



THE TOWN OF  
CORTE MADERA  
MARIN COUNTY CALIFORNIA

# NOTICE OF AVAILABILITY

of the

## **Recirculated Draft EIR (REIR) No.2 for the Corte Madera Inn Rebuild Project**

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

To: Public Agencies and Concerned  
Citizens/Interested Parties

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

**Project Applicant:** Reneson Hotels, Inc.

**Notice:** Notice is hereby given that the Town of Corte Madera, acting as Lead Agency under the California Environmental Quality Act (CEQA), will receive public comment and recommendations on a Recirculated Draft Environmental Impact Report (REIR) No. 2 prepared for the Corte Madera Inn Rebuild Project. The review period extends for slightly more than the mandatory 45- day review period, beginning **November 15, 201 and ending at 5:00 pm on January 3, 2017**. All comments regarding the REIR must be received by this ending date/time.

**Project Location:** 56 Madera Boulevard, Corte Madera, CA

**Project Description:** This document is a Recirculated Environmental Impact Report (REIR) prepared in accordance with the California Environmental Quality Act of 1970 (CEQA), as amended. The Town of Corte Madera is the lead agency for the project evaluated in this REIR. This REIR is a recirculation of a portion of the Draft EIR (DEIR) (State Clearinghouse Number 2014042069) that addressed the Corte Madera Inn Rebuild Project and that was circulated for public review from November 17, 2014 to January 20, 2015. The DEIR was posted on the Town's website on November 17, 2014. Comments were received and a Final EIR (FEIR) was begun to respond to public and agency comments on the DEIR. During the FEIR process, it was determined that a portion of the DEIR should be significantly revised, and thus a first REIR was prepared in order to meet the requirements of CEQA. The first REIR was circulated from July 17, 2015 to August 31, 2015, and was also posted on the Town's website. The first REIR addressed changes to the traffic impact analysis and a new alternative. The FEIR, which provided responses to comments on the DEIR and the first REIR, was issued in November 2015.

Now, this second REIR, known as REIR No. 2, has been prepared to show changes to the Biological Resources section of the DEIR (Section 4.3) that are necessary to reflect new information that became available after circulation of the DEIR and first REIR. The new information resulted in identification of a new environmental impact related to sensitive natural communities. According to Section 15088.5(a) of the CEQA Guidelines, "A lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before

certification.... New information added to an EIR is not ‘significant’ unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project’s proponents have declined to implement.”

This REIR No. 2 provides the following components that are intended to supplement the DEIR on the Corte Madera Inn Rebuild Project (State Clearinghouse Number 2014042069):

- Revisions to Section 4.3, Biological Resources, of the DEIR to address new information that became available after circulation of the DEIR and first REIR related to the on-site pond.
- Minor text revisions to Section 4.3, Biological Resources, mainly to provide additional information on the black-crowned night heron, an issue that was addressed in comments on the DEIR and in the FEIR.

**Potential Environmental Impacts:** In the REIR, a new potentially significant impact was identified related to eliminating the occurrence of a widgeon-grass sensitive natural community due to removal of the pond at the site. A mitigation measure previously recommended in the DEIR (BIO-3a) was found applicable to this impact. The Town of Corte Madera, as lead agency, would ensure implementation of the mitigation measure; therefore, all impacts will be less than significant.

**Public Review Period:** The public review period for the REIR extends from November 15, 2016 through January 3, 2017. **Only comments related to the content of this REIR No. 2 will be addressed at this time.** The comment period for the original DEIR and for the first REIR is closed and no comments on the original DEIR or first REIR will be accepted at this time.

All responses to comments received on the original DEIR and the first REIR, as well as comments on this REIR, will be included in the revised FEIR.

**Location Where Document Can Be Reviewed:** The Town has prepared an REIR for the subject project pursuant to the California Environmental Quality Act. This document is available for review at the Town of Corte Madera’s Town Hall at 300 Tamalpais Drive, lower level, or may be downloaded from the Town’s website at: <http://www.townofcortemadera.org/531/Corte-Madera-Inn-Rebuild-Project>.

**Comments on the Recirculated Draft Environmental Impact Report (REIR) must be received, *in writing*,  
by the end of the review period, January 3, 2017, at 5:00 p.m.  
Submit comments to Adam Wolff, Planning and Building Director  
Town of Corte Madera Planning Department  
300 Tamalpais Drive, Corte Madera CA 94925  
Or Email to : AWolff@tcmmail.org  
Phone: (415) 927-5064**