



THE TOWN OF  
CORTE MADERA  
MARIN COUNTY CALIFORNIA

# TOWN OF CORTE MADERA PLANNING COMMISSION

## NOTICE OF PUBLIC HEARING

**TOWN AGENCY:** CORTE MADERA PLANNING COMMISSION

**MEETING DATE:** TUESDAY NOVEMBER 29, 2016

**TIME AND PLACE:** 7:30 P.M., CORTE MADERA TOWN HALL, 300 TAMALPAIS DRIVE

**SUBJECT:** PUBLIC HEARING FOR CONSIDERATION AND POSSIBLE ADOPTION OF RESOLUTIONS RECOMMENDING ADOPTION OF A MITIGATED NEGATIVE DECLARATION, ZONING MAP AND GENERAL PLAN LAND USE DIAGRAM AMENDMENTS TO FACILITATE THE CORTE MADERA ECOLOGICAL RESERVE AND MARSH RESTORATION PROJECT.

NOTICE IS HEREBY GIVEN that the Corte Madera Planning Commission will hold a public hearing to consider an application by the Marin Audubon Society (MAS) to amend the Town’s Zoning Ordinance by rezoning property located at 72 Industrial Way from a Professional and Administrative Office Zoning District to a Parks, Open Space and Natural Habitat Zoning District, and amending the General Plan Land Use Diagram Map by changing the land use designation at 72 Industrial Way from Office to Wetlands and Marshlands.

Approval of the proposed amendments are necessary to facilitate a proposed project that would restore approximately 6.2 acres of tidal marsh habitat by excavating approximately 3.6 acres of previously-filled lands on MAS and California Department of Fish and Wildlife (CDFW) property adjacent to the existing Corte Madera Ecological Reserve. In addition to the proposed Zoning Ordinance and General Plan amendments which are the subject of this public hearing, a Corte Madera grading and drainage permit and permits from relevant natural resource agencies will also be required.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study and Environmental Checklist were prepared for the proposed project pursuant to CEQA Guidelines Article 6. The analysis concluded that potential significant impacts would be reduced to less than significant levels with the implementation of mitigation measures, and as a result, a Draft Mitigated Negative Declaration (MND) has been prepared for Commission consideration with the project at the above referenced public hearing. A Notice of Intent to Adopt a Mitigated Negative Declaration was published on October 28, 2016 commencing a 30-day review period. The Draft Mitigated Negative Declaration can be reviewed on the Town of Corte Madera website at <http://www.ci.corte-madera.ca.us/643/Corte-Madera-Ecological-Reserve-Expansio> and at the Town of Corte Madera Planning Department, located at 300 Tamalpais Drive, Corte Madera, California, lower level, during public hours: 8:00am – 11:30am and 1:00pm – 3:00pm Monday through Thursday.

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All persons interested in the foregoing are invited to appear before the Corte Madera Town Council at the time, day and place mentioned above. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this NOTICE, or in written correspondence delivered to the Town of Corte Madera at, or prior to, the public hearing. All written responses will become part of the public record. Staff reports are usually available by 4:30 p.m. on the Friday before the meeting and may be obtained from the Town Clerk, Corte Madera Town Hall, 300 Tamalpais Drive, Corte Madera. If you have any questions about the information contained in this notice, please contact the Planning Department at (415) 927-5064.  
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I do hereby certify that the foregoing Notice of Public Hearing was duly processed according to the California Government Code and the Corte Madera Municipal Code.

Adam Wolff, Planning Director

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at 415-927-5064. Notification two business days (the Friday before the meeting) prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

Sent on or before November 18, 2016