



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

**Draft Initial Study/Mitigated Negative Declaration for
1441 Casa Buena Drive Townhome Development**

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 1441 Casa Buena Drive, Corte Madera, and is not listed on any list under Government Code Section 65962.5.

Project Description: BayRock Multifamily, LLC, has proposed the development of 46 townhomes at 1441 Casa Buena Drive in the southern portion of the Town of Corte Madera, Marin County. The 3.51-acre site fronts on Casa Buena Drive, which is directly west of and adjacent to U.S. Highway 101. Existing uses on the site include 32 apartment units located in four two-story residential buildings that were constructed in 1961. All of the existing apartments are currently occupied as of October 2014. The project site also includes landscaped grounds, an outdoor pool area, and paved parking areas at the perimeter of on-site buildings.

The proposed project would include 46 townhomes and flats to be contained in 20 two- and three-story buildings. A total of 99 parking spaces would be provided, including seven spaces for guests. Eight units are proposed to be sold at below market rates allowing the project to qualify for the State Density Bonus. The proposed project would comply with all of the development standards of the existing R-2 zoning district regulations.

The project requires Town approval of a Vesting Tentative Map for the subdivision of the subject site, a Conditional Use permit for the development of multiple houses (townhomes), a Zoning Ordinance Amendment to modify the Town's inclusionary housing regulations related to the provision of very-low income homeownership units, and a Major Design Review permit.

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 **June 18, 2015** and ends on **July 17, 2015 (5 PM)**. Please address all comments in writing to Adam Wolff by email to awolff@temmail.org or mail to Adam Wolff, Planning 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 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 Adam Wolff at 415-927-5059. The MND is also available for review at <http://www.townofcortemadera.org/553/1441-Casa-Buena-Drive>.

Public Hearing: The Town will hold a public hearing to solicit public comments on the MND and the proposed project at the regular Planning Commission Meeting of **July 28, 2015** at 7:30 PM 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, are available on the Town's website at the address listed above or by contacting the Planning Department at (415) 927-5064.

Sent on or before June 17, 2015