



DATE: August 14, 2021

TO: Public Agencies, Organizations and Interested Parties

FROM: David Hogan, Contract Planner

**SUBJECT: NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT MITIGATED
NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the “Guidelines for Implementation of the California Environmental Quality Act of 1970” as amended to date, this is to advise you that the Department of Community Development of the City of San Rafael has prepared a **Revised Initial Study** on the following project in response to public comments received on an Initial Study circulated in 2020.

Project Name:

Fremont/Marquard Residential

Location:

52 & 54 Fremont Road, San Rafael, Marin County, California, APNs: 012-043-11 and 012-043-12.

Property Description:

The subject property consists of two lots totaling approximately 0.34 acres (15,136 SF) in size. One lot is currently developed with a single-family residence and detached one-car garage. There are 21 large trees on site and the existing average slopes are approximately 40%.

Project Description:

The project involves the following: (1) a Lot Line Adjustment to re-orient the existing lots so that one lot fronts Fremont Road and the other lot fronts on Marquard Avenue; (2) an Environmental and Design Review Permit to modify the existing single family unit on the Fremont Road lot to create a smaller single family residence and new accessory dwelling unit with Exception; and (3) an Environmental and Design Review Permit to construct a new single-family residence the new Marquard Avenue lot. The exceptions are for building setbacks and the amount of minimum required natural state on the proposed Fremont Road lot.

Environmental Issues:

The proposed project would result in potentially significant impacts in Biologic Resources, Cultural Resources, Geology and Soils, and Hazards. The project impacts can be mitigated to a less-than-significant level through implementation of recommended mitigation measures and/or through

compliance with existing Municipal Code requirements and other City standards. The Revised Initial Study/Mitigated Negative Declaration document has been prepared in consultation with local, and state responsible and trustee agencies and in accordance with Section 15063 of the California Environmental Quality Act (CEQA). Furthermore, the Revised Initial Study/Mitigated Negative Declaration will serve as the environmental compliance document required under CEQA for any subsequent phases of the project and for permits/approvals required by a responsible agency.

Public Review Period and Initial Public Hearing Date:

A twenty-day (20-day) public review period shall commence on **Saturday, August 14, 2021**. Written comments must be sent to the City of San Rafael, Community Development Department, Planning Division, 1400 Fifth Avenue, San Rafael CA 94901 **by Friday, September 3, 2021**.

The City of San Rafael Planning Commission will hold a public hearing on the Revised Initial Study/Mitigated Negative Declaration and project merits on **Tuesday, September 14, 2021, 7:00 PM** in the **San Rafael City Council Chambers at City Hall (address listed above)**. **Correspondence and comments can be delivered to David Hogan, email: dhogan@m-group.us.**