



## NOTICE OF EXEMPTION

FILING REQUESTED BY AND WHEN FILED, RETURN TO:

**Marin County Parks and Open Space District**  
3501 Civic Center Drive, Suite 260, San Rafael, CA 94903  
(415) 473-6387 [www.marincountyparks.org](http://www.marincountyparks.org)

# FILED

7/17/2023

Marin County Clerk  
3501 Civic Center Drive, Suite 234  
San Rafael, CA 94903

**SHELLY SCOTT**  
**MARIN COUNTY CLERK**  
By **O. Lobato, Deputy**  
21 - 2023 - 157

**Date:** July 14, 2023

**Project Title:** **PARK RESIDENCE RENOVATION**

**Project Location:** McNears Beach Park; 201 Cantera Way, San Rafael, CA 94901

**Assessor's Parcel:** 184-030-16

**Description of Nature, Purpose, and Beneficiaries of the Project:** The purpose of the proposed project is to repair and update the existing residential house located within McNears Beach Park. The house has 3-bedrooms, 2-bathrooms, is 1,492 square feet, and is over 40 years old. Implementation of the proposed project would update the residence to meet current building codes and Americans with Disabilities Act (ADA) Guidelines. The proposed project would consist of the partial demolition and renovation of the existing house. The existing house footprint would remain the same. The proposed project would consist of the following elements: Fortify the structural foundation and install new foundation piers and grade beams on the western slope; Fortify the existing framing and install new shear walls to provide stability and seismic resilience; Repair the existing roof and roof drainage because insufficient roof drainage has caused nuisance puddles and some wood rot near the house entry door. Relocate roof downspouts as needed to provide positive drainage and tie-in to an existing storm drain pipe; Replace the existing drywall, doors, linoleum flooring, and HVAC duct system due to asbestos content; Update the existing restrooms, kitchen, doorways, compliant with the ADA Guidelines, The kitchen would be rebuilt with new ADA accessible counters and cabinetry, new sink, and appliances; Repave the existing parking, driveway, and entry path compliant with the ADA; Replace the existing appliances including plumbing fixtures, washer/dryer, and kitchen appliances and the furnace, water heater, and finishes; Repair the existing deck to provide guardrail, fire safety, and to prevent rainwater from eroding soil at the underlying foundation. The existing deck would remain in place and be fortified and resurfaced. New siding would be provided at the deck skirt and existing and new siding would be painted; Install new energy efficient light fixtures and replace fixed windows with operable windows to allow for better ventilation and climate control. Construction access would occur from the main driveway via Cantera Way, a park-maintained road. Construction would occur January – October 2024. Large equipment would include a backhoe drill rig, concrete pump, dump truck, and jack hammer. Minimal tree pruning may be required to provide construction access however no trees or native vegetation would be removed. There are no wetlands or areas subject to regulatory permit authorizations within the project area. No vegetation within the site would be impacted, beyond tree pruning. No part of McNears Beach Park would be closed to public recreation during project implementation.

**Public Agency Approving Project:** Marin County Parks

**Name of Person or Agency Carrying Out the Project:** Max Korten, Director

**Reasons for Exemption:** Marin County Parks has reviewed the project along with its environmental setting and has determined it to be categorically exempt from the California Environmental Quality Act under the following section of the California Administrative Code:

**Section 15302: Replacement or Reconstruction.** The proposed project consists of the replacement and reconstruction of an existing structure located on the same site as the existing structure and will have the same purpose and capacity as the existing structure. The proposed project is not located in a sensitive environment such as wetlands or on a hazardous waste site pursuant to Government Code Section 65962.5. The project area is not located within an officially designated state scenic highway and nonetheless would not affect scenic resources including trees, historical buildings, rock outcroppings, or similar resource. Implementation of the proposed project would not result in cumulative impacts; result in a significant effect to the environment due to unusual circumstances; or change the significance of a historical resource.

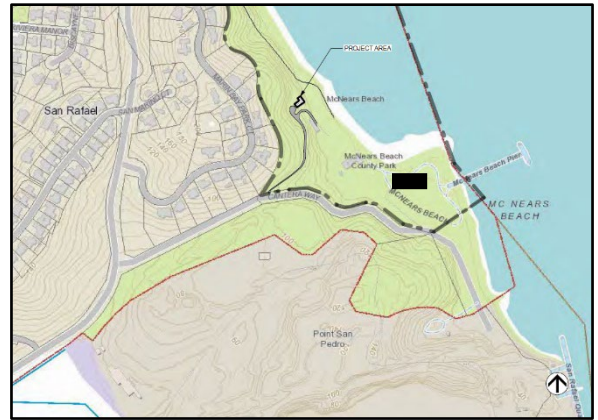
**Lead Agency Contact Person:**

Michelle Julene, Senior Regulatory and Open Space Planner  
Marin County Parks and Open Space District  
(415) 444-6749 – office cell  
[mjulene@marincounty.org](mailto:mjulene@marincounty.org)

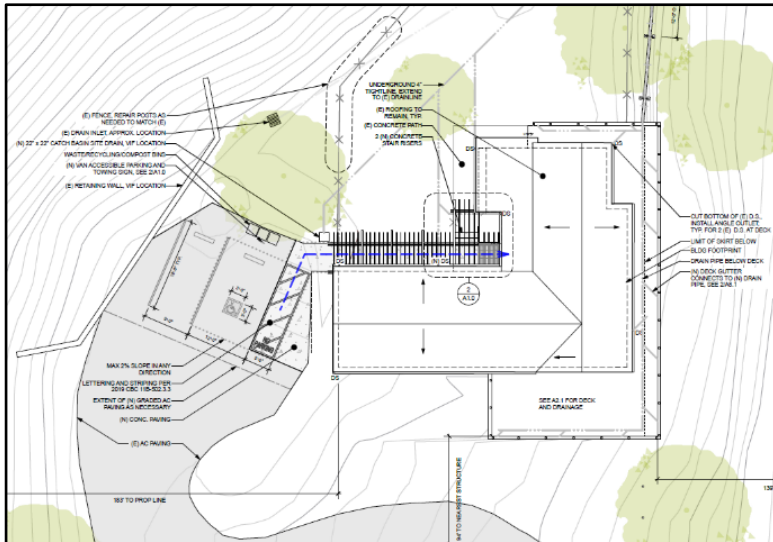
POSTED 7/17/23 TO 8/16/23



**NOTICE OF EXEMPTION – LOCATION MAP**  
**McNears Beach Park – Residence Renovations**  
**July 14, 2023**



**Project Area within Park Property**  
 MarinMap image



**Proposed Site Plan**  
 Goring & Straja Architects



**Existing Site Area**  
 Google Aerial image

**Proposed South Elevation**  
 Goring & Straja Architects

