

# Notice of Determination (NOD)

**To:**

**Office of Planning and Research**  
**U.S. Mail:** P.O. Box 3044  
Sacramento, CA 95812-3044  
**Street Address:** 1400 Tenth St., Rm 113  
Sacramento, CA 95814

**County Clerk**  
**County of:** Marin County  
**Address:** 3501 Civic Center Dr. #234  
San Rafael, CA 94903

**From:**

**Public Agency:** City of San Rafael  
**Address:** 1400 Fifth Street  
San Rafael, CA 94901  
**Contact:** Barry Miller, Consulting Project  
Manager  
**Phone:** 415-485-3423  
**Lead Agency (if different from above):** \_\_\_\_\_  
Address: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

**SUBJECT: Filing of NOD in compliance with Section 21108 or 21152 of the Public Resources Code.**

**State Clearinghouse Number:** 2019039167

**Project Title:** San Rafael General Plan 2040 and Downtown Precise Plan EIR

**Project Location (include county):** City of San Rafael, Marin County

**Project Description:**

General plans are required by State law to guide land use and development, typically within a 20-year horizon. General plans must be periodically updated to respond to new state laws, changing conditions, and emerging issues and opportunities. San Rafael's previous General Plan was prepared in 1999-2003 and was adopted in 2004, with a horizon year of 2020. Since the horizon year has passed, the City has updated its plan to extend the planning period to 2040. The San Rafael General Plan 2040 (General Plan 2040) builds off the current General Plan 2020 and provides a framework for land use, transportation, and conservation decisions through the year 2040. Several new elements have been added, while other elements have been consolidated. The Land Use Map is largely unchanged, although several categories have been merged.

The City also prepared a Downtown Precise Plan (Precise Plan) concurrently with the General Plan 2040. The Precise Plan was funded by a grant from the Metropolitan Transportation Commission. The intent of the Precise Plan is to facilitate housing production, placemaking, economic vitality, innovative transportation solutions, and community engagement with an emphasis on sustainable, transit-oriented development. Both the General Plan 2040 and Downtown Precise Plan will direct future growth within the study area and address vulnerability to environmental challenges such as sea level rise, wildland fires, and other hazards. Both plans are intended to respond to local and regional housing needs, foster economic growth and local job creation, enhance civic identity and placemaking, and protect sensitive natural resources. The Downtown Precise Plan will be implemented by a Form Based Zoning Code adopted concurrently with the Plan itself.

This is to advise that the City of San Rafael acting as the Lead Agency has approved the above-described project on August 2, 2021 and has made the following determinations regarding the above described project.

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Reporting or Monitoring Plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at: 1400 Fifth Ave, San Rafael, CA 94901

**Signature (Public Agency):**  **Title:** Community Development Director

**Date:** August 5, 2021

**Date Received for filing at OPR:** \_\_\_\_\_