

# Notice of Determination 21-2025-053

## Appendix D

To: ☒ 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

☒ County Clerk

County of: Marin

Address: 3501 Civic Center

Suite 255

San Rafael, CA 94903

Lead Agency (if different from above):

Address:

Contact:

Phone:

**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): 2005062023

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 State Density Bonus Law entitles the project to five incentives and concessions and an unlimited number of waivers. 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 Planning Commission considered an Addendum to the SEIR describing the findings of the Initial Study, in addition to the SEIR itself.

FILED

APR 24 2025

SHELLY SCOTT  
MARIN COUNTY CLERK  
BY: Alfred A. Scott, Deputy

This is to advise that the Town of Corte Madera has approved the above  
(☒ Lead Agency or ☐ Responsible Agency)

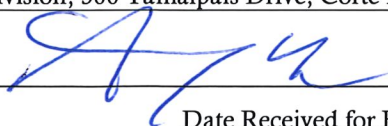
described project on April 22, 2025 and has made the following determinations regarding the above described project:  
(Date)

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ 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 [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ 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):



Title: Senior Planner

Date: April 24, 2025

Date Received for Filing at OPR: April 24, 2025

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

Revised 2011

POSTED 4/24/2025 TO 5/24/2025