



21-2024-131

**NOTICE OF EXEMPTION**  
City of San Rafael

FILING REQUESTED BY AND WHEN FILED RETURN TO:

**City of San Rafael**  
**Community & Economic Development**  
**Department - Planning Division**  
**1400 Fifth Avenue, Top Floor**  
**San Rafael, CA 94901**

**Attn: Margaret Kavanaugh-Lynch**

July 25, 2024

**FILED**  
JUL 26 2024  
SHELLY SCOTT  
MARIN COUNTY CLERK  
BY: *[Signature]*, Deputy

1. **Project Name:** Belmont Senior Living Project
2. **Project Location:** 1515 4<sup>th</sup> Street San Rafael, CA 94901  
(APN: 011-245-41)
3. **Project Description:** The proposed project is an infill development on a previously developed 0.88-acre site at 1515 Fourth Street in downtown San Rafael. The Project site is currently occupied with a vacant commercial building and parking lot which will be demolished to accommodate construction to build and operate a state licensed residential care facility for the elderly (RCFE) containing 155 senior independent and assisted living units, and 28 secured memory care units at 1515 4th Street. The project is subject to approval of Use Permit.
4. **Public Agency Approving Project:** City of San Rafael
5. **Project Sponsor:** Troy Vernon; Greystar Development West LLC, Belmont Senior Living and 1515 Fourth Street Associates LLC
6. **CEQA Exemption Status:** CEQA Guidelines Section 15332, In-fill Development
7. **Reasons for Exemption:** The project is exempt from CEQA pursuant to Section 15332, In-fill Development Projects. The project satisfies the criteria set forth in CEQA Guideline 15332 and is therefore exempt from CEQA review. Furthermore, the project is not subject to any of the statutory exceptions set forth in Section 15300.2(a-f) that would make the project ineligible.

Micah Hinkle, Community and Economic Development Director

POSTED 7/26/24 TO 8/25/24