

WHEN FILED MAIL TO:

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

**Attn: Leelee Thomas, Deputy Director,
Housing & Grants, Marin CDA**

21-2025-141

FILED

09/08/2025

SHELLY SCOTT

MARIN COUNTY CLERK

By A.Oxlaj Arevalo Deputy

THIS SPACE FOR COUNTY CLERK'S USE ONLY

NOTICE OF CEQA EXEMPTION

August 28, 2025

- 1. Project Name:** Site Acquisition between County of Marin and Community Land Trust of West Marin (CLAM)
- 2. Project Location:** 6th & B Street in Point Reyes Station (Assessor Parcel Number 119-198-09)
- 3. Project Summary:** The County has entered into a purchase and sale agreement between the County of Marin and Community Land Trust of Marin (CLAM) for the property located at 6th and B Street in Point Reyes Station to help address the shortage of housing and shelter. The County's purchase of the vacant 39,640 square-foot lot could facilitate its use as a homeless shelter as defined in Government Code Section 8698 in the short term. The shelter will provide sleeping accommodations and temporary shelter for individuals experiencing homelessness; a service that does not currently exist in the community.
- 4. Public Agency Approving Project:** Marin County Community Development Agency
- 5. Project Sponsor:** Marin County Community Development Agency
- 6. CEQA Exemption Status:** State CEQA Guidelines Section 15004(b)(4)
- 7. Reasons for Exemption:**

The proposed purchase is an acquisition of vacant real property that would not cause any potential effect on the environment. The County is separately considering undertaking certain actions related to providing services for the homeless and/or a homeless shelter on the property following its purchase. However, those actions are subject to separate approval(s), and are also exempt from CEQA, pursuant to CEQA Guidelines section 15004(b)(4) and Government Code section 8698.4(a)(4). Interim shelter will require building permit approval and associated review.

Finally, the County may in the future consider approval of the development of permanent affordable housing and/or other development on the property after conclusion of the operation of

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a homeless shelter. Since any such future approval is subject to future discretionary actions by the County separate from this proposed purchase, including CEQA compliance, the approval of this proposed purchase is exempt from CEQA pursuant to CEQA Guidelines section 15004(b)(4).

The project involves the acquisition of a property for use as a temporary homeless shelter facility and will not have a significant impact on the environment.

Project Planner:

Reviewed by:

Leelee Thomas

Leelee Thomas
Deputy Director
Housing & Grants Division

Robin Fies for

Rachel Reid
Environmental Planning Manager

VICINITY MAP

