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# NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

To: Owners of Property Contiguous to the Project Site From: City of Belvedere  
Marin County Clerk 450 San Rafael Avenue  
Responsible Agencies, Trustee Agencies Belvedere, CA 94920  
Interested Members of the Public

### Subject: **Notice of Intent to Adopt an Initial Study and Mitigated Negative Declaration**

The City of Belvedere is the Lead Agency and has prepared an Initial Study and Mitigated Negative Declaration for the project identified below. Regional and state agencies will use the Negative Declaration prepared by our agency when considering permits or other approvals for the project. Adoption of the Negative Declaration and consideration of project applications are scheduled before the City of Belvedere Planning Commission at 6:30 p.m. on December 17, 2024. The public review period will last from October 30, 2024, to November 28, 2024.

**Project Title:** Initial Study for the 30 San Rafael Avenue Residential Project, Belvedere, Marin County, California

**Project Address:** 30 San Rafael Avenue, Belvedere, California, 94920

**Project Description:** The project proposes to demolish the existing 2,284-square-foot residence and construct a new 3,988-square-foot, two-story residence and a new junior accessory dwelling unit (JADU) above a new two-car garage. The JADU would be approximately 335 square feet. The proposed building footprint would generally form an L-shape oriented towards the south and would be two stories, with a maximum height of 22 feet. The project would include solar panels on the building roof. The main vehicle access would be from San Rafael Avenue and the vehicle garage entry would be from Lagoon Road, where it is currently located under existing conditions.

A copy of the Negative Declaration is available at the City Hall and at 450 San Rafael Avenue, Belvedere from 8 a.m. to 3:30 p.m., Monday to Thursday. City offices are closed from 12 p.m. to 1 p.m. Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than November 28, 2024. Please send your response to Samie Malakiman, [Smalakiman@cityofbelvedere.org](mailto:Smalakiman@cityofbelvedere.org) or at the address above.

**Date:** 10/30/2024

**Signature:** Samie Malakiman

**Title:** Associate Planner

**Telephone:** (415) 435-3838

Reference: California Code of Regulations, Title 14, (CEQA Guidelines), Sections 15070-15075, and 15200-15209.

**POSTED** 11/14/2024 **TO** 12/14/2024