

# LAWSON'S LANDING

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February 17, 2009

Ms. Ruby Pap  
District Supervisor  
North Central Coast District  
California Coastal Commission  
45 Fremont St., Ste. 2000  
San Francisco, CA 94105-2219

## **Re: Coastal Development Permit Application No. 2-06-018**

Dear Ms. Pap,

Thank you again for the time and effort that you and your colleagues at the Coastal Commission have invested to find a sustainable future for Lawson's Landing. We appreciate that everyone is working together to protect coastal resources, protect very low cost coastal-visitor-serving opportunities, and maintain coastal access and water-oriented recreational activities offered by Lawson's Landing.

This letter is a response to your August 15, 2008 request to submit additional information for our CDP application. In response to your letter we are enclosing:

### **1. Project Description**

**a. & b.** An updated project description including a revised Table 1 incorporating the categories you suggested of "retained, removed, new, and total purposed" for facilities and uses.

(Please See Attached - Exhibit A - CDP Project Description Lawson's landing)

Additionally, maps and plans that show the extent of proposed camping and recreational visitor serving uses planned for the CCC retained jurisdiction are forthcoming, and are expected to be delivered no later than February 27, 2009 (See Attached – Exhibit A.1 Lawson's Landing, Inc. Coastal Development Permit Application No 2-06-018 February 2008 – Cover sheet only- other sheets in progress.)

**c. Timeline for implementation.** Key elements comprising Phase 1 and Phase 2 are still in process. Some of these elements of the plan are dependent upon resolution of the CCC appeals of the Marin County Board of Supervisors approval of development located in the LCP jurisdiction. Upon resolution of the appeals, the applicant will likely follow the timeline specified in Marin County's Conditions of Approval for Lawson's Landing Master Plan, Coastal Permit, Tidelands

Permit (See Page 41 Interim and Phased Uses, presented in the Marin County Approval - starting at paragraph C. "Within 6 months from Master Plan approval". (These documents were transmitted to the CCC by the County of Marin earlier and are not attached herewith.)

**d. & e.** The following are the County of Marin flood safety standards for the coastal high hazard areas. Within the County of Marin LCP jurisdiction these standards will be complied with for all new construction. Furthermore, any and all new construction proposed in the Coastal Commissions retained jurisdiction will also comply with these standards where practical and feasible.

#### 23.09.039 Coastal high hazard areas.

Within coastal high hazard areas as defined in Section 23.09.030 of this chapter, the following standards shall apply:

- (a) All new construction shall be located on the landward side of the reach of mean high tide.
- (b) All new construction and substantial improvements shall be elevated on adequately anchored pilings or columns and securely anchored to such pilings or columns so that the lowest horizontal portion of the structural members of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood elevation.
- (c) All new construction and substantial improvements shall have the space below the lowest floor free of obstructions or constructed with breakaway walls. Such temporarily enclosed space shall not be used for human habitation.
- (d) Fill shall not be used for structural support of buildings.
- (e) Manmade alteration of sand dunes which would increase potential flood damage is prohibited.
- (f) The floodplain administrator shall obtain and maintain the following records:
  - (1) Certification by a registered engineer or architect that a proposed structure complies with this chapter;
  - (2) The elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings or columns) of all new and substantially improved structures, and whether such structures contain a basement. (Ord. 3293 & 13m 1999)

Regarding the hazard response plan for earthquakes and tsunamis; Lawson's Landing currently maintains two (2) Midland Public Alert Radios, they are located at the front entrance booth near the park entry and at the main office near the pier and the boathouse. These radios were provided to by the Marin Co. Fire Dept., Tomales. They are on all the time (24-7) and have a battery backup in case of a power outage. In the event of any flood, earthquake or other emergency the radios sound an alarm, it is then followed by a parkwide announcement to the visitors and residences describing the nature of the emergency and directions for public safety. The public safety directions are coordinated with Marin County Fire Department. The plan is to secure additional Hazard Alert Radios for homes of owners and maintenance staff who live on the property.

Additionally, Marin Co. Fire Dept. have also provided Lawson's Landing with two metal signs, these signs exist now on-site and warn the public that they are in a Tsunami Hazard Zone (See the blue photo image of the sign inset in the "Marin County Dillon Beach Tsunami Evacuation Planning Map" attached herewith. One sign is located 150' inside the front entrance on the right side of the road; this is where you enter the Tsunami Hazard Zone. The other sign is located in the CCC retained jurisdiction area on the outside wall of the boathouse near the front entrance door (facing the bay). The site also includes a plastic laminated paper sign 30" x 48", with the "Tsunami Evacuation Map for the Dillon Beach". The sign/map directs the public to move to high ground by using Dillon Beach Rd. and Sand Haul Rd., depending on where you are at the time. This map is displayed in the CCC retained jurisdiction on the wall of the bait shop above the coffee machine. The Dillon Beach Post Office also has this same map on display. Our plan includes working with Marin Co. Fire Dept. for assistance in acquiring and placement of more outdoor signs that show the emergency evacuation route and these signs will be placed outside of the CCC jurisdiction area.

(See Attached Exhibit B – Marin County Dillon Beach Tsunami Evacuation Planning Map – and photos)

In addition to the signage, and maintenance of hazard alert radios on-site the project includes placement of at least two new emergency sirens. One siren would be located outside of the CCC jurisdiction near the entry to the park, and one would be located in the CCC jurisdiction in the general vicinity of the signage – at the bait shop and boat house.

## **2. Project Plans**

Adobe is finalizing plans and they will be finalized and submitted on or before February 27, 2009.

## **3. Biological studies**

### **A. Status of additional surveys**

The question has been raised whether or not biological studies have been conducted on the Lawson's property outside of the areas indicated on Figure 4 of Monk & Associates' 2006 report titled: *Vegetation Communities and Update on Special-Status Species Issues, Lawson's Landing*. Figure 4 of that report shows the existing camping and recreation area at Lawson's Landing and the special-status species that have been found within the camping and recreation area. While the majority of the biological studies that have been conducted at Lawson's Landing to date have focused on the camping and recreation area, biological studies have also been conducted as follows:

1. Outside of the camping and recreation area in specific locations where leach fields were proposed at one time or are currently proposed. These locations are shown on the attached exhibit, Exhibit C (1). Focused surveys for rare plants and the California red-legged frog (*Rana aurora draytonii*) have been conducted in all hatched areas indicated on Exhibit C (1). Biological surveys conducted throughout the spring and in the summer months in these locations also concentrated on looking for suitable habitats for other

special-status species or wetlands as well. The areas surveyed outside the existing camping and recreation area were limited to three alternative leach field locations that were proposed by the EIR biologists and a proposed location for the owners' residence (that proposal for a new residence has since been abandoned).

2. Biological studies have been initiated outside the existing area used for camping in what has been identified as Area #8, which is the only area proposed for expanding camping outside of the historic use. To date, biological studies in Area 8 have been conducted in June 2008 and January 2009. Additional studies focusing on special-status plants will be conducted throughout the spring months (March through May 2009). At the completion of these surveys a report will be prepared and submitted to the California Coastal Commission. Biological studies are being conducted in Area 8, to satisfy the standards of care under CEQA for an area approved for future camping development by the County of Marin Board of Supervisors approval in accordance with the Reconfigured and Reuse Alternative Master Plan (See County Approval "Exhibit 3" Conditions of Approval Page 44/45 Condition #19)

#### B. Snowy Plover MOA

Western snowy plover (*Charadrius alexandrinus nivosus*), Federal threatened species and California species of special concern.

In furtherance of the mitigations outlined in the EIR and Lawson's Landing's dedication to preserve and protect rare and endangered species, Lawson's Landing agreed to a draft Memorandum of Agreement with the US Fish and Wildlife Service ("FWS"). Lawson's Landing also agreed to restrict uses on 1.2 miles of Lawson Landing beach front to preserve and protect the Pacific Coast Western Snowy Plover. Lawson's Landing agreed to memorialize this restriction on its deed so that the protections would run with the land. Details of the Draft Declaration of Restrictions were provided earlier in the "Reconfigured and Reduced Use Master Plan Alternative Lawson's Landing Project" prepared by IPA, Inc. and submitted to you in April 2008. Although FWS and Lawson's Landing agreed to the conservation strategy, and draft MOA and deed restriction, FWS is still evaluating this strategy and is considering an education and docent led program in addition to the draft MOA and will not finalize the MOA until funding can be obtained for this education program.

### **6. New Sewage Disposal System**

Norm Hantzsche of Questa Engineering has provided the attached for your review and consideration:

A. graphics, typical graphs and diagrams of STEP System

See Attached Exhibit E "Typical Step Unit Traffic Area Figure 1 & 2.

B. letter January 26, 2009, from Questa to Lawson's, Subject Lawson's Landing – Coastal Development Permit Application No. 2-06-018: Sewage Disposal & Water Supply Information. Letter addresses proposed new sewage disposal system (item #6) and water supply (item #8).

(See Attached Exhibit F – Question January 26, 2009 letter)

C. updated engineering feasibility study for the final proposed location of Leach Field

(See Attached Exhibit G – Lawson's Landing Septic System Evaluation and Interim Measures Program Status Report (December 31, 2008)

An explanatory letter from Questa regarding STEP System Details, Engineering Feasibility Study, and Water Supply and an updated Status Report for the septic system inspection/evaluation program area also attached.

## **7. Traffic**

In response to the questions raised Lawson's Landing, Inc. has engaged the services of Fear and Peers, transportation consultants to make an evaluation of trip generation summaries to demonstrate how the planned land use reductions would effect the trip generation characteristics of the site. The analysis is up to date and relies on specific trip counts collected at Lawson's Landing over the Labor Day weekend in 2008.

(See Attached Exhibit H – Memorandum – Subject; Lawson's Landing Trip Generation Summary, prepared by Fehr & Peers, and dated February 12, 2008.)

## **8. Water supply**

The geology and groundwater studies prepared in 1986 are attached as requested. (See Attached Exhibit I – “Hydrogeologic Assessment of the Dillon Beach Project, Dillon Beach, California, prepared by Aqua Resources, Inc., dated December 1986)

(See Attached Exhibit J – “ Letter to Marin County Community Development Agency – from Questa Engineering to Dean Powell, Principal Planner, dated April 23, 1998) This attachment addresses the question raised regarding the effect of wells on groundwater drawdown.

Regarding the plans to expand water supply, none of the existing or future wells and/or storage facilities for water supply are planned for location within the Coastal Commissions retained jurisdiction. New fixtures for restrooms and shower facilities that are planned within the Coastal Commissions retained jurisdiction would utilize water efficient fixtures and equipment. Reuse of

treated wastewater will be used efficiently to avoid drawdown of existing wetland areas. Overall, the plan for water supply improvements, with the exception of restoring and redevelopment of established restroom and shower facilities, will all occur outside the Commissions retained jurisdiction.


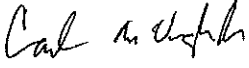
(See Attachment Exhibit K & K1. – Sheet #8 Lawson’s Landing Property – Well Location with Details, prepared by Adobe Assoc., dated February 2009 and K1. air photo)

Regarding the establishment of the existing on-site wells, apparently all the existing wells on the property that serve the campground use predate the Coastal Act. One well or domestic purposes, for the owners house, was permitted by the county in accordance with LCP and County codes.

In accordance with the adopted and certified LCP and the Dillon Beach Community plan, the Lawson’s master plan anticipates a future collaboration with the greater Dillon Beach community on water and waste water management. Any future well drilling or development of water storage facilities will be appropriately permitted in the County of Marin’s retained jurisdiction and follow the established management practices and standards specified in the LCP and the County of Marin health and safety standards and codes.

#### **Summary and Conclusion**

Based on the above, and replete in the attached studies, letters, memorandum, maps and plans is the detailed information you requested. We are in the final stages of putting together a final set of CDP plan sheets noted in response to items 1. a.&b. above. These plans will specifically focus on the project elements located in the CCC retained jurisdiction. We expect to have the plans ready for submittal to you before or no later than February 27, 2009. Please do not hesitate to contact Lawson’s Landing, Inc. or members of our consultant’s team if you have any questions.

Sincerely,  

Mike Lawson, Willy Vogler, Lawson’s Landing Inc.

CC: Lawson’s Landing Team

Attachments; Exhibits A through K