

**FILED**

11/21/2025

WHEN FILED MAIL TO:

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

**SHELLY SCOTT  
MARIN COUNTY CLERK  
By L. Vawter, Deputy  
21- 2025 -176**

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

THIS SPACE FOR COUNTY CLERK'S USE ONLY

## **NOTICE OF CEQA EXEMPTION**

November 19, 2025

- 1. Project Description:** The project includes two distinct actions:

  1. Lease and Operating Agreements with 6th & B LLC, a California Limited Liability Company, owned and operated by the Community Land Trust Association of West Marin (CLAM) for a housing-focused homeless shelter at 100 6th Street in Point Reyes Station.
  2. License agreement for temporary staging of tiny home trailers on an existing paved portion of the property at 100 Commodore Webster in Point Reyes Station.
- 2. Project Locations:** 100 6<sup>th</sup> Street, Point Reyes Station (Assessor Parcel Number 119-198-09)

100 Commodore Webster Drive, Point Reyes Station, California (APNs: 119-240-73 and 119-236-10)
- 3. Project Summary:** The project entails the lease of the property at 6th and B street for purposes of developing a homeless shelter, and for providing financial assistance and entering a contract for providing services for the homeless and/or a homeless shelter on the property.

Separately, the project entails a license for temporary staging of tiny home trailers on an existing paved portion of another County-owned property at 100 Commodore Webster in Point Reyes Station.
- 4. Public Agency Approving Project:** Marin County Community Development Agency
- 5. Project Sponsor:** Marin County Community Development Agency

**C-26-16**

**POSTED 11/21/2025 TO 12/21/2025**

**6. CEQA Exemption Status  
for the license and operation  
at 100 6<sup>th</sup> Street:**

Government Code section 8698.4(a)(4)  
State CEQA Guidelines Section 15061(b)(3)

**7. CEQA Exemption Status  
for the license at 100  
Commodore Webster:**

State CEQA Guidelines Section 15304 Class 4(e)

**8. Reasons for Exemption:**

The County's execution of the lease and operating agreements are not subject to the California Environmental Quality Act (CEQA) pursuant to Government Code section 8698.4(a)(4) because their purpose is to allow for the development and operation of a homeless shelter comprised of overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless locally in Point Reyes Station, and to provide services for the homeless at such homeless shelter.

The County's execution of the license agreement for temporary staging of tiny home trailers on an existing paved portion of a separate County-owned property, for a length of time not to exceed six months, is a separate and distinct action for CEQA purposes that is not essential to the operation of the homeless shelter because the tiny home trailers could if necessary be stored for staging purposes elsewhere. The license does not have the potential to cause any interrelated environmental effects with the activities, and is categorically exempt from CEQA pursuant to State CEQA Guidelines section 15304 Class 4(e), as it constitutes a minor temporary use of land having negligible or no permanent effects on the environment. The license agreement is also exempt under the common sense exemption, State CEQA Guidelines section 15061(b)(3), because it can be seen with certainty that the license will not cause any potentially significant environmental effects. The license agreement is also not subject to CEQA pursuant to Government Code section 8698.4(a)(4) because the primary purpose of the license is to facilitate the provision of temporary shelter for the homeless.

Project Planner:

Reviewed by:

*Leelee Thomas*

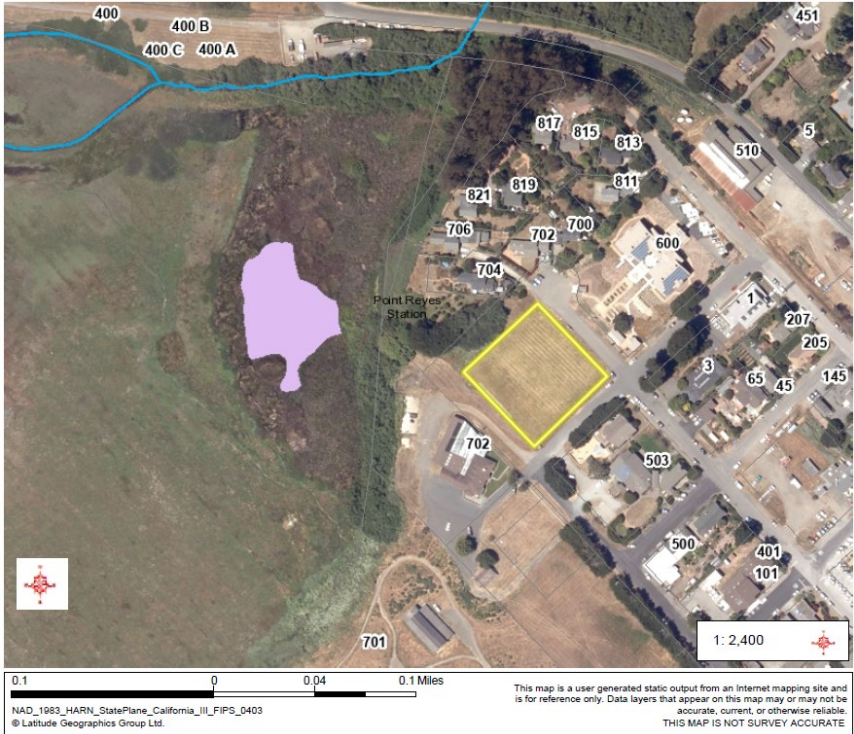
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Leelee Thomas  
Deputy Director  
Housing & Grants Division

*Tammy Taylor for*

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Rachel Reid  
Environmental Planning Manager

# VICINITY MAPS

100 6<sup>th</sup> Street, Point Reyes Station:



100 Commodore Webster, Point Reyes Station:

