



December 4, 2015

Planning Commission  
Town of Corte Madera  
300 Tamalpais Drive  
Corte Madera, CA 94925-1418

Attn. Adam Wolff (via email)

**Re: Corte Madera Inn Rebuild Project**

Commissioners:

Marin Conservation League urges your support for a project at this site that achieves the following:

- (1) retains the existing Edgewater Pond for its habitat values, its consistency with general plan policies, and its increasingly important flood retention functions; and
- (2) improves pedestrian access to the adjacent Town Center shopping area along with initiating rigorous traffic demand management measures. [

We note that the EIR and the State Water Board both concluded that Alternative 2, which retains the pond, would be the environmentally superior alternative. The habitat values of the pond, a remnant of the area's historic marsh complex, are well documented. The FEIR observes that the black crowned night herons observed near the existing swimming pool and pond appear to be a roosting colony.

Although the pond is no longer, at this time, part of the town's flood management system, it continues to collect local rainwater in storms. The project site is at one of the lowest elevations in the town and certain to be affected by expected sea level rise. Based on BCDC projections, (see Point Blue's Our Coast Our Future website) the surrounding area (Madera Gardens residential area and nearby shopping and commercial buildings) would experience regular flooding with a foot to a foot and a half water elevation rise. During increasingly frequent storm events predicted to occur, rainwater that would be collected in the pond would instead flow into adjacent neighborhoods if the pond no longer existed. Thus, retaining the pond would serve a crucial flood control function, in addition to its habitat values, and be of benefit to adjacent neighbors in coming years.

The additional alternative design that was added in the DEIR, which also retains the pond or wetland, but which proposes a height increase along one side of the property and the full complement of 185 rooms, 38 more than Alternative 2, would bring with it the attendant vehicle traffic and associated greenhouse gas emissions. This does not seem an improvement over earlier suggested designs.

Thank you for the opportunity to comment.

Kate Powers, President  
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