

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

November 30, 2023

- 1. Project Name:** **Sydriel Coastal Permit and Use Permit (P4258)**
- 2. Project Location:** 11401 State Route 1, Point Reyes  
APN: 119-198-03
- 3. Project Summary:** Proposal to convert existing commercial tenant spaces to residential units and installation of a septic system on a property that is fully developed.
- 4. Public Agency Approving Project:** Community Development Agency
- 5. Project Sponsor:** Matt Donahue, on behalf of property owner
- 6. CEQA Exemption Status:** CEQA Guidelines §15061(b)(3) and §15303
- 7. Reasons for Exemption:**

The proposed conversion of a commercial building to a residence in a Coastal Village Commercial Residential (C-VCR) zoning district would not result in significant environmental effects and is found to be Categorical Exempt from environmental review, pursuant to California Environmental Quality Act (CEQA) Guidelines §15061(b)(3) which, among other things, makes those projects which have no possibility of creating a significant impact on the environment exempt from CEQA compliance. The proposed conversion would occur primarily within an existing building, and no new additional site disturbance will occur. Additionally, the project is exempt pursuant to CEQA Guidelines §15303, which is a categorical exemption for the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structures.

Project Planner:



Immanuel Bereket  
Principal Planner

Reviewed by:



Rachel Reid  
Environmental Planning Manager

# VICINITY MAP

