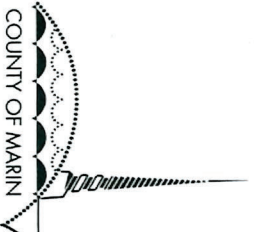


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APR 22 2026



COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

COASTAL PERMIT EXCLUSION

On 4-20- 2026 SCOTT L. HOCKENBASSER applied for a
(date) (applicant)

Coastal Permit Exclusion to

NEW SINGLE CAR GARAGE & CARPORTS
(project description)
at 195 JOLYN ST Assessor's Parcel # 102-072-15
16MILES (project location)

in Marin County, CA. This application is for a development that is excluded from the Coastal Permit requirements pursuant to:

- Categorical Exclusion Order E-81-2 (Unit I, Items I & II)
- Categorical Exclusion Order E-81-6 (Unit II, Items I through V)
- Categorical Exclusion Order E-82-6 (Units I & II, Items VI & VII Only)

I. AGRICULTURAL EXCLUSIONS

The following agricultural projects are categorically excluded when located: 1) on property zoned agricultural (C-ARP or C-APZ); 2) outside the area bounded by the mean high tide line and the first public road paralleling the sea or 1/2 mile inland, whichever is less; and 3) outside tidelands, submerged lands, public trust lands, wetlands, beaches, or on lots immediately adjacent to the inland extent of any beach (or of the mean high tide line of the sea where there is no beach). (See Categorical Exclusion Maps.)

- 1. Barns, storage, equipment and other necessary buildings. Barns, storage, equipment and other necessary buildings.
- 2. Dairy pollution project including collection, holding and disposal facilities.
- 3. Storage tanks and water distribution lines utilized for on-site, agriculturally-related activities.
- 4. Water impoundment projects not to exceed 10 acre feet, in canyons and drainage areas not identified as blue lime streams on USGS 7 1/2 Minute Quad Sheets.
- 5. Electric utility lines.
- 6. New fencing for farm or ranch purposes, provided no solid fence designs are used.

Agriculture means the tilling of the soil, the raising of crops, horticulture, viticulture, livestock, farming, dairying, and animal husbandry, including all uses customarily incidental and necessary thereto.

II. NON AGRICULTURAL EXCLUSIONS

M/04

The following non-agricultural projects are categorically excluded when located outside tidelands, submerged lands, public trust lands, wetlands, beaches, or on lots immediately adjacent to the inland extent of any beach (or of the mean high tide line of the sea where there is no beach). (See Categorical Exclusion Maps.)

- 1. On-site signs (as conditioned) advertising available services or products. An on-site sign is defined as an advertising structure which is located on the property or building occupied by the business, product or services advertised. Signs may not exceed 25 square feet, use artificial lighting; be free-standing; exceed 15 feet in height; or exceed the height of the building.
- 2. Lot line adjustments not resulting in a change in density or the creation of new parcels.
- 3. Traffic control signing and minor roadway improvements (as conditioned) including:
 - a. Culvert replacement.
 - b. Guard rails, retaining walls.
 - c. Slope stability.
 - d. Signs for traffic control and guidance, including roadways markings and pavement delineation.
 - e. Drainage course maintenance and cleaning involving less than 50 cubic yards of excavation.

III. POINT REYES STATION SINGLE FAMILY RESIDENCES

M/04

The construction of a single family residence shall be excluded when:

- 1. The application is for a single family residence on a vacant lot located within the Community Expansion Area of the Point Reyes Station (excluded lots are shown on the Categorical Exclusion Maps), and
- 2. Marin County Planning staff has certified that the structure does not exceed the height of 24 feet¹ above the average finished grade, and
- 3. The dwelling is set back at least 50 feet from any active fault trace (as shown on Alquist-Prilo Maps).

IV. POINT REYES STATION LAND DIVISION

M/04

Land Divisions (4 parcels or less) in the community of Point Reyes Station shall be excluded when:

- 1. The size of the parcels resulting from a division under this order shall be not less than the minimum acreage allowed for the zone district under the County Zoning

¹ "Average existing grade" is defined as the median elevation point between the highest and lowest points of existing grade within the building pad. Height shall be measured vertically from this point. The highest elevation of the roofline may not exceed the specified height (i.e. 24 feet in Point Reyes Station) measured along this axis.

Maps in effect at the time this order is adopted by the Coastal Commission (May 13, 1982), and

- [] 2. Either: The property to be divided has frontage on State Highway One and the applicant has recorded an irrevocable offer to dedicate to any public agency, or appropriate transportation agency or a private association approved by the Planning Commission, an easement consisting of a ten-foot strip contiguous with and paralleling Highway One, which shall be made available to the appropriate agency for the development of bicycle routes, intra- and intercommunity trails, and non-automobile alternatives on and through this property. The offer is irrevocable for a period of 20 years, binding successors and assigns of the applicant and/or landowner. Or: The parcel does not have frontage on State Highway One; and

- [] 3. The parcel is located within the community expansion area of Point Reyes Station (Excluded lots are shown in the Categorical Exclusion Map), and

- [] 4. The County of Marin shall forward a copy of the parcel map(s) for all projects approved, pursuant to this Exclusion, to the Executive Director of the Coastal Commission.

V. OLEMA, OLD DILLON BEACH AND TOMALES SINGLE FAMILY RESIDENCES

The construction of a single family residence (or addition to an existing SFD) shall be excluded when:

- 1. The application is for a single family residence on a vacant, legal lot of record within the exclusion area (excluded lots are shown on the Categorical Exclusion Maps), and

- 2. The application meets all County code requirements including zoning.

VI. OCEANA MARIN SINGLE FAMILY RESIDENCES

on file

The construction of a single family residence in the Oceana Marin Subdivision (see map) shall be excluded when:

- [] 1. The application is for a single family residence on a vacant legal lot of record, and
- [] 2. The applicant has submitted an engineered foundation and site-specific development recommendation prepared by a licensed soils engineer. These recommendations demonstrate that the soils and geologic character of the site can support grading and construction without causing undue hazards to the site or to adjacent sites. The plan also includes specific provisions for drainage and continuity of the natural landform, and

- [] 3. The project has design approval from the Bodega Bay Preserve Design Committee, and

- [] 4. The North Marin Water District has certified that sewage capacity exists to serve the proposed residence, and

- [] 5. The development meets all County Code requirements including zoning.

VII. ADDITIONS TO SINGLE FAMILY RESIDENCES

Minor additions to single family dwellings shall be excluded when:

- 1. No portion of the parcel or lot upon which the dwelling is located is within: a tideland, submerged lands, public trust lands, beaches and lots immediately adjacent to the inland extent of any beach or, of the mean high tide line of the sea where there is no beach (see Categorical Exclusion Maps), and
- 2. The addition would not result in an increase of more than 50% of the floor area of the dwelling before the addition or, 1,000 square feet, whichever is less, and
- 3. The addition meets all zoning and development standards of the Marin County Code.
- 4. The addition does not involve a structure constructed prior to 1930 or a structure located within the historic area boundaries for Tomales, Marshall, Point Reyes Station, Olema, Inverness, Bolinas, or Stinson Beach.

Therefore, the Marin County Planning Department certifies that this development meets the requirements of Public Resources Code Section 30610(e) (Categorical Exclusion), and is thereby exempt from the coastal development permit requirements of the Coastal Act of 1976.

Certified by:

(Planner's Signature) _____ (Date)

(Planner's Printed Name)

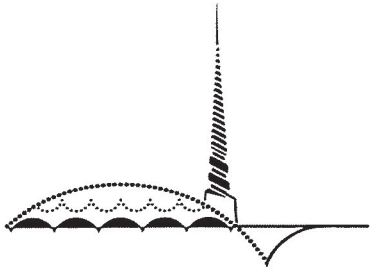
Sittke
(Applicant's Signature) _____ (Date) 4-20-2026

PO, BOX 396 Tomales CA 94971
(Applicant's Mailing Address)

Bert L. HOENES 2080 Hwy 1 PO, 396, Tomales CA
(Property Owner's Name and Mailing Address, if different than above) 94971

Within five business days, Marin County shall send a copy of this exclusion to:

California Coastal Commission
North Central Coast District Office
45 Fremont Street, Suite 2000
San Francisco, CA 94105



COMMUNITY DEVELOPMENT AGENCY
Planning Department

3501 Civic Center Drive
San Rafael, CA 94903

415-473-6269 T 415-473-7880 F

marincounty.org/depts/cd/divisions/planning

Receipt

April 22, 2026

Applicant: SCOTT L HOCHSTRASSER Project: SCOTT L HOCHSTRASSER CX Parcel: 102-072-15

PROJECT# P6312

Payment #84134 Payment Amt: \$ 174.00 Payment Method: CHECK Pay Date: 4/22/26 Recpt. By: dsmith

Line Items	Fee Amount	Charge Date	Payer Name	Amount Paid
Coastal - Coastal Permit Exclusion	\$ 174.00	4/22/26	HOCHSTRASSER SCOTT L	\$ 174.00
Grand Total Payments:				\$ 174.00