

Notice of Exemption

21-2023-089

Appendix E

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

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

County Clerk
County of: Marin
3501 Civic Center Drive
San Rafael, CA 94930

(Address)

FILED

MAY 05 2023

SHELLY SCOTT
MARIN COUNTY CLERK
BY: L J AUSTIN Deputy

Project Title: MagnoliaVillage

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));
[X] 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: [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. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

POSTED 5/5/23 TO 6/4/23