



**DATE:** November 10, 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**

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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 an **Initial Study** on the following project.

**Project Name:**

Ross Terrace Residential

**Location:**

33 & 41 Ross Street Terrace, San Rafael, Marin County, California, APNs: 012-141-59 and 012-141-60.

**Property Description:**

The subject property consists of two residential lots and an under-developed street right-of-way totaling approximately 0.7 acres in size. Both residential lots and the right-of-way for Ros Street Terrace are undeveloped. There are 41 significantly-sized trees in the areas of project construction and the average slopes are between 35% and 41%.

**Project Description:**

The project involves the following: (1) a Lot Line Adjustment to move the access “flag” for the upper lot from the northside of the sites to the southside of the two residential lots; (2) Environmental Design Review Permits to allow the construction of a 2,646 and 2,697 square foot single family residences. The construction of a 480-foot long two-lane access drive with associated site and landscape improvements. The exceptions are for minimum required natural state on both residential lots and driveway grade.

**Environmental Issues:**

The proposed project would result in potentially significant impacts to Biologic Resources and Cultural Resources. 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 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 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, November 13, 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, December 3, 2021](#).

The City of San Rafael Planning Commission will hold a public hearing on the Initial Study/Mitigated Negative Declaration and project merits on [Tuesday, December 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: [dave.hogan@cityofsanrafael.org](mailto:dave.hogan@cityofsanrafael.org).