

FILED

10/13/2026

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 A.Oxlaj Arevalo Deputy

21-2026-170

THIS SPACE FOR COUNTY CLERK'S USE ONLY

NOTICE OF CEQA EXEMPTION

October 5, 2026

- 1. Project Name:** Kelly A. Bates Revocable Trust Coastal Development Permit and Design Review
- 2. Project Location:** 3445 State Route 1, Stinson Beach
- 3. Project Summary:** The applicant requests Coastal Development Permit and Design Review approvals to demolish an existing 2,466 square foot commercial building and construct a new mixed-use building with commercial office space and a residence, and a new septic system on a developed lot in Stinson Beach. The 1,761 square feet of proposed development would consist of 534 square feet of ground level commercial facing State Route 1 with a 1,227 square foot, two-story residence located at the rear of the commercial structure.
- 4. Public Agency Approving Project:** Deputy Zoning Administrator
- 5. Project Sponsor:** Michael Mitchell
- 6. CEQA Exemption Status:** CEQA Guidelines section 15302, Class 2
- 7. Reasons for Exemption:** The project would demolish an existing 2,466-square-foot commercial structure and construct a new 1,761-square-foot mixed-use commercial office and residential structure on the same lot. The proposed structure would be 705 square feet smaller than the existing structure, a 28.6 percent reduction, and would reduce the floor area ratio from 0.33 to 0.24 on the 7,459-square-foot lot. The project requires minimal grading and would not result in significant environmental impacts.

Project Planner:

Kristin Drumm

Kristin Drumm, AICP
Senior Planner

Reviewed by:

Tammy Taylor for

Rachel Reid
Environmental Planning Manager

C-27-11

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