

Notice of Exemption

21-2024-088

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Belvedere
450 San Rafael Avenue
Belvedere, CA 94901

County Clerk
County of: Marin

(Address)

3501 Civic Center Drive #234

FILED

MAY 14 2024

SHELLY SCOTT
MARIN COUNTY CLERK
BY: Deputy

Project Title: Mallard Pointe

Project Applicant: Mallard Pointe 1951, LLC

Project Location - Specific:

1-22 Mallard Road, Belvedere, CA 94901

Project Location - City: Belvedere Project Location - County: Marin

Description of Nature, Purpose and Beneficiaries of Project:

The City approved the project and the project includes Design Review, Demolition, Tentative Subdivision Map, and Revocable License for 40 units located at 1-22 Mallard Road. The project approved a 15-unit apartment building, one fourplex, two triplexes, four duplexes, and six single family homes with one accessory dwelling unit. Four of the units would be affordable to lower-income households. The City also approved one concession and multiple waivers under State Density Bonus Law.

Name of Public Agency Approving Project: City of Belvedere

Name of Person or Agency Carrying Out Project: Thompson Dorfman, 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));
Categorical Exemption. State type and section number: In-Fill Development Project, Guideline Section 15332
Statutory Exemptions. State code number:

Reasons why project is exempt:

- 1. The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations.
2. The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses.
3. The project site has no value as habitat for endangered, rare, or threatened species.
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
5. The site can be adequately served by all required utilities and public services.
None of the exceptions listed in Guidelines Section 15300.2 apply to the project.

Lead Agency

Contact Person: Rebecca Markwick Area Code/Telephone/Extension: 415-435-3838

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: Date: May 14, 2024 Title: Director of Planning and Building

Signed by Lead Agency

Signed by Applicant

POSTED 5/14/24 TO 6/13/24