

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: 555 Northgate Drive Affordable Housing Project

Project Applicant: Nancy Liu, AMG and Associates, LLC, PO Box 260770, Encino, CA 91426

Project Location - Specific:
555 Northgate Drive (APN 175-060-32)

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

Description of Nature, Purpose and Beneficiaries of Project:
Demolition of the existing building and pavement on the project site and construction of a new seven-story residential building with 193 dwelling units and 150 parking spaces, using provisions of State density bonus law.

Name of Public Agency Approving Project: City of San Rafael

Name of Person or Agency Carrying Out Project: AMG and Associates, LLC

- 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: 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 2.22 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 (April 2026) documenting these findings.

Lead Agency
Contact Person: Christina Ratcliffe, AICP, Project Planner Area Code/Telephone/Extension: (415) 485-3085

- 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: Christina Ratcliffe Date: 5/8/26 Title: Project 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.

