

Notice of Exemption21-2026-123

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Marin

3501 Civic Center Drive, Suite 234

San Rafael CA 94903

From: (Public Agency): Town of Corte Madera

300 Tamalpais Drive

Corte Madera, CA 94925

(Address)

FILED**JUL 10 2026**

SHELLY SCOTT
MARIN COUNTY CLERK
BY: L. Venter, Deputy

Project Title: The Ivy at Corte Madera

Project Applicant: O&I Development

Project Location - Specific:

56 Madera Boulevard, Corte Madera. APN 024-031-15.

Project Location - City: Corte Madera

Project Location - County: Marin

Description of Nature, Purpose and Beneficiaries of Project:

The Project consists of demolition of the existing hotel and associated facilities, construction of a new 150-unit residential care facility for the elderly with associated site improvements, undergrounding PG&E utility lines and pedestrian improvements along the Tamal Vista Blvd frontage, and habitat restoration around the existing on-site pond.

Name of Public Agency Approving Project: Town of Corte Madera

Name of Person or Agency Carrying Out Project: O&I Development

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☒ Statutory Exemptions. State code number: Section 21083.3

Reasons why project is exempt:

Project is consistent with development density and land use established by the 2009 Town of Corte Madera General Plan, for which a program EIR was certified. Project would not result in new or more severe significant environmental impacts beyond those analyzed in the General Plan EIR.

Lead Agency

Contact Person: Martha Battaglia

Area Code/Telephone/Extension: (415) 927-5791

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature]

Date: 7/9/2026

Title: Comm Dev Director

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

POSTED 7/10/26 TO 8/9/26



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

21 — 07/10/2026 — 123

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

TOWN OF CORTE MADERA

LEAD AGENCY EMAIL

DATE

07/10/2026

COUNTY/STATE AGENCY OF FILING

Marin

DOCUMENT NUMBER

PROJECT TITLE

THE IVY AT CORTE MADERA

PROJECT APPLICANT NAME

TOWN OF CORTE MADERA

PROJECT APPLICANT EMAIL

PHONE NUMBER

(415)927-5791

PROJECT APPLICANT ADDRESS

300 TAMALPAIS DR

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:**☐ Environmental Impact Report (EIR)

\$4,227.50

\$

0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$3,043.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$

0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:☐ Cash☒ Credit☐ Check☐ Other**TOTAL RECEIVED** \$ 50.00

SIGNATURE

X *L. Vawter*

AGENCY OF FILING PRINTED NAME AND TITLE

MARIN COUNTY CLERK, L. VAWTER, DEPUTY COUNTY CLERK