

Notice of Exemption

21-2025-081

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 Suite 208
San Rafael, CA 94939

(Address)

FILED

MAY 29 2025

SHELLY SCOTT
MARIN COUNTY CLERK
BY: [Signature], Deputy

Project Title: PLN23-45 21 CHEVY CHASE CT

Project Applicant: ELIAS HORAT

Project Location - Specific:
21 CHEVY CHASE COURT, APN 021-152-30

Project Location - City: LARKSPUR Project Location - County: MARIN

Description of Nature, Purpose and Beneficiaries of Project:
NEW SINGLE FAMILY RESIDENCE

Name of Public Agency Approving Project: CITY OF LARKSPUR

Name of Person or Agency Carrying Out Project: FRANK EDWARDS

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: 15303 NEW CONSTRUCTION
Statutory Exemptions. State code number:

Reasons why project is exempt:
NEW SINGLE FAMILY RESIDENCE IN EXISTING SINGLE FAMILY
NEIGHBORHOOD

Lead Agency
Contact Person: ELISE SEMONIAN 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: 5/29/25 Title: Community Development Director

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

POSTED 05/24/2025 TO 06/28/2025