 CR
112	GAS TAX 2107.5 FUND	0.00	2,000.00	2,000.00
114	TAM SALES TAX OVERRIDE FUND	0.00	0.00	0.00
115	STATE DISABILITY ACCESS FEE FUND	0.00	180.00	180.00
116	BEAUTIFICATION FUND	0.00	6,841.43 CR	6,841.43 CR
120	CORTE MADERA SALES TAX OVERRIDE	0.00	3,401,076.92	3,401,076.92
124	AFFORDABLE HOUSING FUND	0.00	165,390.78	165,390.78
140	STORM DRAINAGE SPECIAL TAX FUND	0.00	1,029,928.48	1,029,928.48
159	SHORELINE PARKING DEBT SERVICE	0.00	89,940.45	89,940.45
160	CAPITAL MAINTENANCE FUND	0.00	0.00	0.00
165	SHORELINE PARKING MAINT. DIST.	0.00	7,091.17	7,091.17
170	CAPITAL IMPROVEMENT FUND	0.00	77,636.96	77,636.96
176	WESTSIDE PARK-IN-LIEU FUND	0.00	0.00	0.00
178	TRAFFIC IMPROVEMENT FUND	0.00	49,524.39 CR	49,524.39 CR
179	VILLAGE TRAFFIC IMPROVEMENT FUND	0.00	133,000.00	133,000.00
180	2016 IRC 125 FLEX BENEFIT FUND	0.00	0.00	0.00
186	2015 IRC 125 FLEX BENEFIT FUND	0.00	59,480.41	59,480.41
187	DEVELOPERS DEPOSIT AGENCY FUND	0.00	207,426.13	207,426.13
188	AB 1600 DEVELOPMENT FEES FUND	0.00	477,654.11	477,654.11
201	SEWER GENERAL OPERATING FUND	0.00	3,214,532.22	3,214,532.22
255	SAUSALITO ST SEWER ASSESS DIST	0.00	0.00	0.00
257	OLD LANDING ROAD DEBT SERVICE	0.00	34,736.59	34,736.59
260	SEWER CAPITAL MAINTENANCE FUND	0.00	355,909.10 CR	355,909.10 CR
270	SEWER CONNECTION FEE PROJ FUND	0.00	0.00	0.00
301	RECREATION CENTER FUND	0.00	30,709.26 CR	30,709.26 CR
302	PARKS & REC REVENUE TRUST FUND	0.00	4,700.00	4,700.00
303	PARKS & REG FACILITY TRUST FUND	0.00	807,620.64	807,620.64
304	MARIN PARKS MEASURE "A" FUND	0.00	76,868.02	76,868.02
401	RECREATION OUTDOOR FACILITY FUND	0.00	94,969.84	94,969.84
501	NEIL CUMMINS GYM FUND	0.00	37,019.56 CR	37,019.56 CR
601	AFTERSCHOOL PROGRAMS FUND	0.00	31,546.80 CR	31,546.80 CR
701	SUMMER CAMPS & PLAYGROUND FUND	0.00	35,509.67 CR	35,509.67 CR
810	WORKERS' COMP SELF-INSURE FUND	0.00	91,708.29	91,708.29
820	GEN & AUTO LIAB SELF-INSURE FD	0.00	301,881.76	301,881.76
830	PROP & VEH DAMG SELF-INSURE FD	0.00	2,848.63 CR	2,848.63 CR
	Grand Total:	91,360.24	5,499,000.00	5,590,360.24

1,048,455.15
 91,360.24

 1,139,815.39

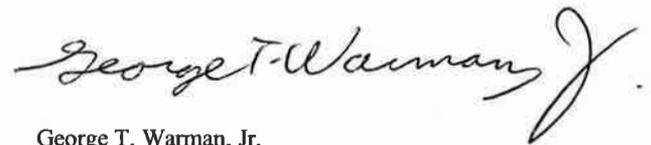
2,893,359.71

849,373.21 →

02/11/16

Interest Distribution
 Month of October, 2015
 Posted to Financial Records in November, 2015

Fund	De-Pooled Interest Earnings	Opening Cash Balances Less De-Pooled 11/01/2015	Percentage of Total Pooled Cash	Pooled Interest Earnings	Total Interest Earnings
#101-General & All Others Not Detailed	N/A	1,139,815.39	20.39	457.57	457.57
#108-Gas Tax	N/A	136,515.24	2.45	54.98	54.98
#140 Storm Drainage Tax	N/A	1,029,928.48	18.43	413.59	413.59
#201-Sewer	N/A	2,893,359.71	51.74	1,161.08	1,161.08
#810-Workers' Comp Self-Insure	N/A	88,859.66	1.59	35.68	35.68
#820-Gen & Auto Liab Self-Insure	N/A	301,881.76	5.40	121.18	121.18
	0.00	5,590,360.24	100.00	2,244.08	2,244.08



George T. Warman, Jr.
 Director of Administrative Services
 February 11, 2016

CASH BALANCES AS OF OCTOBER 31, 2015
(NOT FUND BALANCES ON AN ACCRUAL BASIS)

Fund Number	Fund Title	Cash In Investment	Booked Cash In Commerical Account	Total Booked Cash
#101	General	1,048,455.15	91,360.24	1,139,815.39
#108	Gas Tax	136,515.24	0.00	136,515.24
#140	Storm Drainage Tax	1,029,928.48	0.00	1,029,928.48
#201	Sewer	2,893,359.71	0.00	2,893,359.71
#810	Workers' Comp Self-Insure	88,859.66	0.00	88,859.66
#820	Gen & Auto Liab Self-Insure	301,881.76	0.00	301,881.76
TOTALS		5,499,000.00	91,360.24	5,590,360.24



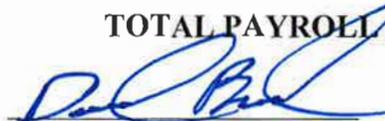
George T. Warman, Jr.
Director of Administrative Services
February 11, 2016

TOWN OF CORTE MADERA

**RATIFICATION AND APPROVAL OF
PAYROLL AND DEMANDS (ACCOUNTS PAYABLE)
PERIOD 01/28/16 – 02/11/16**

Submitted herewith are the Payroll and Demands (Accounts Payable) paid during the period of 01/28/16 through and including 02/11/16 in accordance with Corte Madera Municipal Code Section 2.12.145 and Chapter 2.28(Statutory provisions contained in Government Code Sections 37202 through 37209 and Sections 40802 through 40805 and Section 40805.5).

Payroll (01/18/16 – 01/31/16)		
Payroll Check Numbers	5123 – 5130	\$ 18,368.83
Payroll Direct Deposit Numbers	28801 – 28873	154,496.65
Payroll Wire Transfer Numbers	1967 – 1969	<u>86,227.36</u>
<u>Total Payroll</u>		\$ 259,092.84
Warrant Check Numbers	212917 – 213035	\$ 310,035.92
Wire- Central Marin Police Monthly Payment (00/00/00)		0.00
Wire- CalPERS Fire Classic Annual Unfunded Liability Payment (00/00/00)		0.00
Wire- CalPERS Misc. Classic Annual Unfunded Liability Payment (00/00/00)		0.00
Wire- MERA Annual Bond Payment (00/00/00)		0.00
Wire- Park Madera Semi-Annual Debt (00/00/00)		<u>0.00</u>
<u>Total Demands (Accounts Payable)</u>		\$ 310,035.92
TOTAL PAYROLL AND DEMANDS		\$ 569,128.76


David James Bracken
Town Manager
Date 2/12/16


George T. Warman, Jr.
Director of Administrative Services/
Town Treasurer
Date 02/11/16

APPROVED AT MEETING OF 02/16/16

SLOAN C. BAILEY, MAYOR

DIANE FURST, VICE MAYOR

JAMES ANDREWS, COUNCIL MEMEBER

CARLA CONDON, COUNCIL MEMBER

MICHAEL LAPPERT, COUNCIL MEMBER

*Checks listed do not correspond to a month or an accounting period because of overlap between months and accounting periods. Questions concerning the check register should be directed to George Warman at 927-5055. In his absence, ask for Jonna Intoschi or Lina Azevedo.

Voucher List
TOWN OF CORTE MADERA

Bank code : bom

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212917	2/4/2016	co800c CORTE MADERA COMM. FOUNDATION	02/03/2016STMT		CENTENNIAL FUNDS CENTENNIAL FUNDS	7,000.00 Total : 7,000.00
212918	2/4/2016	al050c ALHAMBRA AND SIERRA SPRINGS, 28779	5139740 012416		WATER WATER	81.56 Total : 81.56
212919	2/4/2016	al047c ALHAMBRA AND SIERRA SPRINGS, 32748	6037959 012416		WATER WATER WATER WATER WATER WATER	10.78 10.78 10.78 10.78 10.76 Total : 53.88
212920	2/4/2016	al046c ALHAMBRA, 28776025139045 (PW-342)	5139045 012016		WATER WATER	78.71 Total : 78.71
212921	2/4/2016	am114c AMERICAN MESSAGING	W4101516QB		RADIO MAINTANCE RADIO MAINTANCE	187.80 Total : 187.80
212922	2/4/2016	am035c AMY SKEWES-COX, AICP	143/23		CORTE MADERA INN REBUILD EIR CORTE MADERA INN REBUILD EIR	5,486.05 Total : 5,486.05
212923	2/4/2016	at111c AT & T MOBILITY - 436050713282	12/25/15 - 01/24/16		UTILITIES - TELEPHONE UTILITIES - TELEPHONE	148.84 Total : 148.84
212924	2/4/2016	at050c ATHENS ADMINISTRATORS, WORKERS' (02/01/2016STMT		W.C. CLAIM PAYMENT EXPENSE W.C. CLAIM PAYMENT EXPENSE	2,492.35 Total : 2,492.35

Voucher List
TOWN OF CORTE MADERA

Bank code : bom

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212925	2/4/2016	ba600c B & G GLASS	7592		152 WILLOW AVE -BUILDING MAINT 152 WILLOW AVE -BUILDING MAINT	957.80
					Total :	957.80
212926	2/4/2016	ba147c BARTEL ASSOCIATES, LLC	16-069		ACTUARIAL CONSULTING SERVICE ACTUARIAL CONSULTING SERVICE	4,125.00
					Total :	4,125.00
212927	2/4/2016	ca130c CAL PERS	100000014690695		BENEFIT PACKAGE BENEFIT PACKAGE	126.00
					Total :	126.00
212928	2/4/2016	ca210c CAPFF, CALF. ASSN. OF PROF. F.F.	02/03/2016STMT		PREMIUM - FEBRUARY -16 PREMIUM - FEBRUARY -16	105.28
					Total :	105.28
212929	2/4/2016	ch250c CHEVRON & TEXACO BUSINESS CARD	01/22/2016STMT		FUEL - GASOLINE FUEL - DIESEL FUEL - DIESEL FUEL - DIESEL FUEL - DIESEL TAX FEES FUEL - GASOLINE	161.91 565.27 848.64 357.62 823.05 485.71 240.07 666.66 56.78 472.97 51.30 51.62
					Total :	4,781.60
212930	2/4/2016	ci115c CIT - CUSTOMER #2000304630	28071938		COPIER SERVICE COPIER SERVICE COPIER SERVICE COPIER SERVICE COPIER SERVICE	301.46 301.46 150.10 433.29

Voucher List
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Bank code : bom

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212930	2/4/2016	ci115c CIT - CUSTOMER #2000304630	(Continued)		COPIER SERVICE	622.08
					Total :	1,808.39
212931	2/4/2016	co136c CODE SOURCE	8693		FIELD INSPECITON NOVEMBER 20	360.00
					FIELD INSPECITON NOVEMBER 20	160.00
					FIELD INSPECITON NOVEMBER 20	160.00
					FIELD INSPECITON DECEMBER 20	320.00
					FIELD INSPECITON DECEMBER 20	640.00
			8695		FIELD INSPECTION SERVICE~	
					FIELD INSPECTION SERVICE~	2,920.00
			8696		T/I 1516 REDWOOD HWY SPACE C	
					T/I 1516 REDWOOD HWY SPACE C	2,010.00
			8699		BLDG. PLAN CHECK	
					BLDG. PLAN CHECK	150.00
					Total :	6,560.00
212932	2/4/2016	co121c COMCAST- 028617, 0208847, 5594, 0010	01/20/2016STMT		CABLE TV	
					CABLE TV	140.30
					Total :	140.30
212933	2/4/2016	co195c CORPORATE PAYMENT SYSTEMS	01/14/2016STMT		MEETING EXPENSE	
					MEETING EXPENSE	117.81
					RECREATION SUPPLIES	416.57
					RECREATION SUPPLIES	490.49
					OFFICE SUPPLIES	302.68
					MISC. SUPPLIES	339.42
					MEETING EXPENSE	430.35
					MARKETING	49.99
					TELEPHONE	318.45
					RECREATION SUPPLIES	568.61
					POSTAGE	2.96
					RECREATION SUPPLIES	312.43
					SENIOR PORGRAMS	375.20
					MISC. SUPPLIES	778.94

Voucher List
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Bank code : bom

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212933	2/4/2016	co195c	CORPORATE PAYMENT SYSTEMS		(Continued)	
					RECREATION SUPPLIES	56.04
					MARKETING	49.99
					GASOLINE	323.26
					FOOD	110.12
					UNIFORM	403.38
					BLDG. MAINT.	26.14
					TOOLS & SUPPLIES	147.22
					UNIFORM	89.24
					DINNER	80.00
					RECREATION SUPPLIES	455.59
					MISC. SUPPLIES	153.11
					MEETING	20.00
					FOODS	141.82
					SENIOR PROGRAMS	111.34
					OFFICE SUPPLIES	86.49
					MISC. SUPPLIES	251.98
					SENIOR PROGRAMS	79.18
					MARKETING	50.00
					EQUIPMENT PARTS	39.50
					EDUCATION	349.00
					MISC. SUPPLIES	316.43
					TOOLS & EQUIPMENT	179.85
					MISC. SUPPLIES	221.00
					EQUIPMENT PARTS	90.68
					VEHICLE MAINT.	195.35
					OFFICE SUPPLIES	185.13
					MISC. SUPPLIES	70.91
					BLDG. MAINT.	14.15
					POSTAGE	106.35
					OFFICE SUPPLIES	236.73
					FASTRACK	50.00
					BLDG. MAINT.	164.80
					MISC. SUPPLIES	34.93

Voucher List
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Bank code : bom

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212933	2/4/2016	co195c	CORPORATE PAYMENT SYSTEMS	(Continued)	MARKETING	167.97
					RECREATION SUPPLIES	629.18
					SOFTWARE	159.99
					SERVICIES	49.00
					Total :	10,399.75
212934	2/4/2016	co835c	CORTE MADERA BEAUTIFICATION, % C. 02/02/2016STMT		DONATION OF COMMISSIONER ST	
					DONATION OF COMMISSIONER ST	60.00
					Total :	60.00
212935	2/4/2016	co755c	CORTE MADERA CHAMBER OF COMM., ' DECEMBER 2015		CNTRIBUTION & SUBSIDIES	
					CNTRIBUTION & SUBSIDIES	12,991.08
					ADMIN	172.00
					FINANCE DEPT COST RECOVERY	-172.00
					Total :	12,991.08
212936	2/4/2016	co800c	CORTE MADERA COMM. FOUNDATION 02/01/2016STMT		DONATIONA OF COMMISSIONER S'	
			R-35028		DONATIONA OF COMMISSIONER S'	50.00
					CENTENNIAL	
					CENTENNIAL	1,405.00
					Total :	1,455.00
212937	2/4/2016	ma120c	COUNTY OF MARIN	01/29/2016STMT	MARIN TOURISM IMPROVE	
					MARIN TOURISM IMPROVE	12,991.08
					ADMIN	172.00
					FINANCE DEPT COST RECOVERY	-172.00
					Total :	12,991.08
212938	2/4/2016	cs000c	CSW/STUBER-STROEH ENG.GRP.INC. 47221		PROFESSIONAL SERVICES ~	
					PROFESSIONAL SERVICES ~	732.60
					Total :	732.60
212939	2/4/2016	da025c	D & K AUTO SERVICES	49084	2000 HONDA CRV - B-1 MOTOR VEI	
				49339	2000 HONDA CRV - B-1 MOTOR VEI	93.70
					EXHAUST FLUID	

Voucher List
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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212939	2/4/2016	da025c D & K AUTO SERVICES	(Continued)			
			49340		EXHAUST FLUID	34.86
			49341		OIL	196.20
			49342		OIL	130.73
			49345		REDLINE F/I CLEANER	143.75
			49360		POWER STEERING FLUID	85.15
			49394		POWER STEERING FLUID	1,154.07
			49419		1997 FORD PICKUP - S-5 MOTOR V	1,005.94
					2001 DODGE PICK - S-4 MOTOR VE	1,005.94
					2001 DODGE PICK - S-4 MOTOR VE	1,005.94
					2006 CHEVROLET - S53 MOTOR VE	224.60
					2006 CHEVROLET - S53 MOTOR VE	224.60
					Total :	3,069.00
212940	2/4/2016	pc101c DANG, MICHAEL	9029		DATA PROCESSING SUPPLIES	
					DATA PROCESSING SUPPLIES	1,191.44
					DATA PROCESSING SUPPLIES	2,856.44
					TOWN WIDE NEYWORK SYSTEM M	7,130.00
					SEWER	-805.00
					FIRE	-402.50
					RECREATION	-920.00
					BUILDING	-57.50
					PERMIT	-115.00
					SEWER	805.00
					FIRE	402.50
					RECREATION	920.00
					BUILDING	57.50
					PERMIT	115.00
					Total :	11,177.88
212941	2/4/2016	da120c DAVID KEANE	02/02/2016STMT		GENERAL ENG.	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212941	2/4/2016	da120c DAVID KEANE	(Continued)		GENERAL ENG.	2,350.00
					GENERAL SANITARY	725.00
					PLAN CHECK	4,600.00
					SANITARY PLAN CHECK	775.00
					Total :	8,450.00
212942	2/4/2016	dc115c DC ELECTRIC GROUP, INC.	25336		J1635-CM & REDWOOD, TS KD DE	4,435.00
					J1635-CM & REDWOOD, TS KD DE	4,435.00
					Total :	4,435.00
212943	2/4/2016	de105c DE FRANCIS, TONI	02/01/2016STMT		MINUTES CLERK	180.00
					MINUTES CLERK	180.00
					Total :	180.00
212944	2/4/2016	ea103c EAST BAY MUNI UTILITY DISTRICT	EBM-BD0-00961		MEMBERSHIP FY16	2,310.00
					MEMBERSHIP FY16	2,310.00
					Total :	2,310.00
212945	2/4/2016	fi020c FIRE MASTER; MASTER PROTECTION	0000306161		MISC. SUPPLIES	47.50
					MISC. SUPPLIES	47.50
					Total :	47.50
212946	2/4/2016	fi047c FISHMAN SUPPLY CO. - (P/P/B)	1005075		OFFICE SUPPLIES	277.72
			1005075.1		OFFICE SUPPLIES	213.06
			1020779		OFFICE SUPPLIES	180.07
					OFFICE SUPPLIES	180.07
					Total :	670.85
212947	2/4/2016	fi045c FISHMAN SUPPLY CO. (FIRE-7762)	1021791		JANITORIAL SUPPLIES	33.94
					JANITORIAL SUPPLIES	33.94
					Total :	33.94
212948	2/4/2016	go300c GOODMAN BUILDING SUPPLY	682609		MISC. SUPPLIES	

Voucher List
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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212948	2/4/2016	go300c GOODMAN BUILDING SUPPLY	(Continued)		MISC. SUPPLIES	27.10
					Total :	27.10
212949	2/4/2016	ha050c HAGEL SUPPLY COMPANY	093352		JANITORIAL SUPPLIES JANITORIAL SUPPLIES	258.98
					Total :	258.98
212950	2/4/2016	he125c HEPPNER RISK MGMT., DARRELL	02/01/2016STMT		RISK MGMT - HEPPNER RISK MGMT - HEPPNER RISK MGMT - HEPPNER RISK MGMT - HEPPNER	1,774.50 1,774.00 394.00
					Total :	3,942.50
212951	2/4/2016	he105c HERTZ EQUIPMENT RENTAL	28457630-001		LIQUID PROPANE LIQUID PROPANE	32.62
					Total :	32.62
212952	2/4/2016	hi108c HIGGINS, JOHN	01/28/2016STMT		PROPERTY DAMAGE CLAIM PROPERTY DAMAGE CLAIM	468.31
					Total :	468.31
212953	2/4/2016	ho195c HOME DEPOT CREDIT SERVICES, DEPT	01/21/2016STMT		GATES & PUMPS REPAIR GATES & PUMPS REPAIR	109.49
					Total :	109.49
212954	2/4/2016	in066c INTOSCHI, JONNA	R-33834		CALPERS EDUCATION CALPERS EDUCATION	70.17
					Total :	70.17
212955	2/4/2016	ja025c JACKSON'S HARDWARE, INC.	01/31/2016STMT		SAFETY & PROTECTIVE ITEMS SAFETY & PROTECTIVE ITEMS SAFETY & PROTECTIVE ITEMS SAFETY & PROTECTIVE ITEMS	120.00 111.64 120.00 120.23
					Total :	471.87

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212956	2/4/2016	jj101c JIM CORBET'S ACE HARDWARE	12/28/2015STMT		MOTOR VEHICLE REPLACEMENT F MOTOR VEHICLE REPLACEMENT F MISC. SUPPLIES	29.94 37.05
					Total :	66.99
212957	2/4/2016	jo024c JONES, TERRY	4052		AFFORDABLE CONSTRUTION AFFORDABLE CONSTRUTION	1,462.50
					Total :	1,462.50
212958	2/4/2016	ka117c KAISER FOUNDATION HEALTH PLAN	01/20/2016STMT		MEDICAL BENEFITS MEDICAL BENEFITS	6.20
					Total :	6.20
212959	2/4/2016	kb100c KBA DOCUSYS	INV405062		MAGENTA TONER MAGENTA TONER	12.95
					Total :	12.95
212960	2/4/2016	ln075c L.N. CURTIS & SONS	1378926-00		FIE HOSE REPLACEMENT FIE HOSE REPLACEMENT	721.30
					Total :	721.30
212961	2/4/2016	ma177c MARIN TROPHIES	340		NAME PLATES NAME PLATES	29.43
					Total :	29.43
212962	2/4/2016	ne040c NELSON PERSONNEL SERVICES	6103185		PART TIME HELP - LISA HARPER PART TIME HELP - LISA HARPER PART TIME HELP - LISA HAPER AC/	375.87 0.85
					Total :	376.72
212963	2/4/2016	of029c OFFICE DEPOT-FIRE-89507905, FILE #81	811327994001		OFFICE SUPPLIES OFFICE SUPPLIES	141.69
					Total :	141.69
212964	2/4/2016	r3100c R3 CONSULTING GROUP, INC.	7714	1853	ZERO WASTE IMPLEMENTATION PI DEVELOP ZERO WASTE IMPLEMEN	6,140.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212964	2/4/2016	r3100c r3100c R3 CONSULTING GROUP, INC.	(Continued)			Total : 6,140.00
212965	2/4/2016	ra100c RAVINA, JIM	R-30835		PACAKGE OF BATTERIES PACAKGE OF BATTERIES	119.95 Total : 119.95
212966	2/4/2016	re141c RENNE SLOAN HOLTZMAN SAKAI	29988 29989 29990 29991 29992 29993 29994 29995		200 NELLEN PROPERTY 200 NELLEN PROPERTY 210 MORNINGSIDE - SIBER 210 MORNINGSIDE - SIBER 481 MONTECITO 481 MONTECITO CORTE MADERA INN CORTE MADERA INN GENERAL PLANNING GENERAL PLANNING NON-LITIGATION NON-LITIGATION RESTORATION HARDWARE RESTORATION HARDWARE SKAFF CONSCENT DECREE SKAFF CONSCENT DECREE	1,100.00 503.96 195.00 715.00 3,100.00 9,305.07 3,217.50 487.50 Total : 18,624.03
212967	2/4/2016	ro122c RON BARNEY CONSTRUCTION CO.	R-35793		DAMAGE DONE BY FD DAMAGE DONE BY FD	500.00 Total : 500.00
212968	2/4/2016	se080c SEQUOIA SAFETY SUPPLY COMPANY	30062		SAFETY & PROTECTIVE ITEMS SAFETY & PROTECTIVE ITEMS	207.97 Total : 207.97
212969	2/4/2016	sp109c SPARK	02/01/2016STMT 02/01/2016STMT-1		DONATION OF COMMISSIONER ST DONATION OF COMMISSIONER ST DONATION OF COMMISSIONER ST DONATION OF COMMISSIONER ST	200.00 100.00

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212969	2/4/2016	sp109c sp109c SPARK			(Continued)	Total : 300.00
212970	2/4/2016	st024c STRAHM COMMUNICATIONS	39638		FIRE DEPARTMENT BUSINESS CAF FIRE DEPARTMENT BUSINESS CAF JANICE KOCH BUSINESS CARDS COUNCIL BUSINESS CARDS	135.92 67.96 339.82 Total : 543.70
212971	2/4/2016	ta180c TAMALPAIS PAINT & COLOR-TOWN	01/31/2016 -DISC 01/31/2016STMT		DISCOUNT TAKEN DISCOUNT TAKEN BUILDING MAINT. COMMUNITY CEI BUILDING MAINT. COMMUNITY CEI PEST CONTROL	-1.22 102.68 18.51 Total : 119.97
212972	2/4/2016	ta050c TAP PLASTICS, INC.	3893836		BUILDING MAINTENANCE SUPPLIE BUILDING MAINTENANCE SUPPLIE	137.00 Total : 137.00
212973	2/4/2016	te150c TESCO	0058677-IN		SERVICE DATE 12/4/15 - PROFESSI SERVICE DATE 12/4/15 - PROFESSI	2,780.00 Total : 2,780.00
212974	2/4/2016	ti124c TIFCO INDUSTRIES	71119630		HAND TOOLS & MINOR EQUIPMEN HAND TOOLS & MINOR EQUIPMEN	126.47 Total : 126.47
212975	2/4/2016	us053c U.S. BANK TRUST N.A. -OLR SAD	02/01/2016STMT		INTEREST EXPENSE INTEREST EXPENSE	6,412.50 Total : 6,412.50
212976	2/4/2016	us054c U.S. BANK TRUST N.A. SHORE SAD	02/03/2016STMT		INTEREST EXPENSE INTEREST EXPENSE	31,225.00 Total : 31,225.00
212977	2/4/2016	ul106c ULINE	74043533		MISC. SUPPLIES MISC. SUPPLIES	87.38

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212977	2/4/2016	ul106c ul106c ULINE	(Continued)			Total : 87.38
212978	2/4/2016	va036c VAUGHN, REBECCA - FLEX BENEFITS	02/02/2016STMT		FLEX - 125 FLEX - 125	88.51 Total : 88.51
212979	2/4/2016	ve023c VERIZON WIRELESS-6707227710001	9758332131		TELEPHONE - CORP. YARD TELEPHONE - CORP. YARD TELEPHONE - CORP. YARD	706.56 56.88 Total : 763.44
212980	2/4/2016	vi126c VIA HEART PROJECT	1111		ANNUAL MAINTENANCE SERVICES ANNUAL MAINTENANCE SERVICES ANNUAL MAINTENANCE SERVICES ANNUAL MAINTENANCE SERVICES	200.00 200.00 200.00 Total : 600.00
212981	2/4/2016	jo135c VICTOR M. ROJAS, DBA JON'S BUILDING	JANAURY 2016 - ENG JANUARY 2016 - TH		JANUARY 2016 - ENG. JANUARY 2016 - ENG. JANUARY 2016 - TOWN HALL JANUARY 2016 - TOWN HALL	750.00 1,600.00 Total : 2,350.00
212982	2/4/2016	we275c WEST END NURSERY, INC.	01/31/2016STMT		PLANT MAINTENANCE PLANT MAINTENANCE PLANT MAINTENANCE	186.49 33.95 Total : 220.44
212983	2/4/2016	wo153c WOLFF, ADAM - FLEX BENEFITS	02/02/2016STMT		FLEX 125 FLEX 125	519.90 Total : 519.90
67 Vouchers for bank code : bom						Bank total : 183,202.32
67 Vouchers in this report						Total vouchers : 183,202.32

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212984	2/11/2016	th034c 360 RESCUE	R-35733		EDUCATION & TRAINING SERVICE EDUCATION & TRAINING SERVICE	350.00
					Total :	350.00
212985	2/11/2016	aa101c A & S LANDSCAPE MATERIALS, INC	01/31/2016STMT		MIXICAN PEBBLES MIXICAN PEBBLES	300.38
					Total :	300.38
212986	2/11/2016	aa100c A AND P MOVING, INC.	4045081		MONTHLY RECORD STORAGE FEE MONTHLY RECORD STORAGE FEE	35.00
					Total :	35.00
212987	2/11/2016	at075c AT & T - CALNET 3	000007632614		UTILITIES - TELEPHONE	110.22
			000007634330		UTILITIES - TELEPHONE	3,689.23
					UTILITIES - TELEPHONE	610.81
					UTILITIES - TELEPHONE	578.65
					UTILITIES - TELEPHONE	153.83
					UTILITIES - TELEPHONE	203.10
					UTILITIES - TELEPHONE	1,333.35
			000007634331		UTILITIES - TELEPHONE	0.60
					UTILITIES - TELEPHONE	330.82
					UTILITIES - TELEPHONE	1.20
					UTILITIES - TELEPHONE	218.71
					UTILITIES - TELEPHONE	59.65
			000007634332		UTILITIES - TELEPHONE	7,227.70
					UTILITIES - TELEPHONE	182.02
			000007634333		UTILITIES - TELEPHONE	111.98
			000007634580		UTILITIES - TELEPHONE	
			000007634676		UTILITIES - TELEPHONE	

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212987	2/11/2016	at075c AT & T - CALNET 3	(Continued)			
			000007634677		UTILITIES - TELEPHONE	108.83
			000007634678		UTILITIES - TELEPHONE	0.94
			000007634680		UTILITIES - TELEPHONE	4.23
					UTILITIES - TELEPHONE	173.34
					UTILITIES - TELEPHONE	687.94
					UTILITIES - TELEPHONE	332.52
					UTILITIES - TELEPHONE	2.05
					UTILITIES - TELEPHONE	347.97
					Total :	16,469.69
212988	2/11/2016	ba036c BARBIER SECURITY GROUP	R-35029		SECURITY GROUP SERVICES	
					SECURITY GROUP SERVICES	224.00
					Total :	224.00
212989	2/11/2016	ba550c BAY AREA BARRICADE SERVICE,INC	0334731-IN		MIRROS	
			0334828-IN		MIRROS	316.74
					SIGNS	
					SIGNS	81.76
					Total :	398.50
212990	2/11/2016	bl022c BLACK WATER CONSULTING	1695		CONSULTING FEES	
					CONSULTING FEES	8,120.00
					Total :	8,120.00
212991	2/11/2016	bl021c BPXPRESS	RI00200487		OFFICE SUPPLIES	
					OFFICE SUPPLIES	39.22
					Total :	39.22
212992	2/11/2016	ca895c CASCADE FIRE EQUIPMENT CO.	71489		HAND TOOLS AND MINOR QUIPME	
			71923		HAND TOOLS AND MINOR QUIPME	212.66
					HAND TOOLS & MINOR EQUIPMEN	
					HAND TOOLS & MINOR EQUIPMEN	96.57

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Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
212992	2/11/2016	ca895c ca895c	CASCADE FIRE EQUIPMENT CO. (Continued)			Total : 309.23
212993	2/11/2016	ce075c	CENTRAL MARIN SANITATION AGEN. 16-8054		DECEMBER 2015 - CMSA ROUTINE DECEMBER 2015 - CMSA ROUTINE	33,472.86 Total : 33,472.86
212994	2/11/2016	co008c	COASTLAND CIVIL ENG., INC. 38614	1866	FY 2015-16 PAVEMENT REHABILITA ENGINEERING DESIGN SERVICES-	5,222.50 Total : 5,222.50
212995	2/11/2016	co136c	CODE SOURCE 8703		T/I 1604 REDWOOD HWY T/I 1604 REDWOOD HWY	1,300.00 Total : 1,300.00
212996	2/11/2016	co165c	COMCAST - 0208565, 0055313, FIRE DEF 02/02/16STMT		FIRE STATION #13 "DSL" LINE FIRE STATION #13 "DSL" LINE	111.20 Total : 111.20
212997	2/11/2016	co659c	COUNTY OF MARIN-EHS 11949		TECHNOLOGY RENEWAL FEE TECHNOLOGY RENEWAL FEE	308.00 Total : 308.00
212998	2/11/2016	cs101c	CSMFO 02/04/2016STMT		2016 CSMFO MEMBERSHIP RENEV 2016 CSMFO MEMBERSHIP RENEV	110.00 Total : 110.00
212999	2/11/2016	cu052c	CUSTOMER SERVICE ADV., INC. R-32492		CUSTOMER SERVICE WORKSHOP CUSTOMER SERVICE WORKSHOP	530.00 Total : 530.00
213000	2/11/2016	su103c	DANIEL MUTISO MUIHYA 1523		JANITORIAL SVCS. JANITORIAL SVCS.	2,200.00 Total : 2,200.00
213001	2/11/2016	de230c	DEPT. OF JUSTICE ACCT. OFFICE 149771		FINGERPINT APPS FINGERPINT APPS	32.00

Voucher List
TOWN OF CORTE MADERA

Bank code : bom

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
213001	2/11/2016	de230c de230c DEPT. OF JUSTICE ACCT. OFFICE	(Continued)			Total : 32.00
213002	2/11/2016	df020c DFM ASSOCIATES	02/10/2016STMT		2016 CALIFORNIA ELECTIONS COE 2016 CALIFORNIA ELECTIONS COE	54.63 Total : 54.63
213003	2/11/2016	do056c DONNOE & ASSOCIATES, INC.	5838		RECRUITMENT TESTING RENTAL RECRUITMENT TESTING RENTAL	550.00 Total : 550.00
213004	2/11/2016	do127c DOWNING, GARY - FLEX BENEFIT	02/08/2016STMT 02/28/2016STMT		FLEX BENEFIT FLEX BENEFIT FLEX BENEFIT FLEX BENEFIT	1,306.18 49.82 Total : 1,356.00
213005	2/11/2016	ge120c GEORGE HILLS COMPANY, INC.	INV1010134		MONTHLY LIAB. CLAIMS ADMIN. FE MONTHLY LIAB. CLAIMS ADMIN. FE	1,334.50 Total : 1,334.50
213006	2/11/2016	gh102c GHD INC.	58900		CONSULTING WORK ON RESTORA CONSULTING WORK ON RESTORA	11,417.88 Total : 11,417.88
213007	2/11/2016	gl102c GLOBALSTAR USA	1000000007071992		UTILITES - TELEPHONE UTILITES - TELEPHONE	28.10 Total : 28.10
213008	2/11/2016	go057c GOODYEAR TIRE & RUBBER CO.	42843175		TIRES TIRES	727.84 Total : 727.84
213009	2/11/2016	ho175c HORIZON	1Q061774-CREDIT 1Q063094		CREDIT TAKEN CREDIT TAKEN CREDIT TAKEN CREDIT TAKEN IRRIGATION SUPPLIES	-194.00 -194.00 -194.43

Voucher List
TOWN OF CORTE MADERA

Bank code : bom

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
213009	2/11/2016	ho175c HORIZON	(Continued)		IRRIGATION SUPPLIES	2,349.65
					HAND TOOLS & MINOR EQUIPMEN'	240.36
					HAND TOOLS & MINOR EQUIPMEN'	240.36
					Total :	2,247.94
213010	2/11/2016	hu125c HUGHES, MARGARET D.	02/08/2016STMT		PLANNING COST RECOVERY	
					PLANNING COST RECOVERY	-63.00
					355 COC	63.00
					355 CMC	63.00
					Total :	63.00
213011	2/11/2016	in114c INVOICE PROCESSING DEPT.	I691633032393		TOLL BRIDGE	
					TOLL BRIDGE	7.25
					Total :	7.25
213012	2/11/2016	ir020c IRON MOUNTAIN	MFD3028		RECORD STORAGE	
					RECORD STORAGE	157.00
					Total :	157.00
213013	2/11/2016	iv108c IVERY, SEAN AND LETITIA	02/09/2016STMT		BUILDING COST RECOVERY	
					BUILDING COST RECOVERY	-92.00
					DESIGN REVIEW	1,554.70
					DESIGN REVIEW	84.20
					PLANNING COST RECOVERY	-1,402.00
					FINANCE DEPT COST RECVOERY	-60.70
					Total :	84.20
213014	2/11/2016	jo124c JOHNSON, ROBERT B.	6498		SAN CLEMENTE PUMP STATION	
			6499		SAN CLEMENTE PUMP STATION	300.00
			6501		CORP YARD	
			6502		CORP YARD	203.26
					SHOREBIRD PUMP STATION	
					SHOREBIRD PUMP STATION	425.00
					SHOREBIRD PUMP STATION	
					SHOREBIRD PUMP STATION	150.00

Bank code : bom

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
213014	2/11/2016	jp124c JOHNSON, ROBERT B.	(Continued) 6503		SAN CLEMENTE PUMP STATION SAN CLEMENTE PUMP STATION	300.00
			6506		REC CENTER LIGHTING REC CENTER LIGHTING	571.53
			6508		REC CENTER LIGHTING REC CENTER LIGHTING	328.12
			6509		REC CENTER LIGHTING REC CENTER LIGHTING	185.89
			6513		REC CENTER REPLACE 2 LED REC CENTER REPLACE 2 LED	121.28
					Total :	2,585.08
213015	2/11/2016	kb100c KBA DOCUSYS	INV407630		BLACK TONER BLACK TONER	12.95
					Total :	12.95
213016	2/11/2016	le030c LEAGUE OF CALIFORNIA CITIES	158499		MEMBERSHIP DUES FOR 20016 MEMBERSHIP DUES FOR 20016	4,839.12
					Total :	4,839.12
213017	2/11/2016	ma049c MALOTRA, RAKESH	FOLIO #242026		TRANSIENT OCCUPANCY TAX TRANSIENT OCCUPANCY TAX TRANSIENT OCCUPANCY TAX TRANSIENT OCCUPANCY TAX	83.15 83.15 332.49
					Total :	498.79
213018	2/11/2016	ma261c MARIN CO. OFFICE OF THE, ASSESSOF AR2015123168364			OFFICE SUPPLIES OFFICE SUPPLIES	18.00
					Total :	18.00
213019	2/11/2016	ma208c MARIN INDEPENDENT JOURNAL	01/31/2016STMT		ADVERTISING FOR RECRUITING ADVERTISING FOR RECRUITING	198.00
					Total :	198.00
213020	2/11/2016	ma805c MARIN RECYCLING HHW	7175		ADDMINISTRATION FEE/HOUSEHO	

Voucher List
TOWN OF CORTE MADERA

Bank code : bom

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
213020	2/11/2016	ma805c MARIN RECYCLING HHW	(Continued)		ADDMINISTRATION FEE/HOUSEHO	125.00
					Total :	125.00
213021	2/11/2016	ma605c MARIN RESOURCE RECOVERY CENTE	1112735		CLEAN DIRT	
			1112809		CLEAN DIRT	52.50
					DEBRIS	
					DEBRIS	69.35
					Total :	121.85
213022	2/11/2016	ma050c MARKULA, MAIJA	02/09/2016STMT		REFUND OF DAMAGE DEPOSIT	
					REFUND OF DAMAGE DEPOSIT	1,500.00
					Total :	1,500.00
213023	2/11/2016	ma051c MARTIN, J. THERESA	02/10/2016STMT		REFUND OF BUSINESS LICENSE	
					REFUND OF BUSINESS LICENSE	194.78
					Total :	194.78
213024	2/11/2016	mc100c MC MASTER-CARR, SUPPLY CO.	47961216		MISC. SUPPLIES	
					MISC. SUPPLIES	116.93
					Total :	116.93
213025	2/11/2016	ne040c NELSON PERSONNEL SERVICES	6104224		PART TIME HELP - JOANNE OHEHII	
					PART TIME HELP - JOANNE OHEHII	608.12
					PART TIME HELP - JOANNE OHEHII	625.50
					PART TIME HELP - JOANNE OHEHII	7.10
					Total :	1,240.72
213026	2/11/2016	no230c NORTHERN LIGHTS SOFTWARE	2540		TRACKING SOFT WARE CONSULT#	
					TRACKING SOFT WARE CONSULT#	150.00
					Total :	150.00
213027	2/11/2016	oh100c O'HEHIR, JOANNE	INVOICE NO. 1		56 MADERA BLVD	
					56 MADERA BLVD	715.00
					REPORST AND AMMOUNCEMNTS	167.70
			INVOICE NO. 2		422 REDWOOD ROAD	

Bank code : bom

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
213027	2/11/2016	oh100c O'HEHIR, JOANNE	(Continued)		422 REDWOOD ROAD 136 SUMMIT DR 76 SUMMIT DR REPORT AND AMMOUNCEMENTS	97.50 227.50 113.75 81.25 Total : 1,402.70
213028	2/11/2016	pe140c PEROZZI, CARLO	5883		JANUARY MAINTENANCE JANUARY MAINTENANCE JANUARY MAINTENANCE	400.00 200.00 Total : 600.00
213029	2/11/2016	r3100c R3 CONSULTING GROUP, INC.	7731	1853	ZERO WASTE IMPLEMENTATION PI DEVELOP ZERO WASTE IMPLEMEN	9,362.00 Total : 9,362.00
213030	2/11/2016	sh100c SHAMROCK MATERIALS, INC. 11735	906366 907816 907816-DISC		DELTA FILL SAND DELTA FILL SAND CRUSHED ROCK CRUSHED ROCK DISCOUNT TAKEN DISCOUNT TAKEN	224.90 170.35 -3.12 Total : 392.13
213031	2/11/2016	si170c SIEGMUT ACSHUTLY JR.	01/21/2016STMT 02/01/2016STMT		PEST CONTROL - SAN CLEMENTE PEST CONTROL - SAN CLEMENTE PEST CONTROL - CORP YARD PEST CONTROL - CORP YARD	95.00 275.00 Total : 370.00
213032	2/11/2016	so066c SONOAM MEDIA INVESTMENTS, LLC.	10844279		RECRUITMENT RECRUITMENT	157.60 Total : 157.60
213033	2/11/2016	ti115c TIBURON PENINSULA SOCCER CLUB	R-35030		REGISTRATION FOR CM INTO CYS. REGISTRATION FOR CM INTO CYS.	7,635.00

Voucher List
TOWN OF CORTE MADERA

Bank code : bom

Voucher	Date	Vendor	Invoice	PO #	Description/Account	Amount
213033	2/11/2016	ti115c	ti115c TIBURON PENINSULA SOCCER CLUB (Continued)			Total : 7,635.00
213034	2/11/2016	ty101c TYLER TECHNOLOGIES	045-152156	1852	PARCELS, PERMITS, & WEB PERM QUOTE #56309, DATED 04/15/15~	1,125.00
			045-152189	1852	PARCELS, PERMITS, & WEB PERM QUOTE #56309, DATED 04/15/15~	6,547.03
						Total : 7,672.03
213035	2/11/2016	va036c VAUGHN, REBECCA - FLEX BENEFITS	02/04/2016STMT		FLEX 125	
					FLEX 125	80.00
						Total : 80.00
52 Vouchers for bank code : bom						Bank total : 126,833.60
52 Vouchers in this report						Total vouchers : 126,833.60



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

THIS MATERIAL HAS BEEN REVIEWED
BY THE TOWN MANAGER:

DB

CORTE MADERA TOWN COUNCIL STAFF REPORT

REPORT DATE: FEBRUARY 10, 2016
MEETING DATE: FEBRUARY 16, 2016
TO: TOWN MANAGER, MAYOR AND COUNCIL MEMBERS
FROM: PHIL BOYLE, SENIOR PLANNER
SUBJECT: DRAFT 2016 CLIMATE ACTION PLAN.

PURPOSE:

To take public comment and discuss the Draft Corte Madera 2016 Climate Action Plan (CAP).

STAFF RECOMMENDATION:

Staff recommends that the Town Council review the attached plan along with the additional information and recommendations provided by the Planning Commission, consider comments from the public and direct staff to bring the revised CAP back to the Council for adoption.

TOWN MANAGER'S RECOMMENDATION:

Support staff's recommendation.

FISCAL IMPACT:

The implementation and enforcement of the policies, programs and standards cited in the draft Climate Action Plan will have a yet to be determined impact on the Town's General Fund. In addition, the Town Manager suggests that implementation of the Plan may well require hiring additional staff.

BACKGROUND

On December 17, 2015, the Planning Commission held a public hearing on the Draft 2016 CAP (Attachment 2). The Commission was presented with an overview of the CAP by staff and Christine O'Rourke, consultant and lead author of the plan. After hearing public comments and discussing the plan, the Commission recommended the following additions and passed a resolution forwarding the plan to the Town Council:

1. *Include a point of sale energy audit and/ or upgrade.* This recommendation is partially addressed in the current plan on page 25:

CAP 1-6 Energy Audits. Consider requiring energy audits for residential and commercial buildings prior to completion of sale or within a specified period of time after sale is transacted."

If directed by the Council staff would modify this measure to read:

CAP 1-6 Energy Audits. Consider requiring energy audits and/or energy efficiency upgrades for residential and commercial buildings prior to completion of sale or within a specified period of time after sale is transacted."

2. Work with transit providers and other applicable agencies to develop a school and town wide transit/transportation study.
3. Provide educational materials to assist citizens and contractors in reducing waste at home and at construction sites.
4. Provide energy audit information, including the cost and payback time for solar installations and other energy efficiency improvements.
5. Provide solar assessment information to the public for residential and commercial projects.
6. Monitor and report on the Town's progress annually. Create an annual priorities list for implementation. This recommendation is addressed in the CAP under CAP 7-1 page 37.

SUMMARY:

The Town of Corte Madera understands that climate change has the potential to significantly affect Corte Madera's residents and businesses, as well as other communities around the world. The Town also recognizes that local governments play a strong role in reducing greenhouse gas (GHG) emissions and mitigating the potential impacts of climate change.

The purpose of this Climate Action Plan (CAP) is to compile existing and potential strategies (i.e., actions, projects, and programs) that the Town's government and the community can use to address climate change. This is an aspirational document designed to give the Town a "menu" of measures to choose from to reduce its creation of greenhouse gases. It provides a brief background on what climate change is and its potential impacts, and focuses on the efforts Corte Madera can take to reduce its greenhouse gas emissions and mitigate, to the extent feasible at the local level, the potential impacts of climate change.

Through the actions outlined in this plan, such as increasing energy efficiency in buildings, encouraging less dependence on the automobile, and using clean, renewable energy sources, the Corte Madera community can experience lower energy bills, improved air quality, reduced emissions, and an enhanced quality of life. The Town's preparation of the 2005 Greenhouse Gas Emissions Inventory and this Climate Action Plan are the beginning of an ongoing planning process that includes assessing, planning, mitigating and adapting to climate change.

Specifically, this plan does the following:

- Summarizes the various regulations at the federal, state, and regional levels.
- Incorporates the Town's 2005 Greenhouse Gas Emission Inventory, which identified sources of greenhouse gas emissions generated by the community and the local government.
- Estimates how these emissions may change over time under a business-as-usual forecast.
- Provides energy use, transportation, land use, waste, water, wastewater, and natural system strategies necessary to minimize Corte Madera's impacts on climate change.

Over the past year, staff collaborated with members of the Marin Climate and Energy Partnership (MCEP), a consortium of representatives from all 11 Marin jurisdictions and other public agencies, to develop a model climate action plan. In January 2015, the Marin Energy Watch Partnership allocated funds to MCEP to update the inventories and complete a Climate Action Plan. Staff reviewed the recommended programs with the other Town departments. All other cities and towns within Marin County have approved climate action plans.

CLIMATE CHANGE BACKGROUND

A balance of naturally occurring gases dispersed in the atmosphere determines the Earth's climate by trapping infrared radiation (heat), a phenomenon known as the greenhouse effect (Figure 1). Significant evidence suggests that human activities are increasing the concentration of these gases (known as "greenhouse gases" or GHGs) in the atmosphere, causing a rise in global average surface temperature and consequent global climate change. The greenhouse gases include carbon dioxide, methane, nitrous oxide, and hydrofluorocarbons (Table 1). Each one has a different degree of impact on climate change. To facilitate comparison across different emission sources with mixed and varied compositions of several GHGs, the term "carbon dioxide equivalent" or CO₂e is used. One metric ton of CO₂e may consist of any combination of GHGs, and has the equivalent Global Warming Potential (GWP) as one metric ton of carbon dioxide (CO₂). According to the U.S. Environmental Protection Agency's (EPA) April 2015, "Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2013," the majority of GHG emissions comes from fossil fuel combustion, which in turn is used for electricity, transportation, industry, heating, etc.

Collectively, these gases intensify the natural greenhouse effect, causing global average surface temperatures to rise, which affects local and global climate patterns. These changes in climate are forecasted to manifest themselves in a number of ways that might impact Corte Madera as well as other changes to local and regional weather patterns and species migration.

ENVIRONMENTAL DETERMINATION

The adoption of the CAP is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15308 of the CEQA Guidelines (14 Cal. Code §15308) because it is an action taken by a regulatory agency for the protection of the environment.

DISCUSSION

Greenhouse Gas Emissions Reduction Target

The climate action plan discusses statewide emissions reduction targets and Corte Madera's progress to date to reach those targets. Executive Order S-3-05, signed by Governor Arnold Schwarzenegger in 2005, established long-term targets to reduce GHG emissions to 1990 levels by 2020 and 80% below 1990 levels by 2050. The 2020 GHG reduction target was subsequently codified with the passage of the Global Warming Solutions Act of 2006, more commonly known as AB 32. In 2015, Governor Jerry Brown issued Executive Order B-30-15, establishing an interim GHG reduction target of 40 percent below 1990 levels by 2030. Since data is not available to quantify emission at the local level for the year 1990, most local jurisdictions use a later year as the baseline year. The state targets are roughly equivalent to 15% below 2005 levels for the year 2020 and 49% below 2005 levels for the year 2030.

The climate action plan utilizes the 2005 greenhouse gas emissions inventory and provides annual estimates of community emissions through the year 2013. It shows that community emissions were 33% below 2005 levels in the year 2013, which means that the Town has already surpassed the state target for 2020. Most of this decline is due to the closing of the WinCup foam cup manufacturing plant, which consumed a significant amount of natural gas and electricity. Emissions in 2013 would likely have been 11 to 15% below 2005 levels if the WinCup plant was still in operation.

The climate action plan includes a variety of regulatory, incentive-based and voluntary strategies that are expected to reduce emissions from both existing and new development in Corte Madera. Several of the strategies build on existing programs while others provide new opportunities to address climate change. State actions will have a substantial impact on future emissions. Local strategies will supplement these State actions and achieve additional GHG emissions reductions. Successful implementation will rely on the combined participation of Town staff along with Corte Madera residents, businesses and community leaders.

The climate action plan identifies State and local strategies to reduce community and government operations. Emissions reductions are estimated for each strategy; combined these indicate the Town could reduce community emissions 46 percent below baseline emissions in 2020 and 54 percent below baseline emissions in 2030 if all actions are successfully implemented (Table 8).

Emissions from local government operations total represent about 1.4% of total community emissions. The policies and programs in the Climate Action Plan could reduce emissions 39% below 2005 levels by 2020 and 51% below baseline emissions by 2030 (Table 9).

The Corte Madera Climate Action Plan proposes action programs to reduce greenhouse gas (GHG) emissions in five focus areas:

- 1 – Energy Efficiency and Renewable Energy
- 2 – Transportation
- 3 - Waste Reduction, Reuse and Recycling
- 4 - Water and Wastewater
- 5 - Natural Systems and Sequestration

Each area contains background information on the focus area and recommended programs to reduce GHG emissions in that area.

1 Energy Efficiency and Renewable Energy

The two fundamental means for reducing emissions from electricity and natural gas use are decreasing consumption through both efficiency and behavioral change, and switching from fossil fuels to renewable sources.

Increasing the efficiency of buildings is the most cost-effective approach for reducing greenhouse gas emissions. Programs that require minimum energy efficiency upgrade for home remodeling, such as increasing insulation and sealing heating ducts, have demonstrated energy savings of up to 20%. More aggressive “whole house” retrofits can result in even greater energy savings. The actions recommended in this section include:

1. Implement green building standards to increase the energy efficiency of buildings (including existing residences and buildings and new construction).
2. Adopt policies that encourage residences and businesses to install renewable energy systems, such as solar panels.
3. Encourage energy efficiency retrofits in the community and implement recommended upgrades in Town buildings.
4. Upgrade street light and traffic lights to LED lighting.
5. Purchase Marin Clean Energy’s Deep Green electricity for Town operations and encourage community members to do the same.

2 Transportation

The transportation sector, which includes emissions from vehicles traveling on local roads and a portion of vehicle miles on State highways in Marin County, is the largest source of GHG emissions in the community, contributing 45 percent of total emissions. Federal and State legislation aimed at improving vehicle fuel efficiency will have the single greatest impact on reducing transportation emissions. Nonetheless, there is significant work that the local

government can undertake to encourage residents, employees and visitors to use alternative modes of transportation, including bicycling, walking and public transportation. The Town can expand the network of pathways, sidewalks and bicycle routes and lanes, and ensure there are adequate facilities to lock and store bicycles. Improving safety and ensuring there are adequate multi-modal connections will help to maximize use of these facilities. Some of the programs in this section include:

1. Improve pedestrian and bicycle facilities and programs.
2. Coordinate with local public transit agencies to improve service.
3. Encourage the use of electric vehicles.
4. Target employers, including the Town of Corte Madera, to implement transportation demand management programs such as vanpools, carpools, teleworking and incentive to bike, walk or take public transportation to work

3 Waste Reduction, Reuse and Recycling

The reduction of waste, as well as the reuse and recycling of products, is key to reducing impacts on the environment. It is necessary to rethink what has traditionally been regarded as garbage and treat all materials as valued resources instead of items to discard. This requires shifting consumption patterns, more carefully managing purchases, and maximizing the reuse of materials at the end of their useful life.

Emissions from the waste sector are an estimate of methane generation from the decomposition of organic solid waste and alternative daily cover sent to the landfill. These emissions are not generated in the year the waste is landfilled, but instead result from the decomposition of the waste over 100+ years. About 75 percent of landfill methane emissions are captured through landfill gas collection systems, but the remaining 25 percent escape into the atmosphere as a significant contributor to global warming. Approximately 60 percent of Corte Madera's landfilled waste is organic (paper, cardboard, wood, yard trimming, food scraps, etc.); diverting this waste from the landfill is what will reduce greenhouse gas emissions. Some of the programs in this section include:

1. Adopt a policy to achieve zero waste within the community and within government operations.
2. Strengthen existing recycling and reuse programs in the community and in government operations.
3. Promote backyard and curbside composting to divert food waste from landfills.
4. Adopt more stringent construction and demolition waste recycling standards.

4 Water and Wastewater

The Marin Municipal Water District (MMWD) supplies drinking water to a 147-square-mile area of south and central Marin, including the Town of Corte Madera. The primary source of water supply is rainfall stored in seven local reservoirs. About one-quarter of the water supply is imported from the Russian River annually. After treatment at one of the district's three water

treatment plants, the water is transmitted throughout the MMWD service area by gravity flow or booster pumps.

The Central Marin Sanitation Agency (CMSA) treats wastewater produced by the Corte Madera community. As wastewater is treated, chemical processes in aerobic and anaerobic conditions create two greenhouse gases, methane and nitrous oxide. Methane that would otherwise be released to the atmosphere is collected and converted to energy, thereby reducing the treatment plant's use of electricity and/or natural gas in its daily operations. In partnership with Marin Sanitary Service, CMSA adds food waste collected from restaurants, markets and other eligible businesses to the biodigestion process, increasing the amount of energy that can be produced at the plant. Some of the programs recommended in this section include:

1. Encourage homeowners to reduce turf areas and plant drought-tolerant species.
2. Consider water heater upgrade incentives.
3. If possible, upgrade or retrofit the Town's plumbing and irrigation system to increase water efficiency.
4. Consider rainwater catchment systems and greywater systems in commercial, residential and governmental projects.

5 Natural Systems and Sequestration

Restoration of these natural areas, and establishment of new ones, has the potential to tie up or sequester greenhouse gas emissions in the form of soil and wood carbon. One way Corte Madera can sequester emissions is by encouraging tree planting in the community on both public and private land.

IMPLEMENTATION

Corte Madera recognizes that responding to and preparing for climate change is a critical step toward a sustainable future. The Town's early actions to reduce its contribution to climate change reflect the Town's history and commitment to decrease the impacts of day-to-day activities on the natural environment while enhancing its vibrant quality of life. Mitigating climate change will require everyone — residents, businesses, government agencies, and nonprofit organizations — to work together to implement this plan.

This plan provides a strategy to achieve emission reductions that will achieve local levels consistent with State goals to reduce greenhouse gas emissions to 1990 levels by 2020 and to 40 percent below 1990 levels by 2030. A wide range of programs that exceed the 2020 goal have been included to allow for the evaluation and prioritization of potential programs and capital improvement projects as –new program and funding opportunities arise. Successful implementation of the plan will require staff and the Town Council to identify and commit resources to climate change mitigation activities, and to monitor and report on progress towards meeting emissions reduction goals.

Recommended Actions

1. Monitor and report on the Town's progress annually. Create an annual priorities list for implementation.
2. Update the greenhouse gas emissions inventory for community emissions annually and every five years for government operations, beginning in 2015.
3. Continue and expand public and private partnerships that support implementation of the climate action plan, including membership in the Marin Climate and Energy Partnership.
4. Identify funding sources for recommended actions, and pursue local, regional, state and federal grants as appropriate.
5. Update the Climate Action Plan by the year 2020 to revise and add new reduction strategies as appropriate.

Attachments

1. 2016 Draft Climate Action Plan
2. Planning Commission Final Minutes 12/17/16 and Resolution

O:\Planning Department\CLIMATE ACTION PLAN\FINAL CAP Staff Report Pc.doc

ATTACHMENT 1

2016 Draft Climate Action Plan

Town of Corte Madera CLIMATE ACTION PLAN



Draft February 2016
Prepared by the
Marin Climate & Energy Partnership



Credits and Acknowledgments

CORTE MADERA TOWN COUNCIL

Sloan Bailey, Mayor

Diane Furst, Vice Mayor

Jim Andrews, Council Member

Carla Condon, Council Member

Michael Lappert, Council Member

CORTE MADERA PLANNING COMMISSION

Peter Chase, Chair

Phyllis Metcalfe, Vice-Chair

Nicolo Caldera, Planning Commissioner

Dan McCadden, Planning Commissioner

Tom McHugh, Planning Commissioner

CORTE MADERA TOWN STAFF

David Bracken, Town Manager

Adam Wolf, Director of Planning and Building

Phil Boyle, Senior Planner

MARIN CLIMATE & ENERGY PARTNERSHIP

Christine O'Rourke, Planning Consultant

MARIN ENERGY WATCH PARTNERSHIP

Dana Armanino, Senior Planner, Sustainability Team, County of Marin

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INTRODUCTION

PURPOSE OF THE CLIMATE ACTION PLAN

The Town of Corte Madera understands that climate change has the potential to significantly affect Corte Madera's residents and businesses, as well as other communities around the world. The Town also recognizes that local governments play a strong role in reducing greenhouse gas emissions and mitigating the potential impacts of climate change.

The purpose of this Climate Action Plan (CAP) is to compile existing and potential strategies (i.e., actions, projects, and programs) that the Town's government and the community can use to address climate change. It provides a brief background on what climate change is and its potential impacts, but focuses on the efforts Corte Madera can take to reduce its greenhouse gas emissions and mitigate, to the extent feasible at the local level, the potential impacts of climate change.

Through the actions outlined in this plan, such as increasing energy efficiency in buildings, encouraging less dependence on the automobile, and using clean, renewable energy sources, the Corte Madera community can experience lower energy bills, improved air quality, reduced emissions, and an enhanced quality of life. The Town's preparation of the 2005 Greenhouse Gas Emissions Inventory and this Climate Action Plan are the beginning of an ongoing planning process that includes assessing, planning, mitigating and adapting to climate change.

Specifically, this plan does the following:

- Summarizes the various regulations at the federal, state, and regional levels.
- Incorporates the Town's 2005 Greenhouse Gas Emission Inventory, which identified sources of greenhouse gas emissions generated by the community and the local government.
- Estimates how these emissions may change over time under a business-as-usual forecast.
- Provides energy use, transportation, land use, waste, water, wastewater, and natural system strategies necessary to minimize Corte Madera's impacts on climate change.

RELATIONSHIP TO THE GENERAL PLAN

The Town of Corte Madera's General Plan, adopted by the Town Council in April 2009, contains policies and programs that promote community sustainability and effective management of renewable and non-renewable natural resources through energy conservation, and solid waste management and recycling in Chapter 3.0 Resource Conservation and Sustainability. This Climate Action Plan supports the Town's General Plan, including Implementation Program RCS-1.1.a which calls for the preparation of a Sustainability Plan for Town Government Operations. Specific General Plan implementation programs that support the emissions reduction measures identified in the Climate Action Plan are cross-referenced in the measure descriptions located in the appendix.

CLIMATE CHANGE BACKGROUND

A balance of naturally occurring gases dispersed in the atmosphere determines the Earth's climate by trapping infrared radiation (heat), a phenomenon known as the greenhouse effect (Figure 1). Significant evidence suggests that human activities are increasing the concentration of these gases (known as "greenhouse gases" or GHGs) in the atmosphere, causing a rise in global average surface temperature and consequent global climate change. The greenhouse gases include carbon dioxide, methane, nitrous oxide, and hydrofluorocarbons (Table 1). Each one has a different degree of impact on climate change. To facilitate comparison across different emission sources with mixed and varied compositions of several GHGs, the term "carbon dioxide equivalent" or CO₂e is used. One metric ton of CO₂e may consist of any combination of GHGs, and has the equivalent Global Warming Potential (GWP) as one metric ton of carbon dioxide (CO₂). According to the U.S. Environmental Protection Agency's (EPA) April 2015, "Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2013," the majority of GHG emissions comes from fossil fuel combustion, which in turn is used for electricity, transportation, industry, heating, etc.

Collectively, these gases intensify the natural greenhouse effect, causing global average surface temperatures to rise, which affects local and global climate patterns. These changes in climate are forecasted to manifest themselves in a number of ways that might impact Corte Madera as well as other changes to local and regional weather patterns and species migration.

FIGURE 1: THE GREENHOUSE EFFECT

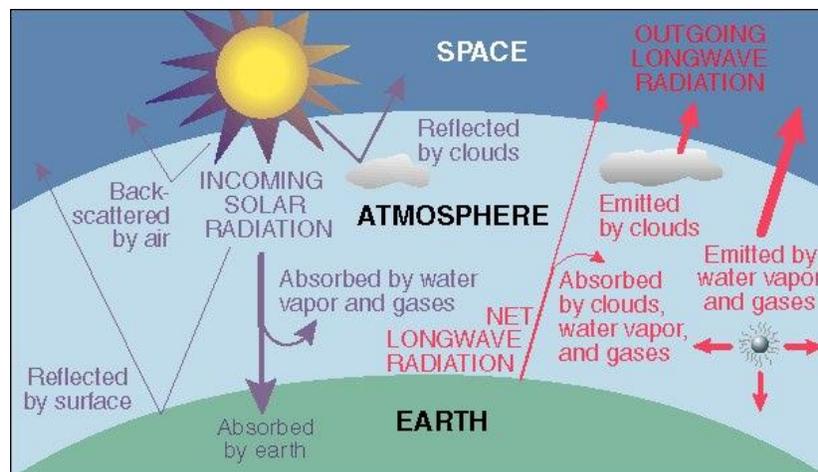


TABLE 1: GREENHOUSE GASES

Gas	Chemical Formula	Emission Source	Global Warming Potential
Carbon Dioxide	CO ₂	Combustion of natural gas, gasoline, diesel, and other fuels	1
Methane	CH ₄	Combustion, anaerobic decomposition of organic waste in landfills, wastewater and livestock	21
Nitrous Oxide	N ₂ O	Combustion, wastewater treatment	310
Hydroflourocarbons	Various	Leaked refrigerants, fire suppressants	12 to 11,700

CLIMATE CHANGE IMPACTS IN CALIFORNIA AND THE BAY AREA

According to a 2006 Summary Report from the California Climate Change Center, global warming could significantly impact California water and forest resources. The Center’s 2006 Summary Report noted the following findings and potential risks to California:¹

- Precipitation is the most important hydrologic variable and most difficult to forecast.
- Warming raises the elevation of snow levels with reduced spring snowmelt and more winter runoff.
- Less snowmelt runoff means lower early summer storage at major foothill reservoirs with less hydroelectric power production.
- Higher temperatures and reduced snowmelt compounds the problem of providing suitable cold-water habitat for salmon species.
- Rising sea levels would adversely affect many coastal marshes and wildlife reserves.
- Higher temperatures increase the demand for water by plants.
- Climate change in California will result in a higher frequency of large damaging fires.
- Regional climates that are hotter and drier will result in increased pest and insect epidemics within California's forests.

Historically, air temperatures over the western United States, including California, have risen significantly over the last several decades. However, quantifying how much warming has occurred in the San Francisco Bay region is problematic due to the siting of weather stations, as many have either moved or have experienced changes in the immediate surroundings of the station.² Climate models predict warming, globally and regionally over the San Francisco Bay, over the next century. Through the first half of this century, the models show annual temperatures rising approximately 1.5°C (2.7°F); by the end of the century, temperatures are expected to rise between 2°C to 6°C (about 3.5°F to 11°F). The models indicate there will be greater warming in the summer than in the winter in

¹ California Climate Change Center, *Our Changing Climate: Assessing the Risks to California*, Document No. CEC-500-2006-077, July 2006. <http://www.energy.ca.gov/2006publications/CEC-500-2006-077/CEC-500-2006-077.PDF> (accessed 10/13/14)

² California Energy Commission, *Climate Change Scenarios for the San Francisco Bay Region*, July 2012, p. 4.

the Bay Area, and that warming becomes greater at locations that are distant from the coast. Heat waves are expected to last longer, and extreme warm temperatures will likely begin in June and could continue to occur in September.³

Climate change simulations indicate the San Francisco Bay region will retain its Mediterranean climate, with relatively cool and wet winters and hot dry summers. At this time, changes in precipitation are quite uncertain, although some models suggest drier conditions in the Bay Area during the middle and end of the century.⁴ A 2011 study found that extreme weather events known as atmospheric rivers, which provide much of the rainfall in the region and are responsible for the largest floods, may increase both in intensity and frequency in some years.⁵ The study found that as climate change proceeds, occasional atmospheric river storms may be exceptionally intense, and the season for such storms may lengthen. This suggests a potential for more frequent and more severe flooding in the region, especially when coupled with sea level rise.

SEA LEVEL RISE

The San Francisco Bay is vulnerable to a range of natural hazards, including storms, extreme high tides, and rising sea levels resulting from global climate change. Flooding already poses a threat to communities along the Bay and there is compelling evidence that these risks will increase in the future. As temperatures rise globally, sea level is rising mainly because ocean water expands as it warms, and water from melting major ice sheets and glaciers flow into the ocean. In the past century, average global sea level has increased by 17 to 21 centimeters (7 to 8 inches), and sea level at the San Francisco tidal gauge has risen 20 centimeters (8 inches).⁶ Rising seas put new areas at risk of flooding and increase the likelihood and intensity of floods in areas that are already at risk. The State's *Sea-Level Rise Guidance Document* recommends using a range of 2 to 12-inch sea level rise increase by 2030 and 5 to 24-inch increase by 2050, as shown in Table 2.⁷

³ California Energy Commission, *Climate Change Scenarios for the San Francisco Bay Region*, July 2012, pp. 4-6.

⁴ California Energy Commission, *Climate Change Scenarios for the San Francisco Bay Region*, July 2012, p. 8.

⁵ Michael Dettinger, "Climate Change, Atmospheric Rivers, and Floods in California – A Multimodel Analysis of Storm Frequency and Magnitude Changes," *Journal of the American Water Resources Association* 47(3) (June 2011):514-523.

⁶ California Coastal Commission, *Sea-Level Rise Policy Guidance, Public Review Draft*, October 14, 2013.

⁷ [Coastal and Ocean Working Group of the California Climate Action Team, *State of California Sea-Level Rise Guidance Document*, March 2013.](#)

TABLE 2: REGIONAL SEA LEVEL RISE PROJECTONS RELATIVE TO YEAR 2000

Year	Sea Level Rise (inches)		
	NRC 2012 Projection (mean ± the standard deviation for the A1B scenario ⁸)	Low (mean of the B1 scenario)	High (mean of the A1F1 scenario)
2030	6 (±2)	2	12
2050	11 (±4)	5	24
2100	36 (±10)	17	66

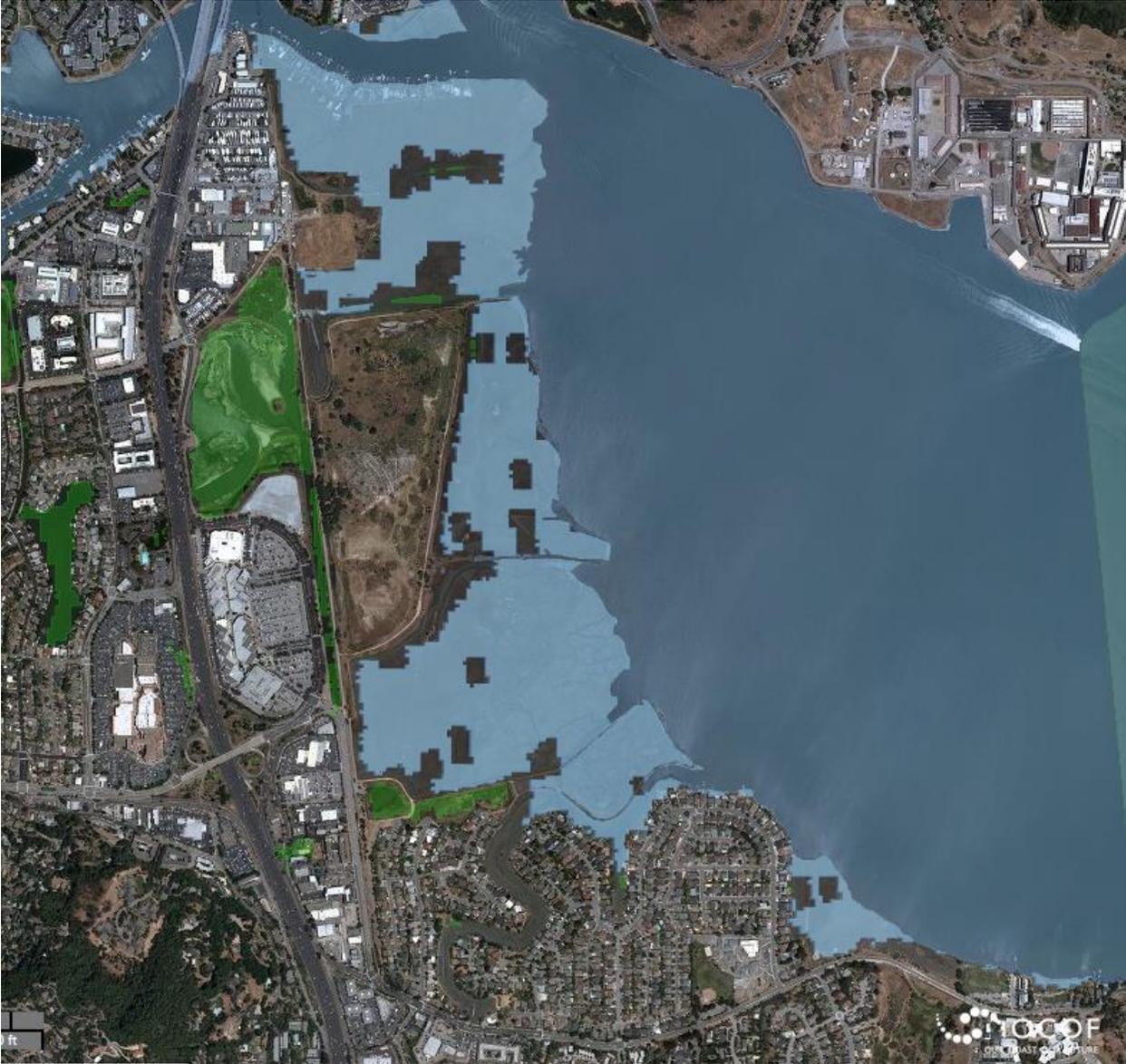
Source: National Research Council (NRC), *Sea-Level Rise for the Coasts of California, Oregon, and Washington*, June 2012.

[Our Coast, Our Future](#) (OCOF) provides interactive, online maps and tools to help visualize vulnerabilities to sea level rise and storms within the San Francisco Bay and on the outer coast from Half Moon Bay to Bodega Bay. The online tools allow the user to zoom in and out on an area and to visualize inundation with tidal and storm surge effects for sea level rise scenarios in 25 centimeter increments. Figure 2 shows the inundation effect of a 25-centimeter sea level rise on the Corte Madera coast, while Figure 3 shows 25-centimeter (10-inch) sea level rise coupled with the 20-year storm, which is a severe storm expected approximately once every twenty years. Flooding under this scenario occurs primarily in the Mariner Cove neighborhood of Corte Madera. Flooding also occurs in areas to the north of Corte Madera, including the Greenbrae Boardwalk community in the unincorporated area and the Marin RV Park and adjacent industrial area of Larkspur.

The OCOF maps rely upon a sophisticated modeling system which takes into account wave run-up, wave set-up, storm surge, seasonal effects, tides, and sea level rise, as well as vertical land motions, levees, river discharge, and wind waves for San Francisco Bay. Heights of levees and manufactured mounds were included in the study. Levees were not allowed to fail in the model, but water was allowed to flow over them in cases when the total water level was sufficiently high. Nonetheless, inundation maps are intended as planning level tools to illustrate the potential for flooding under future sea level rise and storm surge scenarios. Although the information is appropriate for conducting vulnerability and risk assessments, finer-grained information may be needed for detailed engineering design and implementation.

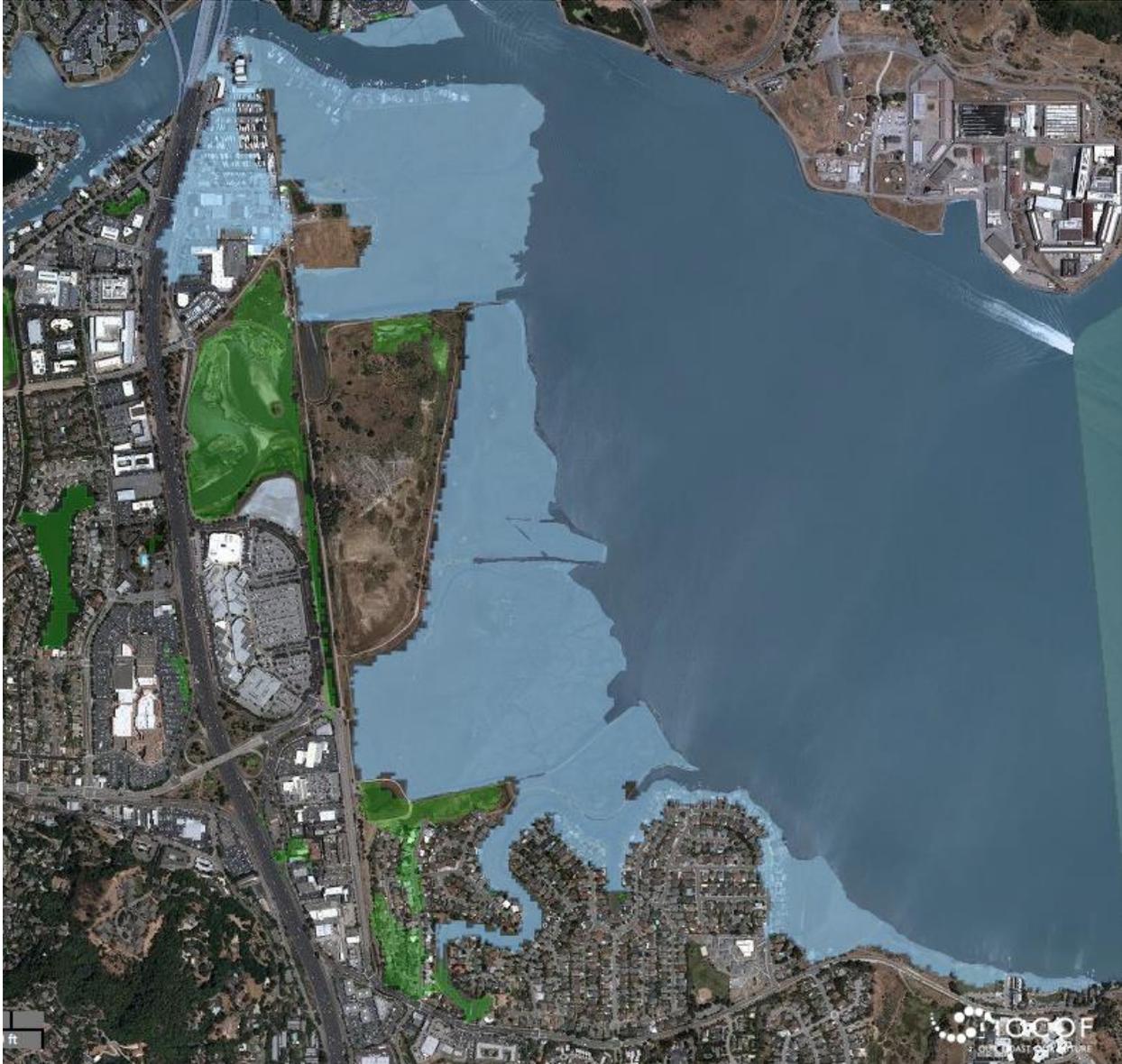
⁸ The A1 scenario family assumes high economic growth, low population growth that peaks mid-century, and the rapid introduction of more efficient technologies. A1B is balanced and A1F1 is fossil fuel intensive. The B1 scenario family assumes the same low population growth as the A1 scenarios, but a shift toward a lower-emission service and information economy and cleaner technologies.

FIGURE 2: FLOODING EFFECT OF 25-CENTIMETER (10-INCH) SEA LEVEL RISE



Our Coast Our Future flood maps (accessed 11/23/15)

FIGURE 3: FLOODING EFFECT OF 25-CENTIMETER (10-INCH) SEA LEVEL RISE WITH A 20-YEAR STORM



Planning for sea level rise involves not only protecting existing structures and resources but ensuring new projects are designed to be resilient to and/or adapt to potential sea level rise. Factors to consider for any future coastal facility or infrastructure project include:

1. The projected lifespan of the project or facility;
2. The cost or value of the project or a replacement facility; and
3. The impact or consequence of damage to or loss of a facility or project.

The San Francisco Bay Conservation and Development Commission (BCDC) is a state agency that provides regulatory authority over the water of the San Francisco Bay up to mean high tide, salt ponds, managed wetlands, and a 100 foot band of land adjacent to the bay. BCDC's strategies to prepare for and adapt to sea level rise are to: 1) restore wetlands and manage sediments; 2) allow development of small and interim projects and repairs to existing levees, boat docks, sewer outfalls, etc.; and 3) require risk assessments for projects that have a longer life. If sea level rise and storm surge levels that are expected to occur during the life of the project would result in public safety risks, the project must be designed to be resilient to mid-century sea level rise. If it is likely that the project will remain in place longer than mid-century, the project must plan to address flood risks expected at the end of the century.

REGULATION OF CLIMATE CHANGE – FEDERAL, STATE AND COUNTY LEVELS

FEDERAL CLIMATE POLICY

Currently, there is no federal legislation mandating comprehensive greenhouse gas emissions reporting or reduction in the United States. The U.S. Senate considered, but failed to pass, various cap-and-trade bills in 2009 and 2010. Therefore, the U.S. has used its rulemaking authority under the Clean Air Act to begin to regulate greenhouse gas emissions. In 2009, the EPA made an "endangerment finding" that GHGs threaten the public health and welfare of the American people⁹. This finding provided the statutory prerequisite for EPA regulation of GHG emissions from motor vehicles and has led to a number of GHG regulations for stationary sources. In May 2010, the EPA issued a "tailoring" rule that enables the agency to control GHG emissions from the nation's largest GHG sources, including power plants, refineries, cement production facilities, industrial manufacturers and solid waste landfills, when these facilities are newly constructed or substantially modified. The EPA reports that its GHG permitting requirements will address 70% of the national GHG emissions from stationary sources¹⁰. In 2013, the EPA announced proposed Clean Air Act standards to cut carbon dioxide emissions from power plants.

In 2012, the Obama administration issued new rules that mandate an average fuel economy of 54.5 miles per gallon for cars and light-duty trucks by the 2025 model year, up from the current standard of 35.5 MPG in 2016.¹¹ The new standards put pressure on auto manufacturers to step up development of electric vehicles as well as improve the mileage of conventional passenger cars by producing more efficient engines and lighter car bodies. In 2011, the EPA and the Department of Transportation issued the first-ever regulations for medium and heavy-duty trucks, busses and vans, covering years 2014 through 2018¹². The new standards require a fuel consumption reduction of 10 to 20 percent by model year 2018, depending upon the type of truck.

In 2013, President Barack Obama released his administration's [Climate Action Plan](#) which outlines steps the administration can take to reduce GHG emissions. Actions include: reducing emissions from power plants;

⁹ [Final Rule, EPA, Endangerment and Cause or Contribute Findings for Greenhouse Gases Under the Clean Air Act](#), 74 Fed. Reg. 66495, December 7, 2009, accessed 12/09/2010.

¹⁰ Final Rule: Prevention of Significant Deterioration and Title V Greenhouse Gas Tailoring Rule Fact Sheet, EPA, <http://www.epa.gov/NSR/documents/20100413fs.pdf>, accessed 07/01/2013.

¹¹ "Obama Administration Finalizes Historic 54.5 MPG Fuel Efficiency Standards," Office of the Press Secretary, the White House, <http://www.whitehouse.gov/the-press-office/2012/08/28/obama-administration-finalizes-historic-545-mpg-fuel-efficiency-standard> (accessed 10/07/14).

¹² U.S. Environmental Protection Agency, "Factsheet: Paving the Way Toward Cleaner, More Efficient Trucks," August 9, 2011.

accelerating renewable energy production on public lands; expanding and modernizing the electric grid; raising fuel economy standards for passenger vehicles; and accelerating energy efficiency initiatives.

STATE CLIMATE POLICY

Since 2005, the State of California has responded to growing concerns over the effects of climate change by adopting a comprehensive approach to addressing greenhouse gas (GHG) emissions in the public and private sectors. Executive Order S-3-05, signed by Governor Arnold Schwarzenegger in 2005, established long-term targets to reduce GHG emissions to 1990 levels by 2020 and 80% below 1990 levels by 2050. The 2020 GHG reduction target was subsequently codified with the passage of the Global Warming Solutions Act of 2006, more commonly known as AB 32. In 2015, Governor Jerry Brown issued Executive Order B-30-15, establishing an interim GHG reduction target of 40 percent below 1990 levels by 2030. A bill (SB 32) to enforce the post-2020 targets failed in the Assembly later that same year.

The California Air Resources Board (CARB) is responsible for monitoring and reducing greenhouse gas (GHG) emissions set forth in AB 32, and is, therefore, coordinating statewide efforts. In December 2008, CARB adopted a Scoping Plan that outlines the actions required for California to reach its 2020 emission target. The actions include a broad set of programs, including higher fuel-efficiency standards for light trucks and passenger vehicles, mandates for generation of electricity from renewable sources, higher energy efficiency standards for new buildings, and incentives for solar energy installation. These programs are detailed later in this plan.

The Scoping Plan encourages local governments to adopt a reduction goal for municipal operations emissions and move toward establishing similar goals for community emissions that parallel the State commitment to reduce greenhouse gas emissions to 1990 levels by 2020. The State encourages, but does not require, local governments to track GHG emissions and adopt a Climate Action Plan that identifies how the local community will meet the reduction target. Corte Madera has tracked both community and government operations GHG emissions since 2005.

SB 375, passed by the State Assembly and Senate in August 2008, is another significant component of California's commitment to GHG reduction. The goal of SB 375 is to reduce emissions from cars and light trucks by promoting compact mixed-use, commercial and residential development. The first step outlined in SB 375 called for the state's 18 metropolitan planning organizations (MPOs) and the California Air Quality Board to establish a region's GHG reduction target for passenger vehicle and light duty truck emissions. Then, the MPO was required to develop a sustainable communities strategy that demonstrates how the region will meet its GHG reduction target. Here in the Bay Area, four regional government agencies – the Association of Bay Area Governments, the Bay Area Air Quality Management District, the Bay Conservation and Development Commission, and the Metropolitan Transportation Commission, worked together to create Plan Bay Area, the region's sustainable communities strategy. Adopted in July 2013, the plan is projected to reduce regional greenhouse gas emissions from passenger vehicles and light duty trucks 10.3% by 2020 and 16.4% by 2035.¹³

In 2010, the California State Office of Planning and Research adopted revised CEQA Guidelines which allow the Town to streamline project-level analysis of greenhouse gas emissions through compliance with a greenhouse gas reduction plan contained in a general plan, long range development plan, or separate climate action plan. Plans must meet the criteria set forth in section 15183.5 of the CEQA Guidelines, which include requirements for quantifying existing and projected greenhouse gases; identifying a level of cumulative greenhouse gas emissions

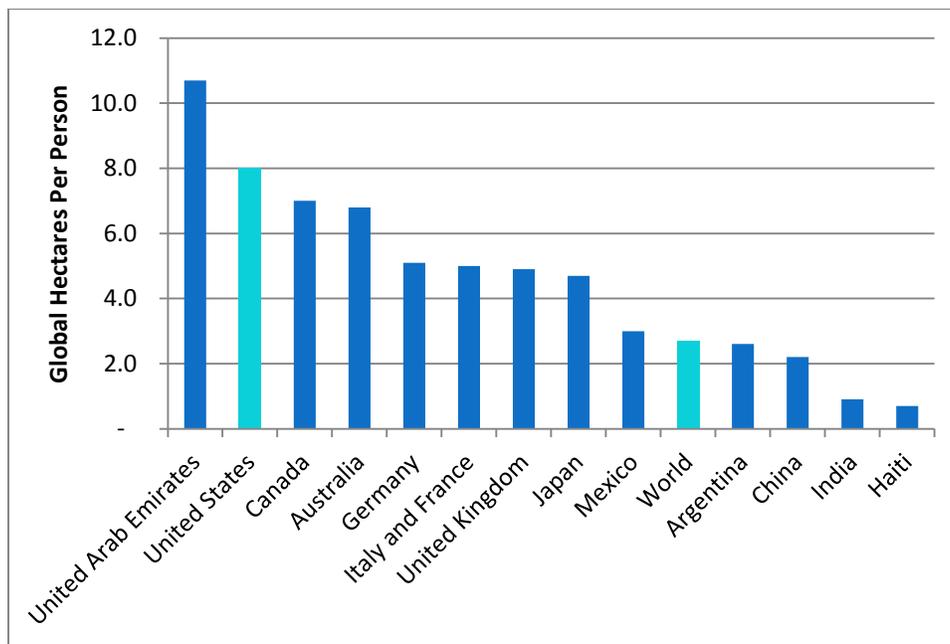
¹³ Association of Bay Area Governments and Metropolitan Transportation Commission, Draft Plan Bay Area Draft Environmental Impact Report, April 2013, pages 2.5-50 and 3.1.59.

that would not be considered significant; specifying measures and standards that would ensure achievement of this level; and continued monitoring to track progress. The greenhouse gas reduction plan, once adopted following certification of an EIR or adoption of an environmental document, may be used in the cumulative impacts analysis of later projects such as development or infrastructure projects. An environmental document that relies on a greenhouse gas reduction plan for a cumulative impacts analysis must identify those requirements specified in the plan that apply to the project, and, if those requirements are not otherwise binding and enforceable, incorporate those requirements as mitigation measures applicable to the project. This Climate Action Plan has been developed as an advisory document only, but it could be submitted to the Bay Area Air Quality Management District for review and adopted as a qualified greenhouse gas reduction plan.

MARIN COUNTY CLIMATE POLICY

Though Marin County is known for its environmental consciousness, it is also known for its low-density developments, larger homes, multi-vehicle households, and consumerism. It also ranks among the highest in the U.S. in terms of per capita GHG emissions. Marin residents consume resources at a far greater rate than most industrialized nations, and that the worldwide use of resources is exceeding the earth’s capacity to renew them. One way to measure the use of natural resource against the planet’s actual biocapacity and ability to renew those resources is the “ecological footprint.” It can be calculated for individuals, regions, countries, or the entire earth and is expressed as the number of global acres (acres with world average biological productivity) that it takes to support one person. As Figure 4 shows, the average American uses 8 global acres per capita. Other western democracies, such as France, Germany, and Italy, have footprints of approximately 5 global acres per person.

FIGURE 4: ECOLOGICAL FOOTPRINT COMPARISON



Source: *National Ecological Footprint and Biocapacity for 2007*

Marin was an early leader in both quantifying greenhouse gas emissions and developing strategies to reduce emissions. The County developed its first climate action plan in 2006 (updated in 2015) and adopted a goal to reduce emissions to 15 percent below 1990 levels by 2020. The Town of San Rafael followed with its Climate Change Action Plan in 2009. As of December 2015, all of the cities and towns in Marin (except Corte Madera) had adopted climate action plans; most, including the Town of Corte Madera, have adopted emission reduction goals of 15 percent below 2005 levels by 2020. The County recently determined that it had met its GHG reduction target eight years ahead of schedule and subsequently adopted an updated target of 30 percent below 1990 levels by 2020 when it adopted the Climate Action Plan Update 2015.

THE MARIN CLIMATE & ENERGY PARTNERSHIP

Created in 2007, the mission of the Marin Climate & Energy Partnership (MCEP) is to reduce greenhouse gas emissions levels to the targets of Marin County and local municipalities, consistent with the standards set by AB32. All eleven Marin Cities and towns, the Marin County Community Development Agency, the Transportation Authority of Marin, and the Marin Municipal Water District are members. The Marin Climate and Energy Partnership provided staff support and technical expertise for the development of this Climate Action Plan. Funding for this project was provided in part by the Marin County Energy Watch (MCEW), a joint project of Pacific Gas and Electric Company (PG&E) and the County of Marin. MCEW is funded by California utility ratepayers under the auspices of the California Public Utilities Commission.

One of MCEP's first projects was to work with International Council for Local Environmental Initiatives (ICLEI) – Local Governments for Sustainability, a nonprofit organization, to develop GHG emissions inventories for the partner jurisdictions. With Bay Area Air Quality Management District grant funding, MCEP also worked on programs related to reducing energy use in municipal buildings, establishing a green purchasing collaborative, reducing energy use in residential and commercial buildings, reducing emissions from private and municipal vehicles, and reducing energy use and emissions from waste.

In 2009, MCEP developed a green building strategic plan and green building policies which resulted in the Marin Green Building, Energy, Retrofit & Solar Transformation (BERST) model ordinance. The Marin Community Foundation provided funding for this effort, as well as funds to develop climate action plans for six partner jurisdictions. Partner members have agreed to use their adopted climate action plans to identify mutual measures to reduce community-wide greenhouse gas emissions and develop policies and programs to support priority measures. The Town has worked closely with the MCEP to complete this climate action plan, and to implement a coordinated approach to local and regional emissions reduction targets and climate action planning goals.

In 2012-2013, MCEP conducted a re-inventory of greenhouse gas emissions for ten cities and towns in Marin County. A comparison of the results, as well as links to the cities' inventories and climate action plans, is available at the MCEP website at www.marinclimate.org. MCEP also provides an interactive map that compares how Marin cities and towns are progressing on various sustainability metrics at www.marintracker.org.

MITIGATION AND ADAPTATION ACTIVITIES IN CORTE MADERA

Since 2005, the Town of Corte Madera has been actively pursuing a number of greenhouse gas emissions reductions programs, including:

- Worked with Mill Valley Refuse Service, the Town's franchised waste hauler, to provide residents and businesses with curbside composting of food scraps.

- Enabled CaliforniaFIRST, a Property Assessed Clean Energy (PACE) program, to operate within the Town limits. This PACE program allows property owners to finance energy and water efficiency and renewable energy projects on their property tax bills.
- Joined Marin Clean Energy, which provides customers with high renewable energy content electricity, including 100% renewable electricity options.
- Completed pedestrian and bicycle infrastructure and safety improvements to encourage residents, employees and visitors to walk or bike rather than drive to their destinations.

CORTE MADERA'S GREENHOUSE GAS EMISSIONS

CORTE MADERA PROFILE

Located in Marin County on San Francisco Bay, Corte Madera is a small town with a land area of approximately 4.5 square miles of land, plus additional area in bay and tidelands. Corte Madera enjoys a temperate climate, with cool, wet, and almost frostless winters and cool, dry summers with frequent fog or wind. According to the U.S. Census, the population of Corte Madera in 2010 was 9,253 and there were 4,026 housing units. The housing stock is relatively older, with approximately 81 per cent of the housing units built before 1980, providing excellent opportunities to upgrade homes to include more energy-efficient features (American Community Survey, 2013). The local climate means that little electricity is used to cool buildings in the summer, while natural gas consumption rises in the winter months and fluctuates according to average low temperatures during the rainy season. Water use spikes during the summer, and outdoor water use is largely dependent upon local rainfall patterns and weather conditions.

Corte Madera is a local employment center with two regional shopping centers that serve both visitors and residents. The strong local economy provides about 8,000 jobs (ABAG 2013 Projections). Most people who work in Corte Madera commute from other Marin County towns (51 percent), while about 39 percent come from other counties (Census Transportation Planning Products, 2006-2010).

The Town has public and private schools for grades K-12, a post office, a library, fire stations, and a Town Hall. The non-residential sector of the built environment, which includes retail and office buildings as well as public and government facilities, uses about 32 percent of all electricity and natural gas in the built environment. As such, the non-residential sector has a significant role to play in reducing GHG emissions in the community.

Corte Madera enjoys good transit service. The Town is served by the Golden Gate Ferry in neighboring Larkspur, which provides daily service to the San Francisco Ferry Building. The Town is also connected to local bus service, which provides transportation to San Francisco and northbound cities as well as local schools and the ferry terminal. An estimated 8.5 percent of Corte Madera residents commute to work by public transportation. About 70 percent of employed residents drive to work alone and 11 percent carpool (American Community Survey, 2013).

The Town's climate, compact size and mostly flat topography are conducive to walking and bicycling, and the Town's well-developed network of bicycle and pedestrian facilities and amenities provides safe and convenient routes. Nonetheless, while approximately 6 percent of employed Corte Madera residents work in Town and not in their homes, only 1.4 percent walk or bike to work. Encouraging more residents to walk and bike to destinations within Town could help to reduce transportation emissions.

Finally, Corte Madera residents are both wealthier and more educated than residents in most California communities. With an average household income significantly higher than that of the average California household (\$151,640 vs. \$85,408) and a great majority of well-educated residents (70 percent have bachelor's degrees or

higher), Corte Madera residents are well-positioned to lead the way in adopting new technologies. Public information campaigns and incentives to support solar installation, electric vehicle infrastructure, and the purchase of “green” electricity are strategies that can be used to support programs to reduce GHG emissions in the community.

COMMUNITY EMISSIONS INVENTORY

The first step toward developing a climate action plan is to identify sources of emissions and establish baseline levels. In 2009, the Town prepared a Greenhouse Gas Emissions Inventory for both community and government operations emissions for the baseline year 2005. The Marin Climate & Energy Partnership updated the community inventory in preparation for Climate Action Plan. The inventory quantifies greenhouse gas emissions from a wide variety of sources, from the energy used to power, heat and cool buildings, to the fuel used to move vehicles and power off-road equipment, to the decomposition of solid waste and treatment of wastewater. The report provides a detailed understanding of where the highest emissions are coming from, and, therefore, where the greatest opportunities for emissions reductions lie. The inventory also establishes a baseline emission inventory against which to measure future progress.

Community emissions are quantified according to these seven sectors:

Residential. The Residential sector includes emissions generated by the use of electricity, natural gas and propane in homes.

Commercial & Industrial. This sector includes emissions generated by the use of electricity and natural gas in commercial and industrial buildings. Emissions generated by schools, governments, and public agencies are included in this sector.

Transportation. The Transportation sector includes emissions from on-road vehicles travelling on local roads within the Town limits and a portion of emissions generated by vehicular travel on state highways within Marin County.

Off-Road Vehicles & Equipment. This sector includes emissions from vehicles and equipment used for construction and lawn and garden activities.

Waste. This sector includes emissions generated by the decomposition of solid waste deposited in landfills located outside the Town’s borders.

Water. The Water sector inventories emissions generated by the use of electricity in treating, conveying and distributing water from the water source to water users in the community.

Wastewater. This sector includes emissions generated by the treatment of wastewater as well as electricity used by the wastewater treatment plant.

Community greenhouse gas emissions totaled 84,410 metric tons in 2005 and 56,234 metric tons in 2013, falling 33 percent, or 28,176 metric tons CO₂e. As shown in Table 3, reductions occurred in all inventoried sectors. The largest decline occurred in the Commercial sector, primarily due to the closing of the WinCup factory. Emissions declined 61 percent in this sector and 20,269 metric tons.

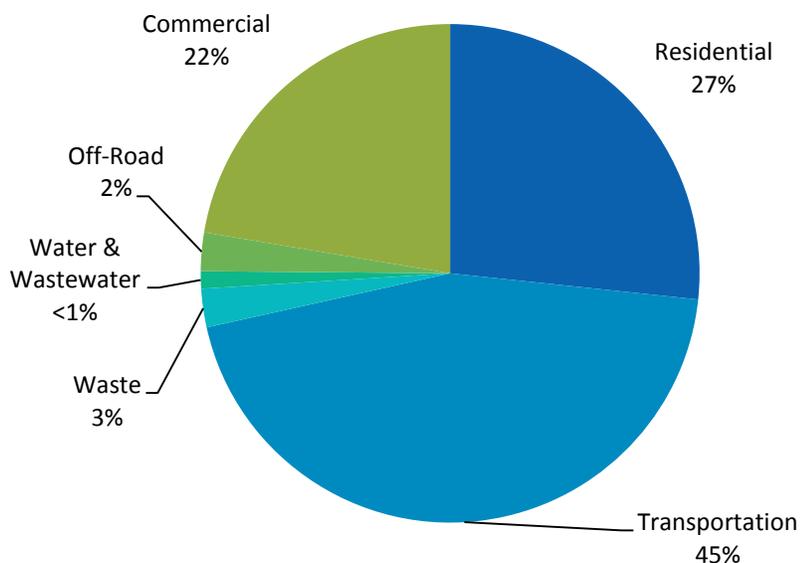
TABLE 3: COMMUNITY EMISSIONS BY SECTOR, 2005 TO 2013

Year	Residential	Commercial	Transportation	Waste	Water	Wastewater	Off-Road	Total	% Change from 2005
2005	17,641	33,020	30,161	2,085	368	372	762	84,410	0%
2006	17,374	30,370	30,285	2,201	346	364	744	81,684	-3%
2007	18,857	33,770	30,212	1,997	482	413	726	86,458	2%
2008	19,008	31,862	32,500	1,708	492	417	709	86,696	3%
2009	18,131	30,849	31,752	1,464	407	391	691	83,686	-1%
2010	16,540	27,679	31,804	1,378	302	354	674	78,730	-7%
2011*	16,398	16,278	30,816	1,336	254	340	669	66,090	-22%
2012	15,851	13,131	31,368	1,389	265	360	663	63,027	-25%
2013	15,204	12,751	25,562	1,422	277	364	654	56,234	-33%
Change from 2005	-2,438	-20,269	-4,599	-663	-92	-8	-108	-28,176	
% Change from 2005	-14%	-61%	-15%	-32%	-25%	-2%	-14%	-33%	

* Note: The WinCup foam cup manufacturing plant ceased operations in July 2011.

Figure 5 shows that emissions from the Transportation sector, which includes all local roads and a portion of vehicle miles traveled on state highways in Marin County, are responsible for the greatest percentage of greenhouse gas emissions (45 percent). This is followed by emissions from the Residential sector (27 percent) and the Commercial/Industrial sector (22 percent). The Waste, Wastewater, Off-Road Vehicles and Equipment, and Water sectors are each responsible for 3 percent or less of total community emissions.

FIGURE 5: EMISSIONS BY SECTOR, 2013



GOVERNMENT OPERATIONS EMISSIONS INVENTORY

In 2009, Corte Madera prepared Local Government Operations Greenhouse Gas Inventory report for the baseline year of 2005. This inventory was updated using 2013 energy data for the Buildings and Facilities, Public Lighting and Water Delivery sectors. The inventory shows that local government operations emitted an estimated total of 735 metric tons CO₂e in 2013 from six sectors, as shown in Table 4. The Building and Facilities sector, which includes emissions from the generation of electricity and the combustion of natural gas from Town Hall, the Public Safety Building, the Fire Station and the Recreation Center, generated 119 metric tons CO₂e. Emissions generated from the combustion of gasoline, diesel and other fuels used in the Town’s fleet of an estimated 34 vehicles, contributed 244 metric tons CO₂e (2005 data). The Public Lighting sector, which includes emissions created by the generation of electricity used to power streetlights, traffic signals, and park and other outdoor lighting, represented 79 metric tons CO₂e of total government operations emissions.

TABLE 4: GOVERNMENT OPERATIONS EMISSIONS SUMMARY BY SECTOR

Sector	2013 Metric Tons CO _{2e}
Buildings and Facilities	119
Vehicle Fleet*	244
Public Lighting	79
Water Delivery	104
Waste*	45
Employee Commute*	144
Total	735

*These estimates are based on 2005 data.

Government facilities produced approximately 178 tons of landfilled solid waste in 2005, with about two-thirds coming from complimentary bins. This waste is estimated to generate about 45 metric tons CO_{2e} as the waste decomposes in the landfill over the next 100+ years.

Electricity used to transport water to irrigation systems and to manage stormwater contributed approximately 104 metric tons CO_{2e}. Finally, Town of Corte Madera employees are estimated to have generated 144 metric tons CO_{2e} commuting to and from work in 2013.

Government operations are considered a subset of community emissions. Government operations represented approximately 1.3% of community emissions in 2013.

EMISSION FORECASTS AND REDUCTION TARGETS

The Climate Action Plan includes a business-as-usual (BAU) forecast in which emissions are projected in the absence of any policies or actions that would occur beyond the base year to reduce emissions. The forecasts are derived by “growing” 2013 emissions by forecasted changes in population, number of households, and jobs according to projections developed by the Association of Bay Area Governments. The forecast also includes projected energy use for the 180 units at Tam Ridge Residences which will replace the energy used previously at the WinCup factory.¹⁴ Transportation emissions are projected utilizing data provided by the Metropolitan Transportation Commission, which incorporate the vehicle miles traveled (VMT) reductions expected from the implementation of Plan Bay Area. Table 5 shows that emissions are expected to rise about 0.6 percent between 2013 and 2020 and 2.7 percent between 2020 and 2030.

TABLE 5: COMMUNITY EMISSIONS FORECAST AND REDUCTION TARGET

2005 Emissions	2013 Emissions	2020 BAU Emissions	2030 BAU Emissions
84,410	56,234	56,571	58,087

¹⁴ Projected energy use is based on average household energy use in 2013, which was 5,689 kilowatt hours of electricity and 556 therms of natural gas per year.

Under the BAU forecast, the Town of Corte Madera will continue to reduce emissions approximately 33 percent below baseline emissions in 2020 and 31 percent below baseline emissions in 2030. Therefore, the Town should consider adopting a more aggressive goal to meet the State’s 2030 goal of 40 percent below 1990 levels, which is equivalent to 49 percent below 2005 levels by 2030.

Emissions from local government operations are not expected to rise due to an expansion of government services or facilities. Government operations emissions are estimated to have totaled 735 metric tons CO₂e in 2013 (utilizing some 2005 data). In order to meet a 15 percent reduction target, emissions would need to drop by 110 metric tons CO₂e, as shown in Table 6.

TABLE 6: GOVERNMENT OPERATIONS EMISSIONS FORECAST AND REDUCTION TARGET

Baseline Emissions	2020 BAU Emissions	2020 Goal (15% Below Baseline)	Reductions Needed to Meet 2020 Goal
735	735	625	110

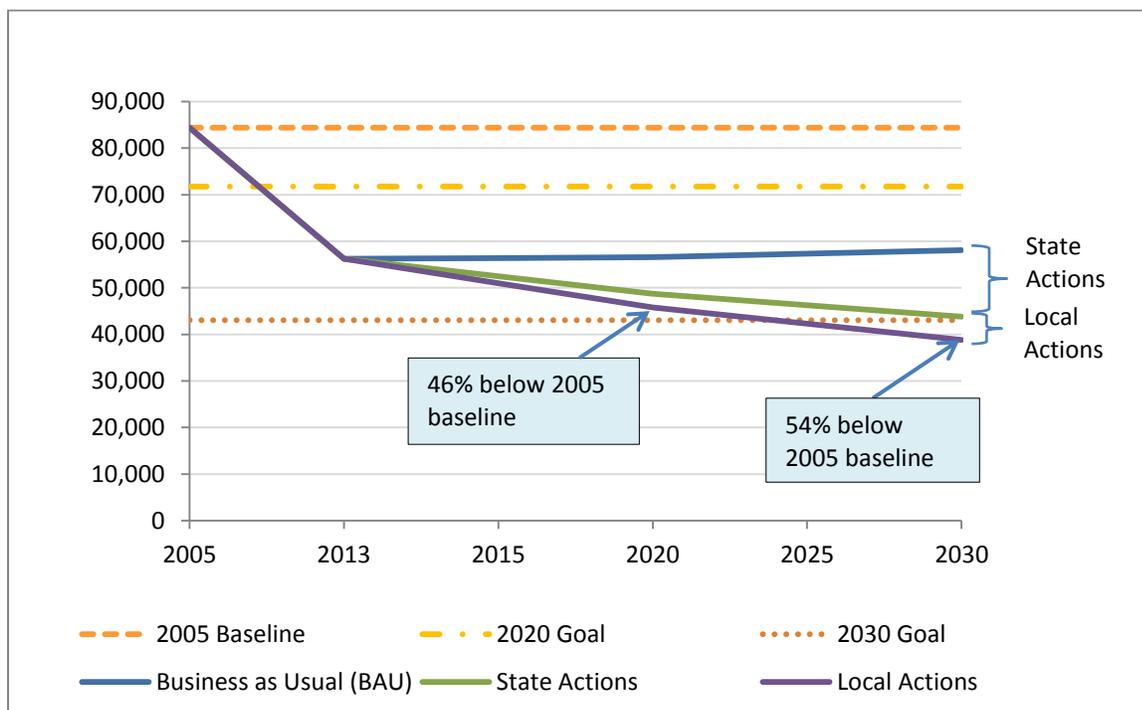
ACTIONS TO REDUCE GREENHOUSE GAS EMISSIONS

INTRODUCTION

The Climate Action Plan includes a variety of regulatory, incentive-based and voluntary strategies that are expected to reduce emissions from both existing and new development in Corte Madera. Several of the strategies build on existing programs while others provide new opportunities to address climate change. State actions will have a substantial impact on future emissions. Local strategies will supplement these State actions and achieve additional GHG emissions reductions. Successful implementation will rely on the combined participation of Town staff along with Corte Madera residents, businesses and community leaders.

The following sections identify the State and local strategies included in the Climate Action Plan to reduce community and government operations. Emissions reductions are estimated for each strategy; combined these indicate the Town will reduce emissions 46 percent below baseline emissions in 2020 and 54 percent below baseline emissions in 2030, which is enough to meet the State's 2030 goal. As shown in Figure 6, State actions are expected to reduce emissions to 48 percent below forecasted emissions in 2030, and local actions will reduce emissions another 6 percent.

FIGURE 6: CUMULATIVE IMPACT OF REDUCTION STRATEGIES



STATE ACTIONS

The following are State reduction strategies that have been approved, programmed and/or adopted and will reduce local community emissions from 2010 levels. These programs require no local actions. As such, the State actions are first quantified and deducted from projected community emissions in order to provide a better picture of the responsibility for local action.

RENEWABLE PORTFOLIO STANDARD (RPS)

Established in 2002 in Senate Bill 1078, the Renewable Portfolio Standard program requires electricity providers to increase the portion of energy that comes from eligible renewable sources, including solar, wind, small hydroelectric, geothermal, biomass and biowaste, to 20% by 2010 and to 33% by 2020. Senate Bill 350, passed in September of 2015, increases the renewable requirement to 50% by the end of 2030. In 2013, PG&E's electric power generation mix contained 23% eligible renewable energy. Marin Clean Energy's electricity contained 29% eligible renewable energy.

LIGHT AND HEAVY DUTY FLEET REGULATIONS

Assembly Bill 1493 (Pavley), signed into law in 2002, requires carmakers to reduce greenhouse gas emissions from new passenger cars and light trucks beginning in 2009 through increased fuel efficiency standards. The California Air Resources Board (CARB) adopted regulations in September 2009 that reduce greenhouse gas emissions in new passenger cars, pickup trucks and sport utility vehicles for model years 2012-2016. CARB expects the new standards to reduce GHG emissions from California passenger vehicles by about 22 percent in 2012 and about 30 percent in 2016, while improving fuel efficiency and reducing motorists' costs. The Advanced Clean Cars rule will further reduce GHG emissions from automobiles and light-duty trucks for 2017-2025 vehicle models years. The ARB estimates that implementation of the ACC rule will reduce statewide emissions from light-duty vehicles by 3.8 million MTCO_{2e} in 2020, or by approximately 2.5%.

TITLE 24

The California Energy Commission (CEC) promotes energy efficiency and conservation by setting the state's building efficiency standards. Title 24 of the California Code of Regulations consists of regulations that cover the structural, electrical, mechanical, and plumbing system of every building constructed or altered after 1978. The building energy efficiency standards are updated on an approximate three-year cycle, and each cycle imposes increasingly higher demands on energy efficiency and conservation. The CEC's 2007 Integrated Policy Report established the goal that new building standards achieve "net zero energy" levels by 2020 for residences and by 2030 for commercial buildings. The California Public Utility Commission's California Long Term Energy Efficiency Strategic Plan, dated July 2008, endorses the Energy Commission's zero net energy goals for all newly constructed homes by 2020 and for all newly constructed commercial buildings by 2030. Emissions reductions are based on lower energy budgets mandated by existing Title 24 energy efficiency standards.

LIGHTING EFFICIENCY AND TOXIC REDUCTION ACT

AB 1109, the Lighting Efficiency and Toxic Reduction Act, tasks the California Energy Commission (CEC) with reducing lighting energy usage in indoor residences by no less than 50% from 2007 levels by 2018, as well as requires a 25% reduction in indoor and outdoor commercial buildings by the same date. To achieve these efficiency levels, the CEC applies its existing appliance efficiency standards to include lighting products, as well as requires minimum lumen/watt standards for different categories of lighting products. The bill also expands existing incentives for energy efficient lighting.

RESIDENTIAL SOLAR WATER HEATERS

The Residential Solar Water Heater Program (AB 1470) creates a \$25 million per year, 10-year incentive program to encourage the installation of solar water heating systems that offset natural gas and electricity use in homes and businesses throughout the state. The goal is to install 200,000 solar water heaters by 2017.

Table 7 shows the total emissions reductions in Corte Madera projected through implementation of State actions.

TABLE 7: EMISSIONS REDUCTIONS FROM STATE ACTIONS

State Action	2020 Emissions Reductions	2030 Emissions Reductions
Light and Heavy Duty Vehicle Regulations	3,401	9,489
Renewable Portfolio Standard	3,178	3,247
Title 24	113	391
Lighting Efficiency	1,136	1,136
Residential Solar Water Heaters	35	35
Total	7,862	14,298
% Reduced Below 2005 Baseline	42.3%	48.1%

SUMMARY OF LOCAL GREENHOUSE GAS EMISSIONS REDUCTION STRATEGIES

The local mitigation measures presented in this section, and as summarized in the tables below, achieve greenhouse gas emissions reductions in the community of nearly 3,000 metric tons CO₂e in 2020 and 5,000 metric tons CO₂e in 2030. These reductions are in addition to the 28,176 metric tons CO₂e already realized in the community between 2005 and 2013 (see Table 3). When State reductions are added (see Table 7 for a breakdown of State actions), emissions in Corte Madera would be approximately 46 percent below 2005 levels in year 2020 and 54 percent below baseline emissions in 2030 – enough to allow the Town to exceed State targets for both years.

Government operations represent a subset of community emissions. Within government operations, the Town could achieve reductions of 269 metric tons CO₂e by 2020 by implementing the local reduction strategies described in this chapter and detailed in the Appendix. Combined with State actions, the Town could reduce government operations emissions approximately 39 percent below 2005 levels by year 2020 (see Table 9). A wide range of programs that result in GHG emissions reductions that exceed the State's goal have been included to allow for the evaluation and prioritization of potential programs and capital improvement projects as new program and funding opportunities arise.

TABLE 8: REDUCTION STRATEGIES FOR COMMUNITY EMISSIONS

Sector	2020 GHG Reductions (metric tons CO ₂ e)	2030 GHG Reductions (metric tons CO ₂ e)
1 – Energy Efficiency and Renewable Energy	1,320	2,805
2 – Transportation	583	608
3 - Waste Reduction, Reuse and Recycling	615	1,059
4 - Water and Wastewater	168	170
5 - Natural Systems and Sequestration	9*	27*
Total Local Community Actions	2,687	4,642
Local Government Operations Actions (see Table 9)	269	322
State Actions (see Table 7)	7,862	14,298
TOTAL GHG Reductions		
2005 Emissions	84,410	84,410
Projected Emissions with Local and State Actions Implemented	45,753	38,825
<i>% Reduced Below 2005 Levels</i>	46%	54%

*Sequestration emissions are shown here for informational purposes only as they are not included in the Town’s Greenhouse Gas Emissions Inventory.

TABLE 9: REDUCTION STRATEGIES FOR GOVERNMENT OPERATIONS EMISSIONS

Sector	2020	2030
	GHG Reductions (metric tons CO ₂ e)	GHG Reductions (metric tons CO ₂ e)
1 – Energy Efficiency and Renewable Energy	177	177
2 – Transportation	10	8
3 – Waste Reduction, Reuse and Recycling	82	137
4 – Water and Wastewater	<1	<1
5 – Natural Systems and Sequestration	2*	5*
Total Local Government Operations Actions	269	322
State Actions Impacting Government Operations	20	53
TOTAL GHG Reductions		
Baseline Emissions	735	735
Projected Emissions with Local and State Actions Implemented	446	360
<i>% Reduced Below Baseline</i>	<i>39%</i>	<i>51%</i>

*Sequestration emissions are shown here for informational purposes only as they are not included in the Town’s Greenhouse Gas Emissions Inventory.

ENERGY EFFICIENCY AND RENEWABLE ENERGY

The two fundamental means for reducing emissions from electricity and natural gas use are decreasing consumption through both efficiency and behavioral change, and switching from fossil fuels to renewable sources.

Increasing the efficiency of buildings is the most cost-effective approach for reducing greenhouse gas emissions. Programs that require minimum energy efficiency upgrade for home remodeling, such as increasing insulation and sealing heating ducts, have demonstrated energy savings of up to 20 percent. More aggressive “whole house” retrofits can result in even greater energy savings. Many improvements are “low-hanging fruit” that can be made inexpensively and without remodeling, yet be extremely cost-efficient; these include use of efficient lighting, and use of advanced shower heads and irrigation controllers. Installing Energy Star-certified appliances and office equipment, high-efficiency HVAC systems, and LED lighting not only save energy but reduce operating costs in the long run.

New construction techniques and building materials, known collectively as “green building,” can significantly reduce the use of resources and energy and creation of waste in our homes and commercial buildings. Green construction methods can be integrated into buildings at any stage, from design and construction to renovation and deconstruction. The Town can also adopt energy efficiency standards for new construction and remodels that exceed existing State mandates.

Here in Marin County, residents and business have two primary options to switch to renewable energy – either by installing solar energy systems or purchasing Marin Clean Energy’s “Deep Green” electricity from 100 percent renewable energy sources. Existing solar energy systems in Corte Madera supply about 2.5 percent of the community’s electricity needs. The Town can help to increase solar adoption rates by providing incentives and financing options through property assessed clean energy (PACE) loans, streamlining permit processing, and amending design guidelines and zoning ordinances.

The Town can reduce energy consumption in its own operations by upgrading all streetlights and outdoor lighting to LED lights, completing recommended indoor lighting and HVAC retrofits, and installing solar energy systems at the Community Center, the corporation yard, and the fire stations. Finally, the Town should continue to offset the rest of its electricity use through the purchase of Marin Clean Energy Deep Green electricity.

TABLE 10: ENERGY EFFICIENCY AND RENEWABLE ENERGY STRATEGIES

Strategy	2020	2030
	GHG Reductions (metric tons CO ₂ e)	GHG Reductions (metric tons CO ₂ e)
<i>Community Actions</i>		
1-1 Residential Green Building Ordinance	82	92
1-2 Commercial Green Building Ordinance	53	140
1-3 Solar Energy	700	1,603
1-4 Residential Energy Efficiency	70	140
1-5 Commercial Energy Efficiency	97	194
1-6 Energy Audits	19	38
1-7 Residential Marin Clean Energy Deep Green Electricity	299	598
<i>Government Operations Actions</i>		
1-8 Public Lighting	21	21
1-9 Municipal Energy Efficiency Projects	8	8
1-10 Municipal Energy Efficiency Protocols and Equipment	5	5
1-11 Municipal Solar	17	17
1-12 Municipal Marin Clean Energy Deep Green Electricity	125	125
TOTAL GHG Reductions	1,497	2,981

RECOMMENDED COMMUNITY ACTIONS

CAP 1-1

Residential Green Building Ordinance. Consider adopting CALGreen Tier 1 requirements to support higher building energy performance in new residential buildings and additions.

CAP 1-2.

Commercial Green Building Ordinance. Consider adopting CALGreen Tier 1 requirements to support higher building energy performance in new non-residential buildings, additions and remodels.

CAP 1-3

Solar Energy. Encourage residents and businesses to install solar energy systems.

CAP 1-3.a

Consider providing financial incentives for solar energy and hot water system installation, such as reducing or waiving permit fees.

CAP 1-3.b

Amend design guidelines and zoning ordinance to allow variances for solar systems in setbacks and to encourage ground-mount systems as well as installation on building roofs and over parking areas.

CAP 1-3.c

Continue to participate in CaliforniaFIRST the property assessed clean energy (PACE) financing programs and bulk purchasing programs.

CAP 1-4

Residential Energy Efficiency. Promote rebate and incentive programs offered through the Marin Energy Watch Partnership, Marin Clean Energy, PG&E, and others.

CAP 1-5

Commercial Energy Efficiency. Promote commercial and industrial energy efficiency and demand response programs provided through the Marin Energy Watch Partnership, Marin Clean Energy, PG&E and others.

CAP 1-6

Energy Audits. Consider requiring energy audits for residential and commercial buildings prior to completion of sale or within a specified period of time after sale is transacted.

CAP 1-7

Residential 100% Renewable Electricity. Encourage homeowners to purchase 100 percent renewable electricity, such as Marin Clean Energy's Deep Green energy program.

RECOMMENDED GOVERNMENT OPERATIONS ACTIONS

CAP 1-8

Public Lighting. Replace all streetlights, traffic signals, and park lighting with energy-efficient LED lighting.

CAP 1-9

Municipal Energy Efficiency. Identify and complete energy-efficiency projects, including lighting efficiency and HVAC upgrades for Town Hall and the Fire Station, as feasible.

CAP 1-10

Municipal Energy Efficiency Protocols and Equipment. Install energy management software and implement energy efficiency protocols such as turning off lights and computers when not in use and reducing energy use through thermostat control. Adopt a sustainable purchasing policy that emphasizes recycled materials and Energy Star-certified appliances and office equipment.

CAP 1-11

Municipal Solar Energy. Install solar PV systems at Town facilities, such as the Community Center, the corporation yard, and the fire stations as feasible.

Municipal 100% Renewable Electricity. Purchase 100 percent renewable electricity for all Town facilities, such as Marin Clean Energy’s Deep Green energy program.

TRANSPORTATION

The transportation sector, which includes emissions from vehicles traveling on local road a portion of vehicle miles on State highways in Marin County, is the largest source of GHG emissions in the community, contributing 45 percent of total emissions. Federal and State legislation aimed at improving vehicle fuel efficiency will have the single greatest impact on reducing transportation emissions. Nonetheless, there is significant work that the local government can undertake to encourage residents, employees and visitors to use alternative modes of transportation, including bicycling, walking and public transportation. The Town can expand the network of pathways, sidewalks and bicycle routes and lanes, and ensure there are adequate facilities to lock and store bicycles. Improving safety and ensuring there are adequate multi-modal connections will help to maximize use of these facilities.

The Town is a member of the Transportation Authority of Marin (TAM), which provides funding and numerous programs to encourage alternative transportation. TAM funds Safe Routes to School programs and infrastructure improvements, a bicycle and pedestrian safety program called Street Smarts Marin, green commute programs, and electric vehicle infrastructure and events.

Increasing the use of electric vehicles is an important way to reduce emissions, as electric vehicle are estimated to generate less than 20 percent of the emissions produced by a gas-powered vehicle in Marin County. There are approximately 94 publically accessible electric vehicle charging stations in Marin, and local governments have installed about 40 percent of these chargers. Corte Madera could help expand the existing network by providing chargers in public parking lots, requiring new commercial and multi-family development to install chargers, and requiring residential development to pre-wire for future electric vehicle use.

TABLE 11: TRANSPORTATION STRATEGIES

Strategy	2020 GHG Reductions (metric tons CO ₂ e)	2030 GHG Reductions (metric tons CO ₂ e)
<i>Community Actions</i>		
2-1 Bicycle and Pedestrian Transportation	260	197
2-2 Employee Trip Reduction	222	246
2-3 Transit	37	61
2-4 School Transportation	44	33
2-5 Electric Vehicles	20	70
<i>Government Operations Actions</i>		
2-6 High-Efficiency Town Vehicles	4	4
2-7 Town Employee Commute	7	5
TOTAL GHG Reductions	594	616

RECOMMENDED COMMUNITY ACTIONS

CAP 2-1

Bicycle and Pedestrian Transportation. Encourage bicycling and walking as a safe and efficient means to travel around Corte Madera.

CAP 2-1.a

Implement the Town's Bicycle Master Plan. Construct recommended bike lanes, routes, bike racks and other facilities, and develop a town-wide bicycle system that meets the needs of residents, commuters and visitors.

CAP 2-1.b

Install traffic calming measures and intersection improvements to control speeding and improve pedestrian and cyclist safety.

CAP 2-1.c

Implement "Complete Streets" policies to ensure the needs of bicyclists, pedestrians and the disabled are considered in the transportation element of any new capital improvement or development project where feasible.

CAP 2-1.d

Install sidewalks and pathways where feasible. Improve and maintain all pedestrian facilities. Install lighting and other pedestrian amenities where practical.

CAP 2-1.e

Establish bicycle parking requirements for private developments, including indoor bike storage for multi-family projects.

CAP 2-1.f

Provide bicycle parking at large Town-sponsored events and encourage hosts of large events to do the same.

CAP 2-1.g

Require employers to provide bicycle parking and shower and changing facilities for employees in their development plans and as a component in all commute and traffic demand management programs.

CAP 2-1.h

Require development projects to provide connection and orientation to pedestrian and bicycle paths and existing transit facilities.

CAP 2-1.i

Work with transit providers to ensure there are adequate facilities to transport bicycles.

CAP 2-1.j

Promote "Share the Road" strategies to improve bicycle safety and improve compliance with traffic laws.

CAP 2-1.k

Educate residents and employees about the health and environmental benefits of walking and cycling and provide information to assist in these modes of travel.

CAP 2-2

Employee Trip Reduction. Encourage employees to walk, bike, carpool or take transit to work.

CAP 2-2.a

Work with the Transportation Authority of Marin, 511.org, and major employers to create and utilize transportation demand management programs, such as the Vanpool Incentive Program and Emergency Ride Home Program.

CAP 2-2.b

Require new commercial development to implement transportation demand management programs, such as shuttle service to transit stops, vanpool services, preferred parking for carpool vehicles, and teleworking and flexible work schedule policies.

CAP 2-3

Public Transit. Work with transit providers to plan, fund and implement additional transit services that are cost-effective and responsive to existing and future transit demand.

CAP 2-4

School Transportation. Encourage bicycling, walking, carpooling, and taking public transit to school.

CAP 2-4.a

Construct pedestrian and bicycle facilities and safety improvements for school routes.

CAP 2-4.b

Work with the Transportation Authority of Marin and Safe Routes to School to develop and promote walking school buses, bike trains, and other programs that encourage walking and biking to school.

CAP 2-4.c

Work with school districts, Marin Transit and the Transportation Authority of Marin to promote school bus and carpooling programs.

CAP 2-5

Electric Vehicles. Increase ownership of electric vehicles.

CAP 2-5.a

Install electric vehicle charging stations in Town parking lots.

CAP 2-5.b

Require new commercial and multi-family development to provide electric vehicle charging stations.

CAP 2-5.c

Require new single family residential development to provide electrical service for a potential electric vehicle charging station.

CAP 2-5.d

Participate in regional efforts and grant programs to encourage widespread availability of charging stations.

RECOMMENDED GOVERNMENT OPERATIONS ACTIONS

CAP 2-6

High-Efficiency Town Vehicles. Purchase or lease low or zero-emissions vehicles and the most fuel efficient models possible for the Town fleet, including construction vehicles where practical.

CAP 2-7

Town Employee Commute. Provide Town employees with incentives to use alternatives to single occupant automobile commuting, such as transit incentives, bicycle facilities, ridesharing services and subsidies, flexible schedules, and telecommuting when practical.

WASTE REDUCTION, REUSE AND RECYCLING

The reduction of waste, as well as the reuse and recycling of products, is key to reducing impacts on the environment. It is necessary to rethink what has traditionally been regarded as garbage and treat all materials as valued resources instead of items to discard. This requires shifting consumption patterns, more carefully managing purchases, and maximizing the reuse of materials at the end of their useful life.

Emissions from the waste sector are an estimate of methane generation from the decomposition of organic solid waste and alternative daily cover sent to the landfill. These emissions are not generated in the year the waste is landfilled, but instead result from the decomposition of the waste over 100+ years. About 75 percent¹⁵ of landfill methane emissions are captured through landfill gas collection systems, but the remaining 25 percent escape into the atmosphere as a significant contributor to global warming. Approximately 60 percent of Corte Madera's landfilled waste is organic (paper, cardboard, wood, yard trimming, food scraps, etc.); diverting this waste from the landfill is what will reduce greenhouse gas emissions.

The Town of Corte Madera is a member of the Marin Hazardous and Solid Waste Joint Powers Authority (JPA), which works with private waste haulers and facility operators to implement recycling programs and achieve state-mandated targets for waste diversion rates. Marin County has a high rate of diversion, with a current rate of about 74 percent. Countywide landfilled waste has declined about 28 percent since 2005, and is responsible for much of the decline in emissions between the 2005 and 2013 inventories. Nonetheless, per capita waste has remained fairly constant over the past five years, and has rebounded slightly since hitting a low in 2011.

In 2009, the JPA completed a zero-waste feasibility study which concluded that that between 75 and 80 percent of the material that goes to the landfill can be diverted. Currently the JPA is targeting the diversion of food waste and demolished building materials to increase the county's diversion rate. The JPA has embraced an aggressive goal for achieving "zero waste" by 2025, defined as achieving a 94 percent diversion rate by 2025. The JPA provides grant funds to member agencies to attain this goal. The JPA's Zero Waste Marin website provides tips, tools and challenges to encourage community members to take action.

The JPA proposes that the member agencies endorse an Extended Producer Responsibility resolution and sign the California Product Stewardship Council pledge to shift California's product waste management system from one focused on government funded and ratepayer financed waste diversion to one that relies on extended producer

¹⁵ U.S. Environmental Protection Agency, *Compilation of Air Pollutant Emissions Factors*, AP-42, Fifth Edition, January 1995.

responsibility (EPR) in order to reduce public costs and drive improvements in product design that promote environmental sustainability.

TABLE 12: WASTE REDUCTION, REUSE AND RECYCLING STRATEGIES

Strategy	2020	2030
	GHG Reductions (metric tons CO ₂ e)	GHG Reductions (metric tons CO ₂ e)
<i>Community Actions</i>		
3-1 Zero Waste	615	1,059
<i>Government Operations Actions</i>		
3-2 Zero Waste in Government Operations	82	137
TOTAL GHG Reductions	697	1,196

RECOMMENDED COMMUNITY ACTIONS

CAP 3-1

Zero Waste. Increase the waste diversion rate to 86 percent by the year 2020 and 94 percent by the year 2030.

CAP 3-1.a

Explore requirements mandating recycling and composting for all Corte Madera residents, businesses, and Town government.

CAP 3-1.b

Work with the Town’s waste hauler to ensure timely collection of all organic waste, including food scraps, for businesses, residents, and Town offices.

CAP 3-1.c

Review and revise as appropriate the Town’s franchise agreement with its waste hauler to ensure waste reduction and diversion rates are maximized. Conduct a formal rate structure study to support these efforts.

CAP 3-1.d

Require recycling and composting at public events. Provide visible and educational signage to ensure compliance.

CAP 3-1.e

Adopt a Zero Waste Resolution with a goal to divert 94 percent waste from the landfill by the year 2025.

CAP 3-1.f

Increase mandatory construction and demolition diversion rates beyond the rate required by State building codes.

CAP 3-1.g

Work with community groups and the Marin Hazardous and Solid Waste Joint Powers Authority to conduct outreach and educational campaigns for Zero Waste initiatives. Host quarterly educational

events throughout the year, and produce regular educational mailings for all residents including those living in multifamily dwellings.

CAP 3-1.h

Endorse an Extended Producer Responsibility resolution as proposed by the Marin Hazard and Solid Waste Joint Powers Authority.

CAP 3-1.i

Conduct a waste audit of all residences and businesses to understand where opportunities for increased diversion lie.

RECOMMENDED GOVERNMENT OPERATIONS ACTIONS

CAP 3-2

Zero Waste in Government Operations. Increase diversion of waste produced by government operations to 86 percent by the year 2020 and 94 percent by the year 2030.

CAP 3-2.a

Conduct a waste audit of all government facilities to understand where opportunities for increased diversion lie.

CAP 3-2.b

Provide recycling and composting containers with clear and visible educational signage in public areas, parks and Town facilities.

CAP 3-2.c

Embark on an educational and incentive-based campaign to increase recycling and composting rates within government operations.

CAP 3-2.d

Implement operational and purchasing policies to reduce paper use, such as requiring duplex printing, providing dishware and glassware to reduce use of paper plates and cups, and online submission of applications and documents.

WATER AND WASTEWATER

WATER

The Marin Municipal Water District (MMWD) supplies drinking water to a 147-square-mile area of south and central Marin, including the Town of Corte Madera. The primary source of water supply is rainfall stored in seven local reservoirs. About one-quarter of the water supply is imported from the Russian River annually. After treatment at one of the district's three water treatment plants, the water is transmitted throughout the MMWD service area by gravity flow or booster pumps.

Water conservation efforts not only save water but reduce the demand for electricity to pump, treat and convey water from the water source to water users in Corte Madera. In addition, conservation reduces the need to treat

wastewater at the Central Marin Sanitation Agency’s facilities, where GHG emissions are created during the treatment process as well as indirectly through the consumption of electricity to run the facilities.

Properties in Corte Madera are subject to MMWD’s water conservation regulations, which exceed State building codes in some instances. All plumbing installed, replaced or moved in any new or existing building must be high-efficiency fixtures. Water-efficient landscape regulations apply to all newly constructed and rehabilitated non-residential and developer-installed residential landscapes of 1,000 square feet or greater, as well as homeowner residential projects of 2,500 square feet or greater.

The Water Conservation Act of 2009 (Senate Bill X7-7) requires all urban water districts, including MMWD, to reduce per capita water usage by 20 percent by the year 2020. MMWD’s target is 124 gallons per capita per day, a level that was achieved in 2010. Water usage has rebounded due to the three-year drought and was 139 gallons per capita per day in 2013, indicating a need for additional conservation measures.

MMWD’s Water Conservation Plan outlines a number of water conservation programs, including education, outreach, rebates, incentives, water audits, and requirements, designed to reduce water usage approximately 9 percent. Supporting MMWD’s water conservation programs and adopting additional water conservation measures will help to reduce greenhouse gas emissions created by the Corte Madera community.

WASTEWATER

The Central Marin Sanitation Agency (CMSA) treats wastewater produced by the Corte Madera community. As wastewater is treated, chemical processes in aerobic and anaerobic conditions create two greenhouse gases, methane and nitrous oxide. Methane that would otherwise be released to the atmosphere is collected and converted to energy, thereby reducing the treatment plant’s use of electricity and/or natural gas in its daily operations. In partnership with Marin Sanitary Service, CMSA adds food waste collected from restaurants, markets and other eligible businesses to the biodigestion process, increasing the amount of energy that can be produced at the plant.

TABLE 13: WATER AND WASTEWATER STRATEGIES

Strategy	2020 GHG Reductions (metric tons CO ₂ e)	2030 GHG Reductions (metric tons CO ₂ e)
<i>Community Actions</i>		
4-1 Indoor Water Efficiency and Conservation	153	153
4-2 Outdoor Water Efficiency and Conservation	14	14
4-3 Rainwater Catchment	<1	<1
4-4 Greywater Systems	1	3
<i>Government Operations Actions</i>		
4-5 Municipal Water Conservation	<1	<1
TOTAL GHG Reductions	168	170

RECOMMENDED COMMUNITY ACTIONS

CAP 4-1

Indoor Water Efficiency and Conservation. Reduce indoor water use in residential and commercial buildings.

CAP 4-1.a

Implement State law requirements for water-efficient fixtures and consider adopting CALGreen Tier 1 requirements.

CAP 4-1.b

Work with Marin Water District to promote existing and new rebates for water-efficient appliances and fixtures, including toilets, urinals, showerheads, faucets, washing machines and dishwashers.

CAP 4-1.c

Consider requiring upgrade (change-out) of plumbing fixtures to current code requirements upon resale of residential building or within a specified time after sale is transacted.

CAP 4-1.d

Utilize the Town's website, newsletter, community events, and other communication channels to educate the public on indoor water conservation practices, available financial incentives and programs, and water-efficient fixture requirements for new buildings, remodels, and resales.

CAP 4-2

Outdoor Water Efficiency and Conservation. Reduce outdoor water use.

CAP 4-2.a

Work with Marin Municipal Water District to promote existing and new rebates for water-efficient landscaping, irrigation systems, and weather-based irrigation controllers.

CAP 4-2.b

Support additional water-efficient landscape requirements as needed to meet water conservation targets. Provide information to the public on water-efficient landscape requirements for new and remodeled landscape projects.

CAP 4-2.c

Utilize the Town's website, newsletter, community events and other communication channels to educate the public on water-efficient landscaping and irrigation practices, rainwater catchment systems, and greywater systems.

CAP 4-2.d

Partner with non-profit agencies that provide workshops and classes to educate homeowners and business owners on ways to reduce outdoor water use and use captured rainwater and greywater for irrigation.

CAP 3-2.e

Install a demonstration garden with locally-available, low-water use plants to provide ideas for water-efficient landscaping.

CAP 4-3

Rainwater Catchment. Reduce potable water use for landscape irrigation.

CAP 4-3.a

Promote existing and new rebates for rainwater storage facilities, such as rain barrels, cisterns, and storage tanks.

CAP 4-3.b

Review existing building and zoning codes and permitting procedures and revise as necessary to encourage rainwater storage facilities.

CAP 4-4

Greywater. Recycle wastewater and reduce potable water use for landscape irrigation.

CAP 4-4.a

Promote existing and new rebates for greywater systems, including laundry-to-landscape system components.

RECOMMENDED GOVERNMENT OPERATIONS ACTIONS

CAP 4-5

Municipal Water Conservation. Assess, maintain and repair existing plumbing fixtures, pipes, and irrigation systems in all Town buildings, facilities and landscaping to minimize water use.

NATURAL SYSTEMS AND SEQUESTRATION

The natural environment has been extensively altered by human civilization, often with little consideration for how natural systems function, depriving us of the important benefits they offer. Clearing and draining of wetlands, forestlands, grasslands and other open space for agricultural production or urban development decreases or eliminates the capacity of those natural systems to store carbon. The carbon dioxide stored in soil, trees and other vegetation is released into the atmosphere when forestland and open space is converted to other uses. Restoration of these natural areas, and establishment of new ones, has the potential to tie up or sequester greenhouse gas emissions in the form of soil and wood carbon. One way Corte Madera can sequester emissions is by encouraging tree planting in the community.

TABLE 14: NATURAL SYSTEMS AND SEQUESTRATION STRATEGIES

Strategy	2020	2030
	GHG Reductions (metric tons CO ₂ e)	GHG Reductions (metric tons CO ₂ e)
<i>Community Actions</i>		
5-1 Tree Planting on Private Land	9	27
<i>Government Operations Actions</i>		
5-2 Tree Planting on Public Land	2	5
TOTAL GHG Reductions	11*	32*

*GHG reductions are reported for informational purposes only, as sequestration is not included in the Town’s Greenhouse Gas Emissions Inventory.

RECOMMENDED COMMUNITY ACTIONS

CAP 5-1

Tree Planting on Private Land. Increase Corte Madera’s tree cover.

CAP 5-1.a

Require new development and significant remodeling projects to plant trees along street frontages, wherever feasible.

CAP 5-1.b

Require new and renovated parking lots to plant trees, wherever feasible.

CAP 5-1.c

Require replacement of trees that are removed.

RECOMMENDED GOVERNMENT OPERATIONS ACTIONS

CAP 5-2

Tree Planting on Public Land. Increase the number of trees on Town land.

CAP 5-2.a

Plant trees in Town parks, parking lots, medians and sidewalks, wherever feasible.

CAP 5-2.b

Replace Town park and street trees that are removed, wherever feasible.

CAP 5-2.c

Properly maintain and prune existing Town park and street trees.

STRATEGIES TO ADAPT TO CLIMATE CHANGE

To effectively address the challenges that a changing climate will bring, the Town must not only reduce its greenhouse gas emissions, but be prepared to respond to the expected impacts of climate change. Sea level rise, in particular, is expected to have significant impacts on Corte Madera's coastline, especially when coupled with storm events and king tides. Many of the mitigation measures incorporated in this Climate Action Plan will help the community prepare for the effects of climate change. Reducing water use will ease competition for limited water supplies expected from higher temperatures and reduced snowmelt, while reducing electricity use will help ease demand for diminishing hydroelectric power. Other expected effects from climate change – such as higher frequency of large damaging fires and pest and insect epidemics – must be anticipated through adequate public safety, emergency, and public health responses.

RECOMMENDED ACTIONS

CAP 6-1

Conduct a sea level rise vulnerability and risk assessment and develop adaptation measures to prepare for flooding and inundation. Integrate the impact of storm events and king tides when analyzing and planning for sea level rise.

CAP 6-2

Partner with neighboring municipalities and regional agencies to develop and implement regional risk and vulnerability studies and adaptation programs and projects.

CAP 6-3

Prepare a guidance document for incorporating sea level rise into the Town's capital planning process.

CAP 6-4

Incorporate the likelihood of sea level rise and extreme heat and storm events in the Town's Local All-Hazard Mitigation Plan.

CAP 6-5

Incorporate the likelihood of climate change impacts into Town emergency planning and training.

CAP 6-6

Coordinate with water districts, wildlife agencies, flood control and fire districts, Marin County, and other relevant organizations to address climate change impacts and develop adaptation strategies. Address human health and the health and adaptability of natural systems, including the following:

- a. Water resources, including expanded rainwater harvesting, water storage and conservation techniques, water reuse, and water-use and/or irrigation efficiency.
- b. Biological resources, including land acquisition, creation of marshlands/wetlands as a buffer against sea level rise and flooding, and protection of existing natural barriers.
- c. Public health, including heat-related health plans, vector control, safe water, and improved sanitation.
- d. Environmental hazards, including seawalls, storm surge barriers, and fire protection.

IMPLEMENTATION OF THE CLIMATE ACTION PLAN

Corte Madera recognizes that responding to and preparing for climate change is a critical step toward a sustainable future. The Town's early actions to reduce its contribution to climate change reflect the Town's history and commitment to decrease the impacts of day-to-day activities on the natural environment while enhancing its vibrant quality of life. Mitigating climate change will require everyone — residents, businesses, government agencies, and nonprofit organizations — to work together to implement this plan.

This plan provides a strategy to achieve emission reductions that will achieve local levels consistent with State goals to reduce greenhouse gas emissions to 1990 levels by 2020 and to 40 percent below 1990 levels by 2030. A wide range of programs that exceed the 2020 goal have been included to allow for the evaluation and prioritization of potential programs and capital improvement projects as new program and funding opportunities arise. Successful implementation of the plan will require staff and the Town Council to identify and commit resources to climate change mitigation activities, and to monitor and report on progress towards meeting emissions reduction goals.

RECOMMENDED ACTIONS

CAP 7-1

Monitor and report on the Town's progress annually. Create an annual priorities list for implementation.

CAP 7-2

Update the greenhouse gas emissions inventory for community emissions annually and every five years for government operations, beginning in 2015.

CAP 7-3

Continue and expand public and private partnerships that support implementation of the climate action plan, including membership in the Marin Climate and Energy Partnership.

CAP 7-4

Identify funding sources for recommended actions, and pursue local, regional, state and federal grants as appropriate.

CAP 7-5

Update the Climate Action Plan by the year 2020 to revise and add new reduction strategies as appropriate.

TABLE 15: IMPLEMENTATION TARGETS AND COST/BENEFIT ASSESSMENT FOR REDUCTION STRATEGIES

Strategy	Target	Estimated Cost	Estimated Annual Savings	2020 GHG Reductions (MTCO ₂ e)	2030 GHG Reductions (MTCO ₂ e)
1-1 Residential Green Building Ordinance	Adopt CALGreen Tier 1 standards for residential projects that require new construction to reduce energy use 15% and additions to reduce energy use 5-10%.			82	92
1-2 Commercial Green Building Ordinance	Adopt CALGreen Tier 1 standards for non-residential projects that require new construction to reduce energy use 10% and remodels and additions to reduce energy use 5-10%.			53	140
1-3 Solar Energy	Achieve 8.7% market penetration by 2020 and 20% market penetration by 2030.			700	1,603
1-4 Residential Energy Efficiency	5% of households participate in programs by 2020 and 10% participate by 2030.			70	140
1-5 Commercial Energy Efficiency	51 businesses participate by 2020 and 102 participate by 2030.			97	194
1-6 Energy Audits	10% of audited households reduce energy use by 10%			19	38
1-7 Residential Marin Clean Energy Deep Green Electricity	400 households purchase Deep Green by 2020 and 800 purchase Deep Green by 2030			299	598
1-8 Public Lighting	Replace all public lighting with LED lights.	\$225 per cobra-head streetlight. On bill financing is available through PG&E which is a loan program with no out-of-pocket expenses. ¹		21	21
1-9 Municipal Energy Efficiency Projects	Complete lighting and HVAC retrofits.	Town Hall & firehouse lighting retrofit: \$26,017	Town Hall & Firehouse lighting retrofits: \$1,551 Lighting retrofits were	8	8

		Firehouse 14 lighting retrofit: \$4,790 Lighting retrofit estimates are net of rebates and were developed in 2015. Town Hall HVAC replacement: \$33,750 Town Hall furnace replacement: \$7,200	developed in 2015. Town Hall HVAC replacement: \$434 Town Hall furnace replacement: \$224			
1-10	Municipal Energy Efficiency Protocols and Equipment	Reduce energy use by 5%	Energy management software costs approximately \$20 per desktop with a \$15 rebate currently available.	5	5	
1-11	Municipal Solar	Install solar PV as follows: 1. 32 kW system at Firehouse 14 2. 30 kW DC system at Community Center 3. 18 kW DC system at Corp Yard 4. 15 kW DC system at Firehouse 13	1. \$152,000 2. \$143,310 3. \$85,500 4. \$75,770 Estimates updated in 2015.	1. \$10,164 2. \$9,582 3. \$5,717 4. \$4,870 Estimates updated in 2015.	17	17
1-12	Municipal MCE Deep Green	Purchase Deep Green electricity for all facilities	\$12,830 for current operations; \$9,500 after implementation of all energy-efficiency and renewable energy strategies (1 cent per kWh)	125	125	
2-1	Bicycle and Pedestrian Transportation	Pedestrian improvements decrease VMT 1% by 2020 and 2% by 2030. New Class I and II bike facilities increase bicycle mode share for utilitarian trips from 1.8% to 3.97%		260	197	
2-2	Employee Trip Reduction	TDM programs targeted to 50% of employees by 2020 and 100% of employees by 2030. 5.4% of targeted employees participate.		222	246	
2-3	Transit	Increase transit ridership 2.5% per year.		37	61	

2-4	School Transportation	Decrease number of students driving alone to school by 29%.		44	33	
2-5	Electric Vehicles	Install 20 electric vehicle charge ports by 2020 and 100 by 2030.		20	70	
2-6	High-Efficiency Town Vehicles	Replace 4 vehicles with hybrid models	Fueleconomy.gov compares costs for individual hybrid vs. non-hybrid models. As an example, the hybrid version of the Honda Accord costs \$30,095 vs. \$26,620, an additional expense of \$3,475.	Fueleconomy.gov provides fuel savings and payback periods for hybrid vs. non-hybrid models. As an example, estimated fuel savings for the Honda Accord hybrid is \$535 per year. The payback period is 6.5 years.	4	4
2-7	Town Employee Commute	Reduce employee commute VMT 5.4%	The Transportation Authority of Marin provides green commute programs and a free Go Time Marin commuter toolkit. 511 provides free survey and consultation services.		7	5
3-1	Zero Waste	Divert 86% of waste from landfill, or approximately 50% reduction in organic waste going to the landfill, by 2020. Divert 94% of waste by 2030.			615	1,059
3-2	Zero Waste in Government Operations	Divert 86% of waste from landfill, or approximately 50% reduction in organic waste going to the landfill, by 2020. Divert 94% of waste by 2030.	The Town is eligible to receive approximately \$14,000 per year in Zero Waste grant funds from the Marin County Hazardous and Solid Waste JPA, and funds may be used to conduct waste audits, adopt a zero waste resolution, adopt a Construction & Demolition Ordinance, add public recycling receptacles, etc.		82	137

4-1 Indoor Water Efficiency and Conservation	Reduce water consumption by 11.4 acre-feet per year (approximately 1.2% of 2013 consumption).		153	153
4-2 Outdoor Water Efficiency and Conservation	Reduce outdoor water use 20%		14	14
4-3 Rainwater Catchment	25,000 gallons of water storage installed by 2020 and 50,000 gallons installed by 2030.		<1	<1
4-4 Greywater Systems	50 households using greywater systems by 2020 and 200 systems by 2030.		1	3
4-5 Municipal Water Conservation	Reduce water use by 20%.	Change-out of specific fixtures will require additional analysis.	<1	<1
5-1 Tree Planting on Private Land	Plant 50 net new trees per year.		9	27
5-2 Tree Planting on Public Land	Plant 10 net new trees per year.	Estimated annual cost for planting new trees is \$10,000.	2	5

 Indicates a Government Operations Action

¹Large scale replacement of standard high pressure sodium (HPS) fixtures with light-emitting diode (LED) fixtures saves a significant of money each month in lower energy costs and lower routine monthly maintenance charges. PG&E pays for the new LED fixtures up front as a loan, but instead of cities paying the loan back directly, PG&E instead takes the difference between what the monthly bill would have been with old HPS fixtures and the lower energy cost of new LED fixtures. The amount the Town pays each month stays the same as the old billing structure up until the time when the loan is paid in full.

APPENDIX

RESIDENTIAL GREEN BUILDING ORDINANCE

Community Action 1-1

Objective	Adopt CALGreen Tier 1 standards for residential projects.				
General Plan Programs	RCS-2.6.d: Green Building Guidelines. Adopt Green Building guidelines for new construction, renovations and municipal projects. Integrate green building requirements into the development review and building permit process. Collaborate with local jurisdictions to share resources, and develop green building policies and programs that are optimized for the region. (See GP for full text)				
Reductions (MTCO ₂ e)	Implementation action: <table border="0"> <tr> <td>-82.0</td> <td>2020</td> </tr> <tr> <td>-91.6</td> <td>2030</td> </tr> </table>	-82.0	2020	-91.6	2030
-82.0	2020				
-91.6	2030				
Methodology	<p>CAPCOA Measure BE-1 used for estimating building energy savings.</p> <p>For additions, assumed an average of 22 residential projects per year (approximately 780 square feet of conditioned space total). Assumed 1,800 square feet per residential building (2011 American Housing Survey for owner-occupied units in San Francisco-San Mateo-Redwood City AHS Area).</p> <p>CALGreen Tier 1 currently requires 15% reduction in the energy budget for new residential. Assumed requirements for residential additions are 5% reduction for projects involving one new mechanical systems and a 10% reduction for projects involving two or more new mechanical systems, as proposed for the 2016 CALGreen update. Space heating systems, space cooling systems, and water heating systems are each separate mechanical systems. Assumed an equal percentage of both project types.</p> <p>All new residential buildings (single family and low-rise multifamily 3 stories or less) are assumed to be zero net energy as of 2020 and are separately quantified as a State Action.</p>				
Sources	<p>California Air Pollution Control Officers Association, "Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures," August, 2010.</p> <p>California Building Standards Commission, 2013 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11</p> <p>Building Department, Town of Corte Madera 2011 American Housing Survey, Table C-02-OO-M</p>				

Calculation

Residential	2020	2030
Percent over Title 24 Energy Requirements	15 %	15 %
Percent of participating new residential units	100%	100%
New construction electricity use, BAU	1,183,403 kWh	1,183,403 kWh
New construction electricity use, after Title 24	938,428 kWh	938,428 kWh
Additional reduction in electricity use	10,346 kWh	10,346 kWh
New construction natural gas use, BAU	115,702 therms	115,702 therms
New construction natural gas use, after Title 24	106,868 therms	106,868 therms
Additional reduction in natural gas use	14,265 therms	14,265 therms
GHG emissions reductions	77.2 MTCO ₂ e	77.2 MTCO ₂ e

Residential: Additions	2020	2030
Percent over Title 24 Energy Requirements	7.5 %	7.5 %
Number of projects per year requiring new or modified mechanical systems	11	11
Annual expanded space per year	8,580 square feet	8,580 square feet
Total expanded space	42,900 square feet	128,700 square feet
Electricity use, BAU	135,598 kWh	406,795 kWh
Reduction in electricity use	747 kWh	2,242 kWh
Natural gas use, BAU	13,257 therms	39,772 therms
Reduction in natural gas use	885 therms	2,655 therms
GHG emissions reductions	4.8 MTCO ₂ e	14.4 MTCO ₂ e

Reductions in Energy Use for Every 1% Over 2008 Title 24 Energy Requirements, Zone 5

	Electricity	Natural Gas	Source
Commercial	0.26%	0.72%	CAPCOA Measure BE-1
Residential - Multifamily	0.09%	0.88%	
Residential - Single	0.04%	0.91%	
Residential - Townhome	0.05%	0.90%	
Residential (33% single, 67% multifamily)	0.07%	0.89%	Calculation

COMMERCIAL GREEN BUILDING ORDINANCE

Community Action 1-2

Objective	Adopt CALGreen Tier 1 standards for non-residential projects.				
General Plan Programs	RCS-2.6.d: Green Building Guidelines. Adopt Green Building guidelines for new construction, renovations and municipal projects. Integrate green building requirements into the development review and building permit process. Collaborate with local jurisdictions to share resources, and develop green building policies and programs that are optimized for the region. (See GP for full text)				
Reductions (MTCO ₂ e)	Implementation action: <table style="width: 100%; border: none;"> <tr> <td style="text-align: right; padding-right: 20px;">-53.1</td> <td>2020</td> </tr> <tr> <td style="text-align: right; padding-right: 20px;">-140.0</td> <td>2030</td> </tr> </table>	-53.1	2020	-140.0	2030
-53.1	2020				
-140.0	2030				
Methodology	CAPCOA Measure BE-1 used for estimating building energy savings. For additions, assumed 84 non-residential projects per year (approximately 64,500 square feet of remodeled area total). CALGreen Tier 1 currently requires 5% reduction in the energy budget for projects that include indoor lighting or mechanical systems, but not both, and 10% reduction for projects that include both indoor lighting and mechanical systems. Assumed an equal percentage of both project types. Assumed 15.3 kWh per square foot and 0.32 therms per square foot.				
Sources	California Air Pollution Control Officers Association, "Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures," August, 2010. California Building Standards Commission, 2013 California Green Building Standards Code, California Code of Regulations, Title 24, Part 11 Town of Corte Madera Building Department U.S. Energy Information Administration, Office of Energy Markets and End Use, Forms EIA-871A, C, and E of the 2003 Commercial Buildings Energy Consumption Survey (Zone 4).				

Calculation

Commercial	2020	2030
Percent over Title 24 Energy Requirements	10 %	10 %
Percent of participating new commercial space	100%	100%
New construction electricity use, BAU	972,779 kWh	1,279,972 kWh
New construction electricity use, after Title 24	917,963 kWh	1,071,559 kWh
Additional reduction in electricity use	23,867 kWh	27,861 kWh
New construction natural gas use, BAU	22,670 therms	29,829 therms
New construction natural gas use, after Title 24	20,220 therms	24,992 therms
Additional reduction in natural gas use	1,456 therms	1,799 therms
GHG emissions reductions	10.9 MTCO ₂ e	13.2 MTCO ₂ e

Commercial: Remodels and Additions	2020	2030
Percent over Title 24 Energy Requirements	7.5 %	7.5 %
Number of projects per year	5	5
Total remodeled/expanded space, 2015-2020	322,500 square feet	967,500 square feet
Electricity use, BAU	4,934,250 kWh	14,802,750 kWh
Reduction in electricity use	96,218 kWh	288,654 kWh
Natural gas use, BAU	103,200 therms	309,600 therms
Reduction in natural gas use	5,573 therms	16,718 therms
GHG emissions reductions	42.3 MTCO ₂ e	126.8 MTCO ₂ e

Reductions in Energy Use for Every 1% Over 2008 Title 24 Energy Requirements, Zone 5

	Electricity	Natural Gas	Source
Commercial	0.26%	0.72%	CAPCOA Measure BE-1
Residential - Multifamily	0.09%	0.88%	
Residential - Single	0.04%	0.91%	
Residential - Townhome	0.05%	0.90%	
Residential (40% single, 60% multifamily)	0.07%	0.89%	Calculation

COMMUNITY SOLAR ENERGY

Community Action 1-3

Objective	Identify and remove barriers to small-scale, distributed solar energy production within the community.				
Program Description	The goal of this measure is to reduce GHG emissions from residential and commercial energy use by facilitating the development of small-scale distributed solar energy production. This can be accomplished through 1) adoption of incentives, such as permit streamlining and fee waivers, as feasible; 2) amendments to development codes, design guidelines, and zoning ordinances, as necessary; 3) installation of solar panels on carports and over parking areas on commercial projects, and new large-scale residential developments, and; 4) implementation of Property Assessed Clean Energy (PACE) programs for residential and non-residential projects.				
General Plan Programs	RCS-2.4.b: Renewable Energy. Provide for use of renewable energy systems to help meet future energy needs of the community. This may include use of photovoltaic solar collection systems to reduce dependency on fossil fuels. Include provisions for use of such systems in the Town's Design Guidelines.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border: none;"> <tr> <td style="width: 60%; text-align: right;">-699.6</td> <td style="width: 40%;">2020</td> </tr> <tr> <td style="text-align: right;">-1,602.6</td> <td>2030</td> </tr> </table>	-699.6	2020	-1,602.6	2030
-699.6	2020				
-1,602.6	2030				
Methodology	Calculation assumes 8.7% PV market penetration by 2020 based on 2014 annual growth rates of 36% for residential systems and 12% for non-residential systems. PV residential market penetration is estimated at 3.2% in June 2015, and non-residential penetration at 2.2%. The estimate of PV to be installed is restricted to installations on existing homes and commercial properties, excluding government facilities.				
Sources	<p>Solar Electric Power Association, "Utility Solar Market Snapshot: Sustained Growth in 2014," May 2015, https://www.solarelectricpower.org/media/322918/solar-market-snapshot-2014.pdf</p> <p>California Solar Statistics, "Currently Interconnected Data Set," June 30, 2015</p> <p>Dana Armanino, Senior Planner, Marin County Community Development</p>				

Calculation

	2020	2030
Community electricity consumption (kWh), excluding new development (2013)	62,229,069	62,229,069
Less government operations kWh	60,946,329	60,946,329
Percent kWh generated by renewable systems	8.7%	20.0%
kWh produced by renewable systems	5,321,556	12,189,266
GHG emissions reductions	699.6	1,602.6

Growth Rate Calculation

Estimated residential PV generation, 2015	717,796
Estimated residential electricity consumption including PV generation, 2015	22,294,951
Estimated residential market penetration, 2015	3.2%
Annual growth rate, 2014	36.0%
Projected generation, 2020	3,894,621
Projected market penetration, 2020	17.5%
Non-residential PV generation, 2015	900,910
Estimated non-residential electricity consumption including PV generation, 2015	41,552,824
Estimated non-residential market penetration, 2015	2.2%
Annual growth rate, 2014	12.0%
Projected generation, 2020	1,680,275
Projected market penetration, 2020	4.0%
Projected market penetration, residential and non-residential combined, 2020	8.7%

RESIDENTIAL ENERGY EFFICIENCY

Community Action 1-4

Objective	Continue and expand participation in County and regional residential energy efficiency programs such as California Energy Youth Services and Energy Upgrade California. Participate in similar rebate/incentive programs as they become available and promote existing rebates (PG&E, MCE, State, Federal). Participate in PACE financing programs such as CaliforniaFirst and HERO.				
General Plan Programs	RCS-2-2.f: Cooperate with Regional Energy Programs. Cooperate with regional energy programs such as the Marin County Energy Watch Partnership to promote energy efficiency in Town facilities, residences, and commercial buildings. RCS-2.3.a: Utility Efficiency Programs. Encourage homeowners to utilize programs offered by the utility services when designing plans for residences as a means of reducing energy demands and costs.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; text-align: right;">-70.2</td> <td>2020</td> </tr> <tr> <td style="text-align: right;">-140.3</td> <td>2030</td> </tr> </table>	-70.2	2020	-140.3	2030
-70.2	2020				
-140.3	2030				
Methodology	<p>California Youth Energy Services (CYES) provides no-cost green house calls to homeowners and renters, regardless of income level. The professionally-trained staff provides energy assessments and installs free energy and water-saving equipment. CYES serves single family dwellings, 2-4 duplexes, and multi-family units. In 2014, CYES served 14 households in Corte Madera and installed energy-efficient equipment that saves an average of 187 kWh per home.</p> <p>Energy Upgrade California is an energy efficiency program that provides rebates and resources to upgrade single family and 2-4 unit multi-family dwellings to save energy and water. Energy Upgrade California demonstrated energy savings averaging 31% Btu for projects completed in Marin County between June 2010 and May 2012.</p> <p>Residences use 1,342 kWh for indoor lighting on average (U.S. Department of Energy). Energy efficient lighting can reduce energy lighting use by 50% - 75% (U.S. Department of Energy), or 671 to 1,007 kWh in Corte Madera.</p> <p>Approximately 46% of residential natural gas consumption is for space heating (California Energy Commission), or an average of 265 therms per home in Corte Madera. Insulation, air sealing and programmable thermostat upgrades can reduce energy use 20% to 50% (U.S. Department of Energy), or an estimated 53 to 133 therms in Corte Madera.</p> <p>Calculation assumes the low end of these potential savings.</p>				
Sources	<p>Marin County Energy Watch Partnership, Dana Armanino, Sustainability Planner, County of Marin, darmanino@marincounty.org</p> <p>U.S. Department of Energy, http://energy.gov/eere/why-energy-efficiency-upgrades</p> <p>California Energy Commission Demand Analysis Office, http://energyalmanac.ca.gov/naturalgas/residential_use.html</p>				

Calculation

	2020	2030
Existing households, 2010	3,792	3,792
Program participation rate	5%	10%
Households served	190	379
Electricity savings per household (kWh)	671	671
Annual electricity savings (kWh)	127,238	254,476
Natural gas savings per household (10%)	53.0	53.0
Annual natural gas savings (therms)	10,050	20,100
GHG emissions reductions	70.2	140.3

COMMERCIAL ENERGY EFFICIENCY

Community Action 1-5

Objective	Promote PG&E and MCE commercial and industrial energy efficiency/demand response programs. Leverage existing rebates/add additional rebates for energy efficient retrofits. Participate in PACE financing programs such as CaliforniaFirst and HERO.				
General Plan Programs	RCS-2.2a: Energy Conservation and Efficiency. Identify opportunities for creating energy conservation and efficiency programs for application on all Town facilities, schools and local businesses.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border: none;"> <tr> <td style="text-align: right; width: 150px;">-97.0</td> <td>2020</td> </tr> <tr> <td style="text-align: right;">-194.1</td> <td>2030</td> </tr> </table>	-97.0	2020	-194.1	2030
-97.0	2020				
-194.1	2030				
Methodology	Smart Lights is designed to help small businesses become more energy-efficient. The program offers free start-to-finish technical assistance and instant rebates to help defray the cost of upgrading and/or repairing existing equipment. Smart Lights can help with comprehensive lighting retrofits, refrigeration tune-ups, controls, and seals replacement, replacing domestic hot water heaters, and referrals to appropriate HVAC programs. Between January 2009 and April 2015, Smart Lights completed 32 projects in Corte Madera that save 461,266 kWh annually.				
Sources	Marin County Energy Watch Partnership, Dana Armanino, Sustainability Planner, County of Marin, darmanino@marincounty.org				

Calculation

	2020	2030
Number of projects completed	51	102
Electricity savings per project (kWh)	14,415	14,415
Annual electricity savings (kWh)	738,026	1,476,051
GHG emissions reductions	97.0	194.1

ENERGY AUDITS

Community Action 1-6

Objective	Require energy audits for residential and commercial buildings prior to completion of sale.				
General Plan Programs	RCS-2.2a: Energy Conservation and Efficiency. Identify opportunities for creating energy conservation and efficiency programs for application in all Town facilities, schools and local businesses.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border: none;"> <tr> <td style="text-align: right; width: 100px;">-18.9</td> <td>2020</td> </tr> <tr> <td style="text-align: right;">-37.8</td> <td>2030</td> </tr> </table>	-18.9	2020	-37.8	2030
-18.9	2020				
-37.8	2030				
Methodology	<p>118 housing units sold annually, based on 10-year average for 2005-2014 (Marin County Assessor).</p> <p>Assumes 10% of audited housing units will voluntarily reduce energy use by 10%.</p>				
Sources	Marin County Assessor, http://www.marincounty.org/depts/ar/divisions/assessor/sales				

Calculation

	2020	2030
Average household electricity use 2010	5,689 kWh	5,689 kWh
Average household natural gas use 2010	556 therms	556 therms
Number of housing units sold annually	102 units	102 units
Number of housing units provided energy audits	510 units	1,020 units
Percent of participating housing units	10%	10%
Number of housing units implementing energy efficiency projects	51 units	102 units
Electricity reduction	10%	10%
Natural gas reduction	10%	10%
Annual electricity savings	29,016 kWh	58,032 kWh
Natural gas savings	2,837 therms	5,674 therms
Electricity emissions reductions	3.8 MTCO ₂ e	7.6 MTCO ₂ e
Natural gas emissions reductions	15.1 MTCO ₂ e	30.16 MTCO ₂ e

MCE DEEP GREEN ELECTRICITY

Community Action 1-7

	Encourage homeowners to purchase Marin Clean Energy 100% renewable energy ("Deep Green").	
Reductions (MTCO ₂ e)	-299.2	2020
	-598.4	2030
Methodology	Approximately 1.8% of MCE's customers chose Deep Green electricity in 2014. This equates to approximately 68 customers in Corte Madera. Marin Clean Energy Deep Green electricity costs 1 cent per kWh.	
Sources	Rafael Silberblatt, Marin Clean Energy, presentation to Marin Climate & Energy Partnership, May 1, 2014.	

Calculation

	2020	2030
Number of households	4,000	4,294
Average annual household electricity use (kWh)	5,689 kWh	5,689 kWh
Electricity offset by purchase of Deep Green (kWh)	5,689 kWh	5,689 kWh
Annual cost per household	\$57	\$57
Number of participating households	400	800
GHG emissions reductions	299.2 MTCO ₂ e	598.4 MTCO ₂ e

Public Lighting
Government Operations Action 1-8

Objective	Replace energy-inefficient street, parking lot and other municipal outdoor lights with LED or other energy efficient alternative.
General Plan Programs	RCS-2.2a: Energy Conservation and Efficiency. Identify opportunities for creating energy conservation and efficiency programs for application an all Town facilities, schools and local businesses.
Reductions (MTCO ₂ e)	<p style="text-align: right;">-21.4</p> <p style="text-align: right;">-21.4</p> <p>2020: Replace all streetlights with LED lamps. 2030: Replace all streetlights with LED lamps.</p>
Methodology	The method used to calculate energy savings was developed by Town staff and the Marin Energy Watch Partnership.
Sources	Dana Armanino, Senior Planner, Marin County Community Development Agency

Calculation

	2020	2030
Reduction in annual energy use (kWh)	162,497	162,497
Reduction in electricity emissions (MTCO ₂ e)	21.4	21.4

MUNICIPAL ENERGY EFFICIENCY

Government Operations Action 1-9

Objective	Implement energy efficiency retrofits as indicated in the 2015 audit of Town facilities by the Marin County Energy Watch partnership. Leverage programs that provide rebates and advantageous financing.
Reductions (MTCO ₂ e)	<p>-8.2 2020: Implement identified projects</p> <p>-8.2 2030: Implement identified projects</p>
General Plan Programs	<p>RCS-2.2a: Energy Conservation and Efficiency. Identify opportunities for creating energy conservation and efficiency programs for application on all Town facilities, schools and local businesses.</p> <p>RCS-2.2.g: Conduct Energy Audits. Continue to conduct energy audits of Town facilities, and implement energy efficiency recommendations from those audits. Seek funding from available state sources and grant opportunities, as well as the CIP.</p>
Methodology	<p>This measure requires the Town to complete identified lighting efficiency and HVAC upgrade projects.</p> <ol style="list-style-type: none"> 1. Town Hall and Firehouse Lighting Retrofit (10,341 kWh) 2. Firehouse 14 Lighting Retrofit (6,645 kWh) 3. Town Hall Furnace Replacement (224 therms) 4. Town Hall HVAC Replacement (2,896 kWh) 4. Water Heater Replacement for Town Hall, both Firehouses and Community Center (821 therms)
Sources	<p>SmartLights Customer Reports for the Corte Madera Fire Department and Town Hall, September 10, 2015.</p> <p>Dana Armanino, Senior Planner, Marin County Community Development Agency</p>

Calculation

	2020	2030
Annual electricity savings (kWh)	19,882	19,882
Annual natural gas savings (therms)	1,045	1,045
GHG emissions reductions	8.2	8.2

ENERGY EFFICIENCY PROTOCOLS AND EQUIPMENT

Government Operations Action 1-10

Objective	Implement energy management software and energy efficiency protocols such as turning off lights and computers, thermostat control, etc. Implement a sustainable purchasing policy that emphasizes recycled materials and Energy Star equipment.				
General Plan Programs	RCS-2-2.d: Energy Efficient Models. Require energy-efficient models for all new Town equipment purchases. RCS-2-2.e: Energy Efficient Town Facilities. Manage Town facilities in the most energy efficient manner feasible.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border: none;"> <tr> <td style="text-align: right; width: 100px;">-4.8</td> <td>2020</td> </tr> <tr> <td style="text-align: right;">-4.8</td> <td>2030</td> </tr> </table>	-4.8	2020	-4.8	2030
-4.8	2020				
-4.8	2030				
Methodology	Energy management software is proven to reduce energy consumption by 10% through identifying inefficiencies within operations. 5% reduction in energy use for miscellaneous behavioral changes by staff and mechanical operations, and upgrading to Energy Star equipment was assumed.				
Sources					

Calculation

	2020	2030
Electricity use in municipal buildings (kWh)	347,287	347,287
Natural gas use in municipal buildings (therms)	9,317	9,317
Percent reduction in energy use	5%	5%
Annual natural gas savings (therms)	466	466
Annual electricity savings (kWh)	17,364	17,364
GHG emissions reductions	4.8	4.8

MUNICIPAL SOLAR ENERGY

Government Operations Action 1-11

Objective	Install cost-effective solar PV systems on all buildings and facilities.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right; width: 100px;">-16.9</td> <td>2020</td> </tr> <tr> <td style="text-align: right;">-16.9</td> <td>2030</td> </tr> </table>	-16.9	2020	-16.9	2030
-16.9	2020				
-16.9	2030				
General Plan Programs	RCS-2.4.a: Use Alternative Energy Systems. Increase the use of renewable energy when retrofitting or constructing new Town facilities or when purchasing new equipment, provided they meet all public, safety, health, and design requirements and are proven to be reliable. Use renewable energy systems where they are cost effective. Analysis and consideration of payback time periods and future financial savings shall be included in the review of cost effectiveness.				
Methodology	<p>There are four potential sites for solar PV on municipal buildings.</p> <ol style="list-style-type: none"> 1. 32 kW system at Firehouse 14 2. 30 kW DC system at Community Center 3. 18 kW DC system at Corp Yard 4. 15 kW DC system at Firehouse 13 				
Sources	Dana Armanino, Senior Planner, Marin County Community Development Agency				

Calculation

	2020	2030
kWh generated by renewable energy systems	128,910	128,910
GHG emissions reductions	16.9	16.9

MUNICIPAL 100% RENEWABLE ELECTRICITY

Government Operations Action 1-12

Related CAP Program	Purchase Marin Clean Energy 100% renewable energy ("Deep Green") for all facilities.
Reductions (MTCO ₂ e)	
-125.4	2020
-125.4	2030
Methodology	Purchase remaining electricity from renewable sources (e.g., Marin Clean Energy Deep Green) at a cost of 1 cent per kWh.
Sources	Marin Clean Energy

Calculation

	2020	2030
Government operations electricity consumption in 2013 (kWh)	1,282,740	1,282,740
Electricity emissions reduced through other measures (kWh)	328,653	328,653
Remaining electricity to be offset with Deep Green (kWh)	954,087	954,087
Cost to Town	\$9,541	\$9,541
Reduction in GHG emissions (MTCO ₂ e)	125.4	125.4

BICYCLE AND PEDESTRIAN TRANSPORTATION

Community Action 2-1

Action	Promote walking through design standards and amenities that concentrate uses, reduce the need for vehicular travel, improve safety, and enhance the pedestrian experience. Construct bike facilities as adopted in Town's Bicycle Master Plan and as required by Complete Streets policies. Establish parking policies and development requirements to increase use of walking and bicycling. Requirements for new commercial and multi-family development could include sidewalks, bike racks, lockers and showers. Ensure new development provides connection and orientation to pedestrian and bicycle paths and existing transit facilities.				
General Plan Programs	RCS-2.5.c: Programs to Reduce Fossil Fuel Based Transportation. Support municipal and community programs aimed at reducing fossil fuel based transportation. Programs should include alternatives such as employee carpooling, transit, walking and biking.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; text-align: right;">-259.8</td> <td>2020</td> </tr> <tr> <td style="text-align: right;">-196.6</td> <td>2030</td> </tr> </table>	-259.8	2020	-196.6	2030
-259.8	2020				
-196.6	2030				
Methodology	<p>According to a 2007 survey prepared for the Marin County Nonmotorized Transportation Pilot Program, mode shares for utilitarian trips (trips made to a destination and not solely for recreation or exercise) in Marin are as follows: bicycle, 1.8%; walking, 11.8%; transit, 3.2%; vehicle, 82%; rideshare, 1.4%. The average daily mileage per adult for utilitarian bike trips is 0.22 miles.</p> <p>Pedestrian network improvements can reduce VMT 1-2% (CAPCOA SDT-1). Each additional mile of Class II bike lanes per square mile increases the share of workers commuting by bicycle by 1% (CAPCOA SDT-5).</p>				
Sources	<p>Federal Highway Administration, "Interim Report to the U.S. Congress on the Nonmotorized Transportation Pilot Program SAFETEA-LU Section 1807," November 2007.</p> <p>California Air Pollution Control Officers Association, "Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures," August, 2010.</p> <p>Town of Corte Madera Bicycle Master Plan, prepared by Alta Planning + Design, 2008.</p>				

Calculation

	2020	2030
<i>Pedestrian Improvements</i>		
Non-commercial VMT, entirely within Corte Madera town limits	3,474,070	3,650,365
% decrease in VMT due to pedestrian improvements	1.0%	2.0%
Annual decrease in VMT	34,741	73,007
GHG emissions reductions	13	21
<i>Bicycle Improvements</i>		
Miles of new Class I bike lanes	3.94	3.94
Miles of new Class II bike lanes	1.84	1.84
Total miles new bike lanes	5.78	5.78
New bike lanes per square mile	2.17	2.17
Corte Madera residents, aged 18 and over	6,971	7,191
Bicycle mode share for utilitarian purposes, BAU	1.8	1.8
Average bicycle miles for utilitarian purposes per person, BAU	0.22	0.22
Bicycle miles, BAU	559,763	577,440
Increase bicycle mode share to (percent):	3.97	3.97
VMT avoided	674,311	695,605
Emissions reductions	259.8	196.6

EMPLOYEE TRIP REDUCTION

Community Action 2-2

Program Description	Work with the Transportation Authority of Marin, 511.org, and major employers to create and utilize transportation demand management (TDM) programs to encourage employees to walk, bike, carpool or take transit to work.				
General Plan Programs	RCS-2.5.c: Programs to Reduce Fossil Fuel Based Transportation. Support municipal and community programs aimed at reducing fossil fuel based transportation. Programs should include alternatives such as employee carpooling, transit, walking and biking.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border: none;"> <tr> <td style="text-align: right; padding-right: 20px;">-222.2</td> <td>2020</td> </tr> <tr> <td style="text-align: right; padding-right: 20px;">-246.2</td> <td>2030</td> </tr> </table>	-222.2	2020	-246.2	2030
-222.2	2020				
-246.2	2030				
Methodology	<p>The Transportation Authority of Marin provides several employee commute programs including Emergency Ride Home, Vanpool Incentive, Telework Initiative, Safe Routes to School, School Pool, and a dynamic rideshare pilot program (Carma smartphone application). SB 1339 requires employers with 50 or more employees within the Bay Area Air Quality Management District's geographic boundaries to offer their employees specific alternative commute incentives, including the option to pay for their transit or vanpooling with pre-tax dollars, a subsidy to reduce or cover the employee's transit or vanpool costs, or free or low-cost bus, shuttle or vanpool service operated by or for the employer.</p> <p>CAPCOA Measure TRT-1. Assuming a suburban center and 100% of employees are eligible for incentives, VMT reduction is 5.4%. Measure assumes the employer support program will include carpooling, ride-matching, preferential carpool parking, flexible work schedules for carpools, vanpool assistance, bicycle parking, showers, and locker facilities.</p> <p>Assumed 10 federal holidays and 10 personal days per employee, for a total of 240 workdays per person.</p> <p>An estimated 7.8% of people work at home (American Community Survey, 2009-2013 Five-year estimates)</p>				
Sources	California Air Pollution Control Officers Association, "Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures," August, 2010.				

Calculation

	2020	2030
Total employment	8,130	8,190
Work at home	649	659
Town of Corte Madera employees	58	58
Percent employees targeted	50%	75%
Number employees targeted	3,711	5,605
Rate of participation in TDM programs	5.4%	5.4%
Annual VMT from targeted employees	10,681,281	16,129,826
Annual decrease in VMT	576,789	871,011
GHG emissions reductions	222	246

	Number	Percent of Total	Estimated Daily Marin County Commute VMT		
			Per Employee	Total 2020	Total 2030
Corte Madera Workers	5,920	100%			
<i>Reside in Corte Madera</i>	635	11%	2.5	2,006	2,020
<i>Reside Outside Corte Madera</i>	5,285	89%			
Reside in Marin County	3,005	51%			
<i>San Rafael</i>	945	16%	9	10,747	10,820
<i>Novato</i>	475	8%	25.4	15,246	15,348
<i>Southern Marin Communities</i>	1,585	27%	4	8,011	8,065
Reside Outside Marin County	2,280	39%			
<i>Alameda County</i>	253	4%	6.2	1,982	1,995
<i>Contra Costa County</i>	430	7%	6.2	3,369	3,392
<i>San Francisco</i>	485	8%	16.6	10,173	10,242
<i>San Mateo County</i>	115	2%	16.6	2,412	2,429
<i>Santa Clara County</i>	10	0%	16.6	210	211
<i>Sonoma County</i>	635	11%	40	32,096	32,312
<i>Other California Counties</i>	169	3%	6.2	1,324	1,333
Unaccounted	183	3%	6.2	1,434	1,443

Source: Census Transportation Planning Package using 2010 American Community Survey 5-year Estimates

TRANSIT IMPROVEMENTS

Community Action 2-3

Action	Work with transit providers to plan, fund and implement additional transit services that are cost-effective and responsive to existing and future transit demand.				
General Plan Programs	RCS-2.5.c: Programs to Reduce Fossil Fuel Based Transportation. Support municipal and community programs aimed at reducing fossil fuel based transportation. Programs should include alternatives such as employee carpooling, transit, walking and biking.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border: none;"> <tr> <td style="text-align: right; width: 150px;">-37.1</td> <td>2020</td> </tr> <tr> <td style="text-align: right;">-61.4</td> <td>2035</td> </tr> </table>	-37.1	2020	-61.4	2035
-37.1	2020				
-61.4	2035				
Methodology	<p>Transit fixed-route passenger trips in FY 2011/12 was 3,307,179.</p> <p>Marin Transit's Short Range Transit Plan is anticipating a 12% growth in fixed route service by 2025. Improvements will be centered on addressing current deficiencies (Routes 2, 29, 49, 228 and 259), increasing service frequency (providing 15 minute headways in high ridership corridors), improving connectivity (SMART stations, the Canal, College of Marin, San Rafael to the Larkspur ferry), and reducing travel time (express service from Novato to San Rafael). Projections are for a 2-3% growth in ridership per year.</p>				
Sources	<p>Google maps</p> <p>Marin Transit 2016-2025 Short Range Transit Plan, July 2015</p> <p>Robert Betts, Marin Transit</p>				

Calculation

	2020	2030
Transit fixed route passenger trips, BAU	3,259,550	3,259,550
Corte Madera's share of trips (based on population)	118,597	117,397
Average trip length (Hwy 101 segment within Town limits)	2.9	2.9
Estimated transit miles allocated to Corte Madera, BAU	343,932	340,450
Projected annual growth rate in ridership	2.5%	2.5%
Projected transit miles allocated to Corte Madera	440,262	557,867
Annual decrease in VMT	96,330	217,417
GHG emissions reductions	37	61

SCHOOL TRANSPORTATION

Community Action 2-4

Action	Construct pedestrian and bicycle facilities and safety improvements for school routes. Work with the Transportation Authority of Marin to encourage walking school buses, bike trains, and other programs to encourage walking, biking and carpooling to school.				
General Plan Programs	RCS-2.5.c: Programs to Reduce Fossil Fuel Based Transportation. Support municipal and community programs aimed at reducing fossil fuel based transportation. Programs should include alternatives such as employee carpooling, transit, walking and biking.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border: none;"> <tr> <td style="width: 30%; text-align: right;">-44.1</td> <td>2020</td> </tr> <tr> <td style="text-align: right;">-33.4</td> <td>2030</td> </tr> </table>	-44.1	2020	-33.4	2030
-44.1	2020				
-33.4	2030				
Methodology	<p>Average trip length was determined by modeling trip lengths to Corte Madera schools.</p> <p>Estimated 1,755 Corte Madera students enrolled in local schools in 2010. 180 days in a school year.</p> <p>To demonstrate the benefits of providing Safe Routes to Schools, the Marin County Bicycle Coalition recruited nine pilot schools in four different geographic locations. Initial surveys reported that 62% of the students were arriving by car, with only 14% walking, 7% biking to school, 11% carpool, and 6% arriving by bus. Every school in the pilot program held periodic Walk and Bike to School Days and participated in the Frequent Rider Miles contest, which rewarded children who came to school walking, biking, by carpool or bus.</p> <p>At the end of the pilot program, the participating schools experienced a 57% increase in the number of children walking and biking and a 29% decrease in the number of children arriving alone in a car.</p>				
Sources	<p>Trip lengths modeled with Google Maps, maps.google.com.</p> <p>2010 U.S. Census, Summary File 1</p> <p>Safe Routes to School Marin County, http://www.saferoutestoschools.org/history.html#success</p>				

Calculation

	2020	2030
Average trip length	1.0 miles	1.0 miles
Number of students in Corte Madera schools	1,768 students	1,823 students
Number students estimated to drive to school	1,096 students	1,131 students
Potential decrease in students driving to school	318 students	328 students
VMT avoided	114,417 VMT	118,030 VMT
Emissions reductions	44.1 MTCO ₂ e	33.4 MTCO ₂ e

ELECTRIC VEHICLES

Community Action 2-5

Action	Install electric vehicle charging stations in public parking lots/areas. Require new commercial and multi-family development to provide electric vehicle charging stations. Require new residential development to provide electrical service for potential electric vehicle use.
Reductions (MTCO ₂ e)	Implementation options: 2020 -20.1 2030 -70.3
Methodology	Average trip length was determined by modeling trip lengths from Town limits to employment centers. Each parking space was assumed to be associated with two round trip EV vehicle trips per day. Assumes electric vehicle efficiency of .32 kWh/mile, based on the Nissan Leaf fuel economy for city driving.
Sources	Trip lengths modeled with Google Maps, maps.google.com. Electric vehicle fuel economy from www.fueleconomy.gov.

Calculation

	2020	2030
Average trip length (miles)	2.00	2.00
Miles impacted annually per parking space	2,922	2,922
Annual emissions per parking space (MTCO ₂ e)	1.13	0.83
Annual electricity use per parking space (kWh)	935	935
Electric vehicle emissions per parking space (MTCO ₂ e)	0.12	0.12
Emissions reductions per parking space (MTCO ₂ e)	1.00	0.70
Number of EV charging spaces	20	100
Total annual emissions reduction for:	20.1	70.3

HIGH-EFFICIENCY TOWN VEHICLES

Community Action 2-6

Action	Purchase or lease low or zero-emissions vehicles and the most fuel efficient models possible for the Town fleet, including construction vehicles.				
General Plan Programs	RCS–2.5.a: Vehicle Program. Create and implement a Town vehicle green fleet program that includes the purchase of fuel-efficient and alternative-fuel vehicles, to be implemented in a timely manner.				
Reductions (MTCO ₂ e)	Implementation options: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: right;">-3.5</td> <td>2020</td> </tr> <tr> <td style="text-align: right;">-3.5</td> <td>2030</td> </tr> </table>	-3.5	2020	-3.5	2030
-3.5	2020				
-3.5	2030				
Methodology	<p>Assumes vehicles with an average of fuel economy of 20 MPG are replaced with hybrid vehicles with a fuel economy of 45 MPG.</p> <p>Assumes vehicles travel an average of 3,600 miles annually based on 2010 GHG Inventory.</p> <p>Emissions reduction calculated for CO₂ only since N₂O and CH₄ emissions are dependent on VMT and VMT is unaffected.</p>				
Sources	www.fueleconomy.gov				

Calculation

	2020	2030
Annual mileage per vehicle	3,600 VMT	3,600 VMT
Annual fuel use per vehicle at 20 MPG fuel economy	180 gallons	180 gallons
Annual fuel use per vehicle at 45 MPG fuel economy	80 gallons	80 gallons
Annual fuel saved per car replaced	100 gallons	100 gallons
Annual emissions reduced per vehicle	0.9 MTCO ₂	0.9 MTCO ₂
Number of vehicles replaced with hybrid vehicles	4 vehicles	4 vehicles
Emissions reductions	3.5 MTCO ₂ e	3.5 MTCO ₂ e

TOWN EMPLOYEE COMMUTE

Government Operations Action 2-7

Action	Provide Town employees with incentives to use alternatives to single occupant vehicles including flexible schedules, transit incentives, bicycle facilities, ridesharing services and subsidies, and telecommuting when practical.				
General Plan Programs	RCS-2.5.c: Programs to Reduce Fossil Fuel Based Transportation. Support municipal and community programs aimed at reducing fossil fuel based transportation. Programs should include alternatives such as employee carpooling, transit, walking and biking.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border: none;"> <tr> <td style="text-align: right; width: 10%;">-6.7</td> <td style="width: 10%;">2020</td> </tr> <tr> <td style="text-align: right;">-4.9</td> <td>2030</td> </tr> </table>	-6.7	2020	-4.9	2030
-6.7	2020				
-4.9	2030				
Methodology	CAPCOA Measure TRT-1. Assuming a suburban center and 100% of employees are eligible for incentives, VMT reduction is 5.4%.				
Sources	California Air Pollution Control Officers Association, "Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures," August, 2010.				

Calculation

	2020	2030
Employee commute VMT, BAU	321,724	321,724
Reduction in VMT	5.4%	5.4%
VMT avoided	17,373	17,373
Emissions reduction (MTCO ₂ e)	6.7	4.9

ZERO WASTE

Community Action 3-1

Action	Increase participation in recycling programs and ensure weekly collection of recyclables and organic waste. Provide residents and businesses with food waste collection. Adopt a Zero Waste resolution. Adopt Solid Waste JPA's model C&D Ordinance. Adopt Single-Use Bag Reduction Ordinance. Provide recycling containers in public areas. Require recycling at public events. Provide backyard service for recycling and composting.				
General Plan Programs	<p>RCS-4.1.a: Reduction of Waste. Work with Marin County's MRRRA and Office of Waste Management in distributing recycling and related educational information to businesses in order to reduce commercial and industrial wastes.</p> <p>RCS-4.1.b: Recycling Receptacles. Include provisions in the Zoning Ordinance to allow for placement of recycling receptacles at public, multi-family residential, commercial, office and industrial use locations.</p> <p>RCS-4.2.a: Recycling for Existing Uses. Work with the Town's refuse collection provider and Marin County in continuing to provide Town-wide recycling and waste reduction services to existing residences, schools and businesses, as well as increasing participation in composting and recycling programs for technology waste, hazardous waste, and green waste.</p> <p>RCS-4.2.b: Recycling for Future Uses. Cooperate with the Town's refuse collection provider and Marin County to provide for future Town-wide programs to promote waste reduction and recycling. Program development shall include innovative recycling options for future waste disposal and recycling as patterns and needs of consumption and waste generation change. Evaluate the Town's waste and solid waste management and recycling every two years to ensure that the City is taking every possible action to provide adequate and appropriate waste reduction and recycling services.</p>				
Reductions (MTCO ₂ e)	<table style="width: 100%; border: none;"> <tr> <td style="width: 30%; text-align: right;">-615.4</td> <td>2020</td> </tr> <tr> <td style="text-align: right;">-1,059.1</td> <td>2030</td> </tr> </table>	-615.4	2020	-1,059.1	2030
-615.4	2020				
-1,059.1	2030				
Methodology	Marin County Hazardous and Solid Waste JPA's goal is to achieve "zero waste" by 2025. Zero Waste is defined as a 94% diversion rate in 2025. Corte Madera's diversion rate is assumed to be consistent with Marin County averages. Diversion rates were 74% in 2010 and 74% in 2013 (most recent year available). A linear reduction rate from the current rate implies a diversion rate of approximately 86% by 2020. Calculation assumes organic waste will be diverted at the same rate as all other waste. This is equivalent to assuming the amount of organic waste sent to the landfill in 2010 will be reduced by approximately one-half by 2020.				
Sources	Diversion rates reported by the Marin County Solid and Hazardous Waste JPA; personal communication with Alex Soulard, Waste Management Specialist, County of Marin, asoulard@marincounty.org .				

Calculation

	2020	2030
Waste emissions BAU less government waste	1,333.3 MTCO ₂ e	1,376.9 MTCO ₂ e
Percent waste diverted from landfill in 2010	74 %	74 %
Percent waste diverted from landfill	86 %	94 %
GHG emissions reduction	615.4 MTCO ₂ e	1,059.1 MTCO ₂ e

MUNICIPAL ZERO WASTE

Government Operations Action 3-2

Action	Government policy to achieve 86% diversion in Town operations by 2020 and 94% by 2030.						
General Plan Programs	See programs identified for Action 3-1.						
Reductions (MTCO ₂ e)	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right; width: 15%;">-82.0</td> <td style="width: 10%;">2020</td> <td style="width: 75%;"></td> </tr> <tr> <td style="text-align: right;">-136.6</td> <td>2030</td> <td></td> </tr> </table>	-82.0	2020		-136.6	2030	
-82.0	2020						
-136.6	2030						
Methodology	<p>Targeted waste diversion is assumed to be 86% by 2020 and 94% by 2030.</p> <p>Corte Maderas's 2010 diversion rate is assumed to be consistent with Marin County average of 74%.</p>						
Sources	2010 diversion rate reported by the Marin County Solid and Hazardous Waste JPA; personal communication with Alex Soulard, Waste Management Specialist, County of Marin, asoulard@marincounty.org .						

Calculation

	2020	2030
Waste emissions BAU less government waste	177.6 MTCO ₂ e	177.6 MTCO ₂ e
Percent waste diverted from landfill in 2010	74 %	74 %
Percent waste diverted from landfill	86 %	94 %
GHG emissions reduction	82.0 MTCO ₂ e	136.6 MTCO ₂ e

INDOOR WATER EFFICIENCY AND CONSERVATION

Community Action 4-1

Action	Promote existing and/or new rebates for water efficient appliances and fixtures.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border: none;"> <tr> <td style="text-align: right; width: 150px;">-153.3</td> <td>2020</td> </tr> <tr> <td style="text-align: right;">-153.3</td> <td>2030</td> </tr> </table>	-153.3	2020	-153.3	2030
-153.3	2020				
-153.3	2030				
Methodology	<p>Programs related to hot water use from the MMWD 2007 Water Conservation Master Plan were used to estimate potential savings from water conservation education, outreach, rebates, incentives, audits, and requirements that exceed Title 24 requirements.</p> <p>67% of water consumption is for indoor use, and hot water use is 30% of indoor water use. Calculation includes emissions avoided for treating and transporting potable water by MMWD and treating wastewater.</p> <p>Electricity needed to treat, pump and convey water and wastewater estimated at 5,411 kWh per million gallons (California Energy Commission).</p>				
Sources	<p>EBMUD Indoor Water Conservation Study (p. 31), 2003, http://www.ebmud.com/sites/default/files/pdfs/residential-indoor-wc-study.pdf.</p> <p>ICLEI Climate and Air Pollution Planning Assistant - CAPPV1.5</p> <p>Marin Municipal Water District, 2007 Water Conservation Master Plan</p> <p>Personal communication with Dan Carney, MMWD.</p> <p>California Energy Commission, "Refining Estimates of Water-Related Energy Use in California," December 2006.</p>				

Calculation

Indoor water consumption reduction	3,701,866 gallons
Water and wastewater-related electricity saved	20,031 kWh
Indoor hot water consumption reduction	3,701,866 gallons
Natural gas required to heat one gallon of water	0.0098 therms
Electricity required to heat one gallon of water	0.19 kWh
Percent water heaters that use natural gas	58%
Therms saved	21,041 therms
Electricity saved	295,409 kWh
GHG emissions reduction	153.3 MTCO ₂ e

OUTDOOR WATER EFFICIENCY AND CONSERVATION

Community Action 4-2

Action	Promote existing and/or new rebates and support existing landscape efficiency requirements.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right; width: 100px;">-14.5</td> <td>2020</td> </tr> <tr> <td style="text-align: right;">-14.5</td> <td>2030</td> </tr> </table>	-14.5	2020	-14.5	2030
-14.5	2020				
-14.5	2030				
Methodology	<p>20% reduction in outdoor water use is based on the following:</p> <p>Water efficient landscapes can reduce outdoor water use by up to 70% (CAPCOA Measure WUW-3).</p> <p>Water-efficient landscape irrigation systems reduce outdoor water use by 6.1% (CAPCOA Measure WUW-4).</p> <p>The Water Conservation Act (SBX 7-7) requires the state to achieve a 20% reduction in urban per capita water use by the year 2020. In compliance with State law, MMWD has adopted a Water Efficient Landscape Ordinance that limits landscape water use.</p> <p>33% of water consumption is for outdoor use. Calculation includes emissions avoided for treating and transporting potable water by MMWD.</p> <p>Electricity needed to treat, pump and convey water estimated at 3,500 kWh per million gallons (California Energy Commission).</p>				
Sources	<p>California Air Pollution Control Officers Association, "Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures,"</p> <p>California Energy Commission, "Refining Estimates of Water-Related Energy Use in California," December 2006.</p> <p>Personal communication with Dan Carney, Water Conservation Manager, MMWD.</p>				

Calculation

	2020	2030
Outdoor water consumption	157,550,087 gallons	162,525,353 gallons
Percent outdoor water reduced	20%	20%
Outdoor water consumption reduction	31,510,017 gallons	32,505,071 gallons
Electricity saved	110,285 kWh	113,768 kWh
GHG emissions reduction	14.5 MTCO ₂ e	15.0 MTCO ₂ e

RAINWATER CATCHMENT

Community Action 4-3

Action	Encourage cisterns and other water storage facilities.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: right;">-0.01</td> <td>2020</td> </tr> <tr> <td style="text-align: right;">-0.02</td> <td>2030</td> </tr> </table>	-0.01	2020	-0.02	2030
-0.01	2020				
-0.02	2030				
Methodology	Rainwater cisterns vary in size from 50 gallon barrels to 15,000+ gallon storage tanks. This analysis assumes an average 500 gallons of storage per tank, and tanks that are emptied twice per year.				
	Electricity needed to treat, pump and convey water estimated at 3,500 kWh per million gallons (California Energy Commission).				
Sources	California Energy Commission, "Refining Estimates of Water-Related Energy Use in California," December 2006.				

Calculation

	2020	2030
Average rainwater storage capacity per tank	500 gallons	500 gallons
Avoided water-related electricity use per storage tank per year	2 kWh	2 kWh
Number of tanks installed	50	100
Avoided water-related electricity use per year	88 kWh	175 kWh
Avoided GHG emissions per storage tank per year	0.0002 MTCO ₂ e	0.0002 MTCO ₂ e
Avoided GHG emissions per year	0.01 MTCO ₂ e	0.02 MTCO ₂ e

GREYWATER

Community Action 4-4

Action	Encourage greywater systems.				
General Plan Programs	RCS-2.2.c: Public Facilities Conservation. Strongly encourage the use of recycled water and drought-resistant landscaping in Town facilities, public roadway landscape, and in new development.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border: none;"> <tr> <td style="width: 15%; text-align: right;">-0.6</td> <td>2020</td> </tr> <tr> <td style="text-align: right;">-2.5</td> <td>2030</td> </tr> </table>	-0.6	2020	-2.5	2030
-0.6	2020				
-2.5	2030				
Methodology	<p>CAPCOA Measure WSW-2 used for estimating greywater generation. Assumes 25 gallons generated per residential occupant per day from showers, bathtubs, and wash basins and 15 gallons per occupant per day from laundry machines. Greywater assumed to be used for landscape irrigation for the typical irrigation season of May through October.</p> <p>Electricity needed to treat, pump and convey water and wastewater estimated at 5,411 kWh per million gallons (California Energy Commission).</p>				
Sources	<p>California Air Pollution Control Officers Association, "Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures," August, 2010.</p> <p>MMWD potable water production for 2010 provided by Nancy Gibbs, MMWD Business Systems Analyst.</p> <p>California Energy Commission, "Refining Estimates of Water-Related Energy Use in California," December 2006.</p>				

Calculation

	2020	2030
Greywater generation per residential occupant per day	40 gallons	40 gallons
Greywater generation per household per year available for irrigation	17,335 gallons	17,619 gallons
Number of households installing greywater systems	50	200
Electricity saved per year	4,690 kWh	19,067 kWh
Avoided GHG emissions per year	0.6 MTCO ₂ e	2.5 MTCO ₂ e

MUNICIPAL WATER CONSERVATION

Government Operations Action 4-5

Action	Reduce water use by 20% by installing water-efficient fixtures, reducing outdoor water requirements, and modifying behavior.				
General Plan Programs	RCS-2.2.b: Water Conservation. Institute a water conservation program for all Town facilities, to include the installation of waterless urinals and low-flow toilets, sinks and showers. Include funding for these improvements in the CIP. RCS-2.2.c: Public Facilities Conservation. Strongly encourage the use of recycled water and drought-resistant landscaping in Town facilities, public roadway landscape, and in new development.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border: none;"> <tr> <td style="width: 20%; text-align: right;">-0.03</td> <td>2020</td> </tr> <tr> <td style="text-align: right;">-0.03</td> <td>2030</td> </tr> </table>	-0.03	2020	-0.03	2030
-0.03	2020				
-0.03	2030				
Methodology	Reduction in indoor water use is based on the following: Installing all low-flow water fixtures can reduce indoor non-residential water use by 17-31% (CAPCOA Measure WUW-1). Calculation includes emissions avoided for treating and transporting potable water by MMWD and treating wastewater. Electricity needed to treat, pump and convey water and wastewater estimated at 5,411 kWh per million gallons (California Energy Commission).				
Sources	California Air Pollution Control Officers Association, "Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures," August, 2010. California Energy Commission, "Refining Estimates of Water-Related Energy Use in California." December 2006.				

Calculation

Municipal water use	198,211 gallons
Water use reduction	20%
Reduction in electricity use for water and wastewater conveyance and treatment	215 kWh
GHG emissions reduction	0.03 MTCO ₂ e

TREE PLANTING ON PRIVATE LAND
Community Action 5-1

Action	Require new development to plant trees and limit tree removal in order to achieve net new tree planting.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right; width: 100px;">-8.9</td> <td>2020</td> </tr> <tr> <td style="text-align: right;">-26.6</td> <td>2030</td> </tr> </table>	-8.9	2020	-26.6	2030
-8.9	2020				
-26.6	2030				
Methodology	Sequestration: CAPCOA Measure V-1. Assumed default annual sequestration rate of .0354 MTCO ₂ accumulation per tree per year and an active growing period of 20 years. Thereafter, the accumulation of carbon in biomass slows with age, and will be completely offset by losses from clipping, pruning, and occasional death.				
Sources	California Air Pollution Control Officers Association, "Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures," August, 2010.				

Calculation

	2020	2030
Annual sequestration rate per tree	0.0354 MTCO ₂	0.0354 MTCO ₂
Number of net new trees planted each year	50	50
Number of years	5	15
Number of trees planted over period in active growing stage in inventory year	250	750
GHG emissions reduction from sequestration	8.9 MTCO ₂ e	26.6 MTCO ₂ e

TREE PLANTING ON PUBLIC LAND
Government Operations Action 5-2

Action	Implement a tree planting program that increases tree cover by 10 new trees per year.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right; width: 100px;">-1.8</td> <td>2020</td> </tr> <tr> <td style="text-align: right;">-5.3</td> <td>2030</td> </tr> </table>	-1.8	2020	-5.3	2030
-1.8	2020				
-5.3	2030				
Methodology	Sequestration: CAPCOA Measure V-1. Assumed default annual sequestration rate of .0354 MTCO ₂ accumulation per tree per year and an active growing period of 20 years. Thereafter, the accumulation of carbon in biomass slows with age, and will be completely offset by losses from clipping, pruning, and occasional death.				
Sources	California Air Pollution Control Officers Association, "Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures," August, 2010.				

Calculation

	2020	2030
Annual sequestration rate per tree	0.0354 MTCO ₂	0.0354 MTCO ₂
Number of net new trees planted each year	10	10
Number of years	5	15
Number of trees planted over period in active growing stage in inventory year	50	150
GHG emissions reduction from sequestration	1.8 MTCO ₂ e	5.3 MTCO ₂ e

RENEWABLE PORTFOLIO STANDARD

State Action

Program Description	The Renewable Portfolio Standard (RPS) requires electricity providers to increase the portion of energy that comes from renewable sources to 20% by 2010 and by 33% by 2020.
(MTCO ₂ e) -3,177.5 -3,247.2	Implementation action: 2020: 33% of PG&E and MEA electricity comes from eligible renewable energy sources. 2030: 33% of PG&E and MEA electricity comes from eligible renewable energy sources.
Methodology	According to MCE's updated Integrated Resource Plan MCE "plans to increase its RPS qualifying content to at least 33% by 2020 and to obtain an overall renewable energy content of at least 55% during this timeframe." In addition, "MCE policy targets the carbon neutral energy content of the MCE generation supply portfolio to be less than or equal to the carbon neutral energy content of the PG&E generation supply portfolio" and has set a goal for its Light Green electricity to be at least 60% carbon free in 2020. According to Rafael Silberblatt, MCE Program Coordinator, these goals (33% RPS eligible, 55% renewable and 60% carbon free) are best viewed as minimums to be exceeded as prices permit. In addition, MCE's board has set a goal for its light green power to be 80% renewable and 95% GHG-free by 2025. As a matter of policy, MCE seeks to have a lower emission factor than PG&E. Mr. Silberblatt recommended using PG&E's publically stated 2020 target emission factor for an upper bound on MCE's future emissions factor. Assumes the same percentage of Direct Access electricity in future years as in 2010.
Sources	Marin Energy Authority, "Revised Community Choice Aggregation Implementation Plan and Statement of Intent," October 4, 2012. Marin Clean Energy, 2013 Integrated Resource Plan. Personal communication, Rafael Silberblatt, MCE Program Coordinator, rsilberblatt@marinenergyauthority.org, Jan. 21, 2014. GHG Calculator, version 3c_Oct2010. https://ethree.com/public_projects/cpuc2.php PG&E, "Greenhouse Gas Emission Factors: Guidance for PG&E Customers," November 2015, https://www.pge.com/includes/docs/pdfs/shared/environment/calculator/pge_ghg_emission_factor_info_sheet.pdf

Calculation

	2020	2030
Electricity use, BAU	66,056,237 kWh	66,757,565 kWh
Electricity saved through other State actions	6,425,982 kWh	6,767,348 kWh
Projected PG&E and MEA electricity use	53,884,002 kWh	54,209,275 kWh
PG&E and MEA electricity emissions, BAU	10,262 MTCO ₂ e	10,374 MTCO ₂ e
PG&E and MEA electricity emissions w/RPS	7,084 MTCO ₂ e	7,127 MTCO ₂ e
GHG emission reductions	3,177.5 MTCO ₂ e	3,247.2 MTCO ₂ e

Title 24

State Action

<p>Reductions (MTCO₂e)</p> <p style="text-align: right;">-112.9</p> <p style="text-align: right;">-391.4</p>	<p>Implementation action:</p> <p>2020: Implement Title 24 and subsequent building standards updates that ultimately achieve zero net energy use for new residential and non-residential construction.</p> <p>2030: Implement Title 24 and subsequent building standards updates that ultimately achieve zero net energy use for new residential and non-residential construction.</p>
<p>Methodology</p>	<p>The California Energy Commission's 2007 Integrated Policy Report established the goal that new building standards achieve "net zero energy" levels by 2020 for residences single family and low-rise multifamily 3 stories or less) and by 2030 for commercial buildings.</p> <p>The California Public Utility Commission's (CPUC) California Long Term Energy Efficiency Strategic Plan, dated July 2008, endorses the Energy Commission's zero net energy goals for all newly constructed homes by 2020 and for all newly constructed commercial buildings by 2030.</p>
<p>Sources</p>	<p>California Energy Commission, "Impact Analysis: 2008 Update to the California Energy Efficiency Standards for Residential and Nonresidential Buildings," prepared by Architectural Energy Corporation, November 7, 2007.</p> <p>California Energy Commission, http://www.energy.ca.gov/title24/2013standards/background.html</p> <p>California Energy Commission, http://www.energy.ca.gov/title24/2013standards/rulemaking/documents/2012-5-31-Item-05-Adoption_Hearing_Presentation.pdf</p>

Calculation

	2008 Reductions from 2005 Standards (assumed for development after 2010)		2013 Reductions from 2008 standards (assumed for development after 2015)	Projected -- Reductions from 2010 Baseline	
	Electricity Savings	Natural Gas Savings		2020	2030
			Energy Savings	Energy Savings	Energy Savings
Reductions from Title 24 Upgrades					
Single-family New Construction	22.70%	10.00%	25.00%	100%	100%
High Rise Multi-family New Construction (more than 3 stories)	19.70%	7.00%	14.00%	50%	100%
Non-residential New Construction	4.90%	9.40%	30.00%	50%	100%

Projected Residential Development with Title 24 Energy Reductions

	2013-2015*	2016-2020	2021-2030	TOTAL through 2020	GHG Reductions through 2020	TOTAL through 2030	GHG Reductions through 2030
New Residential (units)	184	24	60	208		268	
Electricity Use BAU	1,046,857	136,547	341,366	1,183,403		1,524,770	
Electricity Use Savings	206,231	38,745	341,366	244,976	43	586,342	101.8
Natural Gas Use BAU	102,352	13,350	33,376	115,702		149,077	
Natural Gas Use Savings	7,165	1,669	33,376	8,833	47	42,209	224.4

*Includes Tam Ridge Residences, 3 single family homes and 1 second unit as reported in the 2015-2023 Housing Element

Projected Non-Residential Development with Title 24 Energy Reductions

	2011-2015	2016-2020	2021-2030	TOTAL through 2020	GHG Reductions through 2020	TOTAL through 2030	GHG Reductions through 2030
Electricity Use BAU	486,389	486,389	307,193	972,779		1,279,972	
Electricity Use Savings	23,833	30,983	153,597	54,816	10	208,413	39.6
Natural Gas Use BAU	11,335	11,335	4,773	22,670		29,829	
Natural Gas Use Savings	1,066	1,385	2,386	2,451	13	4,837	25.7

Lighting Efficiency and Toxic Reduction Act

State Action

Program Description	AB 1109, the Lighting Efficiency and Toxic Reduction Act, tasks the California Energy Commission (CEC) with reducing lighting energy usage in indoor residences by no less than 50% from 2007 levels by 2018, as well as requires a 25% reduction in indoor and outdoor commercial buildings by the same date. To achieve these efficiency levels, the CEC applies its existing appliance efficiency standards to include lighting products, as well as requires minimum lumen/watt standards for different categories of lighting products. The bill also expands existing incentives for energy efficient lighting.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; text-align: right;">-1,135.7</td> <td style="width: 50%;">2020</td> </tr> <tr> <td style="text-align: right;">-1,135.7</td> <td>2035</td> </tr> </table>	-1,135.7	2020	-1,135.7	2035
-1,135.7	2020				
-1,135.7	2035				
Methodology	<p>State action applies to buildings constructed before 2010.</p> <p>5.2% of nonresidential electricity is used for outdoor lighting (California Energy Commission 2006)</p> <p>28.9% of nonresidential electricity is used for indoor lighting (California Energy Commission 2006)</p> <p>Residences use 1,342 kWh for indoor lighting on average (U.S. Department of Energy 2012)</p>				
Sources	<p>Itron, Inc., "California Commercial End-Use Survey," California Energy Commission, March 2006, Publication Number: CEC-400-2006-005, p. 186. Accessed March 26, 2015.</p> <p>Navigant Consulting, Inc., "2010 U.S. Lighting Market Characterization," U.S. Department of Energy, January 2012, p. 42. Accessed March 26, 2015. <http://apps1.eere.energy.gov/buildings/publications/pdfs/ssl/2010-lmc-final-jan-2012.pdf></p>				

Calculation

	2020	2030
Residential electricity indoor lighting use, 2013	5,402,892 kWh	5,402,892 kWh
Commercial electricity use, 2013	40,651,914 kWh	40,651,914 kWh
Commercial indoor and outdoor lighting use, 2013	13,862,303 kWh	13,862,303 kWh
Reduction in residential electricity use	2,701,446 kWh	2,701,446 kWh
Reduction in commercial electricity use	3,465,576 kWh	3,465,576 kWh
GHG emission reductions	1,135.7 MTCO ₂ e	1,135.7 MTCO ₂ e

Residential Solar Water Heaters

State Action

Program Description	The Residential Solar Water heater Program (AB 1470) creates a \$25 million per year, 10-year incentive program to encourage the installation of solar water heating systems that offset natural gas and electricity use in homes and businesses throughout the state. The goal is to install 200,000 solar water heaters by 2017.				
Reductions (MTCO ₂ e)	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right; width: 15%;">-34.6</td> <td style="width: 10%;">2020</td> </tr> <tr> <td style="text-align: right;">-34.6</td> <td>2035</td> </tr> </table>	-34.6	2020	-34.6	2035
-34.6	2020				
-34.6	2035				
Methodology	<p>Natural gas solar water heaters reduce natural gas use by 130 therms (U.S. Department of Energy 2010)</p> <p>Electric solar water heaters reduce electricity use by 2,429 kWh (U.S. Department of Energy 2010)</p> <p>An average of 0.013 water heaters per home will be replaced as a result of the strategy in 2020 (California Air Resources Board 2008)</p> <p>85% of California homes use natural gas for water heating, 4% use propane/LPG, and 11% use electricity (U.S. Energy Information Administration 2009)</p>				
Sources	<p>U.S. Department of Energy, "ENERGY STAR Water Heater Market Profile," September 2010, p. 15. Accessed March 27, 2015. https://www.energystar.gov/ia/partners/prod_development/new_specs/downloads/water_heaters/Water_Heater_Market_Profile_2010.pdf</p> <p>U.S. Energy Information Administration, 2009 Residential Energy Consumption Survey, Table HC8.11, "Water Heating in U.S. Homes in West Region, Division, and States, 2009." Accessed March 26, 2015. http://www.eia.gov/consumption/residential/data/2009/#undefined</p>				

Calculation

	2020	2035
Number of housing units, 2013	4,026	4,026
Number of solar water heaters installed	52	52
Percent electric water heaters	11%	11%
Percent gas water heaters	89%	89%
Reduction in electricity use	13,984 kWh	13,984 kWh
Reduction in natural gas use	6,056 therms	6,056 therms
GHG emission reductions	34.6 MTCO ₂ e	34.6 MTCO ₂ e

LIGHT AND HEAVY DUTY FLEET REGULATIONS

State Action

Reductions (MTCO ₂ e) -3,400.9 -9,489.3	2020 2030
Methodology	Current federal and State regulations and standards will reduce transportation emissions from the light and heavy duty fleet. These include: <ol style="list-style-type: none"> 1. Pavley Standards which increase fuel economy standards for light-duty vehicles for 2009-2016 model years. 2. Advanced Clean Cars Program which will reduce greenhouse gas and smog emissions for light-duty vehicles sold between 2017 and 2025. New automobiles will emit 34 percent fewer GHG emissions and 75 percent fewer smog-forming emissions. 3. ARB Tractor -Trailer Greenhouse Gas Regulations which accelerate the use of low rolling resistance tires and aerodynamic fairing to reduce GHG emissions in the heavy-duty truck fleet. 4. Heavy Duty GHG Emissions Standards (Phase One) which establish GHG and fuel efficiency standards for medium duty and heavy duty engines and vehicles for 2014-2018 model years. Transportation emissions estimated using EMFAC 2014.
Sources	California Air Resources Board, EMFAC 2014 Web Database, http://www.arb.ca.gov/emfac/2014/ California Air Resources Board, EMFAC 2014 Volume III - Technical Documentation, v1.0.7, May 12, 2015

Calculation

	2020	2030
VMT BAU	55,381,335 VMT	57,827,202 VMT
Emissions, BAU	24,741 MTCO ₂ e	25,833 MTCO ₂ e
Emissions with regulations	21,340 MTCO ₂ e	16,344 MTCO ₂ e
Reduction in emissions	3,401 MTCO ₂ e	9,489 MTCO ₂ e

GOVERNMENT TRANSPORTATION

Impact of State Action

Reductions (MTCO ₂ e) -19.8 -52.8	2020 2030
Methodology	Current federal and State regulations and standards will reduce transportation emissions from the light and heavy duty fleet. These include: <ol style="list-style-type: none"> 1. Pavley Standards which increase fuel economy standards for light-duty vehicles for 2009-2016 model years. 2. Advanced Clean Cars Program which will reduce greenhouse gas and smog emissions for light-duty vehicles sold between 2017 and 2025. New automobiles will emit 34 percent fewer GHG emissions and 75 percent fewer smog-forming emissions. 3. ARB Tractor -Trailer Greenhouse Gas Regulations which accelerate the use of low rolling resistance tires and aerodynamic fairing to reduce GHG emissions in the heavy-duty truck fleet. 4. Heavy Duty GHG Emissions Standards (Phase One) which establish GHG and fuel efficiency standards for medium duty and heavy duty engines and vehicles for 2014-2018 model years. Transportation emissions estimated using EMFAC 2014.
Sources	California Air Resources Board, EMFAC 2014 Web Database, http://www.arb.ca.gov/emfac/2014/ California Air Resources Board, EMFAC 2014 Volume III - Technical Documentation, v1.0.7, May 12, 2015

Calculation

	2020	2030
VMT BAU	321,724 VMT	321,724 VMT
Emissions, BAU	144 MTCO ₂ e	144 MTCO ₂ e
Emissions with regulations	124 MTCO ₂ e	91 MTCO ₂ e
Reduction in emissions	20 MTCO ₂ e	53 MTCO ₂ e

ATTACHMENT 2

Planning Commission Final Minutes 12/17/16 and Resolution

**MINUTES
REGULAR PLANNING COMMISSION MEETING
DECEMBER 17, 2015
CORTE MADERA TOWN HALL
CORTE MADERA**

COMMISSIONERS PRESENT: Chair Peter Chase
Vice-Chair Phyllis Metcalfe
Commissioner Tom McHugh
Commissioner Nicolo Caldera

COMMISSIONERS ABSENT: Commissioner Dan McCadden

STAFF PRESENT: Adam Wolff, Planning Director
Phil Boyle, Senior Planner
Judith Propp, Assistant Town Attorney

1. OPENING:

- A. Call to Order** – The meeting was called to order at 7:35 p.m.
- B. Pledge of Allegiance** – Chair Chase led in the Pledge of Allegiance.
- C. Roll Call** – Dan McCadden absent.

2. PUBLIC COMMENT

3. CONSENT CALENDAR – None

4. NEW HEARING ITEMS – None

5. NEW PUBLIC HEARINGS – None

6. BUSINESS ITEMS

**A. REVIEW AND DISCUSSION OF THE TOWN OF CORTE MADERA'S DRAFT
CLIMATE CHANGE ACTION PLAN (Senior Planner Boyle).**

Senior Planner Boyle introduced the Draft Climate Action Plan (CAP). He said that the purpose of the meeting is to hear the Commissioners' comments and recommendations on the CAP, in addition to gaining public input. Mr. Boyle discussed the purpose of the plan, which is to compile existing and potential strategies and actions that can be used

by the community and government to address climate change. The goal of the document is to help Corte Madera reduce its output of greenhouse gasses (GHG).

Mr. Boyle introduced Christine O'Rourke, consultant for the Town and lead author of CAP. He has also prepared a resolution recommending that the Town Council review and approve the CAP.

Ms. O'Rourke discussed the Marin Climate and Energy Partnership (MCEP), whose members work together to develop Climate Action Plans and increase sustainability through ordinances, policies and cost-effective programs. She noted that Corte Madera is the last jurisdiction in the County to adopt a CAP. Ms. O'Rourke noted that the Town has a grant to develop the plan but there is no obligation for the plan to be adopted.

Ms. O'Rourke noted the baseline GHG emissions were established in 2005 and State targets for emissions are approximately 15% below 1999 levels. Ms. O'Rourke explained that probable emissions for a date in the future are then identified if no action is taken to reduce emissions. She said a target is then set to reduce emissions by a particular year and the CAP identifies the policies and actions to reduce emissions and meet that goal.

Ms. O'Rourke noted that the CAP utilizes the Town's 2005 GHG emissions inventory and provides estimates of community wide emissions. She noted that the largest sector causing emissions is transportation, followed by residential and then commercial, which she discussed. Ms. O'Rourke noted that emissions peaked in 2008, and declined 33% by 2013. She noted that the reduction resulted from the closure of the WinCup foam cup manufacturing plant in 2011. Otherwise, the decline would have been only 11%.

Ms. O'Rourke noted that government emissions account for only 1% of Corte Madera's emissions, which is mainly related to the vehicle fleet.

Ms. O'Rourke discussed target emissions in relation to the Global Warming Solutions Act of 2006 (AB 32), which aims to reduce emissions to 1990 levels by 2020. She noted that the Town has already exceeded the target because the Town's emissions rate is 33% below the 1990 level. Ms. O'Rourke also discussed an Executive Order authorized in 2015 setting an interim target of 40 percent below 1990 levels by the year 2030.

Ms. O'Rourke discussed State regulations and programs, including those relating to a reduction of emissions in vehicles and the renewable portfolio standard that requires energy providers to increase the renewable content of electricity. She said State regulations should reduce the total community emissions rate to 40% below the base line by 2020. Ms. O'Rourke said the Town could reduce its emissions to 45% below the base line by 2030.

Ms. O'Rourke discussed the actions the Town could take to increase GHG reductions to 43% if the plan is implemented successfully, and 51% by 2030 to meet the State's goal.

She said the actions include the use of solar energy and enrolling into the Residential Deep Green Program, through MCE.

Ms. O'Rourke went on to discuss the section on Government Operations, where she explained the largest potential reduction of GHG could result from the purchase of Deep Green energy. She noted that increased energy savings could be obtained from switching public lighting from regular to LED and energy efficiency protocols such as turning off computers.

Ms. O'Rourke addressed transportation in the community, including the master bicycle plan and encouraging employees to walk to work or take public transport. She noted that the Town's vehicles could be replaced with hybrid vehicles and a trip reduction program for employees could be introduced.

Ms. O'Rourke discussed the section relating to water and wastewater, when she noted that most reductions would come from indoor water efficiency and conservation.

Ms. O'Rourke discussed sea level rise. She explained that flooding from storms is posing a threat to communities, which she discussed in relation to King tides. She noted that a rise of about 11 inches is expected by 2050. Ms. O'Rourke discussed an interactive website showing areas in Corte Madera that will be flooded in the future.

Ms. O'Rourke discussed recommendations for implementation of the CAP. She said that monitoring and reporting on progress in implementing the plan is recommended, in addition to updating GHG inventories and continuing to expand the public and private partnership.

Ms. O'Rourke explained that input from the Planning Commissioners and members of the public is sought on the actions and recommendations to reduce GHGs. She said the commissioners should discuss the various programs that would be reasonable and appropriate to implement. Ms. O'Rourke thought the commissioners might want to recommend to the Town Council that the plan is revisited in 5 years, for example, to ensure the goals are achievable by 2030. She said that they may also want to recommend adoption of the plan to the Town Council.

In response to Vice-Chair Metcalfe, Ms. O'Rourke discussed Marin Climate and Energy Partnership (MCEP). She said the organization was created in 2007 for cities and towns to work together to establish and implement programs. Ms. O'Rourke confirmed that School Districts have not been invited to join MCEP and that a representative of PG&E attends the meetings, in addition to a Transportation Authority of Marin (TAM) member who works with Safe Routes to School. Ms. O'Rourke said she will suggest that a member from each School District is asked to join at the next meeting.

Vice-Chair Metcalfe commented on the difficulty of converting exterior lighting to LED lights unless Title 24 is implemented with new construction. Vice-Chair Metcalfe and Ms. O'Rourke discussed the end of tax credits for residential solar systems and how

citizens can be encouraged to switch to solar. Ms. O'Rourke explained how the use of solar by residents would benefit the Town's lower emissions rate.

Commissioner McHugh commented on the language in the CAP. He noted that some actions are recommended while others consist of more obligatory language. In response, Ms. O'Rourke said that the recommendations are not mandatory and she made a suggestion that an introductory statement be added noting that the actions listed are recommendations.

Commissioner McHugh recommended a minor amendment from "PACE Programs" to "PACE Program" on page 12 of the CAP. Commissioner McHugh and Ms. O'Rourke discussed emission forecasts in relation to Tam Ridge. They also discussed a recommendation to expand the PACE program, and energy audits in relation to commercial buildings.

Commissioner McHugh and Ms. O'Rourke discussed language relating to cost recovery mechanisms on page 29 of the CAP. Ms. O'Rourke explained the concept relates to requiring a manufacturer to be responsible for their packaging to encourage the packaging to be reused.

Commissioner Caldera discussed the transportation section, which he noted is the largest sector producing GHGs, in relation to students. He suggested a more aggressive plan for public transportation systems, and said that the bus system does not work efficiently. Commissioner Caldera suggested a shuttle system would be more efficient. Mr. Boyle said he understands through his meetings with MCEP that schools who are interested in bussing students could contact the Marin Transportation Authority and make arrangements for a bus stop at certain locations.

Mr. Boyle noted that improved bicycle and walking paths should encourage students to ride to school, and Commissioner Caldera commented that the primary use of bicycles is for sport. He said the measures will not tackle energy problems, albeit the intent is there.

Chair Chase and Ms. O'Rourke discussed funding for MCEP. Ms. O'Rourke confirmed that there is no authority or charter document associated with MCEP, and that the group exists to make recommendations on policies and action plans. She said there is information on line regarding the CAPs of other cities and how they are implementing policies. Ms. O'Rourke said MCEP develops model ordinances, policies and action plans that towns and cities might choose to adopt. She discussed the effect of the County's PACE program.

Chair Chase, Ms. O'Rourke and Mr. Wolff discussed the CAP in relation to creating a sustainability document or adopting ordinances. Mr. Wolff noted that Town does not have an ordinance for every item in the plan but should the Town Council decide to draft a sustainability document, then some if the items in the CAP could be used.

Vice-Chair Metcalfe and Mr. Boyle discussed a goal for electricity conversion to meet Title 24 standards.

Chair Chase commented on the need to incentivize residents to undertake an energy audit. Ms. O'Rourke noted that Marin Clean Energy provides information on commercial energy audits, which she discussed.

Chair Chase commented on the need to ensure the Town acts on the CAP, rather than making the document a list of recommendations to the Town Council. Mr. Boyle suggested an option would be for the commissioners to prioritize, perhaps, five actions that they would recommend the Town Council enforce.

Chair Chase and Ms. O'Rourke discussed gas emissions by the Town's vehicle fleet. Chair Chase discussed implementation of a lighting efficiency program by the Town with Mr. Wolff.

Chair Chase and Ms. O'Rourke discussed encouragement of bicycle/pedestrian transportation use in relation to TAM. Ms. O'Rourke discussed a non-motorized study that has been undertaken and she noted the organization is involved with Safe Routes to School. Mr. Wolff suggested that Public Works could discuss projects they are involved with in relation to bicycle projects.

Chair Chase addressed the 100 year flood plain level in Corte Madera and the problem that new construction will not meet flood levels, which will continue to rise. Mr. Wolff discussed the information FEMA uses in their analyses and he noted that the new flood map issued by FEMA goes into effect in March 2016. Mr. Wolff said that the Town requires buildings to be raised 1 foot above FEMA's requirements.

Ms. O'Rourke discussed a study that is underway by the County on flood issues.

Chair Chase and Mr. Wolff discussed construction waste recycling. Mr. Wolff noted that Marin County is working towards zero waste for construction debris, which he discussed. Mr. Wolff said staff could ascertain what the requirements will be and he noted that goals could be added to the CAP.

Chair Chase and Mr. Boyle discussed ways in which the CAP could be more accountable than a series of recommendations. Mr. Boyle suggested the commissioners prioritize what they would wish to see implemented and recommend the Town Council act on those.

Commissioner McHugh commented on the difficulty of prioritizing the recommendations without more cost benefit analysis being undertaken. Mr. Wolff noted that the goal is for the commissioners to make recommendations from a planning perspective, leaving the Town Council to make their decisions based on cost.

Mr. Wolff discussed the goals that would have the most significant impact and Ms. O'Rourke suggested households sign up for the MCE Dark Green renewal energy program.

Commissioner Caldera discussed a recommendation that a more thorough study is undertaken on public transportation in the Town. Ms. O'Rourke suggested a program could be added for the Town to work with TAM to undertake the study. Chair Chase noted that the School Districts could provide information on student transportation.

Deputy Town Attorney Propp discussed the CAP. Ms. Propp said the adoption of the CAP should include the array of items a town would want to study, and she noted that some of the items discussed are not included in the document. She suggested reaching a consensus on the additional items the commissioners believe should be included and also those items they consider the most important, such as a transportation study, so that the Council has a clear understanding of the commissioners' priorities.

Chair Chase and Ms. O'Rourke discussed funding for the CAP. Ms. O'Rourke noted that it includes presentations to the Planning Commission and Town Council.

A discussion took place amongst the commissioners on prioritizing actions. Mr. Wolff confirmed the six additional recommendations that the commissioners would like incorporated into the document, including a school and public transit/transportation study and the provision of educational materials to encourage residents to reduce waste. Ms. Propp noted that staff would provide a report to the Town Council that will include the issues the commissioners debated.

Discussion took place between staff and the commissioners regarding the need for the commissioners to review the CAP with the new changes and the Resolution before presentation to the Town Council. General discussion took place about changing language in the document to ensure the goals are implemented in the future. There was consensus that the Planning Commission should meet on a semi-annual basis to review implementation of the CAP.

MOTION: Moved by Commissioner McHugh, seconded by Commissioner Caldera, to adopt the Resolution recommending the Town Council adopt the Climate Action Plan, and that the following additional recommendations be added to the plan:

1. A point of sale energy audit and/ or upgrade
2. School and town wide transit/transportation study
3. Provide educational materials to assist citizens and contractors in reducing waste at home and at construction sites.
4. Provide energy audit information, including the cost and payback time for solar installation and other energy efficiency improvements.
5. Provide solar assessment information.

6. A semi-annual review of the CAP and a reporting-back mechanism to the Planning Commission on where the Town stands on the implementation of the recommended actions.

AYES: Metcalfe, McHugh, Chase, Caldera
ABSENT: McCadden

5. ROUTINE AND OTHER MATTERS

A. REPORTS, ANNOUNCEMENTS AND REQUESTS

i. Commissioners

Commissioner McHugh reported on his attendance of the December 15th Town Council Meeting. A closed session discussion was reported on the anticipated Town Council meeting to discuss the gravel lot opposite The Village with regard to additional parking and the Restoration Hardware project. Commissioner McHugh also reported that Town Council discussions will take place in 2016 on Laurel Lane and Christmas Tree Hill paths, when community input will be solicited.

Commissioner McHugh also reported on the Tax Oversight Committee, and the adoption of an MOU related to the Fire Department. He said a presentation and request for the Town to adopt additional PACE programs were made (which he said was not approved), and so the Town will continue to offer the California First program only.

Commissioner McHugh also reported on discussions regarding the interviewing and appointment of commissioners and committee members by the Town Council. There was agreement not to change the process. He noted that Bob Ravasio has been appointed to BPAC.

Vice-Chair Metcalfe provided further information on the decision by the Council not to change the interview process of commissioners and committee members.

i. Planning Director

Planning Director Wolff noted that the continued public hearing item on Corte Madera Inn will take place at the January 12, 2016 Planning Commission meeting. Mr. Wolff confirmed he has received requests for more information and questions for the applicant and staff by the commissioners.

Mr. Wolff said that the Town is considering various options for actions that should be made following a state bill with regard to the cultivation of medical marijuana. Ms. Propp elaborated on the state legislation that comes into effect on January 1, 2016. She noted that the Town has until March to prohibit the cultivation of Marijuana.

Chair Chase asked that the application for Corte Madera Inn is complete for the January 12th meeting and he suggested the meeting begins at 7 p.m.

6. ADJOURNMENT

A motion was made, seconded and unanimously approved to adjourn the meeting at 10:15 p.m.

RESOLUTION NO.15-028

A RESOLUTION OF THE TOWN OF CORTE MADERA PLANNING COMMISSION RECOMMENDING THAT THE TOWN COUNCIL APPROVE THE TOWN OF CORTE MADERA'S 2015 CLIMATE ACTION PLAN

WHEREAS: Chapter 3 - Resource Conservation and Sustainability of the Corte Madera General Plan contains specific sections which discuss Climate Change, its causes and potential impacts and Community Sustainability. It also contains goals, policies and implementation programs to establish visions for a sustainable Corte Madera; and

WHEREAS: Section 3.7 of the Resource Conservation and Sustainability chapter of the Corte Madera General Plan identifies the Town's primary use of non-renewable energy sources and outlines goals, policies and implementation programs to reduce the consumption of non-renewable energy sources; and

WHEREAS: Section 3.10 Solid Waste Management and Recycling outlines goals, policies and implementation measures to increased recycling participation by Town residents and businesses; and

WHEREAS: Section 3.11 Natural Area Resource Conservation outlines goals, policies and implementation measures to develop sustainable resource management practices; and

WHEREAS: Section 3.12 Water Quality outlines goals, policies and implementation measures to protect, restore and enhance the quality of surface and groundwater resources to meet the needs of all beneficial uses; and

WHEREAS: Section 3.14 Air Quality outlines goals, policies and implementation measures to attain the required Air Quality standards in the San Francisco Bay Air Basin; and

WHEREAS, in 2005, the Town of Corte Madera approved Corte Madera's 2005 Greenhouse Gas Emissions Inventory and directed staff to complete a Climate Action Plan; and

WHEREAS, the Town of Corte Madera collaborated with the Marin Climate and Energy Partnership (MCEP) and the MCEP Sustainability Coordinator to prepare a Draft Climate Action Plan; and

NOW THEREFORE, BE IT RESOLVED, on December 17, 2015, the Corte Madera Planning Commission held a public hearing on the Draft Climate Action Plan and forwarded a recommendation of approval with suggested additions of the Draft Climate Action Plan to the Town Council.

* * * * *

PASSED AND ADOPTED by the Corte Madera Planning Commission on December 17, 2015, by the following vote:

AYES: Metcalfe, McHugh, Chase, Caldera

NOES:

ABSTAIN:

ABSENT: McCadden



Peter Chase, Chair



Adam Wolff, Director of Planning and Building

Agenda Item 7.II: Discussion of Options and Possible Action to Begin Holding “Coffee With a Councilmember” in Order to Foster Additional Opportunities for Communication Between the Town Council and the Community

* * * * *

There is no staff report for this item. A verbal report and request for discussion and possible action will be given by Mayor Sloan Bailey.



THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

www.townofcortemadera.org

DRAFT AGENDA
PROPOSED ITEMS, AND ORDER, ARE SUBJECT TO CHANGE

**CORTE MADERA TOWN COUNCIL
AND SANITARY DISTRICT NO. 2 BOARD
TOWN HALL COUNCIL CHAMBERS
300 TAMALPAIS DRIVE**

TUESDAY, MARCH 1, 2016

7:30 P.M.

1. CALL TO ORDER, SALUTE TO THE FLAG, ROLL CALL

2. PRESENTATION:

- 2.I. Capt. Michael Norton and Lt. Hamid Khalili, Central Marin Police Authority
Subject: Central Marin Police Authority 2015 Calls for Service and Traffic Report

3. OPEN TIME FOR PUBLIC DISCUSSION

Please confine your comments during this portion of the agenda to matters not already on this agenda. Speakers will be limited to three (3) minutes unless otherwise specified by the Mayor or the Presiding Officer.

The public will be given an opportunity to speak on each agenda item at the time it is called. The Council may discuss and/or take action regarding any or all of the items listed below. Once the public comment portion of any item on this agenda has been closed by the Council, no further comment from the public will be permitted unless authorized by the Mayor or the council and if so authorized, said additional public comment shall be limited to the provision of information not previously provided to the Council or as otherwise limited by order of the Mayor or Council.

4. COUNCIL AND TOWN MANAGER REPORTS

- Town Manager Report
- Director of Planning & Building Report on Tamal Vista East Corridor Study
- Council Reports

5. CONSENT CALENDAR

The purpose of the Consent Calendar is to group items together which are routine or have been discussed previously and do not require further discussion. They will be approved by a single motion. Any member of the Town Council, Town Staff, or the Public may request removal of an item for discussion. Rescheduling of the item(s) will be at the discretion of the Mayor and Town Council.

- 5.I Waive Further Reading and Authorize Introduction and/or Adoption of Ordinances by Title Only. (Standard procedural action – no backup information provided)

- 5.II. Approve Warrants and Payroll for the Period 2/12/16 through 2/25/16:
Warrant Check Numbers _____ through _____, Payroll Check Numbers _____ through _____, Payroll Direct Deposit Numbers _____ through _____, Payroll Wire Transfer Numbers _____ through _____, and Wire Transfer of ____ / ____ / ____.
(Report from George T. Warman, Jr., Director of Administrative Services/Town Treasurer)

6. **PUBLIC HEARINGS: None**

7. **BUSINESS ITEMS**

- 7.I Consideration and Possible Action to Approve Amendments to Adopted Town Budget for Fiscal Year 2015-2016
(Report from George T. Warman, Jr., Director of Administrative Services/Town Treasurer)
- 7.II Adopt a Resolution Establishing a No Parking Zone along Casa Buena Drive West of Conow Street
(Report from Nisha Patel, Senior Civil Engineer)
- 7.III Receive and Discuss Public Comment on Current and Historic Use of Laurel Lane in Christmas Tree Hill Area (This Item is Related to a Building Permit Application at 210 Morningside Drive)
(Report from Adam Wolff, Director of Planning and Building)
- 7.IV Review of Draft March 15, 2016 Town Council Agenda
- 7.V Approval of Minutes of March 1, 2016 Town Council Meeting

8. **CLOSED SESSION**

- 8.I **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
Significant exposure to litigation pursuant to Cal. Gov't Code section 54956.9(d)(3)
Number of potential cases: One
- 8.II Report Out of Closed Session

9. **ADJOURNMENT**

TOWN COUNCIL STAFF REPORTS ARE USUALLY AVAILABLE BY 5:00 P.M., FRIDAY PRIOR TO THE COUNCIL MEETING, AND MAY BE OBTAINED AT THE CORTE

MADERA TOWN HALL, OR BY CALLING 927-5050. AGENDA ITEMS ARE AVAILABLE FOR REVIEW AT CORTE MADERA LIBRARY, FIRE STATION 13 (5600 PARADISE DRIVE) AND THE TOWN HALL. IF YOU CHALLENGE THE ACTION OF THE TOWN COUNCIL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS AGENDA, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE TOWN CLERK, AT OR PRIOR TO THE PUBLIC HEARING.

Any member of the public may request placement of an item on the agenda by submitting a request to the Town Clerk. The public is encouraged to contact the Town Manager at 415-927-5050 for assistance on any item between Council meetings.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at 415-927-5086. For auxiliary aids or services or other reasonable accommodations to be provided by the Town at or before the meeting please notify the Town Clerk at least 3 business days (the Thursday before the meeting) in advance of the meeting date. If the town does not receive timely notification of your reasonable request, the town may not be able to make the necessary arrangements by the time of the meeting.

1 DRAFT

2
3 MINUTES OF FEBRUARY 2, 2016

4
5 REGULAR MEETING
6 OF THE
7 CORTE MADERA TOWN COUNCIL
8

9 Mayor Bailey called the Regular Meeting to order in the Town Hall of the Town of Corte
10 Madera on February 2, 2016 at 7:30 p.m.

11
12 **1. ROLL CALL:**

13
14 Councilmembers Present: Mayor Bailey, Vice Mayor Furst and Councilmembers Andrews,
15 Condon and Lappert

16
17 Councilmembers Absent: None

18
19 Staff Present: Town Manager/Town Engineer David Bracken
20 Town Attorney Randy Riddle
21 Director of Planning and Building Adam Wolff
22 Director of Recreation and Leisure Services Mario Fiorentini
23 Senior Planner Phil Boyle
24 Capt. Jim Shirk, CMPA
25 Town Clerk/Assistant to the Town Manager Rebecca Vaughn
26

27 **SALUTE TO THE FLAG:** Mayor Bailey led in the Pledge of Allegiance.

28
29 **2. PRESENTATIONS**

30
31 2.I. Valerie Pitts, Ed.D., Superintendent of Larkspur-Corte Madera School District
32 Subject: Local Education Funding Update

33
34 Larkspur-Corte Madera School District Superintendent Valerie Pitts thanked
35 Councilmembers for attending the event for her 10-year anniversary and thanked the
36 Town in its support of schools.

37
38 Ms. Pitts presented a recent mailer sent from the school district to all homeowners, stating
39 the Board of Trustees approved placing a parcel tax measure on the May 3rd mail-in ballot
40 for renewal of the 2009 parcel tax which does not expire until 2018. At that time of the
41 measure's last renewal the tax was a straight renewal for homeowners. At this time there
42 will be a slight increase for homeowners and the District will be additionally correcting the
43 structure which has found to be not in compliance with current Government Code. An
44 increase of \$185 is proposed to homeowners as well as eliminating the current tiered
45 structure and rate approved in 2009.
46

1 Dan Durkin, Trustee, Larkspur-Corte Madera School District, stated the parcel tax renewal
2 has been on their agenda since September and a study session regarding its renewal was
3 held in December. They were sensitive to the change in the interpretation in law in that
4 they had to eliminate the tiered rate or the difference between the commercial versus
5 residential rate, and this would not be revenue neutral. They also have been reaching out to
6 community and business members about
7

8 Ms. Pitts stated the increase is revenue neutral and the increase will help them maintain a
9 \$3 million revenue level for the District or 16% of their budget, which is very important in
10 terms of maintaining the quality of current programs.
11

12 Councilmember Lappert said towns are under a lot of pressure to cut costs and to bring
13 things into efficiency. He has always been irritated by the number of districts in the school
14 system within a very small geographic area and the number of items on property tax bills
15 from different school districts. He asked what the district is doing to look at this issue for a
16 more efficient school district.
17

18 Mr. Durkin commented that he was surprised in the number of school districts here, having
19 come from a San Francisco district and having grown up in Maryland where school districts
20 are organized by county. The districts have a number of shared services within Marin
21 County. He said they have reached out and have invited the public to send comments, but
22 few have been received. As far as costs, influence over the District's budget relates to who
23 is elected to the Board of Trustees. He has reviewed the amount of expenditures per the
24 Average Daily Attendance (ADA) which dates back to 2005 and it shows that in 2008 the
25 economy crashes and they dipped down. They are slowly ramping up year to year or a 1%
26 growth every year and building up to where they are now. Their total funding includes the
27 parcel tax, revenue from their Foundation, as well as the state-contributed funds.
28

29 Councilmember Lappert said when he looks at the overall country and California school
30 systems almost being at the bottom with the highest expenditure per student, he is
31 concerned.
32

33 Mr. Durkin said in reality, when looking at what states are spending per student, it is well
34 above California. He noted that California schools rank 45th in the state and other states are
35 approaching them as to how they are efficient, given what they spend per student.
36

37 Ms. Pitts recognized Councilmember Lappert's request and said they will agendize this for
38 discussion.
39

40 **3. OPEN TIME FOR PUBLIC DISCUSSION**

41

42 TREVOR MEYERS, Golden Hind Passage, said in October he began a petition to save the
43 Corte Madera Cinema which has been overwhelmingly positive. The night before the new

1 Star Wars came out he obtained signature from everybody in line which reached the back
2 of the parking lot. He referred to the sale of the theater to Scandinavian Designs and said
3 the Town does not need more retail. By taking away the movie theater, there are no arts in
4 Corte Madera. He presented the Council with 4,000 signatures taken from 3 different
5 petitions and asked to save the movie theater.
6

7 PETER HENSEL, Willow Avenue, said the theater is a cultural asset for the community and
8 noted that he visited Scandinavian Design's store in San Rafael which is a very high class
9 store. He then drove into the movie theater lot which is huge and he wondered if it was
10 possible to work out a public/private partnership to save the theater, as the Town is
11 getting walled in with development.
12

13 BOB BUNDY, Golden Hind Passage, said he would like to see the theater be able to be saved
14 and utilized by the community for many years. He realizes they are in a capitalistic society
15 and they cannot ask people not to make money or lose money, but he thinks there would be
16 many individuals in Marin County that would support a subscription service to the movie
17 theater, where one could purchase a book of tickets which would provide them with better
18 financial footing and allow the theater to remain in Corte Madera.
19

20 RUBEN CHANG, Corte Madera, thanked Trevor Meyers for his work obtaining petition
21 signatures, said he loves the theater and was shocked the Town would think of replacing it
22 with housing or a store.
23

24 NICK JAVARIS, Willow Avenue, said he has been in the shopping center business for 35
25 years and noted that Scandinavian Designs only needs 10 parking spaces, they do not need
26 the large parking lot, and he suggested the Town further explore this issue.
27

28 **4. COUNCIL AND TOWN MANAGER REPORTS**

29
30 - Town Manager Report:

31
32 Town Manager Bracken gave the following report:

- 33 • He attended the Marin Managers Meeting last Thursday but had no report.
- 34 • He attended the monthly Central Marin Police Managers meeting last week and
35 discussed personnel issues.
- 36 • He attended the annual meeting of the Fire Flow Improvement Program Technical
37 Advisory Oversight Committee at MMWD. He reported that the meeting was
38 interesting.
- 39 • He attended a Major Crimes Task Force Oversight Committee meeting and reviewed
40 the FY 2016/17 proposed budget. They will meet again in April to review the budget
41 again.
42
43

1 Mr. Wolff gave the following report regarding the Tamal Vista East Corridor Study:
2

- 3 • Today, he and the consultant project manager, Dave Javid met with the Chamber of
4 Commerce and discussed a stakeholder meeting to discuss the proposal and any
5 input and comments the Chamber might have on the proposal at this time.
- 6 • He also discussed with the consultant potential meeting dates for the next public
7 workshop, which is tentatively scheduled for mid-March.
- 8 • In response to Mayor Bailey's question, Mr. Wolff clarified that the current
9 moratorium expires in October and the Town was on track to consider new rules
10 and regulations.

11
12 - Council Reports
13

14 Councilmember Andrews had no report.
15

16 Councilmember Condon gave the following report:

- 17 • She attended the Housing Community and Economic Development meeting in
18 Sacramento as representative to the League of California Cities. They received a
19 briefing on the state budget and issues, which included:
 - 20 ○ The Governor's initial budget is a conservative budget with reserves.
 - 21 ○ The finances for the state are better now than they have been for the past 10
22 years as the state is in a moderate recovery period.
 - 23 ○ In case of a recession or a sudden dip the state has anticipated that they
24 would have the revenue to compensate for this.
 - 25 ○ Proposition 30's tax which is an increase in sales tax and income tax ends
26 December 31, 2016. Currently the Governor does not have plans to have that
27 renewed, anticipating that sales tax will remain steady. However, groups are
28 discussing placing it back on the ballot and if this is done it is projected to
29 have a negative impact on big business in California.
 - 30 ○ The Governor has provided funding for K-12 grades, and reserves will be
31 limited to one-time expenses and to pay down debt.
 - 32 ○ Another priority is to budget for health and human services, particularly
33 terms of managed health care.
 - 34 ○ Another priority is housing for the homeless which includes permanent
35 supportive housing for mentally ill individuals.
 - 36 ○ None of the Governor's budget included significant funding for affordable
37 housing.
 - 38 ○ \$26 million has been allocated to police enforcement and nearly \$1 billion
39 would go to cities and counties for road maintenance.
 - 40 ○ The federal government discussion focused on FAA's development of
41 legislation for drones, as well as legislation that will allow for flight plans to
42 be altered without contacting any local jurisdictions affected.

- 1 ○ A presentation was given by Cindy Cavanaugh, Assistant Deputy Director of
2 HCD on homeless and housing policies. The goals for this year of the Policy
3 Committee are to try to develop legislation and prevention for over-
4 concentration of group homes, which is primarily an issue in Sausalito and in
5 San Rafael.
6 ○ The Policy Committee will work towards RHNA reform, CEQA reform and the
7 state has an energy efficiency retrofit fund for state government buildings
8 and they will try to develop legislation that will offer such funding to city
9 buildings, as well.
- 10 • Today she attended the Chamber of Commerce Board meeting and reported the
11 following:
12 ○ Mr. Wolff and David Javid gave a great presentation on the Tamal Vista East
13 Corridor Study. Points brought out by the Chamber were concerns about
14 bicycles encroaching on automobile traffic along Tamal Vista.
15 ○ A suggestion was made that more of a time lapse occur between when Hall
16 Middle School and Redwood High School which would reduce impacts of
17 traffic.
18 ○ It was pointed out that the Tamal Vista area is a difficult area for boutique
19 businesses.
20 ○ A recommendation was made that more aesthetic attention should be given
21 to the pedestrian thoroughfares from Larkspur Ferry on over to the other
22 side of Corte Madera.
- 23 • On March 30, 2016, the State of the Town luncheon will be held which is sponsored
24 annually by the Chamber of Commerce and it will be held at the Best Western. The
25 Council and staff will be represented and she invited those interested in attending to
26 contact the Chamber of Commerce and reserve a seat.
- 27 • The Centennial Committee is moving along well. Ragtime Night was held on
28 Saturday night which was a fun event, with 200 people in attendance. For additional
29 events and information, she directed people to www.cortemadera100.com.
- 30
- 31 • Councilmember Lappert had no report.
- 32 •
- 33 • Vice Mayor Furst gave the following report:
34 • She attended the Transportation Authority of Marin (TAM) meeting and reported
35 the following:
36 ○ Construction of the third lane of the Richmond-San Rafael Bridge is
37 tentatively scheduled to begin in May or June with completion in the
38 summer/fall of 2017.
39 ○ There are some additional improvements because they have found some cost
40 savings. These improvements are inexpensive and mostly paint on East Sir
41 Francis Drake, which will hopefully ease some of the traffic heading towards
42 the bridge. Right past the east loop of Larkspur Landing Drive where two
43 lanes merge into one they will push this 1,000 feet further east to provide

1 additional room for cars to merge, as well as an improved stop light at the
2 western Larkspur Landing loop/Sir Francis Drake intersection and other
3 improvements.

- 4 ○ Some improvements will also be done at the Wornum exit, making an
5 additional lane at the off-ramp from northbound Hwy 101 down to Wornum.
- 6 ○ MTC funding for these improvements is not definite but the improvements
7 are good candidates.

- 8 ○ The TAM Citizens' Oversight Committee has their annual report out which is
9 on-line. There are a few things the Town should be proud of, such as:

- 10 ■ Improvements prior to the Cove School opening and safe routes to
11 school efforts.
- 12 ■ An 8% increase in students biking and walking to school, given that
13 approximately one-quarter of the area's traffic is school related.
- 14 ■ Measure A is in its 10th year and is a 20 year sales tax. In those 10
15 years Corte Madera has been provided with about \$767,000 for local
16 roads.
- 17 ■ Chris Leggy was the Marin County Crossing Guard of the Year and he
18 works by Cove School at Spindrift and Prince Royal Passage.

- 19 ○ A meeting will be held in two weeks regarding the North/South Greenway and
20 they have a budget concern. There is quite a bit of money slated to go to SMART
21 because they will have to give up small portions of their existing leases. They
22 believe those leases do not involve significant funds, and they question why
23 there are millions of dollars set aside to make SMART whole.

- 24 ○ Nisha Patel from the Town's Public Works Department made it clear to the
25 County that the \$200,000 is not adequate to ensure getting people coming off of
26 the Greenway where Wornum and Redwood Hwy intersects safely up to the
27 Sandra Marker Trail.

- 28 ○ There is talk about diverting some of the funds for the Greenway up to the
29 reconstruction/relocation of the Bettini Transit Center which goes against what
30 the original legislation called for in Regional Measure 2.

- 31 ○ Regarding bike and pedestrian safety along Tamal Vista, a project put together
32 by both Larkspur and Corte Madera is slated to improve circulation in the Tamal
33 Vista/Fifer/Nellen area, and including Doherty Drive up to Redwood. It went out
34 for funding through the Active Transportation Program and they did not receive
35 it, but scored highest in the whole county. Nothing in Marin got funded in this
36 round, but the next round is coming up and they will submit again with the
37 hopes of being funded.

- 38 ● She echoed comments of Councilmember Condon about the Ragtime Show which
39 was great and she thanked the Lions Club and the Centennial Committee.

40
41 Mayor Bailey gave the following report:

- 42 ● He attended the MCCMC's Legislative Committee meeting one week ago and
43 presentations were made by both aids to Senator McGuire and Assemblymember

1 Levine who spoke about upcoming legislation. He will keep the Council advised if
2 and when there is a Town issue. They had an animated debate at the meeting about
3 proposed Airbnb legislation where no consensus was made. He suggested
4 considering it on an upcoming Council agenda.

- 5 • He received a request from the Town of Larkspur from Mayor Way to get together to
6 reinvigorate the latest discussions regarding shared services with fire and
7 emergency medical services. They will be meeting in the near future as to whether
8 this is possible.
- 9 • He attended the most recent Centennial Committee meeting and thanked the
10 committee and Councilmembers Condon and Furst for their excellent work. Many
11 members are in the audience and he thanked them for their service.

12
13 **5. CONSENT CALENDAR**

14
15 5.I Waive Further Reading and Authorize Introduction and/or Adoption of
16 Ordinances by Title Only. (Standard procedural action – no backup
17 information provided)

18
19 5.II Transmittal of September 30, 2015 Summary Financial Report (Interim
20 Reports on Cash Basis)
21 Report from George T. Warman, Jr., Director of Administrative
22 Services/Town Treasurer

23
24 5.III Approve Warrants and Payroll for the Period 1/15/16 through 1/27/16:
25 Warrant Check Numbers 212800 through 212916, Payroll Check Numbers
26 5108 through 5122, Payroll Direct Deposit Numbers 28680 through 28800,
27 and Payroll Wire Transfer Numbers 1958 through 1966
28 Report from George T. Warman, Jr., Director of Administrative
29 Services/Town Treasurer

30
31 MOTION: Moved by Condon, seconded by Furst, and approved unanimously by the
32 following vote: 5-0 (Ayes: Andrews, Condon, Furst, Lappert and Bailey; Noes:
33 None)

34
35 To approve the Consent Calendar Items 5.I, 5.II, and 5.III

36
37 **6. PUBLIC HEARINGS - None**

38
39 **7. BUSINESS ITEMS**

40
41 7.I Consideration and Possible Action to Approve Specific Expenditures Related
42 to the \$50,000 Budgeted for Centennial Activities
43 (Report from David Bracken, Town Manager)

1
2 Town Manager Bracken stated last May a budget was set of \$50,000 for festivities
3 associated with the Centennial celebration. At that time the Council asked staff to return
4 with more specifics on how the funds would be spent. Initially, there was the following set
5 for expenditures:

- 6
7
 - \$16,000 dedicated for fireworks
 - 8 • \$4,000 dedicated for banners
 - 9 • \$30,000 dedicated for other events to be determined

10
11 Based on information from the Centennial Committee, staff is requesting this be changed to
12 the following and he was available for questions of the Council:

- 13
14
 - \$20,000 for fireworks
 - 15 • \$15,000 for banners
 - 16 • \$7,000 for advertising
 - 17 • \$8,000 to be determined

18
19 Mayor Bailey asked if the committee or staff have been provided with bids for items. Mr.
20 Bracken stated he received an estimate on banners and advertising.

21
22 Mayor Bailey opened the public comment period.

23
24 BECKY REED, Council Crest, said she is Co-chair of the Centennial Committee along with
25 Susan Betty and Janna Haehl. She thanked the Council for its support of the funding. She
26 said her husband is the Treasurer and he is very specific and wants receipts for everything
27 and believes the funding will be spent wisely. They have 60+ members on the committee,
28 as well as Lions Club members putting on events, 27 businesses, organizations and schools
29 which are growing. They watch expenditures carefully and are very frugal and having
30 businesses and others pay when possible. She spoke of the standing-room only New Year's
31 Eve party, Ragtime Night and many other events planned for the year and are keeping
32 virtually everything free to the public which is why they need to request funds.

33
34 Councilmember Lappert said he has always been of the opinion that those involved on the
35 Committee do not need much oversight and said the work has been well managed and he
36 supported the request.

37
38 MOTION: Moved by Furst, seconded by Andrews, and approved unanimously by the
39 following vote: 5-0 (Ayes: Andrews, Condon, Furst, Lappert and Bailey; Noes:
40 None)

41
42 To approve specific expenditures related to the \$50,000 budgeted for
43 Centennial activities

1
2 7.II Consideration and Possible Action to Approve The Expenditure Related to
3 the Centennial Event “Pint of Luck Beer Garden”

4 (Report from Mario Fiorentini, Director of Recreation and Leisure Services)
5

6 Director of Recreation and Leisure Services Mario Fiorentini said in the same vain as the
7 Centennial Committee approached the Council for funds for various activities, in October
8 under the capital budget, the Council earmarked funds for the Parks and Recreation
9 Department to put on various Centennial activities throughout this fiscal year and next
10 fiscal year. Under the same understanding, staff would come to the Town Council for
11 various funding for activities.
12

13 The first event proposed is slated to be held on March 12th which is the “Pine of Luck Beer
14 Garden.” They would work in conjunction with the Centennial Committee if approved and
15 with the Lions Club to put on a beer garden in Town Park, most likely in the parking lot
16 depending on weather. There will be entertainment, Irish dancers, bag pipes, etc. to
17 provide a spirited St. Patrick’s Day event for the community. The Lion’s Club will be selling
18 beer in an appropriate manner in a tented, fenced off area that has security and I.D. checks.
19 The Parks and Recreation staff would be selling food for the public. The event is free to
20 attend, but people would be able to purchase beer, soft drinks and food at the event.
21

22 Originally for the fiscal year, staff had budgeted \$5,000 for Centennial activities and they
23 are proposing an entire budget of \$7,000 for this event, \$3,500 of which would come from
24 Centennial funds and the other \$3,500 from the Parks and Recreation Department
25 operational budget, and he was available to answer questions about the event and budgets.
26

27 Vice Mayor Furst said the item looks like a budget for the expenditures and she asked if
28 staff had an estimate of revenues from the event. She also asked if staff expected this to be
29 revenue neutral.
30

31 Mr. Fiorentini said he did not anticipate it to be revenue neutral and said in order to
32 appropriately separate the Town from selling alcohol, the Lion’s Club would handle this so
33 that revenue would go to the Lion’s Club and they have agreed in general that the funds
34 would return to the Centennial Committee and possibly donated back to the Parks and
35 Recreation Department by way of camp scholarships and other things. He said there would
36 also be some revenue gained from food sales, but again, in the spirit of keeping things cost
37 affordable for the community, staff does not expect the event to be revenue neutral.
38

39 Vice Mayor Furst asked if there was consideration to making the event more family friendly
40 and doing something such as a bracelet for those who wish to drink, similar to Oktober Fest
41 is handled.
42

43 Mr. Fiorentini said several discussions were held regarding this and staff felt in general that

1 the Parks and Recreation Department puts on many family-oriented events but not many
2 adult-only events. Therefore, they wanted to provide an adult-only event and do not want
3 wish to provide child care for the event.

4
5 Mayor Bailey asked how the budget is formed and asked if it is based on past experience.
6 Mr. Fiorentini said they do a lot of decorating inside the Community Center and have a lot
7 of in-house supplies they keep over the years that they add to and replace. From what they
8 have in-house and adding to that amount, this is where they arrive at the number.

9
10 Mayor Bailey opened the public comment period.

11
12 JIM ROBINSON, Ash Street, said he supports both recommendations for the expenditures
13 for the Centennial celebration, but questioned the 2016/2017 suggestion of \$110,000 to be
14 budgeted for this event and what this would be spent on. The Town has always had an
15 excellent reputation of maintaining streets and roads and when he sees various roads that
16 need improvement he gets concerned about spending that much money on events. He
17 knows the Town can only celebrate the Centennial every 100 years; that he will not be
18 present for the next celebration, and therefore would encourage the Council to exercise
19 some prudence based on other needs in the Town.

20
21 Councilmember Lappert supported the request for \$3,500 in funding the event.

22
23 Vice Mayor Furst said the amount sounds reasonable but she was a bit uneasy about the
24 event being a beer garden type of event and thought this was essentially what Oktober Fest
25 is, but it did occur that Oktober Fest is more of a family type of event. This event includes
26 food, beer and entertainment, but would trust it would be handled well and she supported
27 the majority of the Council's vote.

28
29 Councilmember Condon shared Vice Mayor Furst's apprehension noting that with the
30 events that were celebrating the Centennial, many things seemed to be family oriented. She
31 thinks having the event be something where children and families could participate, it
32 would be more in the spirit of the Centennial celebrations. Other than purchasing beer and
33 food, she confirmed the event will be free, and suggested root beer possibly be provided for
34 kids.

35
36 Councilmember Andrews said he had no comment other than having lived in Chicago he
37 would ask to dye the Upper Canal green.

38
39 Mayor Bailey concurred with the sentiments of Councilmembers Condon and Furst. He
40 does not have a problem with all events being family-friendly, recognizes the utility of
41 having some things available where adults can enjoy themselves without family
42 obligations.

43

1 Councilmember Lappert commented the point is the bliss of sometimes not having kids
2 around adults all the time and at a brief beer event, it will be nice for the adults.

3
4 Mayor Bailey said sometimes he is mindful of the effect that adults send a message to their
5 children if everything they do is connected with alcohol, and he thinks it might be better to
6 have an event where it is not connected in that way. He said he may be supportive with
7 adults-only in that way. He said one thing the Council might consider is approving the
8 funding and returning it to staff for reconsideration about what it will cost to hire day care
9 staffing and other things that kids may need.

10
11 Councilmember Lappert suggested not over-thinking it and said the event will cost more
12 money if this is done.

13
14 Vice Mayor Furst suggested approving the request and staff can consider whether or not it
15 is feasible to have it family-oriented. If not, she could also support it. Councilmember
16 Condon voiced her support.

17
18 Councilmember Andrews asked what would happen if kids showed up at the event. Mr.
19 Fiorentini noted they would not be permitted in the beer garden.

20
21 Councilmember Condon said it was amazing what department staff did for the Ragtime
22 event and she suggested approving the request.

23
24 MOTION: Moved by Furst, seconded by Lappert, and approved unanimously by the
25 following vote: 5-0 (Ayes: Andrews, Condon, Furst, Lappert and Bailey; Noes:
26 None)

27
28 To approve the expenditure related to the Centennial Event "Pint of Luck
29 Beer Garden" and allow staff to determine whether or not the event can be
30 made family-friendly

31
32 7.III Discussion of Information Related to the Gravel Parking Lot and Status
33 Report on Proposed Restoration Hardware Project at the Village. Discussion
34 Will Include Brief Description of the Project, the Application Process for the
35 Project, and Information Related to Ownership and Use of the Gravel Lot.

36 (Report from Adam Wolff, Director of Planning and Building and David
37 Bracken, Town Manager)

38
39 Town Manager Bracken provided an historical account of how the Town acquired the lot
40 and said he will refer to the 7 staff report attachments, after which time Mr. Wolff will
41 provide a description on the proposed Restoration Hardware improvements and the
42 process the Town could go through in dealing with that application. He then reviewed the
43 attachments, as follows:

1
2 Attachment 1: An agreement to pay \$100,000 for extension of right to purchase
3 habitat site, which is an agreement between the Town and the three
4 owners of the shopping center at the time which were Macy's,
5 Nordstrom and JMB Properties; now Macerich. There are 3 separate
6 parcels in the Village Shopping Center. The agreement stipulates the
7 owners' desire for the Town to purchase the gravel lot to be used for
8 specific purposes, mainly for public parking. It also stipulates they
9 would approve assessment districts and issue bonds for acquisition,
10 improvement and maintenance of the habitat site. Mr. Bracken noted
11 that at the time it was called the Habitat site and this name came from
12 Habitat for Humanity who wanted to develop the property for
13 housing. Since that time, the Town has referred to it as a gravel lot. Mr.
14 Bracken described the following attachments:

15
16 Attachment 2: A purchase and sale agreement which was made late 1995 between
17 the Town and General Electric Corporation who owned the gravel lot
18 property at the time. It stipulates terms of sale and a purchase price of
19 \$1.3 million.
20

21 Attachment 3: A grant deed between General Electric Corporation (grantor) and the
22 Town of Corte Madera (grantee) and a resolution.
23

24 Attachment 4: A parcel map of the Village showing the gravel lot site as Parcel 1. The
25 other 3 parcels are the parcels owned by Macy's, Macerich and
26 Nordstrom.
27

28 Attachment 5: A series of resolutions which set up the assessment district, the
29 issuance of bonds for the acquisition, improvements and maintenance
30 of the gravel lot. In Resolution 2856 that the bond purchase contract
31 was for \$2.2 million; the difference between the purchase price of \$1.3
32 million and \$2.2 million which was the cost of improvements, the cost
33 of issuing bonds and approximately 9% interest rate placed on those
34 bonds.
35

36 Also resolutions set up a separate assessment for maintenance and
37 this was \$10,000 per year in perpetuity. Again, the parcels assessed
38 for maintenance and the acquisition were the three owners of the
39 Village Shopping Center at the time, and it was divided up by ~25%
40 for Macy's and Nordstrom and ~50% for Macerich based on the retail
41 square footage at the time in each parcel.
42

1 Attachment 6: Letter of interest from Macerich dated November 9, 2015 which
2 expresses Macerich's interest in acquiring the gravel lot from the
3 Town.
4

5 Attachment 7: An email from Perkins Coie which is the attorney representing
6 Macerich, expressing the need for Restoration Hardware to acquire
7 the gravel lot in order to proceed with their expansion plans.
8

9 This is important because Macerich indicated they cannot move
10 forward with the expansion without acquiring the lot for parking.
11 Their plan is to expand on the existing parking in the mall which will
12 take up spaces that already exist and increase their retail floor area
13 which will create a requirement for more parking.
14

15 Director of Planning and Building Adam Wolff presented an east elevation of the proposed
16 2-story building with a third level scenery loft. The first level has about 2,700 square feet,
17 2,200 square feet on the second level and about 2,000 to 3,000 square feet of floor area on
18 the third level which will also be proposed as planted with trees. Also, there is the potential
19 for about a 5,000 square foot café in either the first or second floor of the building. He said
20 the heights are a maximum of 38 feet to the parapet, 48 feet to the top of the scenery loft
21 and 52 feet to the elevator overrun.
22

23 Mr. Wolff stated the building as shown is in the middle of the existing parking lot. It would
24 displace 181 existing parking spaces. The proposed building at 53,000 square feet have
25 parking requirements that require one space per every 250 square feet of retail area, or
26 212 new spaces for a total of 393 total spaces.
27

28 Mr. Wolff next displayed a plan showing the location of the building in relation to the
29 existing Village Shopping Center, the main entrance and the gravel lot in relation to the rest
30 of the parking area and the Village. He displayed a close-up view on the next slide and a
31 look from inside the Village out towards the new store.
32

33 Mr. Wolff then displayed a plan showing the proposed layout of the gravel lot with spaces
34 marked and other features such as bio-swales on the edges of the parking lot. It mirrors
35 and uses the outline of the existing gravel lot to create this proposed plan with about 428
36 spaces which is more than the required 393 spaces. There is a bit more room in terms of
37 the amount of parking spaces required for the entire Village Shopping Center and just for
38 this site, as well.
39

40 Councilmember Lappert asked what the center would plan to do with the need for overflow
41 parking during the holiday season. Mr. Wolff suggested the applicant address this question.
42

1 Mr. Wolff said in terms of process, the next item on the agenda speaks to the entitlement
2 process and next steps. The Town has received applications and several applications are
3 needed from Macerich to ultimately approve the application. Those involve a lengthy
4 process of application review and Senior Planner Phil Boyle is leading.

5
6 He noted that preparation of an EIR was approved by the Council to get the project started
7 and to the point where the Town's consultant could develop a scope of work for the EIR,
8 and this is the following agenda item, given they have completed this task and they are
9 presenting the scope of work for the EIR. This will lead the timeline for moving the
10 application forward, as it takes many months or longer to get to the point where the Town
11 is ready for formal public hearings before the Planning Commission and Town Council.

12
13 He said the discussion with the gravel lot will have a significant impact on this process and
14 it has been made clear that Macerich is proceeding at their own risk in this process and
15 they recognize the project is dependent upon coming to agreement on the disposition of
16 the gravel lot.

17
18 He said staff has also been clear with Macerich that any agreement that the Council might
19 come to terms with on the gravel lot should not be mistaken for any approval of the land
20 use applications. These are two parallel and distinct paths and they are entirely
21 independent of each other. The project itself will be viewed entirely on the basis of whether
22 or not the findings for the different applications, including the EIR, the General Plan
23 Amendment, design review and other applications can be made, and this would happen
24 well into the future. Also, any agreement that might be made for the disposition of the
25 gravel lot would be conditioned upon any sort of ultimate approval of the applications
26 themselves.

27
28 Councilmember Lappert stated that if the Town sold it, leased it or modified the existing
29 agreement, as part of the modification, he asked and confirmed with the Town Attorney
30 that the Town could impose conditions as to what they do with the property.

31
32 Vice Mayor Furst asked how many parking spaces are identified on the illustration. Mr.
33 Wolff stated there are 428 spaces and the requirement is 393 spaces.

34
35 Councilmember Andrews asked what the retail square footage is for each of the three
36 parcels currently and what the existing parking is. Mr. Wolff displayed a slide which breaks
37 up the shopping center into the three lots which Mr. Bracken described earlier and which
38 also shows the existing parking count for the entire Village site which is 1761 spaces.

39
40 Regarding the retail square footage, Macy's is 110,000 square feet and Nordstrom is
41 127,000 square feet with the 2012 approval to expand, with 237 spaces each. The Macerich
42 area is 237 spaces as well, so the 25%/25%/50% plays out in terms of the assessment
43 discussed earlier.

1
2 Councilmember Andrews asked if the parking could be broken down for adequacy, noting
3 that for restaurants, one parking space is needed for every 75 square feet. Mr. Wolff
4 clarified that Macerich has discussed capping the number of seats for a restaurant and
5 basing it on square footage and noted there are different ways to parse the parking
6 numbers.

7
8 Councilmember Andrews referred to the gravel lot stakes are broken up three ways, half of
9 which go to Macy's and Nordstrom's and the other half going to Macerich. If the Town is
10 able to put in 428 spaces, he believes the Town would be providing Macerich with a
11 disproportionate share of those extra spaces. Mr. Wolff clarified that based on history, the
12 Town's requirements for parking have not been based on a lot by lot assessment of square
13 footages each of those stores have, but based on a total square footage of the entire center.
14 Parking is assumed to be shared amongst them all in terms of requirements and where
15 those spaces go.

16
17 Councilmember Andrews said given his experience, he thinks there is a need for more
18 parking now, and he voiced concern that the Town is missing an opportunity to achieve
19 more parking.

20
21 Vice Mayor Furst asked if the bonds still being paid off by the assessment district. Mr.
22 Bracken said they are by Macerich. Macy's and Nordstrom's paid off their amounts up front.

23
24 Mayor Bailey opened the public comment period.

25
26 PATTY STOLIAR, Casa Buena, referred to losing parking spaces nearby the entry and their
27 relocation over by the egret landing, and asked if there will be a shuttle for the elderly or
28 disabled to get to the center. She also agreed with Councilmember Lappert's comments.

29
30 NICK JAVARIS, Willow Avenue, referred to the existing lot and asked if there is a cross
31 easement agreement that exists that allows anyone to park there to shop.

32
33 Mayor Bailey explained the public comment process and noted that the Council or staff will
34 attempt to address questions when public comment has been completed.

35
36 Mr. Javaris noted the parking lot is being used by people who shop there. In his opinion,
37 there is probably a cross easement agreement that allows for that to occur and he agrees
38 there is not much parking there now. He is curious whether Macy's and Nordstrom's are
39 involved in approval of this process or not; however, he does not see where any parking is
40 being gained. He said he is a developer who built the Cost Plus center which was under-
41 parked and this creates an atmosphere which is good, but in this situation, he questioned
42 where new parking is coming from. It would seem that any new parking would be deck
43 parking, and he suggested the Council pay attention to that.

1
2 ROGER HARRIS, Echo Avenue, said he was on the Parks and Recreation Commission at one
3 time and he studied the Corte Madera Shorebird Marsh and as a professional wildlife
4 biologist he wrote the wildlife protocols for that marsh. He noted that the Town gets high
5 marks for compliance and good stewardship of its marsh properties. He noted that the
6 parking lot is adjacent to very sensitive environment and a number of endangered species
7 live there and there will be a number of regulatory issues that will have to be addressed.

8
9 Mr. Harris said he was particularly interested in what has been informal use of the parking
10 lot as opposed to permitted use and said at one time it was wetland but now filled. He
11 asked if this has been properly permitted and if not, he would want to see the Town come
12 into compliance with the U.S. Wildlife Service, the U.S. Army Corps of Engineers, the
13 Regional Water Quality Control Board, the California Department of Fish and Wildlife and
14 BCDC. One concern that will arise will be proper buffers between the marsh and
15 development footprint. When he hears that the existing footprint is in place, he would urge
16 further review because some of the cited agencies may require that further setbacks be
17 given so there is more buffering between uses and the habitat. Another issue will be that of
18 lighting because currently there is none as well as runoff.

19
20 BOB BUNDY, Flood Control Board and a member of Marin Bay Lands and Marin Audubon
21 Society, said he has attended a couple of presentations on the overall project and has also
22 heard the proposed functioning of the new improved lot at the Flood Board regarding
23 drainage. His understanding from Marin Audubon is that they are supportive of the 100
24 foot buffer that has been put in, the agreement to remove invasive plants in the area and
25 putting in a fence that would keep dogs from getting in the wetlands themselves.

26
27 Mr. Bundy said he has also been involved with the Coastal Clean-up where each year they
28 set up kids and adults in the lot to gather debris, and there is a lot developed on the site in
29 part because there is little fencing around there and it almost seems to be used as a
30 permanent staging area for construction activities. He is tiring of seeing container boxes,
31 equipment, dust, and he thinks the Town would benefit by having more designated parking
32 spots in that area, having it landscaped, paved, and having the runoff re-directed so it is
33 filtered before going into Shorebird Marsh.

34
35 JANE LEVINSOHN, Tamal Vista, said there are not many communities that have their own
36 mountain and she noticed when looking at the east side of the building, the very peak of Mt.
37 Tam can be seen from the parking lot. She thinks Mt. Tam is the kind of a mountain that
38 should be seen by as many people as possible. As Councilmember Lappert said, Corte
39 Madera is a very small town and she questioned why it needs two furniture stores. She
40 thinks the idea of having to look at a furniture store depresses her. She asked if the building
41 will have a name and said she has been told it will sell a combination of Sloan furniture and
42 Gump's in San Francisco. She thinks there are enough furniture stores in Marin and she
43 questioned why a park is needed on top of a building which will be maintained and

1 watered. She referred to the WinCup development's grass installation and questioned how
2 that came to be, and was depressed about what is occurring with their little community.

3
4 PHYLLIS GALANIS said she lives on the bay side and her office is on the west side. She
5 echoed comments of Ms. Levinsohn, stating when looking at the parapet at 38 feet high and
6 another 10 feet given the trees on top of that, the Town will lose the view of Mt. Tam. The
7 Town is inadvertently saying that looking at a manmade structure is more desirable than
8 looking at one that is naturally there.

9
10 She was supportive of Restoration Hardware's expansion in other cities because they are
11 using existing buildings and repurposing them and echoed comments of Ms. Stoliar
12 regarding concerns of those who cannot walk easily from far. During the holiday shopping
13 season there are over 500 cars parked in the gravel lot and 100 to 200 cars parked now on
14 the weekends in the center. Therefore, Macerich is not replacing or adding parking but
15 taking it away which is now already being used. Regarding the staging area, she believes it
16 is being used by PG&E doing some very significant but temporary work for the Town, and
17 she asked the Town not to sell the property and keep it for the Town.

18
19 STEVE STEIN, Granada Drive, said he was very interested when the Village Shopping
20 Center was first built and when Habitat for Humanity wanted to build some houses there.
21 There was an EIR for the project and ultimately they were unable to meet the challenges
22 that the EIR indicated would be present. He understood from the presentation there is now
23 discussion of whether to go to Phase 2 of the EIR. He was very much against that project
24 given environmental issues, and he felt adamant that the environmental impacts were
25 going to be devastating to this beautiful sanctuary that defines the Town. Therefore, his
26 point is that a second phase EIR will provide the information the Council needs to make the
27 hard decisions that must be made. He thinks the decisions must be made based on hard
28 facts of scientists, engineers and qualified people, he encouraged the Town to move
29 forward with Phase 2 of the EIR and take up these issues at that time and make a good
30 decision.

31
32 Mayor Bailey commented to Mr. Stein that there is another agenda item coming up on this
33 very issue.

34
35 PHYLLIS METCALF, Parkview Circle, said Nordstrom's is supposed to add more parking
36 spaces with its expansion and this should be considered, as well as Macy's expansion and
37 their need for parking. She heard figures regarding the plethora of cars that park in the
38 gravel lot, but there are not many spaces there because there is no striping. She thinks the
39 Council should consider how many more spaces there will be when the gravel lot is
40 properly striped, divided up and landscaped.

41
42 CHERYL LONGINATTI, Tamal Vista Boulevard, said she shares concerns about safety that
43 has already been voiced. The roadway between the gravel lot and the rest of the parking is

1 4 lanes with a signal, but for some people it will be difficult to get across without 4 lanes in
2 the signal time. Secondly, most of the discussion is about parking and she thinks there are
3 minimum requirements in the zoning code. She has looked at the ITE trip generation
4 booklet based on generation of parking for various uses. This data is sometimes based on
5 very few data points, and the Town has locked itself into minimum parking requirements
6 as many jurisdictions have without a real rationale basis. They all know the world is
7 changing as the CEO of GE said in the next 5 years transportation will change more than it
8 has in the last 50 years. She now sees very few cars parked now, but noted it is the holiday
9 season when parking is scarce, and the Council should not be making decisions based on
10 this and asked for a broader view.

11
12 BECKY REED, Council Crest, she is fine with the plan, but the issue today is whether the
13 Town should sell or lease the gravel lot. She trusts Bob Bundy, the scientists who have
14 looked into it and she is fine with moving forward. She knows the idea is that the Town
15 should never give up land but this is not buildable land, as the Town will never build a
16 Town Hall there, and she asked that the Council move forward.

17
18 BARBARA GISLER, San Anselmo, said she found the parking lot as is crowded. She also has
19 had a hip replacement and when not feeling well, it is a long way to walk to the stores. She
20 thinks this should be considered and also that the Town is giving away its best parking so a
21 "statement" can be made, which she disagreed with.

22
23 PETER CHASE asked from the community that the Town negotiates for the best possible
24 deal for this property. He has heard from many community members that selling is possibly
25 not the best revenue option for the Town. Perhaps there is a lease option back to Macerich
26 that would stay in the Town's favor. He said the Town should hold onto the property as no
27 one knows what will happen down the road. If the Town keeps the property within its
28 jurisdiction, it can enforce whatever happens on the property and it might remain as a
29 source of revenue. This has not been discussed and he urged that the process be as public
30 as possible so people know what the Town's position and availability of options are.

31
32 SUSAN SULLIVAN, El Camino Drive, said she thinks the Town should keep the gravel lot.
33 She thinks the parking is already being used in the lot and that more than 393 spaces
34 should be required. She questioned how 428 spaces will be added which will only leave 35
35 left for the overflow, so she did not believe the math was right.

36
37 Mayor Bailey the closed public comment period and returned discussion to the Council.

38
39 Councilmember Condon said she thinks it is hard to separate the project from the parking
40 lot and this is something that many people are having difficulty with. She thinks that there
41 is ample parking most of the time with a very limited time of the year when people cannot
42 find a space, but she has never experienced this. There are some tricky areas in the
43 shopping center where people can walk right up to a store and not have to travel far.

1 Therefore, it is misleading when looking at the gravel lot today as it is not an efficient use of
2 space, whereas if it is paved properly, this provides a good solution for more parking and is
3 also environmentally acceptable.

4
5 Councilmember Condon added that when looking at the project and at Mt. Tam, if this were
6 being built next door to someone's home and their view of Mt. Tam was blocked, this might
7 be a problem. But, she thinks there is no other better place to put a store in a shopping
8 center. People come to the Village to shop and she thinks that people should keep this in
9 mind. Lastly, she thinks the lot would offer an efficient use of space where parking will be
10 enhanced than what is provided now.

11
12 Councilmember Lappert asked and confirmed with the Town Manager that no matter what
13 happens, if the Town does nothing, the gravel lot will be a parking area for people to use.
14 Given this is the case, it is his opinion that the Town should make the most from it. In
15 paving over it properly, they will remove a lot of motor oil, grease, and debris out of the
16 gravel which may be going into the marsh right now.

17
18 He said another speaker indicated that this is also the Council's opportunity to bring this
19 parcel up to standards which the Town is good at as far as habitat and restoration, which
20 he also supports. He thinks the lot will be paved in an efficient manner, thinks the north
21 side of Macy's should be double-decked, as it is on the freeway and would not impact views,
22 but with this space he believes the parking should be decked so it could be brought in from
23 the shoreline a bit and create more of a fenced green space around the structure which can
24 be used for walking, hiking, dog runs, etc. and asked that the Planning Commission request
25 the developer to do this. If the lot is sold, he thinks Macerich is not getting a deal. If they do
26 not buy it and the Town gives them a lease he will want a parking structure built versus
27 just a paved and striped lot.

28
29 Vice Mayor Furst said she is not going to begin to speculate on what precisely the final
30 proposal will be or what the EIR will show the need for parking is. She agrees that
31 whatever the Council does, it should always consider the environment. What they have
32 now is gravel and vehicles may be leaking oils onto the ground and she thinks the area
33 should be made more environmentally friendly. Doing this will involve a lot of agencies.
34 There is also a pathway there which is not quite a sidewalk and bicyclists use it all the time
35 and kids take it to and from school. Therefore, the Council will need to consider how that
36 will interact with driveways or possibly the pathway could go around and provide a bit of a
37 buffer.

38
39 In looking at the plan and at the architect's rendering of the proposed store, it is too soon to
40 consider that this is something the Town will be faced with in her opinion. Therefore,
41 whatever the Council does, it should take the environment into consideration and she did
42 not think the Council had enough information to make an informed decision.

43

1 Councilmember Andrews disclosed he had been contacted by Restoration Hardware
2 representatives asking to schedule a private meeting and he declined to meet. He has
3 visited a Restoration Hardware store in Boston because it is one of their prototypes and
4 was favorably impressed by it. He suggested if there was a representative in the audience,
5 he encouraged that they go onto their website because they are currently disclosing it is
6 67,000 square feet and all of the documents he is seeing show 53,000 square feet.

7
8 In terms of the gravel lot, he would like to see it permeably paved for parking. His bias is to
9 lease it rather than to sell it, but he is also very sensitive to his feeling about how the Town
10 originally got into the parking lot business. There were three parties involved in the
11 shopping mall and they did not trust each other enough to let any one of them own this lot
12 so they gave it to the Town to hold it for them. In effect, the Town needs to look out for the
13 interests of all three parties when making this decision, as he thinks two of them have dibs
14 on half of the parking spaces, which means Macerich gets what is left over which might
15 drive the size of their building.

16
17 Mayor Bailey said he believes strongly that the Council's primary obligation is to the Town
18 as a whole and he gives great respect to businesses, but the Council is here for everybody.
19 They are obliged to explore what available options there are for the Town. He received
20 many emails which he tried to response to, some of which were strongly for and strongly
21 against the project and some were in-between. Clearly, he thinks it is too early in the
22 process to come down strongly one way or the other. It is important to him to find out
23 more information.

24
25 There are some environmental issues as well as the Town must go through, but the
26 primary issue is to see what benefits can go to the Town. The obvious one has to do with
27 what money might be exchanged, its terms, and more importantly, improvements that are
28 more substantive other than just the money such as what parking surfaces can be used or if
29 there are some environmental benefits. He is encouraged that the Town is moving along
30 the right path and he agrees with maintaining full transparency. He also agrees there is a
31 need to understand whether or not there will be sufficient parking, but it is early for a
32 decision.

33
34 This is the beginning of the Town Council being able to express both to the community and
35 to Councilmembers what they think. He thought that the process needed to begin and it is
36 the start of trying to solicit what is important and why, and he asked the public to voice
37 their opinions at any time.

38
39 Mayor Bailey noted that the Council is not taking action tonight but is later holding a Closed
40 Session and will report out any action taken, if any.

41
42 7.IV Consideration and Possible Action to Approve a Contract for the
43 Environmental Consulting Firm of GHD to Prepare Phase 2 of the

1 Environmental Impact Report (EIR) for the Village at Corte Madera 2016
2 Expansion Project (Restoration Hardware) Under the Direction of Town Staff
3 and Paid for by the Applicant - Corte Madera Village, LLC
4 (Report from Phil Boyle, Senior Planner)
5

6 Senior Planner Phil Boyle introduced the item and noted one correction which the Town
7 Attorney identified. The subject matter is a “contract” which is not correct. The contract is
8 not attached to the Council packet as it was in Phase 1. Due to time constraints staff was not
9 able to put this together. What the Council is considering this evening is the scope of
10 services which is in the packet and the budget which is outlined in detail of what the
11 consultant plans to do. The purpose is correct which is to consider approving the scope of
12 services and budget proposed by GHD to prepare Phase 2 of the EIR for the Village at Corte
13 Madera 2016 Expansion Project.
14

15 Mr. Boyle said he believes everybody is quite clear on what the project is, given the last
16 discussion item. As background, in October 2015 he presented GHD’s scope of services for
17 Phase 1 of the EIR. GHD is an environmental consulting firm located in Santa Rosa and the
18 lead for this project. They have numerous sub-consultants working under them to review
19 traffic, biology, visual, and other items. The Council approved the scope of work in October
20 and GHD completed Phase 1. The end product is the report provided in December 2015
21 called the Technical Memorandum which basically reviewed all of Corte Madera’s pertinent
22 documentation, focused intently on the General Plan EIR and determined to what extent
23 the setting, the analysis and mitigation measures in the General Plan can or cannot be used
24 for this project.
25

26 The Technical Memorandum also determined what additional and revised technical studies
27 will be necessary to complete the CEQA process. Like most major projects in California, this
28 project is undergoing an EIR which is the most stringent and detailed environmental
29 analysis one can do under CEQA.
30

31 Mr. Boyle reiterated that as in Phase 1, Phase 2 is managed by Town staff and the
32 consultants talk with staff and not the applicant, and the applicant pays the consultant for
33 services.
34

35 Regarding the scope of services under Phase 2 which will take approximately one year, it is
36 broken into 5 tasks as follows:
37

38 Task 1: To create a detailed project description as well as provide what is being
39 proposed to be built, as well as providing possible alternatives. One obvious
40 alternative is the No Project Alternative and what environmental impacts
41 there are to do nothing. These alternatives cannot be completely flushed out
42 at this time because the EIR needs to go through quite a bit of analysis, then
43 impacts are determined and alternatives identified that may reduce those

- 1 impacts. Some alternatives are identified in Task 1 and others will follow
2 later.
3
4 Most importantly of Task 1 is the scoping meeting scheduled for April which
5 will be open to the entire community. It will be well-noticed, will outline all
6 segments of the EIR to be studied and receive public input.
7
8 Task 2: Preparation of the Administrative Draft EIR, which is a document that will be
9 reviewed by Town staff.
10
11 Task 3: Preparation of the Draft EIR which will culminate in a public hearing
12 scheduled in September 2016 before the Planning Commission and open to
13 the public.
14
15 Task 4: The document will be put out for public review with a 45 day review period.
16 After this, the Draft EIR will undergo review at two or more meetings before
17 the Planning Commission and two or more meetings before the Town
18 Council.
19
20 Task 5: Project management and administrative actions by the consultant.
21
22 Regarding transportation which is a hot topic in Corte Madera and other towns, a very
23 detailed transportation impact study will be conducted by Fehr and Peers which is a sub-
24 consultant to GHD.
25
26 Task 1: They will review the p.m. peak period which is the busiest time of the day.
27 Unique to this project will also be school peak periods from 2PM to 4PM.
28
29 Task 2: Fehr And Peers will review 13 different intersections as shown in the scope
30 of work and 4 different roadway segments. After consulting with the Town
31 Manager, a segment was added near Tam Ridge to ensure they capture any
32 impacts of that area. Current volumes will be compared with existing
33 volumes to see what the trends are.
34
35 Task 3: Trip generation to determine what type of trips are generated by the store,
36 which is fairly unique, given there are not many Restoration Hardware stores
37 in the area as compared to other stores located nearby.
38
39 Task 4: Look at cumulative conditions of traffic impacts in terms of what this project
40 as well as potential future projects in the buildout of the General Plan. They
41 will look at vehicle miles traveled (VMT) for how many trips the project is
42 generating.
43

1 Mr. Boyle again stated the process will take 12 months and he reiterated that the entire
2 process will be very transparent, with significant noticing, information for the public to be
3 involved, and periodic updates will be given to the Council and the Planning Commission.
4 He said he was available to answer questions, and representatives from Restoration
5 Hardware were present, as well as representatives from the Town's consulting team.
6

7 Vice Mayor Furst asked if studies will be conducted about the number of pedestrians and
8 bicyclists through the area, considering there is a pathway that goes between the gravel
9 parking lot and the project. Mr. Boyle stated yes; this is on page 3 of the staff report under
10 Task 3 of the Transportation Impact Study. Fehr and Peers will look at pedestrian, bicycle
11 and transit facilities and how this project impacts those.
12

13 Mayor Bailey asked if there are additional phases before the EIR is done. Mr. Boyle said no;
14 Phase 2 will end with the completion of the EIR.
15

16 Mayor Bailey opened the public comment period.
17

18 JENNIFER LARSON, Willow Avenue, stated Fehr and Peers was the traffic consultant that
19 completed the WinCup traffic study which arrived at no significant impact based on the 180
20 units. She did not think there was any cross checking of information, and traffic keeps
21 getting worse throughout the Town.
22

23 STEVE STEIN said he looked at the scope of work proposal on the Internet but he could not
24 find it.
25

26 Mayor Bailey verified it was posted on the Internet and also said is the last attachment in
27 the Council packet.
28

29 Mr. Stein said Councilmember Lappert indicated that if the Town is going to sell the
30 property, it will be at a premium. His view is that if in fact that all conditions and standards
31 are met, this will be a tremendous boom to Restoration Hardware and he hopes it passes
32 muster. But, he thinks the project should be viewed as an upgrade for the Town and asked
33 that the EIR be very expansive and comprehensive. He is worried that the scope of work
34 and the funds being requested by the contractor may not be enough to include the
35 expansive analysis the Town should have. He therefore urged that the Council ensure the
36 scope of work is expansive enough for the upgrades that should be requested.
37

38 ROGER HARRIS, Echo, asked and confirmed with Mr. Boyle that if wetlands exist, there will
39 be a determination and delineation made and identified.
40

41 Mr. Boyle noted that during the Phase 1 process, he had provided a brief outline of how
42 Town staff chose GHD which was very open. The Town sent out RFP's requesting
43 proposals. Staff and legal counsel interviewed the consultants and they chose GHD.

1
2 PHYLLIS METCALFE, Parkview, said she thinks the Council should go ahead and approve
3 this application to go to Phase 2. She aid this project is interesting which could be a boom
4 to the community and she thinks the Town should look at all aspects of it without making
5 any decisions before having all of the information. She has been told that members of the
6 Audubon Society have said this is not a wetlands area and she asked to move forward with
7 these studies, and she hopes a project that the entire community can be happy with.

8
9 Councilmember Andrews said when talking about expansive, he asked if Councilmember
10 Lappert's idea of a structure and where the store is be covered in the EIR. Mr. Wolff
11 explained one idea of the scoping meeting is to discuss alternatives and that can be
12 included in that discussion.

13
14 Vice Mayor Furst asked what are the alternatives being reviewed, and Mr. Boyle said in
15 Task 1 is the scoping session and the task will also include a brief description of the
16 potential alternatives that will be evaluated in the EIR including the No Project alternative.
17 Because the environmental evaluation of the project has not been completed and is
18 uncertain what impacts if any will be significant and unavoidable, the selection of
19 alternatives may need to be modified after impacts have been identified. He said
20 alternatives are designed to give another option to the project to reduce impacts.

21
22 Mayor Bailey said he thinks Vice Mayor Furst is asking who is providing staff with the
23 alternatives to analyze. Vice Mayor Furst said she understands the alternatives to analyze
24 will be determined later when they have a better idea of what the impacts are, so possibly
25 the better question is whether they know when that might occur and what is the process
26 for determining those alternatives, especially which bodies will hear that.

27
28 Mr. Boyle introduced Christine Gaspar, consultant with GHD, said during scoping they hope
29 to hear from people as to not only what they think the impacts of the project will be but
30 what some alternatives to consider are. As they go through the environmental analysis,
31 they will then narrow that down. What CEQA says about alternatives is that people need to
32 reduce their impacts. They are not going to have an alternative that do not help to reduce
33 impacts, and people will have time to review this information during circulation of the EIR.

34
35 Vice Mayor Furst asked when that scoping will happen. Mr. Boyle said tonight is the scope
36 of services for Phase 2. GHD has provided a list of things they will do, have determined how
37 long it will take and how much it will cost. Staff is asking that the Council either approve
38 the scope of services or revise it and direct Town staff to create a contract. He clarified that
39 the scoping meeting is scheduled to occur in April and the meeting looks at the EIR, the
40 project, and alternatives the Town wishes to look at.

41
42 Councilmember Andrews asked if just the gravel lot will be reviewed, or just the
43 Restoration Hardware store, the two together, the gravel lot turned into wetlands, or

1 others. Mr. Boyle said the EIR is focusing on the project description on page 2 of the staff
2 report which is the creation of a retail store of approximately 53,000 square feet of gross
3 floor area for a proposed Restoration Hardware Design Gallery and the paving, striping,
4 lighting and landscaping of the gravel lot. He noted that discussions about the gravel lot are
5 important in this process.

6
7 Mayor Bailey encouraged Mr. Stein, Mr. Harris, Ms. Metcalfe and Ms. Larson to stay
8 involved, given it is the beginning of the process.

9
10 MOTION: Moved by Lappert, seconded by Furst, and approved unanimously by the
11 following vote: 5-0 (Ayes: Andrews, Condon, Furst, Lappert and Bailey; Noes:
12 None)

13
14 To approve the scope of services and budget proposed by GHD to prepare
15 Phase 2 of the EIR for the Village at Corte Madera 2016 Expansion Project

16
17 7.V Consideration and Possible Action To Approve Utilization Of PEG Funds For
18 Purchase Of Video Equipment For Town Council Chambers For Broadcasting
19 And Webcasting Of Town Council Meetings And To Work With The
20 Community Media Center Of Marin Regarding Setup, Installation And Video
21 Production Services

22 (Report from Rebecca Vaughn, Town Clerk)

23
24 Town Clerk Rebecca Vaughn said before the Council are options for potentially moving
25 forward with obtaining videographer services, camera equipment and hardware for the
26 Council Chambers for videoing Council meetings. Staff was asked to look at options related
27 to allowing for the videoing of Council meetings, whether live streaming or a cloud to
28 access as video on demand.

29
30 She met with Michael Eisenmenger, Director of the Community Center of Marin and he had
31 presented options to the Council in the past where there would be 3 cameras placed
32 around the Council Chambers to view both the dais, speakers, and a tap into the overhead
33 projector for any PowerPoint presentations would be viewable to those watching the video.

34
35 The cost Mr. Eisenmenger presented was \$32,000 which would be covered by PEG funds.
36 The Town would not have to pay anything for the camera equipment and as a member of
37 the Marin Telecommunications Agency, the Town would only pay a reduced rate for
38 production services at \$75/hour. Community Center of Marin's camera technicians would
39 come, set up in the media closet and would live stream those Council meetings and would
40 upload audio and video to the Town's website for viewing later.

41
42 The second option would be to purchase a camera. It would likely be installed in the corner
43 of the Chambers and it would record the dais and the back of a speaker. The Town would

1 upload the video to the cloud and she would need to transfer it to a U-Tube video format
2 and index it to be viewable in segments where agenda items can be hyperlinked to different
3 parts of the presentation for easy access.
4

5 Both options would require \$325 worth of electrical upgrades and it was cost \$2,825 to
6 purchase the camera in the single camera option. It would be somewhat significantly more
7 time for staff to be trained to do that and that staff person would need to be available at
8 each Council or Commission meeting in order to oversee the filming of the meeting and to
9 ensure it starts on time, it is paused, that it ended and was uploaded.

10
11 For the first option with CCM handling it, they would handle all production, setup,
12 transmission, live streaming, uploading, and in both instances she would still be the person
13 who would need to index the meetings which would not change in either case. She thinks
14 the pros as outlined in the staff report is that Option1 working with CCM would provide a
15 significantly more professional look, but given that the Town does not know what their
16 audience is yet, possibly the Council may not need to go this route yet. She has asked other
17 agencies if they know who their audiences are. Most seem to get a couple of dozen hits per
18 meeting. Some of the more controversial items will get more views on demand, so having it
19 available on U-Tube would be a significant benefit to the community.
20

21 Mayor Bailey asked which other towns that have video contract with Community Center of
22 Marin and which ones have it through some other method. Ms. Vaughn stated she believed
23 all cities contract with CCM except for Mill Valley, who has been videoing their Council
24 meetings for a long time and use their own cameras.
25

26 Vice Mayor Furst asked if PEG fees would be available to cover the cost of the camera under
27 Option 2. Ms. Vaughn said she did not ask this question and was under the impression that
28 it would only be something they procured and installed, but she can ask.
29

30 Vice Mayor Furst referred to page 3 of the staff report and the cost of the operator is
31 \$75/hour for camera operators. If the Town at some point does not remain members of
32 Marin Telecommunications Agency, would the Town still have this option. Ms. Vaughn said
33 the cost would be \$100/hour and this is what Larkspur pays currently.
34

35 Vice Mayor Furst said Larkspur has a U-Tube channel, and she asked and confirmed that it
36 would not be run through Granicus. Ms. Vaughn said the website the Town enlisted the
37 services of last year has an agenda management component which she uses, and she has
38 heard from people who use Granicus, Agenda Pal and Accela that this is to be expected
39 regardless of who they use. The one benefit would be that they would streamline the
40 process and it would have a video picture in the left corner and the agenda below it. One
41 can click on any item and it would go right to the item.
42

1 Vice Mayor Furst said with either option, it would involve a City U-Tube channel, and Ms.
2 Vaughn said yes, and she believes this is the best.

3
4 Mayor Bailey opened the public comment period. There were no comments and he
5 returned discussion to the Council.

6
7 Councilmember Lappert said he serves on the Marin Telecommunications Agency (MTA)
8 Board and said he is not a proponent of videoing meetings, which he believes is overkill
9 and not many people watching it. However, if the Council decides to approve it, he is a
10 proponent of using the MTA for it. They are technically competent and can handle the
11 recording efficiently, with real time broadcasting.

12
13 Vice Mayor Furst said she is supportive of either option, but her only concern with MTA has
14 to do with the fact that it costs more if the Town decides to withdraw their membership,
15 but this is negligible. Another thing to consider is that an operator will be needed for every
16 Planning Commission meeting and she would want to see some option of video-taping
17 meetings that occur in the Community Center. Ms. Vaughn said this is included in the last
18 page of the report.

19
20 Ms. Vaughn pointed out that the City of Novato meets almost every Tuesday and they are
21 trying to acquire potentially a third channel, so they could not guarantee that Corte Madera
22 would be live cablecast initially, but simply live streamed through the website and U-Tube.
23 Meetings would be aired, however, twice after each meeting and they can guarantee
24 camera operators.

25
26 Councilmember Condon said she has never been in favor of recording meetings because it
27 ends up being an opportunity for people to grandstand, but on the other hand, she was
28 unsure of the number of people who want to watch this on television. Ms. Vaughn said Mr.
29 Eisenmenger said he has not seen an increase or an incident of grandstanding at meetings
30 that they are aware of. Their operators, however, are conscious of this and do not edit for
31 reactions and do not pan the cameras from person to person.

32
33 Councilmember Condon said in the past when the Council considered this it was costly.
34 Councilmember Lappert noted the cost is still about \$12,000 a year, and Ms. Vaughn
35 clarified this is the estimate and it depends on usage and if the Town videos Planning
36 Commission meetings which are sometimes canceled.

37
38 Vice Mayor Furst noted the Town is a public governing body and she thinks the cost is
39 worth it. These days with everybody's schedules they cannot always come to meetings, so it
40 is very important.

41
42 Councilmember Condon said every other jurisdiction is recording meetings, except for
43 Corte Madera, and she could support it if the budget could be managed.

1
2 Councilmember Andrews said he thinks the Council should probably approve the first
3 option, but asked if the Town would be locked into the precedent set for distribution of
4 Council information via video.

5
6 Town Attorney Riddle noted there is no statute that would suggest that once beginning to
7 video the Town would be required to continue to do it. The Brown Act requires that the
8 meeting be public, but there is nothing that says it must be broadcasted, assuming there is
9 something in the contract that provides for cancellation with some notice.

10
11 Councilmember Lappert said when publishing the meetings for the public, he asked how
12 the minutes would be produced. Ms. Vaughn said the Council could either continue the
13 practice of having the audio quasi-transcribed which is the current practice, or some
14 agencies have moved toward action item minutes, which she supported. She thinks this
15 would need to be phased in and considered as a separate Council action. She added that
16 people do like to have the resource of summary minutes, as some Councils wish to maintain
17 the record.

18
19 Councilmember Andrews said if the minutes were to change to action-only, he asked if the
20 Council would be unable to search for historical information. Mr. Bracken stated the
21 Council could refer back to the video and audio of it, but often when one item needs to be
22 found many years ago, it is somewhat easier to have the minutes written out which
23 happens occasionally.

24
25 Vice Mayor Furst said she supports retaining the current practice of summary minutes
26 because it allows people to do Google searches and find what they need. If the Council is
27 ever in such a financial quandary that costs need to be cut, they can find volunteers or have
28 staff operate the cameras or set one camera filming and not the 3 cameras.

29
30 MOTION: Moved by Furst, seconded by Lappert, and approved unanimously by the
31 following vote: 5-0 (Ayes: Andrews, Condon, Furst, Lappert and Bailey; Noes:
32 None)

33
34 To Approve Utilization Of PEG Funds For Purchase Of Video Equipment For
35 Town Council Chambers For Broadcasting And Webcasting Of Town Council
36 Meetings And To Work With The Community Media Center Of Marin
37 Regarding Setup, Installation And Video Production Services
38 (Report from Rebecca Vaughn, Town Clerk)

39
40 7.VI Ratification of Council Parks and Recreation Subcommittee Recommendation
41 for Appointment of Nathan Blomgren to the Parks and Recreation
42 Commission to Serve the Remainder of an Unexpired Term Ending on June
43 30, 2017.

1 (Report from Rebecca Vaughn, Town Clerk)
2

3 Town Clerk Vaughn stated the subcommittee of Councilmembers Lappert and Condon met
4 on January 27, 2016 to interview four candidates and of the four candidates, Nathan
5 Blomgren was the recommendation of the full Council for consideration.
6

7 Councilmember Condon stated the four candidates were excellent. Mr. Blomgren is here
8 and grew up in Corte Madera. Part of his career took him to South America, but he has
9 returned and is living in Town. He and his family have always been very involved in the
10 Town and supported his appointment.
11

12 Mayor Bailey opened the public comment period. There were no comments and he
13 returned discussion to the Council.
14

15 MOTION: Moved by Furst, seconded by Condon, and approved unanimously by the
16 following vote: 5-0 (Ayes: Andrews, Condon, Furst, Lappert and Bailey; Noes:
17 None)
18

19 To ratify the Town Council's Parks and Recreation Subcommittee
20 Recommendation for Appointment of Nathan Blomgren to the Parks and
21 Recreation Commission to Serve the Remainder of an Unexpired Term
22 Ending on June 30, 2017
23

24 **Oath of Office**

25 Town Clerk Vaughn then gave the Oath of Office to Nathan Blomgren to serve the
26 remainder of an unexpired term on the Parks and Recreation Subcommittee ending on June
27 30, 2017.
28

29 7.VII **Review of Draft February 16, 2016 Town Council Agenda**
30

31 Mayor Bailey opened the public comment period. There were no comments.
32

33 Councilmember Condon asked if the Council to postpone the Public Employee Performance
34 Evaluation until the next meeting agenda. Councilmembers suggested it remain on the
35 agenda.
36

37 Councilmember Lappert asked to add an item for Council discussion of which
38 subcommittees are needed, may need to be sunset or eliminated. Mayor Bailey concurred.
39

40 Ms. Vaughn noted that the discussion about Airbnb is listed at the end of the agenda under
41 "Items to be Scheduled" as well as the "Noise Ordinance" which she said may be on the
42 March 1, 2016 agenda.
43

1 7.VIII Approval of Minutes of January 19, 2016 Town Council Meeting

2
3 Councilmember Condon requested the following amendment:

- 4
5 • Page 14, Line 18: "Councilmember Condon noted it is too early to seek public input
6 regarding negotiations."
7 • Page 15, Line 7: Change spelling to Sherry "Vigneron"

8
9 MOTION: Moved by Furst, seconded by Lappert, and approved unanimously by the
10 following vote: 5-0 (Ayes: Andrews, Condon, Furst, Lappert and Bailey; Noes:
11 None)

12
13 To approve the minutes of January 19, 2016 Town Council meeting, as
14 amended

15
16 The Town Council convened to Closed Session at 10:16 p.m.

17
18 **8. CLOSED SESSION**

19
20 **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

21 Property: Gravel overflow parking lot on Redwood Highway (north of Nordstrom at
22 The Village at Corte Madera) APN 024-032-19

23 Agency negotiator: David Bracken

24 Negotiating parties: Macerich (Garrett Newland and Cecily Barclay)

25 Under negotiation: Whether, and under what terms, the property could potentially
26 be leased or sold.

27
28 **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

29 Pursuant to Government Code Section 54957

30 Title: Town Manager

31
32 **OPEN SESSION**

33
34 The Town Council reconvened its regular meeting at 11:06 p.m. Mayor Bailey announced
35 there was no reportable action.

36
37 **9. ADJOURNMENT**

38
39 The meeting was adjourned at 11:06 p.m. to the next regular Town Council meeting on
40 February 16, 2016 at Town Hall Council Chambers.