Print Form

Notice of Exemption 21-2026-176

Appendix E

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

County Clerk
County of: Marin
3501 Civic Center, Suite 255
San Rafael CA 94903

From: (Public Agency): Town of Corte Madera
300 Tamalpais Dr
Corte Madera CA 94925
(Address)

FILED
OCT 22 2026
SHELLY SCOTT
MARIN COUNTY CLERK
By A. Oxlaj Arevalo Deputy

Project Title: 125-127 Baltimore Ave Amending Zoning from R-1 to R-2

Project Applicant: Town of Corte Madera

Project Location - Specific:

125-127 Baltimore Avenue, Corte Madera, CA (APN 024-096-07)

Project Location - City: Corte Madera Project Location - County: Marin

Description of Nature, Purpose and Beneficiaries of Project:

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF CORTE MADERA AMENDING THE OFFICIAL ZONING MAP FOR 125 BALTIMORE AVENUE (APN 024-096-07) FROM R-1 MEDIUM-DENSITY RESIDENTIAL TO R-2 LOW-DENSITY MULTIPLE-DWELLING. The Ordinance amends only the Official Zoning Map. It does not amend the text of the Corte Madera Municipal Code, approve physical development, authorize construction, or exempt any future development or change in use from otherwise applicable Town review and permitting requirements. The R-2 Low-Density Multiple-Dwelling District is intended to accommodate multiple-dwelling residential uses and would bring the Property's existing lawful two-unit use into conformance with the applicable zoning regulations while retaining the option for a single-family dwelling.

Name of Public Agency Approving Project: Town of Corte Madera

Name of Person or Agency Carrying Out Project: Tracy Hegarty

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: 15301 (Existing Facilities), 15061(b)(3)
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt:

The Project is exempt from CEQA under CEQA Guidelines Section 15301 (Existing Facilities) because it recognizes an existing two-unit residential use and involves no expansion of that use or physical alteration of the Property; and the Project is also exempt under CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that changing the Property's General Plan and zoning map designations, without approving physical development or an expansion of use, would not result in a significant environmental effect, and any future development or change in use would be subject to separate review.

Lead Agency Contact Person: Tracy Hegarty Area Code/Telephone/Extension: 415-927-5063

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: Tracy Hegarty Date: 10-22-26 Title: Senior Planner

▪ 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:

Revised 2011

POSTED 10/22/26 TO 11/21/26

☐