

**FILED**

8/30/2024

**NOTICE OF DETERMINATION  
Marin County Environmental Review**

**SHELLY SCOTT  
MARIN COUNTY CLERK  
By O. Lobato, Deputy  
21 - 2024 - 153**

**TO:** X Office of Planning and Research  
X County Clerk, County of Marin

**FROM:** Marin County Community Development Agency

**SUBJECT:** Filing the Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**Project Title:** Pt. Reyes Station Former U.S. Coast Guard Site; County of Marin Coastal Development Permit and Conditional Use Permit (Affordable Housing Project)

**State Clearinghouse #:** 2024040904

**Contact Person:** Michelle Levenson, Principal Planner

**Telephone Number:** (415) 473-6269

**Email Address:** [michelle.levenson@marincounty.gov](mailto:michelle.levenson@marincounty.gov)

**Assessor's Parcels:** 119-240-73 and 119-236-10

**Project ID:** P3710

**Project Sponsor:** Affordable Housing Organizations; Eden and CLAM

**Project Location:** 100 Commodore Webster Drive, Pt. Reyes Station

**Project Description:** The project entails the adaptive reuse and repurpose of the former United States Coast Guard (USCG) site to provide affordable housing units in Point Reyes Station. The proposed project will: 1) rehabilitate existing townhomes contained in 10 two-story buildings (Buildings 101, 102, 103, 104, 201, 202, 203, 204, 205, 206) to provide 36 affordable housing units; 2) rehabilitate and repurpose the existing "barracks" building (Building 50) to provide 15 affordable housing units; 3) rehabilitate "Building 100A" to provide three housing units; 4) renovate and expand an existing kitchen/galley building (Building 1) to provide a resident services building including community education space; 5) construct a new on-site wastewater treatment system; 6) remove non-residential structures and provide bioretention facilities in environmentally sensitive habitat areas (ESHA); 7) remove trees from a riparian area; and 8) reconstruct an existing playground.

The Deputy Zoning Administrator approved the project on August 29, 2024, and has made the following determinations:

**N-25-01 Nce-25-03**


**POSTED 8/30/24 TO 9/30/24**

1. The project in its approved form will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. Findings were made pursuant to the provisions of CEQA.

I certify that a copy of the Mitigated Negative Declaration of Environmental Impact, and record of project approval is on file and may be examined at:

Agency: Marin County Community Development Agency

Address: 3501 Civic Center Drive, #308  
San Rafael, CA 94903

By:   
Rachel Reid, Environmental Coordinator

Date: August 29, 2024

*The filing of this Notice of Determination starts a 30 day statute of limitations on court challenges to the approval under CEQA.*