



21-2023-90

**FILED**

MAY 09 2023

SHELLY SCOTT  
MARIN COUNTY CLERK

By: [Signature] Deputy

FILING REQUESTED BY AND WHEN FILED RETURN TO:

**Attn: Jeff Ballantine**  
**City of San Rafael**  
**Planning Division**  
**1400 Fifth Avenue**  
**San Rafael, CA 94901**

**NOTICE OF EXEMPTION**

City of San Rafael

May 9, 2023

1. **Project Name:** 1515 4<sup>th</sup> Street – New Mixed-Use Building
2. **Project ID#** ED22-016 / PLAN22-039
3. **Project Location:** 1515 4<sup>th</sup> Street
4. **Assessor's Parcel Number(s)** 011-245-41
5. **Project Summary:** Environmental and Design Review Permit for a new mixed-use building with 162 residential units and 8,900 square feet of ground floor commercial space.
6. **Public Agency Approving Project:** City of San Rafael
7. **Project Sponsor:** Collin Monahan
8. **CEQA Exemption Status:** CEQA Guidelines Section 15332, In-fill Development Projects.
9. **Reasons for Exemption:**  
The project involves an infill development project that meets the following criteria contained in CEQA Guidelines Section 15332:
  - a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.
  - b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
  - c. The project site has no value as habitat for endangered, rare or threatened species.
  - d. Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality.
  - e. The site can be adequately served by all required utilities and public services.

Project Planner:

[Signature: Jeff Ballantine]

Jeff Ballantine, Project Planner

POSTED 5/9/23 TO 6/8/23