



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

**MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE COASTAL PERMIT**

Atwood-Edminster Trust et al. Coastal Development Permit

Decision:
Date:

Approved, as Conditioned
July 24, 2026

Project ID No:	P6211	Applicant(s):	Onju Updegrave Architects
		Owner(s):	Atwood-Edminster Trust et al.
		Assessor's Parcel No(s):	119-081-45
		Property Address:	47 Cypress Road Point Reyes Station, California 94549
		Project Planner:	Easton Ehlers Cheang 415-473-7023 easton.ehlers@marincounty.gov
		Signature:	<i>Easton Ehlers Cheang</i>
Countywide Plan Designation:	C-AG3 (Coastal Agricultural)		
Community Plan Area:	Point Reyes Station Community Plan (2001)		
Zoning District:	C-ARP-1 (Coastal, Agriculture, Residential Planned District, with a Residential Density of 1 Unit per Acre)		
Environmental Determination:	Categorically exempt, pursuant to CEQA Guidelines section 15301, Class 1		

PROJECT SUMMARY

The applicant requests Coastal Development Permit approval to authorize the construction of a new single-story, 860-square-foot residential addition to an existing single-family residence on a developed lot in the unincorporated community of Point Reyes Station. The 860 square feet of proposed development would result in a floor area ratio of 5 percent on the 89,652-square-foot (2.06-acre) lot. The proposed addition would reach a maximum height of 14 feet above grade and would maintain the following minimum setbacks: 32 feet, 4 inches from the northern front property line; 131 feet, 10 inches from the eastern side property line; 102 feet from the western side property line; and 236 feet, 6 inches from the southern rear property line.

The proposed development would also include additional site improvements, such as grading activities consisting of 13 cubic yards of cut and 13 cubic yards of fill, and the installation of landscaping utilizing native and fire-resistant plant species.

A Coastal Development Permit is required pursuant to Coastal Zoning Code Section 20.68.060 because the proposed development is located between the first public road and the sea and would result in an increase of 10 percent or more in the internal floor area of an existing structure, and therefore does not qualify for an exemption from the requirement to obtain Coastal Development Permit approval.

COASTAL IMPLEMENTATION PLAN AND DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Coastal Permit (Marin County Local Coastal Program Implementation Plan Section 22.70.070)

- A. Coastal Access.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Coastal Access section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.180 (Public Coastal Access). Where the project is located between the nearest public road and the sea, a specific finding must be made that the proposed project, as conditioned, is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act (commencing with Section 30200 of the Public Resources Code)

The proposed project is consistent with the Land Use Plan (LUP) public coastal access policies (C-PA-1, C-PA-3, C-PA-15, and C-PA-16) because the project site is not located near a coastal bluff or public beach access and, therefore, would not interfere with or impede public coastal access.

- B. Biological Resources.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Biological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.050 (Biological Resources).

The applicant submitted a Biological Site Assessment prepared by Huffman-Broadway Group, Inc. (HBG), dated April 2023, together with an amendment prepared by the same consultant and dated April 2026. The amendment reevaluated the subject property to determine the presence or absence of Environmentally Sensitive Habitat Areas (ESHAs) and to assess whether implementation of the proposed project would adversely affect any identified ESHAs. The assessment described the project site as a developed residential property with a topography that slopes downward from Cypress Road to the south toward Tomales Bay, where existing development and proposed development would be clustered and located both north and upslope from Tomales Bay and a wetland that are both located off-site. The proposed addition to the primary residential structure would be located more

than 150 feet from the edge of the 100-foot buffer from the mapped tidal wetland, as shown upon Sheet A1.1 of the plan set.

Vegetation near the proposed residential addition “is dominated by introduced and non-native annual grasses and forbs” and includes non-native, ornamental trees and shrubs. The Huffman-Broadway Group concluded that “[h]abitat conditions within the areas of proposed construction are not suitable to support special status plant species that occur in the project vicinity” and that “[n]o impact on special status species of plants would result from the proposed improvements.”

The Huffman-Broadway Group cited a review of the California Natural Diversity Database (CNDDDB) for special status animal species known to occur within a 5-mile radius of the site, as well as those species “known to occur in the general vicinity based on the knowledge of HGB biologists,” and determined that “[n]one of the species discussed in Table 1 are expected to occur on the subject property” however the Assessment makes note of the California red-legged frog (*Rana draytonii*), and the Northern spotted owl (*Strix occidentalis caurina*) because they are noted in the CNDDDB in areas within and around the community of Point Reyes Station. Of the special status animal species noted in the Biological Site Assessment, the California red-legged (CRLF) is “the only special status animal species that has been known to occur in the general vicinity” of the project site.

Huffman-Broadway Group stated that “[t]he project area is not part of the critical habitat designated under the Endangered Species Act for the CRLF.” However, the “CNDDDB (CDFW 2023) reports that CRLF is known to be present within the wetlands at the edge of Tomales Bay, and field surveys by HBG in the project area noted suitable breeding habitat for CRLF in the wetlands along the edge of Tomales Bay downslope of the project site.” While suitable habitat for the CRLF is not found on site, breeding habitat is found in wetlands along Tomales Bay, located approximately 250 feet from the project site. It was confirmed by the Biological Site Assessment (BSA) that although there was documented breeding habitat 250 feet away, due to the site distance and the project development components, there is no evidence that the project would disturb or impact the habitat. Thus, the project is not subject to state or federal regulations for mitigating impacts to a protected species habitat, as no impact has been identified. Nevertheless, out of an abundance of caution, the applicant has chosen independently to adopt certain methods during construction that will provide even more assurance that the potential habitat nearby will be protected. The construction plans on Sheet A1.1 of the plan set include details to this regard. While the Northern spotted owl is known to occur in Marin County, “the project site does not provide habitat for the Northern spotted owl,” and the nearest nesting territories and observations are located approximately 1.25 miles away from the site.

Therefore, the proposed project is consistent with the LUP biological resources policies for the protection of natural transitions and connections associated with streams, wetlands, and coastal dunes (C-BIO-1, C-BIO-2, C-BIO-3, C-BIO-4, C-BIO-7, C-BIO-10, C-BIO-14, C-BIO-18, C-BIO-23) and this finding because the project would not substantially alter the margins along environmentally sensitive habitat areas including

riparian corridors, wetlands, baylands, woodlands, or coastal dunes where none currently exist on the project site. Further, the project would not entail the irreplaceable removal of groves of trees.

C. Environmental Hazards. The proposed project, as conditioned, is consistent with the applicable policies contained in the Environmental Hazards section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.060 (Environmental Hazards).

- i. Dune Protection. The project is located in an area of the unincorporated community of Point Reyes Station that does not contain coastal dunes or shorefront areas where dune formation might be expected.
- ii. Shoreline Protection. The project is not located within a bluff erosion zone and is located a sufficient distance away from the shoreline.
- iii. Geologic Hazards. The subject property is not within a flood plain or adjacent to a mapped stream, and there are no known active faults that cross through the project site. Lastly, the project would be constructed in accordance with all applicable codes and requirements.

D. Agriculture and Mariculture. The proposed project, as conditioned, is consistent with the applicable policies contained in the Agriculture and Mariculture sections of the Marin County Land Use Plan and the applicable agricultural and maricultural standards contained in Chapter 22.32.

Development on this improved residential property is governed by the C-ARP (Coastal Agriculture Residential Planned) zoning district and Countywide Plan C-AG3 (Agriculture Coastal Zone) land use designation where residential use is a principal permitted use. The proposed project entails a new residential addition to an existing primary residential structure. Therefore, this finding does not apply because the principal use of the property shall be for residential purposes and because the project does not entail agricultural or mariculture uses.

E. Water Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Water Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.080 (Water Resources).

The applicant submitted a preliminary grading and drainage plan, which was reviewed by the Department of Public Works and found to be acceptable. Water service is provided by the North Marin Water District, and the Environmental Health Services Division determined that the previously authorized septic system has sufficient capacity to accommodate the proposed residential addition.

Therefore, the project is consistent with the LUP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff that would adversely affect the quality of coastal waters (C-WR-1, C-WR-2, C-WR-3, C-WR-6).

F. Community Design. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Design section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.100 (Community Design).

The subject property is developed with an existing two-story primary residential structure, located near the eastern shore of Tomales Bay and within an established residential neighborhood where similar properties are mostly developed with nondescript, one-story detached single-family dwellings, attached and detached accessory structures. The proposed project entails the construction of a new one-story residential addition to the existing primary residential structure.

The proposed residential addition would comply with all applicable dimensional standards for a primary residential structure in the Agriculture Residential Planned (ARP) Zoning District, including the 25-foot height limit. The project would also maintain the sufficient setbacks from adjacent property lines and structures, thereby preserving the prevailing character of the surrounding neighborhood and its coastal setting. The design of the residential addition incorporates materials, finishes, and colors that are compatible with the surrounding built and natural environments. The proposed neutral color palette is appropriate for the site and would visually de-emphasize the development. Additionally, all proposed exterior lighting would be shielded and directed downward to minimize light spillover and protect nighttime visual resources.

Therefore, the project is consistent with the LUP Community Design policies (C-DES-1, C-DES-2, C-DES-3, C-DES-4, C-DES-7, C-DES-8), and this finding because the project is compatible with surrounding development, protects visual resources, conforms to the height limit for new structures, minimizes exterior lighting, and would not require the removal of any trees.

G. Community Development. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Development section of the Marin County Land Use Plan and the applicable standards contained in Chapter 22.66 (Community Development).

As discussed above, the project site is located in a developed residential area of Point Reyes Station that contains a mix of residential and agricultural uses and structures. The project entails residential addition that would maintain sufficient setbacks from the adjacent property lines where no setbacks are required due to the underlying C-ARP zoning district. Therefore, the project is consistent with LUP Community Development Policies (C-CD-1, C-CD-2, C-CD-20), and this finding.

- H. Energy. The proposed project, as conditioned, is consistent with the applicable policies contained in the Energy section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.120 (Energy).**

The proposed project would be required to satisfy all energy-saving standards required by the County's Building and Safety Division before the issuance of a related Building Permit. Therefore, the project is consistent with the LUP energy policies (C-EN-1, C-EN-2, and C-EN-3), and this finding because it would be constructed in conformance with County energy efficiency standards, as verified during the review of the Building Permit application.

- I. Housing. The proposed project, as conditioned, is consistent with the applicable policies contained in the Housing section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.130 (Housing).**

The proposed project would not result in the removal or demolition of low and/or moderate-income housing. Therefore, the project is consistent with the LUP housing policies to address low- and moderate-income housing needs in the Coastal Zone (LUP Policies C-HS-1) because the project does not entail the demolition of existing deed-restricted affordable housing and would not affect the available housing stock in the surrounding community.

- J. Public Facilities and Services. The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Facilities and Services section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.140 (Public Facilities and Services).**

The North Marin Water District (NMWD) provides water to the project site, and the NMWD will provide documentation regarding its capacity to serve the proposed development prior to the issuance of any related Building Permit. Therefore, the project is consistent with the LUP public facilities and services policies (C-PFS-1 and C-PFS-7), and this finding, because the project would be adequately served by existing public water service. Further, the Environmental Health Services (EHS) Division has reviewed the previously authorized septic system and determined that it is adequately sized to meet the needs of the development.

- K. Transportation. The proposed project, as conditioned, is consistent with the applicable policies contained in the Transportation section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.150 (Transportation).**

Access to the project site is provided via a private driveway (Cypress Road), which connects to Mesa Road (public rights-of-way) and would not entail any alterations or impacts to existing roadway facilities or public parking facilities. Therefore, the project is

consistent with the LUP transportation policies (C-TR-1 and C-TR-2), and this finding because the project would not entail any alterations to existing roadway facilities.

- L. Historical and Archaeological Resources.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Historical and Archaeological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.160 (Historical and Archaeological Resources).

The project site is not located within any designated historic district boundaries, as identified in the Marin County Historic Study for the Local Coastal Program. Therefore, the project is consistent with the LUP historical and archaeological resources policies (C-HAR-2, C-HAR-8), and this finding because the project site is not located within any mapped historic district boundaries and would not affect historical, archaeological, or paleontological resources.

- M. Parks, Recreation, and Visitor-Serving Uses.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Parks, Recreation, and Visitor-Serving Uses section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.170 (Parks, Recreation, and Visitor-Serving Uses).

The project site is not located adjacent to any public park or open space. The project does not entail any construction or development that would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses. The project would occur entirely on a private property within a residential zoning district. Therefore, the project is consistent with the LUP policies for parks, recreation, and visitor-serving uses (C-PK-1 and C-PK-3), and this finding because the project is proposed entirely on an existing residential property that is not located within a mixed-use coastal village commercial/residential zone and does not entail any construction of development that would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses.

ACTION

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. This Coastal Development Permit approval authorizes the construction of a new single-story, 860-square-foot residential addition to an existing single-family residence on a developed lot in the unincorporated community of Point Reyes Station. The 860 square feet of authorized development shall result in a floor area ratio of 5 percent on the 89,652-square-foot (2.06-acre) lot. The approved addition shall reach a maximum height of 14 feet above grade and shall maintain the following minimum setbacks: 32 feet, 4 inches from the northern front property line; 131 feet, 10 inches from the eastern side property line; 102 feet from the western side property line; and 236 feet, 6 inches from the southern rear property line.
2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Atwood Residence," consisting of eight sheets prepared by Onju Updegrave Architects, received in final form on May 6, 2026, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
3. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2026" with respect to all of the standard conditions of approval.

VESTING

Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within two years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

RIGHT TO APPEAL

This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than ten business days from the date of this decision (August 7, 2026).

cc: *{Via email to County departments}*

DPW – Land Development

CDA – Environmental Health Services

Attachments:

1. Marin County Uniformly Applied Conditions 2026
2. Marin County Department of Public Works, Inter-office Memorandum – First Transmittal dated May 26, 2026

3. Marin County Environmental Health Services, Interdepartmental Transmittal dated March 12, 2026

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - First Transmittal

DATE:	<u>05/26/2026</u>	DUE:	<u>05/26/2026</u>
		<u>TYPE OF DOCUMENT</u>	
TO:	<u>Easton Ehlers</u>	☐	DESIGN REVIEW
FROM:	<u>Brano Vuksanovic</u>	☒	COASTAL PERMIT
APPROVED:	<u></u>	☐	LAND DIVISION
RE:	<u>Atwood-Edminster Trust et al.</u>	☐	VARIANCE
	<u>Coastal Development Permit (P6211)</u>	☐	USE PERMIT
APN:	<u>119-081-45</u>	☐	ADU PERMIT
ADDRESS:	<u>47 Cypress Rd., Point Reyes Station</u>	☐	ENVIRONMENTAL REV.
	<u></u>	☐	OTHER:

**Department of Public Works Land Use Division
has reviewed this application for content and:**

☒ Find it **COMPLETE**
☐ Find it **INCOMPLETE**, please submit items listed below
☐ Find it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**

**Comments Included (Inc.) or
Attached (Att.) from other DPW
Divisions:**

☐ Traffic
☐ Flood Control
☐ Other:

Merit Comments

Prior to Issuance of a Building Permit:

1. **Grading & Drainage Plans:** Provide the following information on the drainage and grading plan:
 - a. Plan shall provide existing and proposed topographic contours, or a sufficient number of spot elevations, to describe drainage patterns. The proposed project shall maintain existing drainage patterns.
 - b. Plan shall show and label all existing and proposed drainage features and improvements. Improvements may include down spouts, footing and foundation drains, area drains and catch basins, piping and out fall structures or means of dispersion. Note that 2022 California Plumbing Code (CPC) §1101.12.1 requires roof areas of buildings to be drained by roof drains and gutters. Note as well that CPC §1101.6.5(2) indicates that the point of discharge shall not be less than 10 feet from the property line.
 - c. Per 2022 California Residential Code § R401.3, lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within

the first 10 feet. Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum 2 percent away from the building. Demonstrate compliance.

- d. The plan shall also incorporate any recommendations from the Geotechnical Engineer, if such a professional is involved in the project.
- e. The plan shall tabulate the existing and proposed areas of impervious surface for the property, and demonstrate that there will be no net increase in runoff from the developed site compared to pre-existing development.
- f. Plan shall show and label the limit of disturbance. Provide the total area to be disturbed and the proposed cut and fill earthwork volumes. Plan set shall indicate that off-haul must be legally handled or to where off haul will be taken.
- g. Indicate means of restoring all disturbed areas.
- h. Add a note on the plans indicating that the plan preparer shall certify to the County in writing upon the completion of work that all grading and drainage improvements were installed in accordance with the approved plans and field direction. Be aware that a DPW Engineer will need to inspect and accept work after receipt of certification letter. Certification letters shall reference building permit number or numbers for specific work being certified, the address of the property and the Assessor's Parcel Number (APN), and shall be signed and stamped by the certifying professional.

Best Management Practices:

2. Per Marin County Code § 24.04.625(a)(c)(g)(k), provide a plan indicating construction-phase best management practices (BMPs) include erosion and sediment controls and pollution prevention practices. Erosion control BMPs may include, but are not limited to, scheduling and timing of grading activities, timely re-vegetation of graded areas, the use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Sediment control may include properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses, and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include: designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. You may refer to the Marin County Stormwater Pollution Prevention Program's website,
https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosion_sediment-control-measures-for-small-construction-projects-2015.pdf?la=en
3. **Utilities:** Plan shall show the location of all the existing utility laterals and indicate which, if any, will be upgraded or relocated with this project. Be certain to include water, sanitary sewer, gas, electric and telecommunications.

-END-

INTERDEPARTMENTAL TRANSMITTAL
MARIN COUNTY ENVIRONMENTAL HEALTH SERVICES
ROOM 236, 415-473-6907

DATE: March 12, 2026

TYPE OF DOCUMENT

TO: Easton Ehlers

DESIGN REVIEW

FROM: Becky Gondola, Senior REHS

LAND DIVISION

RE: Atwood Edminster Trust Et Al. Coastal
Development Permit P6211

USE PERMIT

VARIANCE

AP#: 119-081-45

MASTER PLAN

ADDRESS: 47 Cypress Road, Point Reyes Station

COASTAL PERMIT

LOT LINE ADJ.

OTHER

THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:

WATER

x

SEWAGE

SOLID WASTE

POOLS

HOUSING

FOOD ESTABLISHMENT

THIS APPLICATION IS FOUND TO BE:

x FIND IT COMPLETE.

FIND IT INCOMPLETE UNTIL THE ITEMS LISTED BELOW HAVE BEEN SUBMITTED.

FIND IT ACCEPTABLE AS PRESENTED, WITH THE FOLLOWING CONDITIONS.

RECOMMEND DENIAL FOR THE REASONS LISTED BELOW.

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.

The application is complete

2. If the application does not contain enough information for you to determine whether the project can readily comply with your agency's standards, please list the information that you will need to make this determination.

n/a

3. If the application contains sufficient information for your review, please indicate whether the project is feasible as proposed or needs substantial modifications to comply with your agency's standards.

The projects is feasible as proposed

4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.

N/A