

**FILED**

5/19/2023

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 O. Lobato, Deputy  
21 - 2023 -102**

**Attn: Don Allee**

THIS SPACE FOR COUNTY CLERK'S USE ONLY

**NOTICE OF CEQA EXEMPTION**

May 5, 2023

- 1. Project Name:** **Graff-Cohen and Ryan Bookkeeping Services Inc Lot Line Adjustment (P4077)**
- 2. Project Location:** 100 Sunny Oaks Dr., San Rafael (APN 180-203-25), and a vacant lot (APN 180-203-06)

**3. Project Summary:**

The applicant requests approval of a Lot Line Adjustment to adjust the lot lines between two contiguous legal lots of record as described below:

<b>Assessor's Parcel Number</b>	<b>Street Address</b>	<b>Existing Area</b>	<b>Proposed Area</b>	<b>Proposed Change</b>
180-203-25	100 Sunny Oaks Dr.	14,270 SF	15,796 SF	+ 1,526 SF
180-203-06	Vacant lot (no address)	17,492 SF	15,966 SF	- 1,526 SF

- 4. Public Agency Approving Project:** Community Development Agency
- 5. Project Sponsor:** Adam Graff, Eli Cohen, and Ryan Bookkeeping Services Inc.
- 6. CEQA Exemption Status:** CEQA Guidelines section 15305, Class 5
- 7. Reasons for Exemption:**

The project is a lot line adjustment that will modify the common lot lines between two legal lots without resulting in additional lots.

Project Planner:

*Joshua Bertain*

Joshua Bertain  
Planner

Reviewed by:

*Chelsea Hall*

on behalf of

Rachel Reid  
Environmental Planning Manager

**C-23-116**

POSTED 5/19/23 TO 6/18/23

# VICINITY MAP

