

**FILED**

WHEN FILED MAIL TO:

9/18/2025

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

**SHELLY SCOTT  
MARIN COUNTY CLERK  
By O. Lobato, Deputy  
21 - 2025 - 150**

**Attn: Don Allee**

THIS SPACE FOR COUNTY CLERK'S USE ONLY

**NOTICE OF CEQA EXEMPTION**

September 15, 2025

- 1. **Project Name:** Bolinas Community Land Trust Coastal Development Permit and Tentative Map (P5208)
- 2. **Project Location:** 31 Wharf Road, Bolinas, California 94924 (Assessor's Parcels No.: 193-061-03)
- 3. **Project Summary:** The project involves the subdivision of a 10,268-square-foot mixed-use development and the 1.9-acre (83,131-square-foot) parcel on which it would be situated, to create a common interest development for an affordable housing project in the unincorporated community of Bolinas. The common interest development includes eight (8) affordable residential condominiums and one (1) commercial condominium. All of the residential condominiums would be affordable and therefore income-restricted, sold at prices affordable to households earning low to very low incomes; that is, households earning less than 80% of the adjusted Area Median Income (AMI).
- 4. **Public Agency Approving Project:** Community Development Agency
- 5. **Project Sponsor:** ~~Habitat for Humanity Greater San Francisco~~
- 6. **CEQA Exemption Status:** State CEQA Guidelines Section 15301, Class 1(k) and Section 15061(b)(3)
- 7. **Reasons for Exemption:** The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1(k), as it involves the division of an

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existing multifamily residential lot into a common-interest ownership, with no physical changes proposed. Moreover, CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment, the activity is not subject to CEQA.

Project Planner:



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Easton Ehlers  
Planner

Reviewed by:



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Rachel Reid  
Environmental Planning Manager

# VICINITY MAP

