Notice of Exemption

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
   San Rafael, CA 94930

From: (Public Agency): City of Larkspur
       400 Magnolia Avenue
       Larkspur, CA 94939

Project Title: Magnolia Village
Project Applicant: Edge Development

Project Location - Specific:
1133 - 1169 Magnolia Avenue,

Project Location - City: Larkspur
Project Location - County: Marin

Description of Nature, Purpose and Beneficiaries of Project:
demolition of two existing commercial buildings, development of 20 townhomes,
including four affordable units, and renovation/remodel of third commercial building.
Associated site infrastructure included retaining wall

Name of Public Agency Approving Project: City of Larkspur
Name of Person or Agency Carrying Out Project: City of Larkspur Planning Department

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: Class 32, 15332
□ Statutory Exemptions. State code number:

Reasons why project is exempt:

No significant adverse impacts resulting from infill development on 1.63-acre
developed site. No impacts to sensitive species or habitat as none exists on site or
adjacent to site. Does not impact historic structures.

Lead Agency
Contact Person: Elise Semonian, Planning Director
Area Code/Telephone/Extension: 415-927-6713

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: __________________________ Date: May 4, 2023  Title: Community Development 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 5/15/23 TO 6/4/23

Revised 2011