

Notice of Exemption

21-2026-127

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, CA 94903

From: (Public Agency): City of Novato

922 Machin Ave.

Novato, CA 94945

(Address)

FILED

JUL 16 2026

SHELLY SCOTT

MARIN COUNTY CLERK
BY: D. Lentz, Deputy

Project Title: 5 Commercial Blvd. Self-Storage

Project Applicant: 5 Commercial Blvd. LLC

Project Location - Specific:

5 Commercial Blvd., Novato, CA 94949

Project Location - City: Novato

Project Location - County: Marin

Description of Nature, Purpose and Beneficiaries of Project:

Proposal to demolish the existing two-story office building and construct a 14,303 sq. ft. self-storage facility with a 143 sq. ft. manager's office. The self-storage units would be 9-feet in height. Twelve (12) parking spaces are proposed, as well as a new 8-foot 6-inch tall stucco-finish perimeter wall, metal access gates, landscaping, and exterior lighting.

Name of Public Agency Approving Project: City of Novato - Design Review Commission

Name of Person or Agency Carrying Out Project: 5 Commercial Blvd. 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: 15332 - In-fill Development Projects
☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project and project site characteristics are consistent with the 5 criteria described in CEQA Guidelines Section 15332 (a)-(e).

Lead Agency

Contact Person: Kaitlin Zitelli, Senior Planner

Area Code/Telephone/Extension: 415-899-8941

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: Kaitlin Zitelli Date: 7/16/26 Title: Senior Planner

• 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 7-16-26 TO 8-15-26

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