

**NOTICE OF DETERMINATION** 21-2024-199

To:  Office of Planning and Research **From:** Public/Lead Agency: City of San Rafael  
For U.S. Mail: Street Address: Address: 1400 Fifth Avenue  
P.O. Box 3044 1400 Tenth St., Rm 113 San Rafael, CA 94901  
Sacramento, CA 95812-3044 Sacramento, CA 95814 **Contact:** April Talley, Project Director  
**Phone:** 415-485-3050

County Clerk  
County of: Marin County  
Address: 3501 Civic Center Drive, Rm 234  
San Rafael, CA 94903

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

**State Clearinghouse Number (if submitted to State Clearinghouse):** 2021120187

**Project Title:** Northgate Mall Redevelopment Project

**Project Applicant:** David Geiser, Merlone Geier Partners, LLC

**Project Location (include county):** The approximately 44.76-acre project site consists of the existing Northgate Mall, which is generally located at 5800 Northgate Drive in San Rafael, Marin County, California.

**Project Description:** The project would result in the redevelopment of the existing mall through demolition, renovation, and new construction with a mix of commercial and residential land uses. The project would be developed in two phases, and at full buildout is designed to include a total of approximately 219,380 square feet of commercial uses and up to 1,422 residential units, of which 10 percent would be restricted to low-income households. Phase 1 (also referred to as the 2025 Master Plan) would generally include the demolition of 144,432 square feet of the main building, and construction of approximately 44,380 square feet of new commercial space and up to 864 residential units. Phase 2 (also referred to as the 2040 Vision Plan) would generally include the demolition of the 254,015-square-foot Macy's building and 79,051-square-foot Kohl's building and the construction of up to approximately 57,300 square feet of new commercial space and up to 558 residential units.

This is to advise that the the City of San Rafael has approved the above described project on  Lead Agency or  Responsible Agency

December 2, 2024 and has made the following determinations regarding the above described project:  
(Date)

- 1. The project  will  will not] have a significant effect on the environment.
- 2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures  were  were not] made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan  was  was not] adopted for this project.
- 5. A Statement of Overriding Considerations  was  was not] adopted for this project.
- 6. Findings  were  were not] 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: City of San Rafael, 1400 Fifth Avenue, San Rafael, CA, 94901

Signature (Public Agency): MK L

Title: Planning Manager

Date: 12/5/24

Date received for filing at OPR:

**FILED**

**DEC 05 2024**

Authority cites: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.

SHELLY SCOTT  
MARIN COUNTY CLERK  
BY: Ally Def..., Deputy

POSTED 12/05/2024 TO 1/04/2025





State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

**Print**    **StartOver**    **Save**

RECEIPT NUMBER:  
 21 12/05/2024 199  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2021120187

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY: CITY OF SAN RAFAEL    LEAD AGENCY EMAIL:    DATE: 12/05/2024

COUNTY/STATE AGENCY OF FILING: Marin    DOCUMENT NUMBER:

PROJECT TITLE:  
**NORTHGATE MALL REDEVELOPMENT PROJECT**

PROJECT APPLICANT NAME: CITY OF SAN RAFAEL    PROJECT APPLICANT EMAIL:    PHONE NUMBER: (415)485-3050

PROJECT APPLICANT ADDRESS: 1400 FIFTH AVE    CITY: SAN RAFAEL    STATE: CA    ZIP CODE: 94901

PROJECT APPLICANT (Check appropriate box)  
 Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

Environmental Impact Report (EIR)    \$4,051.25    \$ 4,051.25  
 Mitigated/Negative Declaration (MND)(ND)    \$2,916.75    \$ 0.00  
 Certified Regulatory Program (CRP) document - payment due directly to CDFW    \$1,377.25    \$ 0.00

Exempt from fee  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

Water Right Application or Petition Fee (State Water Resources Control Board only)    \$850.00    \$ 0.00  
 County documentary handling fee    \$ 50.00  
 Other    \$

**PAYMENT METHOD:**

Cash     Credit     Check     Other    **TOTAL RECEIVED**    \$ 4,101.25

SIGNATURE: *x Alan Oxf Arevalo*    AGENCY OF FILING PRINTED NAME AND TITLE: MARIN COUNTY CLERK, A. OXLAJ AREVALO, DEPUTY COUNTY CLERK

