

Notice of Exemption

Appendix E

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 94903

From: (Public Agency): City of San Rafael
1400 5th Avenue
San Rafael, California 94901
(Address)

Project Title: 930 Irwin Street Residential Project

Project Applicant: Mike Kim, Mill Creek Residential, 34855 Technology Way, Suite 400, Boca Raton, FL 33431

Project Location - Specific:
523-545 Fourth St. and 910 Irwin St. (APNs 014-123-27, 014-123-28 and 014-123-21)

Project Location - City: San Rafael Project Location - County: Marin

Description of Nature, Purpose and Beneficiaries of Project:

The project would involve demolition of the three existing buildings and pavement on the project site and construction of a new eight-story residential building with 210 dwelling units; ground level lobby, common areas and amenities; and integrated above-ground, four-level parking garage, and requesting State of California density bonus waivers for building height, setbacks, required civic space, and setbacks.

Name of Public Agency Approving Project: City of San Rafael

Name of Person or Agency Carrying Out Project: Mill Creek Residential

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: 15332
Statutory Exemptions. State code number:

Reasons why project is exempt:

The project is categorically exempt from CEQA pursuant to Section 15332 of the State CEQA Guidelines, because: the project is consistent with the applicable City of San Rafael General Plan designation and City of San Rafael General Plan policies and applicable zoning designation and regulations; the project site is 0.92 acres in size, is within city limits, and is fully surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; the project would not result in significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by required utilities and public services. None of the exceptions to a categorical exemption found in Section 15300.2 of the State CEQA Guidelines applies to the project. The City of San Rafael prepared a Categorical Exemption Report (May 2025) documenting these findings.

Lead Agency
Contact Person: Kristina Estudillo, AICP Area Code/Telephone/Extension: (415) 458-5048

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: [Handwritten Signature] Date: 5/19/25 Title: Principal Planner

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.