

WHEN FILED MAIL TO:

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

Attn: Don Allee

THIS SPACE FOR COUNTY CLERK'S USE ONLY

NOTICE OF CEQA EXEMPTION

June 9, 2026

- | | |
|--|--|
| 1. Project Name: | Morning Phase LLC Coastal Development Permit and Coastal Variance |
| 2. Project Location: | 40 Cliff Road, Bolinas |
| 3. Project Summary: | Construction of a new 800 square foot detached residential accessory dwelling unit, modifications to an existing primary residence and electrical flatform and various site improvements. |
| 4. Public Agency Approving Project: | Marin County Community Development Agency |
| 5. Project Sponsor: | Morning Phase LLC |
| 6. CEQA Exemption Status: | CEQA Guidelines section 15301, Class 1 and section 15303, Class 3 |
| 7. Reasons for Exemption: | The project entails modifications an existing primary residence and the construction of a new accessory dwelling unit on a developed lot which would not result in potentially significant impacts to the environment. |

Project Planner:

Reviewed by:

Megan Alton

Megan Alton
Senior Planner

Robin Fies for

Rachel Reid
Environmental Planning Manager

VICINITY MAP

