

Notice of Determination

21-2025-068

Appendix D

To: [X] Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

From: Public Agency: Town of Corte Madera
Address: 300 Tamalpais Drive
Corte Madera, CA 94925
Contact: Martha Battaglia, Senior Planner
Phone: 415-927-5791

[X] County Clerk
County of: Marin
Address: 3501 Civic Center
Suite 255
San Rafael, CA 94903

Lead Agency (if different from above):
Address:
Contact: SHELLY SCOTT
MARIN COUNTY CLERK
Phone: BY: Diabato, Deputy

FILED

MAY 15 2025

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number (If Submitted to State Clearinghouse): 200 50620 23

Project Title: 240 Tamal Vista Boulevard Multi-family Project

Project Applicant: JEMCOR Development Partners

Project Location (include county): 240 Tamal Vista Boulevard, Marin County

Project Description: Design Review to allow for a multi-family residential development at 240 Tamal Vista Boulevard. The residential development is approximately 226,500 square feet and includes 99 multi-family units, which would be 100% deed-restricted affordable for lower-income families. The applicant has requested one concession and six development standard waivers. In 2023, the Town adopted a Subsequent Environmental Impact Report ("SEIR") for its Sixth Cycle Housing Element Update, which considered a new multifamily development on this project site. The Town prepared an Initial Study to evaluate any new impacts arising from changes to the project since the SEIR and the extent of environmental review necessary for the project under applicable CEQA Guidelines. The Planning Division determined that an additional SEIR is not required pursuant to Section 15162. The project was approved by the Planning Commission on April 22, 2025. The Planning Commission's decision was appealed. The Town Council considered an Addendum to the SEIR describing the findings of the Initial Study, in addition to the SEIR itself, at the appeal hearing on May 14, 2025.

This is to advise that the Town of Corte Madera has approved the above described project on May 14, 2025 and has made the following determinations regarding the above described project: (Date)

- 1. The project [] will [X] will not have a significant effect on the environment.
2. [X] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [X] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [X] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [X] was not adopted for this project.
6. Findings [X] were [] were not made pursuant to the provision of CEQA.

This is to certify that the final EIR prepared for the Housing Element and the Addendum prepared for this project with comments and responses and record of project approval is available to the General Public at:

Town of Corte Madera Planning Division, 300 Tamalpais Drive, Corte Madera, CA 94925

Signature (Public Agency): [Signature] Title: Community Development Dir

Date: May 15, 2025 Date Received for Filing at OPR: May 15, 2025

Authority Cited: Section 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

Revised 2011

POSTED 5/15/25 TO 6/14/25



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
21 — 05/15/2025 — 068
 STATE CLEARINGHOUSE NUMBER (If applicable)
2005062023

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY TOWN OF CORTE MADERA	LEAD AGENCY EMAIL	DATE 05/15/2025
COUNTY/STATE AGENCY OF FILING Marin	DOCUMENT NUMBER	

PROJECT TITLE
240 TAMAL VISTA BOULEVARD MULTI-FAMILY PROJECT

PROJECT APPLICANT NAME TOWN OF CORTE MADERA	PROJECT APPLICANT EMAIL	PHONE NUMBER (415)927-5791
PROJECT APPLICANT ADDRESS 300 TAMALPAIS DRIVE	CITY STATE CORTE MADERA CA	ZIP CODE 94925

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ _____	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____	50.00
<input type="checkbox"/> Other		\$ _____	

PAYMENT METHOD:

Cash Credit Check Other **TOTAL RECEIVED \$ _____ 50.00**

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE MARIN COUNTY CLERK; O. LOBATO, ARCC SUPERVISOR
-----------------------	--