

NOTICE OF DETERMINATION 21-2024-209

To: Office of Planning and Research
For U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814
From: Public/Lead Agency: City of San Rafael
Address: 1400 Fifth Avenue
San Rafael, CA 94901
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 proposed 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 proposed project would be developed in two phases, and at full buildout is currently proposed 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 a minimum of 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): 
Date: 12/19/2024

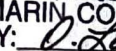
Title: Planning Manager

Date received for filing at OPR:

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

FILED

DEC 20 2024

SHELLEY SCOTT
MARIN COUNTY CLERK
BY:  Deputy

POSTED 12/20/24 **TO** 1/19/25