

WHEN FILED MAIL TO:

Marin County Community Development
Agency, Environmental Review Division
3501 Civic Center Drive, #308
San Rafael, Ca 94903

Attn: Don Allee

THIS SPACE FOR COUNTY CLERK'S USE ONLY

NOTICE OF CEQA EXEMPTION

October 5, 2026

1. **Project Name:** Kelly A. Bates Revocable Trust Coastal Development Permit and Design Review
2. **Project Location:** 3445 State Route 1, Stinson Beach
3. **Project Summary:** The applicant requests Coastal Development Permit and Design Review approvals to demolish an existing 2,466 square foot commercial building and construct a new mixed-use building with commercial office space and a residence, and a new septic system on a developed lot in Stinson Beach. The 1,761 square feet of proposed development would consist of 534 square feet of ground level commercial facing State Route 1 with a 1,227 square foot, two-story residence located at the rear of the commercial structure.
4. **Public Agency Approving Project:** Deputy Zoning Administrator
5. **Project Sponsor:** Michael Mitchell
6. **CEQA Exemption Status:** CEQA Guidelines section 15302, Class 2
7. **Reasons for Exemption:** The project would demolish an existing 2,466-square-foot commercial structure and construct a new 1,761-square-foot mixed-use commercial office and residential structure on the same lot. The proposed structure would be 705 square feet smaller than the existing structure, a 28.6 percent reduction, and would reduce the floor area ratio from 0.33 to 0.24 on the 7,459-square-foot lot. The project requires minimal grading and would not result in significant environmental impacts.

Project Planner:

Kristin Drumm

Kristin Drumm, AICP
Senior Planner

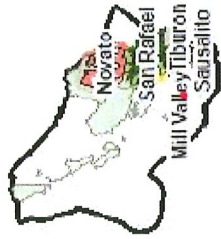
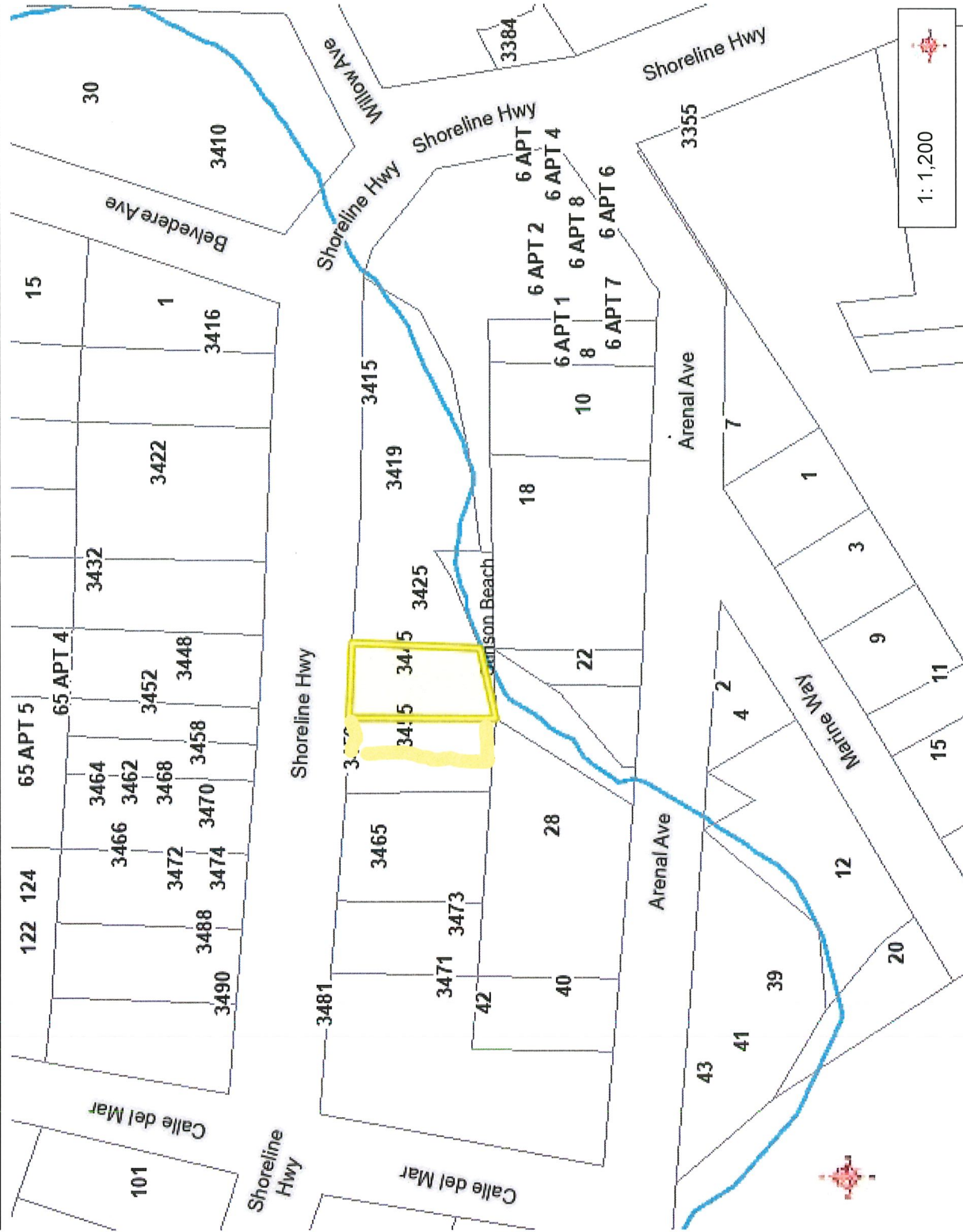
Reviewed by:

Rachel Reid
Environmental Planning Manager



COUNTY of MARIN
GEOGRAPHIC INFORMATION SYSTEMS

3445 State Route 1, Stinson Beach



Legend

- Township
- Condominium Common Area
- Mobile Home Pad
- City
- Marin County Legal Boundary
- Other Bay Area County
- Ocean and Bay
- Address
- Parcel Secured
- Stream - Perennial
- Waterbody (NHD)
- Estuary
- Lake/Pond
- Reservoir
- Stream/River
- Swamp/Marsh
- <all other values>

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT SURVEY ACCURATE

0.0 Miles

0.02

0

0.0

NAD_1983_HARN_StatePlane_California_III_FIPS_0403
© Latitude Geographics Group Ltd.

From: Honey, Julian@Coastal
To: [Kristin Drumm](mailto:Kristin.Drumm@MarinCounty.gov); [oceane.ringuette](mailto:oceane.ringuette@coastal.ca.gov); Rexing, Stephanie@Coastal
Subject: RE: Third Transmittal - 3445 State Route 1, Stinson Beach (P5156)
Date: Friday, September 4, 2026 10:40:51 AM
Attachments: [image004.png](#)
[image002.png](#)

Hi Kristin,

Thank you for sharing these updates to the project. We appreciate the willingness the applicant has shown to better accommodate the stream buffer.

We had a couple of follow-up comments and questions related to the recent changes.

- Thank you for confirming the changes to the dissipators and parking. Can you please confirm whether those changes will be reflected throughout the full plan set, and update the relevant sheets as necessary?
- Additionally, can you please clarify what changes are being made to the drainage plan to compensate for the removal of the dissipators, if any?
- Finally, the parking exception request states that 1 ADA van space and 1 ADA EV Van Space with charger are required for the proposed development. Can you please provide the code sections which outlines the number of required ADA spaces and the number of required ADA EV spaces, and show the calculations corresponding for the proposed development?

Feel free to reach out if you have any questions.

Best,

Julian Honey (He/Him/His)
Coastal Planner
North Central Coast District



From: Kristin Drumm <Kristin.Drumm@MarinCounty.gov>
Sent: Monday, August 31, 2026 2:48 PM
To: Ringuette, Oceane@Coastal <oceane.ringuette@coastal.ca.gov>; Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>; Honey, Julian@Coastal <julian.honey@coastal.ca.gov>
Cc: Kristin Drumm <Kristin.Drumm@MarinCounty.gov>
Subject: RE: Third Transmittal - 3445 State Route 1, Stinson Beach (P5156)

The applicant for the project at 3445 State Route 1 in Stinson Beach has revised the project in an attempt to address your concerns. The revisions are shown on sheets C3 and C6 as follows:

- Eliminated the combined 33' of linear drainage dissipators from the 50' stream

buffer, which were located just off the southwest corner of the parking space closest to the creek and south of the residence. The changes are shown on revised Sheet C3 – Drainage (attached).

- Reduced the amount of parking in the 50' buffer by eliminating the guest parking spot, as shown on the revised Sheet C6 – Parking Layout (attached). This would be a reduction from the County's minimum parking standards and would require an exception to the standards. This request is also attached.

Please respond by Tuesday, September 8, 2026.

Thank you,
Kristin

From: Ringuette, Oceane@Coastal <oceane.ringuette@coastal.ca.gov>
Sent: Monday, July 27, 2026 11:52 AM
To: Kristin Drumm <Kristin.Drumm@MarinCounty.gov>; Rexing, Stephanie@Coastal <stephanie.rexing@coastal.ca.gov>; Honey, Julian@Coastal <julian.honey@coastal.ca.gov>
Subject: RE: Third Transmittal - 3445 State Route 1, Stinson Beach (P5156)

Hi Kristin,

Thanks for sending this over. Julian is out of office so I'm sending these comments on his behalf.

We appreciate the effort that the applicant has made to redesign the project to ensure the building is outside of the 50 foot stream buffer and are glad to see those changes. However, some remaining development is within that buffer and we suggest that the following information be expanded on:

First, the applicant states that "prohibiting any driveway encroachment into the 50-foot stream buffer would require eliminating all compliant onsite parking; an undue hardship resulting in the project being infeasible." It would be useful to have additional information documented regarding this statement to support it, including:

- An explanation of why the parking could not feasibly be configured differently/reduced further to be outside of the 50 foot buffer
- An explanation of why the gravel turnaround closest to the creek could not be reduced/reconfigured to intrude less into the buffer

Second, the Applicant states that disallowing the parking and stormwater dissipaters within the 50 foot buffer would constitute a take. If the County agrees, then takings findings per section 20.70.180 would be required to support this statement.

Let us know if you have any questions on our comments.

Thanks,

Oceane Ringuette

District Supervisor

North Central Coast District

California Coastal Commission

Pronouns: she/her



From: Kristin Drumm <Kristin.Drumm@MarinCounty.gov>

Sent: Thursday, July 16, 2026 8:40 AM

To: Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>; Ringuette, Oceane@Coastal <oceane.ringuette@coastal.ca.gov>; Honey, Julian@Coastal <julian.honey@coastal.ca.gov>; NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Cc: Kristin Drumm <Kristin.Drumm@MarinCounty.gov>

Subject: Third Transmittal - 3445 State Route 1, Stinson Beach (P5156)

Attached is the third transmittal for **3445 State Route 1** in Stinson Beach, **APN 195-194-06, P5156**

The project has been revised to remove the new structure outside the 50' stream buffer, reduce the proposed building square footage, and other changes.

Please provide your comments by **Thursday, Aug. 6, 2026**.

Let me know if you have any questions.

Kristin Drumm, AICP

Senior Planner

Marin County Community Development Agency

3501 Civic Center Drive, Room 308

San Rafael, CA 94903-4157
415.473.6290
Kristin.drumm@marincounty.gov

NOTICE: CDA PERMIT APPLICANTS HAVE REPORTED A PHISHING SCAM — WHEN IN DOUBT, CALL IT OUT!

The County of Marin will only request payment through ProjectDox notifications, County website application prompts, Permit Fee Payment forms, or personal check by mail/drop-off.

We will **NEVER** request payment via wire transfer, Zelle, Venmo, PayPal, or other payment apps. When in doubt, contact our office to verify before sending payment.

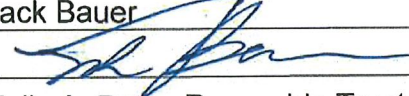
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Email Disclaimer: <https://www.marincounty.gov/privacy-policy>

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - Third Transmittal

DATE: August 7, 2025 2026 KDDUE: August 6, 2025TO: Kristin DrummFROM: Jack BauerAPPROVED: RE: Kelly A. Bates Revocable TrustCoastal Development Permit &Design Review, P5156APN: 195-194-05, -06ADDRESS: 3445 State Route 1, Stinson Beach**TYPE OF DOCUMENT**☒ DESIGN REVIEW☒ COASTAL PERMIT☐ LAND DIVISION☐ VARIANCE☐ USE PERMIT☐ ADU PERMIT☐ ENVIRONMENTAL REV.☐ 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. Plans currently show the minimum number of parking spaces required by Marin County Code § 24.04.340. If on-site parking is proposed to be further reduced, applicant shall submit an exception request pursuant to Marin County Code § 24.15. Exception requests shall follow the Procedure in that code section, and are subject to review by the Department of Public Works.
2. If the horizontal dissipaters are removed from the proposal, the project civil engineer must still demonstrate that the proposed site drainage patterns match existing site drainage patterns.
3. State Route 1 is a road maintained by the State. Applicant shall coordinate with Caltrans for proposed work in the right-of-way.
4. Trimming existing vegetation may be needed for visual sightlines at the proposed driveway.
5. Demonstrate conformance with Marin County Code Title 24 and California Building Code.
6. Provide a construction management plan, including:
 - a. Provide a site plan showing areas where grading and construction will take place, soils will be stockpiled, storage area for material delivery, parking for construction workers, and temporary facilities such as portable toilets.
 - b. Dust reduction plan.
 - c. An erosion and sediment control plan.
 - d. Construction phasing and the timing during any given year when the various components of construction will occur, such as grading, tree and vegetation removal, loud external noise-making work, etc.

-END-

From: [FireSubmittals](#)
To: [Erin Yattaw](#)
Subject: RE: Kelly A. Bates Revocable Trust Coastal Development Permit and Design Review (P5156) - Transmittal
Date: Friday, April 18, 2025 4:01:47 PM
Attachments: [image003.png](#)
[image004.png](#)

Hi Erin,

As far as Fire is concerned, this project submittal is complete, and will not require significant modifications to meet our requirements.

Let me know if you have questions.

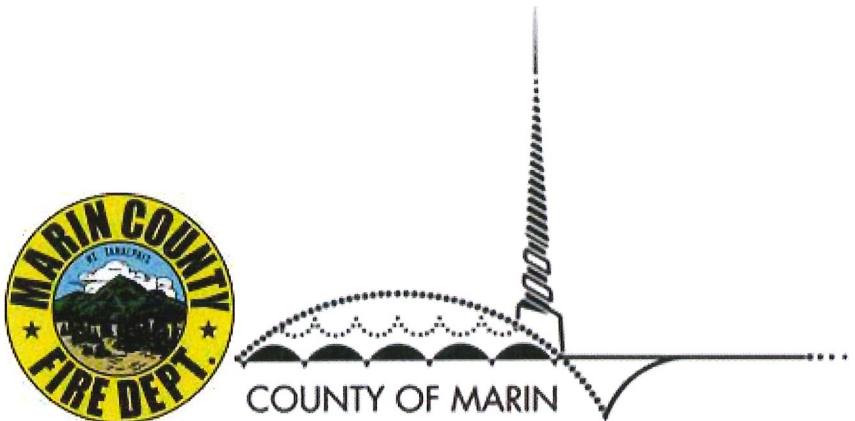
Regards,

Scott D. Alber, PE, EFO, CFO, FM, MIFireE
BATTALION CHIEF/FIRE MARSHAL

Marin County Fire Department
1600 LOS GAMOS DRIVE, SUITE 300
SAN RAFAEL, CA 94903
415.473.6566 T
415.473.2969 F
415.717.1520 M
CRS Dial 711
scott.alber@marincounty.gov
<https://www.marincounty.gov/departments/fire>

****Please note my new email address scott.alber@marincounty.gov****

Follow us on Facebook and Twitter



From: Erin Yattaw <Erin.Yattaw@MarinCounty.gov>
Sent: Friday, April 4, 2025 7:14 PM
To: DPWLandDevEngineer <DPWLandDevEngineer@MarinCounty.gov>; FireSubmittals <firesubmittals@MarinCounty.gov>
Cc: Stuart Hayre <Stuart.Hayre@MarinCounty.gov>; Alicia Stamps

<Alicia.Stamps@MarinCounty.gov>; Jack Bauer <Jack.Bauer@MarinCounty.gov>

Subject: Kelly A. Bates Revocable Trust Coastal Development Permit and Design Review (P5156) - Transmittal

Hello All,

Please kindly see the attached transmittal. I am requesting incompleteness items by 4/17/25, please. Please let me know if you have any questions or concerns.

Project plans and documents may be accessed via the link below:

S:\Planning Applications\KellyABatesRevocTrust_CPDR_P5156_Stinson Beach

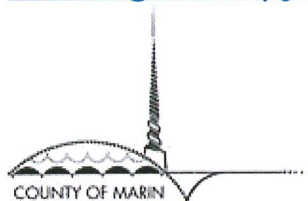
Best regards,

Erin Yattaw

PLANNER

She/her

County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 3535 T
Erin.Yattaw@marincounty.gov



From: [Kent Nelson](#)
To: [Erin Yattaw](#)
Subject: Re: Kelly A. Bates Revocable Trust Coastal Development Permit & Design Review (P5156) - Transmittal
Date: Friday, April 18, 2025 1:27:20 PM

Erin,

Thanks for reaching out. The District has issued a design approval permit for this project so we are good to go on our end.

Best regards,
-Kent

> On Apr 18, 2025, at 1:24 PM, Erin Yattaw <Erin.Yattaw@marincounty.gov> wrote:

>

> Hello Kent,

>

> I am sending the project status letter to the applicant today. If you have any comments on the project, I would welcome your comments for merits purposes as the project is being deemed incomplete and there would still be time for them to consider any comments you may have.

>

> Have a nice weekend.

>

> Thank you,

>

> Erin Yattaw

> PLANNER

> She/her

>

> County of Marin

> Community Development Agency

> 3501 Civic Center Drive, Suite 308

> San Rafael, CA 94903

> 415 473 3535 T

> Erin.Yattaw@marincounty.gov<<mailto:Erin.Yattaw@marincounty.gov>>

> [cid:image001.png@01DBA596.237FFF30]

>

>

>

> From: Erin Yattaw

> Sent: Friday, April 4, 2025 7:26 PM

> To: Kent Nelson <knelson@stinsonwater.org>

> Subject: Kelly A. Bates Revocable Trust Coastal Development Permit & Design Review (P5156) - Transmittal

>

> Hello Kent

>

> Please kindly see the attached transmittal, plans and documents attached for the above-referenced project. I am requesting any incompleteness items by 4/17/25. Please let me know if you have any questions or concerns.

>

> Best regards,

>

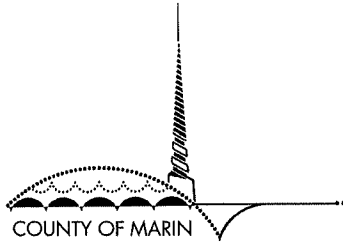
> Erin Yattaw

> PLANNER

> She/her

>

> County of Marin
> Community Development Agency
> 3501 Civic Center Drive, Suite 308
> San Rafael, CA 94903
> 415 473 3535 T
> Erin.Yattaw@marincounty.gov<<mailto:Erin.Yattaw@marincounty.gov>>
> [cid:image001.png@01DBA596.237FFF30]
>
>
> Email Disclaimer: <https://www.marincounty.gov/privacy-policy>



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO PLANNING PERMITS**

2026

STANDARD CONDITIONS

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
2. If the project is subject to the affordable housing requirements of Development Code Chapter 22.22, the applicant shall provide a copy of the affordable housing plan required by Development Code section 22.22.110 to the CDA Planning Division following its approval by the CDA Housing Division.
3. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin and shall cooperate fully in the defense.
4. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
5. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of

the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment

into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Wildlife, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.
16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.

17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

CODE ENFORCEMENT CONDITIONS

1. Within 60 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 120 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
3. Within 180 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.