

**SUSTAINABLE TAMALMONTE
215 JULIA AVENUE
MILL VALLEY, CA 94941**

June 7, 2015

Marin County Board of Supervisors
c/o Heidi Scoble, Planner
3501 Civic Center Drive, #308
San Rafael, CA 94903
hscoble@marincounty.org

Re: Dave Coury's Appeal of the Planning Commission's Decision for the Parish-Martin Design Review and Sign Review Project (ID 2014-0421) (6/16/2015 Board of Supervisors Public Hearing)

Dear Marin County Board of Supervisors,

We are writing in regard to Dave Coury's appeal of the Planning Commission's Decision to exempt the Parish-Martin Design Review and Sign Review project (ID 2014-0421) ("Project") from review under the California Environmental Quality Act (CEQA) and to approve the project.

We endorse Environmental Attorney Rachael Koss' attached letter, dated April 30, 2015, and urge you to uphold the Planning Commission's Decision and deny the appeal and approve the project.

Sustainable TamAlmonte has consistently supported the California Environmental Quality Act (CEQA) and thorough environmental review of proposed development projects when appropriate. When there is doubt, our organization tends to lean in favor of more environmental review rather than less. However, in this incidence, we conclude that the Planning Division and the Planning Commission properly exempted the Project pursuant to CEQA Guidelines section 15301(e) and that no additional environmental review is necessary.

In particular, we wish to emphasize that the Planning Division and the Planning Commission properly applied the "Existing Facilities" Categorical Exemption under CEQA Guidelines section 15301. Section 15301 notes that the key consideration for categorical exemption is "whether the project involves negligible or no expansion of the use of an existing use". The Project entails the remodel of an existing structure and new signs that would not add floor area to the Project site. The existing structure housed various grocery stores for over 50 years. The use of the existing structure would be the same as past uses. Therefore, this

Project “involves negligible or no expansion of use of an existing use”, and should be categorically exempted under CEQA section 15301.

For more reasons as to why we have reached our conclusions, please read Environmental Attorney Rachael Koss’ attached letter.

Once again, we urge you to uphold the Planning Commission’s Decision to exempt the Parish-Martin Design Review and Sign Review project from review under the California Environmental Quality Act and deny Dave Coury’s appeal.

Thank you for your conscientious consideration.

Very truly yours,

/s/

Sharon Rushton

Chairperson

Sustainable TamAlmonte

Attachment