



## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

### Draft Initial Study/Negative Declaration for General Plan, Zoning Code (New MX-1 District) and Zoning Map Amendments

**To:** Marin County Clerk  
Affected and Adjacent Property Owners  
Interested Members of the Public

**From:** Town of Corte Madera  
300 Tamalpais Drive  
Corte Madera, CA 94925

**Notice:** The Town of Corte Madera, acting as the Lead Agency under the California Environmental Quality Act (CEQA), has prepared an Initial Study for the project identified below and pursuant to CEQA Guidelines Section 15072 intends to adopt a Negative Declaration.

**Project Title:** Tamal Vista Boulevard Corridor Zoning Text and Map Amendment

**Project Location:** The proposed project site is located along the east side of Tamal Vista Blvd, and bounded by HWY 101 to the east, Wornum Dr. to the north, and Madera Blvd to the south, including addresses: 50 Madera, 56 Madera, 21 Tamal Vista, 41 Tamal Vista, 45 Tamal Vista, 47-71 Tamal Vista, and 75 Tamal Vista, in the Town of Corte Madera, Marin County. and does not contain properties listed under Government Code Section 65962.5.

**Project Applicant:** Town of Corte Madera, Planning and Building Department

**Project Description:** The project consists of a Zoning Text Amendment to create a new Mixed Use Zoning District (MX-1) and amend the official Zoning Map of the Town of Corte Madera for the Tamal Vista Corridor area from C-3 (Highway Commercial District) and P/SP (Public and Semi-Public Facilities District) to MX-1 (Mixed Use Tamal Vista Corridor District). The project also includes a General Plan Amendment to change the General Plan land use designation for 75 Tamal Vista Boulevard (California State Department of Motor Vehicles site) from Public and Semi-Public Facilities to Mixed-Use Commercial. The boundary of the project area is shown on the back of this notice.

**Public Review Period:** The public review period for the Negative Declaration is from **August 24, 2016** through **September 13, 2016**.

**Where Document Can Be Reviewed:** The Initial Study and Negative Declaration, including the proposed Zoning Amendments is available for review at the Town of Corte Madera Planning Department, 300 Tamalpais Drive, Corte Madera, CA 94925 and on the Town's website at: <http://www.townofcortemadera.org/579/Tamal-Vista-Corridor-Study-and-Zoning-Am>.


**Public Hearing:** A public hearing on the Negative Declaration and the proposed General Plan, Zoning Text and Zoning Map amendments will be held before the Town of Corte Madera Planning Commission on **September 13, 2016 at 7:30 PM at the Council Chambers of the Town Hall** located at 300 Tamalpais Drive, Corte Madera, CA 94925. The Planning Commission will consider the project and provide recommendations to the Town Council on the adequacy of the Negative Declaration and the merits of the proposed Zoning Text, Zoning Map, and General Plan Amendments. A subsequent hearing before the Town Council is tentatively scheduled for **October 4, 2016** and will be duly noticed in advance.

Comments on the Negative Declaration must be received by the end of the review period, September 13, 2016, at 5:00 p.m.

Please submit comments to Adam Wolff, Director  
Town of Corte Madera Planning Department  
300 Tamalpais Drive, Corte Madera CA  
94925 Or Email to: [awolff@tcmmail.org](mailto:awolff@tcmmail.org)  
Phone: (415) 927-5059



**PROJECT VICINITY**  
TAMAL VISTA CORRIDOR  
CORTE MADERA, CA

 **PROJECT BOUNDARY**