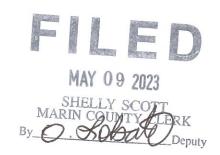


21-2023-90

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

Project Name:

1515 4th Street - New Mixed-Use Building

2. Project ID# ED22-016 / PLAN22-039

3. **Project Location:** 1515 4th Street

4. Assessor's Parcel Number(s) 011-245-41

- 5. Project Summary: Environmental and Design Review Permit for a new mixeduse 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:

Jeff Ballantine, Project Planner

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