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 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 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:

Jeff Ballantine, Project Planner