

**FILED**

WHEN FILED MAIL TO:

**Marin County Community Development  
Agency, Environmental Review Division  
3501 Civic Center Drive, #308  
San Rafael, CA 94903**

**Attn: Don Allee**

**SHELLY SCOTT  
MARIN COUNTY CLERK  
By O. Lobato, Deputy  
21 - 2025 - 092**

THIS SPACE FOR COUNTY CLERK'S USE ONLY

**NOTICE OF CEQA EXEMPTION**

May 20, 2025

- 1. **Project Name:** Pierce Co Properties (Auburn Grove) Vesting Tentative Map (P5082)
- 2. **Project Location:** Vacant lots along Woodland Avenue in unincorporated San Rafael, comprised of Assessor's Parcel Numbers 018-074-16, 018-075-28, 018-085-23, 018-086-17, and 018-086-18.

3. **Project Summary:**

The project entails the subdivision of a vacant 4.95-acre unit of real property into two residential lots (Lot 1 and Lot 2) for condominium purposes, and two open space parcels (Parcel A and Parcel B) that a homeowners' association would maintain. The two residential lots would have a net lot area of 2.66 acres, contain no more than 79 condominium units total, and result in a net project density of 30 dwelling units per acre. The proposed lots and parcels would have the following average slope: Lot 1 would have an average slope of 5.1 percent, Lot 2 would have an average slope of 4.0 percent, Parcel A would have an average slope of 5.4 percent, and Parcel B would have an average slope of 3.9 percent. The project would maintain a 20-foot development buffer from a mapped wetland.

- 4. **Public Agency Approving Project:** County of Marin, Community Development Agency
- 5. **Project Sponsor:** Kian Malek, Director of Development, City Ventures
- 6. **CEQA Exemption Status:** Public Resources Code section 21159.25 ("County Infill Exemption")

7. **Reasons for Exemption:**

The project consists of a residential infill subdivision in unincorporated Marin County, where a vacant 4.95-acre unit of real property will be subdivided into two residential lots for condominium purposes and two open space parcels. A ministerial Housing Compliance Review approved the development of 79 residential townhome units on the property on December 18, 2024. The project is exempt from CEQA under the listed exemption.

**C-25-22**

**POSTED 6/12/25 TO 7/12/25**

Project Planner:

*Joshua Bertain*

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Joshua Bertain  
Planner

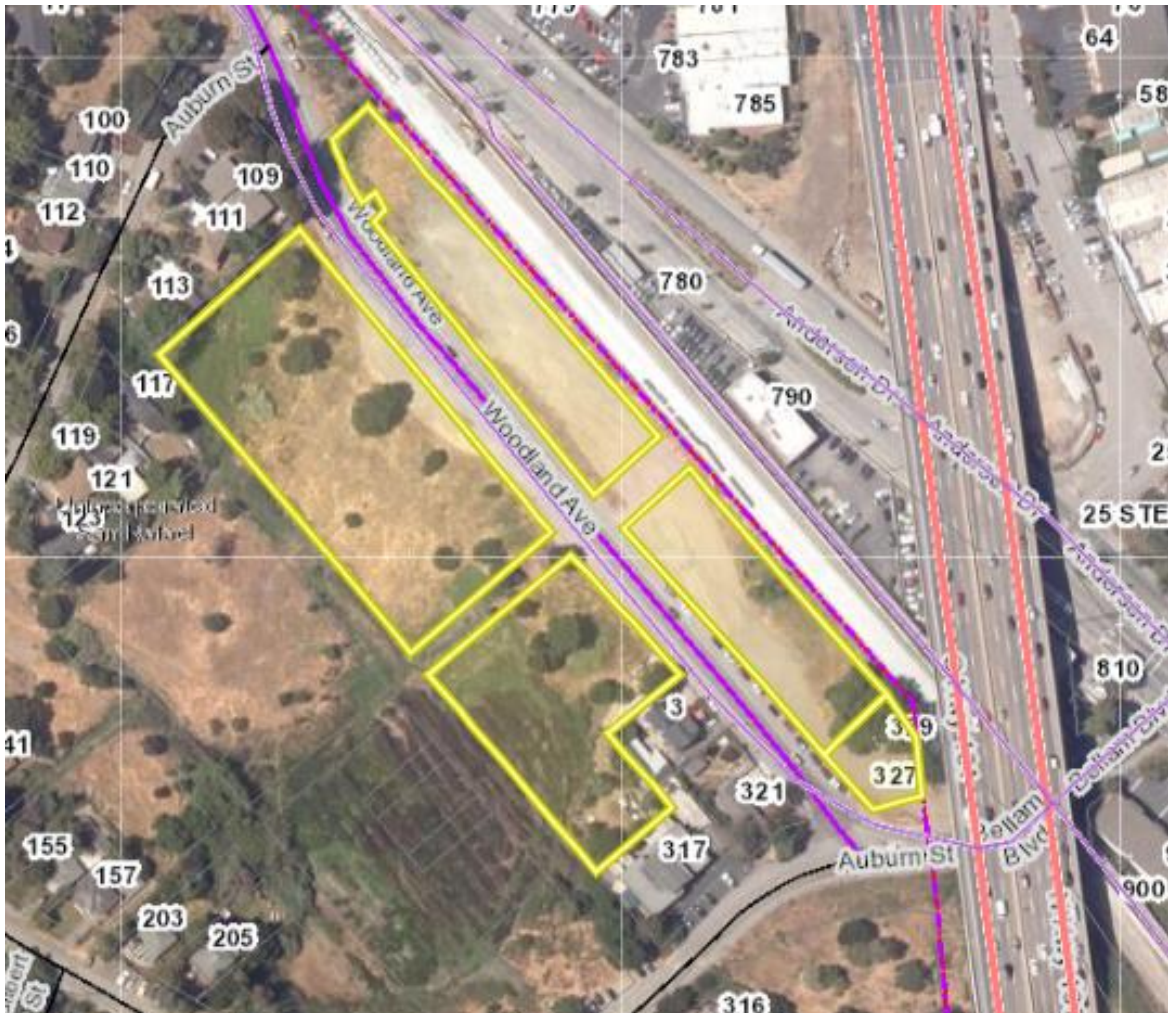
Reviewed by:

*Rachel Reid*

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Rachel Reid  
Environmental Planning Manager

# VICINITY MAP





State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

**Print**    **StartOver**    **Save**

RECEIPT NUMBER:  
 21 — 06/12/2025 — 092  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY	LEAD AGENCY EMAIL	DATE 06/12/2025
COUNTY/STATE AGENCY OF FILING Marin	DOCUMENT NUMBER C-25-22	

PROJECT TITLE

**PIERCE CO PROPERTIES (AUBURN GROVE) VESTING TENTATIVE MAP (P5082)**

PROJECT APPLICANT NAME MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY	PROJECT APPLICANT EMAIL	PHONE NUMBER (415)473-6269
PROJECT APPLICANT ADDRESS 3501 CIVIC CENTER DR, RM 308	CITY SAN RAFAEL	STATE CA
	ZIP CODE 94903	

**PROJECT APPLICANT (Check appropriate box)**

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

- |   |            |    |       |
|---|------------|----|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,123.50 | \$ | 0.00  |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,968.75 | \$ | 0.00  |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,401.75 | \$ | 0.00  |
| <br>  |            |    |       |
| <input checked="" type="checkbox"/> Exempt from fee   |            |    |       |
| <input checked="" type="checkbox"/> Notice of Exemption (attach)  |            |    |       |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |    |       |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |    |       |
| <hr/>   |            |    |       |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |            | \$ | 50.00 |
| <input type="checkbox"/> Other  |            | \$ |       |

**PAYMENT METHOD:**

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED    \$    50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE MARIN COUNTY CLERK; O. LOBATO, ARCC SUPERVISOR
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