

FILED

5/25/2023

SHELLY SCOTT
MARIN COUNTY CLERK
By O. Lobato, Deputy
21 - 2023 -109

WHEN FILED MAIL TO:

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

Attn: Don Allee

THIS SPACE FOR COUNTY CLERK'S USE ONLY

NOTICE OF CEQA EXEMPTION

March 24, 2023

- 1. **Project Name:** Norton and Brown Coastal Permit and Lot Merger (P4009 and P4010)
- 2. **Project Location:** 215 Birch Road, Bolinas (APN: 192-172-07, -15 and -27)
- 3. **Project Summary:** Proposal to merge three contiguous lots into a single lot of record. No development or physical improvements are proposed.
- 4. **Public Agency Approving Project:** Community Development Agency
- 5. **Project Sponsor:** John Norton and Mary G. Brown
- 6. **CEQA Exemption Status:** CEQA Guidelines section 15305(a), Class 5
- 7. **Reasons for Exemption:**

The project qualifies for an exemption under Section 15305(a) of the CEQA Guidelines, which applies to projects that consist of minor alterations in land use limitations in areas with an average slope of less than 20% and do no result in any changes in land use or density.

The proposed project involves merging of three contiguous lots into one lot. Each parcel has an average slope of less than seven percent. No new parcels will be created by the proposal and density of the subject parcels will not change. Further, no new development or improvements are proposed with the lot merger. Therefore, the proposed project is consistent with the exemption class description specified above. Furthermore, none of the exceptions set forth in CEQA Guidelines Section 15300.2, which would preclude a project from using a categorical exemption, are applicable to this project.

Project Planner:



Immanuel Bereket
Senior Planner

Reviewed by:



Rachel Reid
Environmental Planning Manager

C-23-120

POSTED 5/25/23 TO 6/24/23

VICINITY MAP

