

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Draft Initial Study/Mitigated Negative Declaration for Corte Madera Ecological Reserve Expansion – General Plan Amendment, Zoning Amendment, Grading and Drainage Permit

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 at 72 Industrial Way, Corte Madera, a 5.2 acre site owned by the Marin Audubon Society (MAS). The project also includes approximately 1.0 acres of the immediately adjacent Corte Madera Ecological Reserve property (approximately 300 acres in total) owned by the California Department of Fish and Wildlife (CDFW). It is not on any list under Government Code Section 65962.5.

Project Description: The project will restore tidal marsh by excavating 3.598 acres of filled lands on MAS and CDFW property to create a marsh plain that is .5 feet below mean high water. A public access path will offer views of the restored and existing habitat in a manner that will not impact the habitat and species that depend on it. The project will include a .046 acre channel to connect the restored marsh to the existing marsh to the south. A grading and drainage permit is requested from the Town of Corte Madera.

The existing General Plan designation is Office, and the Zoning designation is O-Professional and Administrative Office District. The applicant requests a General Plan amendment to the Wetlands and Marshlands land use designation and a Zoning amendment to POS, Parks, Open Space and Natural Habitat. No General Plan or Zoning changes are requested for the CDFW property.

The applicant is the Marin Audubon Society.

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 October 28, 2016 and ends on November 28, 2016 at 5pm. Please address all comments in writing to Adam Wolff by email to awolff@tcmmail.org or mail to Adam Wolff, Community Development Director, 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 at 300 Tamalpais Drive from the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays, by contacting Adam Wolff at 415-927-5064. The MND is also available for review at <http://www.townofcortemadera.org/643/Corte-Madera-Ecological-Reserve-Expansio>

Public Hearing: The Corte Madera Planning Commission has tentatively scheduled a public hearing to review and receive public comments on the MND and the proposed project on November 29, 2016, at Corte Madera Town Hall, 300 Tamalpais Drive, Corte Madera, CA. The Planning Commission may consider recommendations to adopt the MND and project applications at such time. Additional information about the proposed project is available by contacting the Planning Department at 415-927-5064.