

FILED

04/11/2023

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 - 052

Attn: Don Allee

THIS SPACE FOR COUNTY CLERK'S USE ONLY

NOTICE OF CEQA EXEMPTION

February 15, 2023

- 1. **Project Name:** Cook Design Review (P3679)
- 2. **Project Location:** 22 Beach Drive, San Rafael
- 3. **Project Summary:**

Proposal to construct an approximately 329.5-square-foot first floor addition and an approximately 556.25-square-foot second floor addition to an existing 1,768-square-foot, one-story single-family residence in the community of South San Rafael. The 860.75 square feet of proposed addition, coupled with 25-square-foot of demolition of existing floor area, would result in a floor area ratio (FAR) of 17.65 percent on the 14,900 square foot lot.
- 4. **Public Agency Approving Project:** County of Marin, Community Development Agency
- 5. **Project Sponsor:** Sandra Cook
- 6. **CEQA Exemption Status:** CEQA Guidelines sections 15301, Class 3(e)(1) and 15303(a) Class 3

7. **Reasons for Exemption:**

The project is categorically exempt from environmental review under the California Environmental Quality Act, pursuant to Section 15301(e)(1), which exempts additions to existing structures, such as a residential addition, provided that the addition will not result in an increase of more than 50 percent of the structures before the addition, or 2,500 sq. ft. whichever is less. The project can also be exempted under section 15303(a), which permits construction of a single-family residence in a residential zone. Therefore, the project would not result in a potentially significant environmental impact.

Project Planner:



Immanuel Bereket
Senior Planner

Reviewed by:



Rachel Reid
Environmental Planning Manager

22 Beach Drive - Vicinity Map



Legend

[Symbol]	OFFICIAL_COMMUNITY_BOI
[Symbol]	Condominium Common Area
[Symbol]	Mobile Home Pad
[Symbol]	City
[Symbol]	Old-Community
[Symbol]	Marin County Legal Boundary
[Symbol]	Other Bay Area County
[Symbol]	Ocean and Bay
[Symbol]	Address
[Symbol]	Parcel Secured
[Symbol]	Stream - Perennial
[Symbol]	Stream - Intermittent
[Symbol]	Stream - Ephemeral
[Symbol]	Channel, Canal, Ditch
[Symbol]	Tidal Channel
[Symbol]	Canal Ditch
[Symbol]	Canal Ditch - Stormwater
[Symbol]	Tidal Engineered Channel
[Symbol]	Waterbody (NHD)
[Symbol]	Estuary
[Symbol]	Lake/Pond
[Symbol]	Reservoir
[Symbol]	Stream/River
[Symbol]	Swamp/Marsh
[Symbol]	<all other values>

Notes

1 : 4,800

0.2 0 0.08 0.2 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT SURVEY ACCURATE

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