Print Form

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, Room 234
San Rafael, CA 94903

From: (Public Agency): City of San Rafael
1400 Fifth Ave
San Rafael, CA 94901
(Address)

Project Title: 1230 5th Avenue Project

Project Applicant: 1230 5th Ave Investors, LLC, 1101 5th Ave STE 300, San Rafael. CA 94901

Project Location - Specific:

1248 5th Avenue, San Rafael, CA

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

Description of Nature, Purpose and Beneficiaries of Project:

The project consists of a multi-family housing development with 188 residential units with ground-level lobbies, amenity spaces, and 157 parking spaces at 1248 Fifth Avenue. The building will have primary frontage along Fifth Avenue and the rear along Mission Avenue. The proposal will demolish the existing one-story commercial building on the site.

Name of Public Agency Approving Project: City of San Rafael

Name of Person or Agency Carrying Out Project: 1230 5th Ave Investors, LLC, 1101 5th Ave STE 300, San Rafael. CA 94901

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 (In-fill Development Projects)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

As detailed in the CEQA Categorical Exemption Review Memo dated November 13, 2025, the Project meets all applicable criteria contained in Section 15532 of the CEQA Guidelines and none of the exceptions listed in Section 15300.2 apply to the Project.

Lead Agency
Contact Person: Kristina Estudillo 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: Kristina Estudillo Date: 11/19/2025 Title: Principal Planner

▪ 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: _____