

Notice of Exemption 21-2026-010

Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044  
County Clerk  
County of: Marin  
3501 Civic Center Drive, Suite 234  
San Rafael, California 94903

From: (Public Agency): Town of Fairfax  
142 Bolinas Rd.  
Fairfax, California 94930  
(Address)

Project Title: School Street Project - 95 Broadway (APN 002-112-13)

Project Applicant: School Street LLC

Project Location - Specific:

95 Broadway Street, Fairfax, California 94930; cross-street School Street

Project Location - City: Fairfax Project Location - County: Marin

Description of Nature, Purpose and Beneficiaries of Project:

The Project is a 243-unit multi-family infill mixed-use development located at 95 Broadway. The Project will also contain 5,750 sf of commercial retail space on the ground floor. The Project proposes four (4) levels of residential and two (2) levels of parking for a total of 322 parking spaces. The Project will provide a mix of studios, 1 bedroom, 2 bedroom, and 3 bedroom homes, with an average home size of 1,058 square feet for a total of 257,039 square feet of residential use.

Name of Public Agency Approving Project: Town of Fairfax

Name of Person or Agency Carrying Out Project: School Street LLC

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemptions. State code number: Public Resources Code section 21083.3; Gov Code 65583.2(i)

Reasons why project is exempt:

The Project is ministerial under Chapter 17.026 of the Fairfax Municipal Code and Gov Code 65583.2 (i). The Project is independently exempt pursuant to Section 21083.3 of the Public Resources Code.

Lead Agency  
Contact Person: Jeffrey Beiswenger Area Code/Telephone/Extension: 415-458-2346

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 01/09/2026 Title: Planning&Building Services Director

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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

POSTED 1/12/2026 TO 2/11/2026