

FILED

WHEN FILED MAIL TO:

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

Attn: Don Allee

**SHELLY SCOTT
MARIN COUNTY CLERK
By O. Lobato, Deputy
21 - 2026 - 078**

THIS SPACE FOR COUNTY CLERK'S USE ONLY

NOTICE OF CEQA EXEMPTION

April 1, 2026

- 1. Project Name:** **Wilson Coastal Development Permit, Master Use Permit, and Design Review**
- 2. Project Location:** 11101 State Route 1, Point Reyes Station [APN 119-234-01]
- 3. Project Summary:** The applicant requests Coastal Development Permit, Master Use Permit, and Design Review approval for the following: (1) renovate the historic Grandi Building (24,498 square feet) to provide a 34-room hotel, 60-seat restaurant and 400-square-foot retail space; (2) renovate an existing storage building (2,532 square feet) to provide two affordable housing units; (3) second floor hotel sign and retail shop and restaurant signage, and (4) construct an onsite wastewater disposal system to serve the proposed project and other structures on site.
- 4. Public Agency Approving Project:** Marin County Community Development Agency, Planning Division
- 5. Project Sponsor:** Kenneth Wilson
- 6. CEQA Exemption Status:** CEQA Guidelines section 15301, Class 1, CEQA Guidelines section 15303, Class 3, CEQA Guidelines section 15311, Class 11, and CEQA Guidelines section 15331, Class 31
- 7. Reasons for Exemption:**

The project entails improvements to existing facilities on properties developed with commercial uses. The properties are located within a commercial and residential zoning district and would not result in potentially significant impacts to the environment. The project entails the installation of a new onsite wastewater disposal system and would not result in potentially significant impacts to the environment. Related to CEQA Guidelines section 15331, Class 31 the rehabilitation meets the Secretary of the Interior's Standards

and Guidelines for Rehabilitation of Historic Properties.

Project Planner:

Reviewed by:

Megan Alton

Megan Alton
Senior Planner

Robin Fies for

Rachel Reid
Environmental Planning Manager

VICINITY MAP

