

FILED

01/26/2023

WHEN FILED MAIL TO:

Marin County Community Development
Agency, Environmental Review Division
3501 Civic Center Drive, #308
San Rafael, Ca 94903

SHELLY SCOTT
MARIN COUNTY CLERK
By **J. Gilardi, Deputy**
21- 2023 -009

Attn: Don Allee

THIS SPACE FOR COUNTY CLERK'S USE ONLY

NOTICE OF CEQA EXEMPTION

September 27, 2022

- 1. **Project Name:** **McSweeney Coastal Permit (P3592)**
- 2. **Project Location:** Vacant Lot on Sunny Drive, Point Reyes Station
APN: 114-101-08
- 3. **Project Summary:**

The project involves construction of a new 1,035 sq. ft. single-family residence with a 276-square-foot carport and a detached 459-square-foot Accessory Dwelling Unit (ADU) on a vacant property in Inverness. The new development would consist of 1,770 square-feet of total building area and 1,494 square-feet of total floor area, which would result in a floor area ratio (FAR) of 0.031 percent on the 48,804 square foot lot.

- 4. **Public Agency Approving Project:** Community Development Agency
- 5. **Project Sponsor:** Ernie Selander, Selander Architects
- 6. **CEQA Exemption Status:** CEQA Guidelines section 15303, Class 3
- 7. **Reasons for Exemption:**

The proposed project is categorically exempt pursuant to CEQA §15303(a), which applies for construction of a single-family residence and a second dwelling unit (ADU) in a residential zone. This exemption applies in this case because the project consists of construction of a single-family residence and a detached ADU in a residentially zoned area. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to this project.

Project Planner:

Reviewed by:



Immanuel Bereket
Senior Planner

Rachel Reid
Environmental Planning Manager

POSTED: 01/26/23 TO: 02/26/23

C-23-73

VICINITY MAP

