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WHEN FILED MAIL TO:

10-01-2026

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

SHELLY SCOTT
MARIN COUNTY CLERK
By O. Lobato, Deputy
21 - 2026 - 161

Attn: Don Allee

THIS SPACE FOR COUNTY CLERK'S USE ONLY

NOTICE OF CEQA EXEMPTION

September 25, 2026

1. **Project Name:** Jouzi Design Review, Variance, and Tree Removal Permit (P6014)
2. **Project Location:** 4095 Paradise Drive, Tiburon, California 94920
(Assessor's Parcels No(s): 038-171-61)
3. **Project Summary:** On August 21, 2026, the Marin County Planning Division conditionally approved the Jouzi Design Review and Tree Removal Permit and denied the Variance. The approval authorized the construction of a 6,518-square-foot primary residential structure (single-family residence), with a maximum height not to exceed 30 feet above grade, together with associated residential accessory structures, on a previously developed lot with frontage along San Francisco Bay in the unincorporated area of Tiburon. The accessory structures associated with the proposed residence would include a 2,733-square-foot upper-level attached deck, an 892-square-foot lower-level attached deck, and a detached 534-square-foot pool. The total 10,677 square feet of proposed development would result in a floor area ratio (FAR) of 25 percent based on the 26,232-square-foot dry lot area of the subject property.

In addition to the above, the project would remove one regulated tree, a protected-status Coast live oak (*Quercus agrifolia*) identified as Tree 30 (Tag No. 553), with a diameter at breast height (DBH) of 11 inches and classified as being in fair condition. The project would also involve the removal of three additional regulated native trees. These include two

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protected-status Coast live oaks (*Quercus agrifolia*) (Trees 27 and 29 (Tag Nos. 550 and 552)), which may be removed within a 12-month period pursuant to Marin County Code Section 22.62.040(J), and one heritage-status Coast live oak (Tree 2 (Tag No. 502)), which exhibits significant disease and reduced structural integrity and may be removed pursuant to Marin County Code Sections 22.62.040(B) and 22.62.040(C).

The development and associated construction activities, including tree removal, would occur outside all environmental buffers established by the Marin Countywide Plan and applicable regulatory documents, including but not limited to the Wetland Conservation Area (WCA), Species Refugia Area (SPA), and Tree Protection Zone (TPZ), and would include best management practices for the protection of nesting birds, as determined by technical experts.

4. **Public Agency Approving Project:** Community Development Agency
5. **Project Sponsor:** Nima Jouzi of Anytime Construction Inc.
6. **CEQA Exemption Status:** State CEQA Guidelines Section 15303, Class 3, and Section 15304, Class 4
7. **Reasons for Exemption:** The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15303 (Class 3) and 15304 (Class 4). The Class 3 exemption applies because the project entails the construction of a single-family residence and associated accessory structures in a residential zone. The Class 4 exemption likewise applies to the project because it involves minor alterations to land and vegetation associated with the residential development, which has been determined to have negligible or no permanent effects on the environment. The use of both classes is further supported by the evaluation of technical experts for the project, which concluded that the project would not have a significant effect on the environment, and which identified environmental resources and their required buffer zones and incorporated best management practices.

Project Planner:

Easton Ehlers Cheang
Easton Ehlers Cheang
Planner

Reviewed by:

Robin Fias for
Rachel Reid
Environmental Planning Manager

VICINITY MAP



