



**NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION**

**Draft Initial Study/Mitigated Negative Declaration for Marin Country Day School
Improvement Project – General Plan Amendment, Rezoning, Design Review and
Conditional Use Permit Amendment**

To: Public Agencies and Interested
Citizens/Parties

From: Town of Corte Madera
300 Tamalpais Drive
Corte Madera, CA 94925-1418

Notice: Pursuant to CEQA Guidelines Section 15072, notice is hereby given that the Town of Corte Madera, acting as Lead Agency under the California Environmental Quality Act (CEQA), intends to adopt a Mitigated Negative Declaration (MND) for the proposed project.

Project Location: The proposed project site is located at 5221 Paradise Drive, Corte Madera, and is not listed on any list under Government Code Section 65962.5.

Project Description: The existing General Plan designations are Public and Semi-Public Facilities and Open Residential. The General Plan designation for about 7.14 acres that are now designated Open Residential is proposed to change to Public and Semi-Public Facilities, so that the Public and Semi-Public Facilities designation would apply to the entirety of the developed area. About 14.15 acres of the overall site would remain designated Open Residential. Existing zoning is Public and Semi-Public Facilities District (P/SP) and Open Residential District (R-1-C). About 7.14 acres that are now zoned Open Residential District (R-1-C) are proposed for rezoning to Public and Semi-Public Facilities District (P/SP), so that the P/SP zoning would apply to the entirety of the developed area. About 14.15 acres of the overall site would remain Open Residential District (R-1-C).

The project applicant, Marin Country Day School (MCDS), proposes building renovations, demolitions, and new construction of the existing campus and completion of a creek restoration program. In addition, portable classrooms would be added north of Paradise Drive temporarily during the construction period and new permanent bathrooms would be added in this same area. These portable classrooms would be removed at the end of construction, with the parking lot returning to its original function. A net addition of 11,334 gross square feet (gsf) would be added to the campus to provide classrooms, a performing arts center, and associated facilities. While a total of 11,334 gsf would be added, a total of 8,349 gsf would be demolished. The improvements would provide updated and more modern accommodations for MCDS students and more classrooms in order to reduce class sizes for more personalized instruction. No enrollment increases are proposed as part of this project.

Potential Environmental Impacts: The proposed MND did not find any potential environmental impacts that could not be mitigated to a less-than-significant level.

Public Review Period: The public review period for the MND commences on Tuesday, **October 4, 2016** and ends on **November 4, 2016 (5 PM)**. Please address all comments in writing to Phil Boyle by email to pboyle@tcmmail.org or mail to Phil Boyle Senior Planner, Corte Madera Planning Department, 300 Tamalpais Drive, Corte Madera, CA 94925-1418. The Town will only accept written comments during the comment period.

Location Where Documents Can Be Reviewed: The MND and all documents referenced therein will be available for review at the Town Planning Department offices located at 300 Tamalpais Drive from the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays, by contacting Phil Boyle at 415-927-5059. The MND is also available for review at <http://www.townofcortemadera.org>.

Public Hearing: The Town will hold a public hearing to solicit public comments on the MND and the proposed project on **November 10, 2016 at 7:30pm** at the Corte Madera Community Center, 498 Tamalpais Drive, Corte Madera, CA. The Planning Commission may consider adoption of the MND and project applications at such time. Additional information about the proposed project, including project plans, is available on the Town's website at the address listed above or by contacting the Planning Department at (415) 927-5067.