

Notice of Exemption

21-2026-123

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 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. Vaastev, DeputyProject Title: The Ivy at Corte MaderaProject Applicant: O&I Development

Project Location - Specific:

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

Project Location - City: Corte MaderaProject 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 MaderaName 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 BattagliaArea 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 DirectorSigned 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

Revised 2011