



**COASTAL PERMIT CATEGORICAL  
EXCLUSION DENIAL**

June 12, 2026

***Sent via email and mail***

Scott Hochstrasser, Trustee  
Scott L. & Julie B. Hochstrasser Revocable Trust, et al.  
PO Box 396  
Tomales, California 94971-0318  
[slh3ipa@gmail.com](mailto:slh3ipa@gmail.com)

**RE: HOCHSTRASSER COASTAL PERMIT CATEGORICAL EXCLUSION**  
195 John Street, Tomales, California 94971  
Assessor's Parcel Number: 102-072-15  
Project Identification No. P6312

Dear Scott,

I hope this correspondence finds you well.

I am writing regarding Coastal Permit Categorical Exclusion (CE) Application No. P6312, which proposes the construction of a garage and carport within the required front yard setback on a property located at 195 John Street, Tomales, within the C-VCR-B1 districts (Coastal Visitor Commercial Residential District, combined with the Coastal Minimum Lot Size "-B1" Combining District). Following a comprehensive review of the application and applicable regulations, we have determined that the proposed development does not qualify for a CE under Exclusion Order E-81-6 and its subsequent amendment, or under Categorical Exclusion Order E-82-6.

Further, after consultation with the County Counsel, we have determined that Categorical Exclusion Orders do not authorize the County to conditionally approve a CE, particularly when the project does not meet one or more required eligibility criteria. CE determinations may only be granted in their entirety or denied; the County lacks the legal authority to attach conditions to a CE. Given that the current application necessitates conditions to ensure consistency with the Coastal Act, we regret to inform you that we are unable to approve the CE application. Therefore, a Coastal Development Permit is required.

You may submit a petition to challenge this determination to the California Coastal Commission in accordance with the procedure and timeline outlined in Coastal Zoning Code Section 20.70.040.

Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Immanuel Bereket', with a long horizontal flourish extending to the right.

Immanuel Bereket  
Principal Planner