

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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April 12, 2006

Brian Crawford
Deputy Director of Planning Services
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, California 94903-4157

**SUBJECT: Lawson's Landing
Wetland Delineation and Sensitive Habitat Survey**

Dear Mr. Crawford:

This letter is a follow-up to our March 2, 2006 meeting regarding Lawson's Landing. We appreciate your efforts to coordinate with Commission staff to ensure that the requirements of the Coastal Act and the County's LCP are addressed in any future County actions concerning Lawson's Landing. As you know, we have directed the property owners to apply to the Commission for a coastal development permit addressing Coastal Act violations at Lawson's Landing. However, we have also agreed to temporarily suspend formal enforcement action pending timely completion of the County's environmental review and local permitting processes. While it is our strong preference to continue working with the County to complete the local permitting process before bringing this matter to the Coastal Commission, we are concerned that unpermitted development at the site is causing ongoing damage to sensitive coastal resources and water quality, and it is important that these issues are resolved in a reasonable timeframe.

To meet the requirements of the Coastal Act and the LCP, both the County and the Commission are required to identify and evaluate project alternatives that would allow for continued public recreational use at Lawson's Landing while protecting wetlands and other sensitive habitat areas and water quality. While the Lawson's Landing DEIR provides much of the information needed for this alternatives analysis, additional sensitive habitat surveys and a delineation of Coastal Act/LCP wetlands are required to further identify site constraints necessary to evaluate project options for the existing and proposed uses on the site. As we discussed in our meeting, the Commission will require this information for review of any permit applications or appeals to authorize development on the site, whether in the Commission's original permit jurisdiction area or the County's LCP permit jurisdiction.

While preserving the Commission's authority to obtain the biological resources information to meet our requirements through other means as necessary, we agreed to consider studies prepared by the County if completed in a timely manner and in accordance with methodologies acceptable to the Commission's ecologist. Accordingly, we agreed not to initiate any formal enforcement proceeding concerning Lawson's Landing at this time based on the understanding that the County will provide the required wetland delineation and sensitive habitat surveys within 90 days of the date of this letter. To the extent that the applicant's consultants have already

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completed or substantially completed the above studies, the County will require peer review by the County's EIR consultants prior to completing the Final EIR. We also agreed to schedule a site visit with the County's consultant and the Commission's ecologist to determine the scope and methodologies for these studies. Please call me at (415) 904-5260 to schedule the site visit at your earliest convenience.

Sincerely,

Chris Kern

North Central Coast District

cc: Alex Hinds
Tim Haddad
Ben Berto
Nancy Vogler