

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400
www.coastal.ca.gov

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NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
December Meeting of the California Coastal Commission*

MEMORANDUM

Date: December 13, 2007

TO: Commissioners and Interested Parties
FROM: Charles Lester, North Central Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the North Central Coast District Office for the December 13, 2007 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the North Central Coast District.

DE MINIMIS WAIVERS

1. 2-07-039-W SHP Pacifica LLC - c/o Sand Hill Property Company, Attn: Peter Pau (Pacifica, San Mateo County)
2. 2-07-041-W METRO PCS, Attn: Sandra Steele (Pacifica, San Mateo County)
3. 2-07-044-W City Of Pacifica (Pacifica, San Mateo County)
4. 2-07-045-W City Of Pacifica, Attn: Elizabeth Claycomb (Pacifica, San Mateo County)

IMMATERIAL AMENDMENTS

1. A-2-SMC-00-028-A2 Steve Blank (Pescadero, San Mateo County)

TOTAL OF 5 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>2-07-039-W SHP Pacifica LLC - c/o Sand Hill Property Company, Attn: Peter Pau</p>	<p>Renovation and re-tenanting a portion of the Pedro Point Shopping Center including change the tenant of the existing athletic club to a grocery store, demolition of interior demising walls, replacement of the existing roof, replacement of both the mechanical and electrical systems, renovation of the façade by replacing the existing storefronts and accenting them with new stucco, stone veneer, paint, and awnings, re-sealing and re-striping of the existing paved areas, removal of weeds and re-planting of the existing landscape areas with drought tolerant native plants, and the addition of a 10' x 40' trash enclosure in the rear of the building. The building structure and footprint will remain unchanged. Demolition debris, garbage, and any other discarded construction materials will be disposed of at an appropriate off-site location. Additional parking (20 spaces) will be created by striping existing paved areas that are not currently striped for parking. The retail space will be closed and the parking area will be fenced off during construction, lasting approximately four months. Staging will occur within the fenced off parking area adjacent to the building. Driveway entrances to the shopping center will allow ingress and egress to the open portion of the shopping center. Signs directing beach users to the public parking areas adjacent to Pacifica State Beach will be posted during the construction period.</p>	<p>5550 Coast Highway, Pacifica (San Mateo County)</p>

NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>2-07-041-W METRO PCS, Attn: Sandra Steele</p>	<p>Installation of a wireless communications facility, including: (1) a two-foot diameter, three-foot and eight-inch tall microwave dish (12 ½ square feet) mounted on the roof of the Pedro Point Shopping Center behind a three-foot x three-foot x three-foot square antenna screen; and (2) a 24 inch (width) x 20 inch (depth) x 11 inch (height) microwave box on an existing concrete slab on the ground behind the Pedro Point Shopping Center. The proposed microwave box will be placed at the southwest corner of the existing slab next to other similar equipment boxes that are enclosed in an existing six (6) foot high chain-linked fence. The ground enclosure and fence shall be screen with wood slats that shall be maintained and replaced when necessary by Metro PCS. Screening of both the roof and ground equipment shall be designed to be compatible in design and color with the surrounding buildings in order to minimize visibility of equipment from surrounding areas. Installation of the wireless communication facility shall be done by hand in accordance with the site plans titled "Montara Peak Microwave" available at the Coastal Commission's North Central Coast District Office. Installation shall take approximately two weeks.</p>	<p>5550 Coast Highway, Pacifica (San Mateo County)</p>
<p>2-07-044-W City Of Pacifica</p>	<p>Filling up to eight (8) voids along promenade which have been identified along the promenade in accordance with site plans and specifications on file and available at the Coastal Commission's North Central Coast District Office. Voids will be filled with concrete slurry and restoration of asphalt pavement. Work will be performed (using backhoe, bobcat, dumptruck or concrete pump) from the promenade. Surface material removal will be minimized to the extent necessary to access and assess each potential void site. No concrete slurry will be allowed to discharge from the sea side of promenade wall. All removed material will be disposed offsite at an appropriate location. Staging, if necessary, will be offsite at the old treatment plant at 2212 Beach Boulevard. Any closures of portions of Beach Boulevard shall be kept to only the area of void openings and fill when work is ongoing specific to the single void. Local traffic controls and signs shall be in place while roadway is blocked. Project will be completed no later than March 31, 2008.</p>	<p>Beach Blvd. Promenade (multi locations of Beach Street), Pacifica (San Matco County)</p>

<p>2-07-045-W City Of Pacifica, Attn: Elizabeth Claycomb</p>	<p>Place 200 plants on a 400 square foot area of the hillside above the Calera Creek Sewage Treatment Plant to stabilize slope slippage. Plants will be from one gallon, rooted native species that were collected and grown in the Pacifica area including: Baccharis pilularis (Coyote Brush (upright and prostrate)), Artemisia californica (Coastal Sage Brush), Leymus condensatus (Giant Wild Rye) and Juncus patens (California Gray Rush). Planting will be done by a crew over a period not to exceed 4 days from beginning of preparing the area using standard landscaping hand tools, shovels, picks, etc.. No heavy equipment or machinery will be used on the hillside. The irrigation system will be designed to be temporary with ease of maintenance and removal as key features. It will consist of a control valve with a battery powered timer. This would be attached to the utility water connection on top of the Waste Treatment Plant. Several links of water hose will be run along the surface of the ground, from the control valve to the slide area, and then be attached to a soaker hose to water the plants as needed. Irrigation hoses to be removed one year from installation. Project will be installed by March 31, 2008.</p>	<p>700 Coast Highway (Calera Creek Water Recycling Plant), Pacifica (San Mateo County)</p>
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REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>A-2-SMC-00-028-A2 Steve Blank</p>	<p>To install a 41kW AC (49kW DC) Photovoltaic system. The system would be located on the southern portion of the property, on the south side of the west end of the south berm as shown on aerial photo on file at the North Central Coast District office. The solar array would be in three rows of panels with each row approximately 11-feet-wide and 110-feet-long. Each row would be approximately one-foot-high at the front and five-feet-high at the back. The rows would be placed 10-12 feet apart and will be inclined at 22 degrees to the horizontal and facing due south. The panels and their frames would be black or very dark blue in color. Construction would involve drilling a double row of 12" holes 3-feet-deep and 10-feet apart for concrete footings for each row of panels. Dirt would be disposed of on site. Power from the panels would be under-grounded.</p>	<p>4100 Cabrillo Highway, Pescadero (San Mateo County)</p>

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NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

DATE: November 27, 2007
 TO: SHP Pacifica LLC - c/o Sand Hill Property Company, Attn: Peter Pau
 FROM: Peter M. Douglas, Executive Director
 SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 2-07-039-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: **SHP Pacifica LLC - c/o Sand Hill Property Company, Attn: Peter Pau**
 LOCATION: **5550 Coast Highway, Pacifica (San Mateo County) (APN(s) 023-072-70, 023-072-90, 023-072-100)**

DESCRIPTION: **Renovation and re-tenanting a portion of the Pedro Point Shopping Center including change the tenant of the existing athletic club to a grocery store, demolition of interior demising walls, replacement of the existing roof, replacement of both the mechanical and electrical systems, renovation of the façade by replacing the existing storefronts and accenting them with new stucco, stone veneer, paint, and awnings, re-sealing and re-striping of the existing paved areas, removal of weeds and re-planting of the existing landscape areas with drought tolerant native plants, and the addition of a 10' x 40' trash enclosure in the rear of the building. The building structure and footprint will remain unchanged. Demolition debris, garbage, and any other discarded construction materials will be disposed of at an appropriate off-site location. Additional parking (20 spaces) will be created by striping existing paved areas that are not currently striped for parking. The retail space will be closed and the parking area will be fenced off during construction, lasting approximately four months. Staging will occur within the fenced off parking area adjacent to the building. Driveway entrances to the shopping center will allow ingress and egress to the open portion of the shopping center. Signs directing beach users to the public parking areas adjacent to Pacifica State Beach will be posted during the construction period.**

RATIONALE: **Proposed development involves no significant impacts on coastal resources or public access to the shoreline.**

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of December 12-14, 2007, in San Francisco. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
 PETER M. DOUGLAS
 Executive Director


 By: MICHELLE JESPERSON
 Coastal Program Analyst

cc: Local Planning Dept.

Whitney Partnerships, Llc, Attn: Deed Whitney

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: November 28, 2007
TO: METRO PCS, Attn: Sandra Steele
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 2-07-041-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: **METRO PCS, Attn: Sandra Steele**

LOCATION: **5550 Coast Highway, Pacifica (San Mateo County) (APN(s) 023-072-70)**

DESCRIPTION: **Installation of a wireless communications facility, including: (1) a two-foot diameter, three-foot and eight-inch tall microwave dish (12 ½ square feet) mounted on the roof of the Pedro Point Shopping Center behind a three-foot x three-foot x three-foot square antenna screen; and (2) a 24 inch (width) x 20 inch (depth) x 11 inch (height) microwave box on an existing concrete slab on the ground behind the Pedro Point Shopping Center. The proposed microwave box will be placed at the southwest corner of the existing slab next to other similar equipment boxes that are enclosed in an existing six (6) foot high chain-linked fence. The ground enclosure and fence shall be screen with wood slats that shall be maintained and replaced when necessary by Metro PCS. Screening of both the roof and ground equipment shall be designed to be compatible in design and color with the surrounding buildings in order to minimize visibility of equipment from surrounding areas. Installation of the wireless communication facility shall be done by hand in accordance with the site plans titled "Montara Peak Microwave" available at the Coastal Commission's North Central Coast District Office. Installation shall take approximately two weeks.**

RATIONALE: **Proposed development involves no significant impacts on coastal resources or public access to the shoreline.**

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of December 12-14, 2007, in San Francisco. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: MICHELLE JESPERSON
Coastal Program Analyst

A handwritten signature in black ink, appearing to read "Michelle Jesperson", written over a white background.

cc: Local Planning Dept.

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NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

DATE: December 3, 2007
TO: City of Pacifica, attn: Elizabeth Claycomb
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit
Waiver De Minimis Number 2-07-044-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: City of Pacifica

LOCATION: Beach Boulevard Promenade- along Beach Street, Pacifica in the County of San Mateo.

DESCRIPTION: Filling up to eight (8) voids along promenade which have been identified along the promenade in accordance with site plans and specifications on file and available at the Coastal Commission's North Central Coast District Office. Voids will be filled with concrete slurry and restoration of asphalt pavement. Work will be performed (using backhoe, bobcat, dumptruck or concrete pump) from the promenade. Surface material removal will be minimized to the extent necessary to access and assess each potential void site. No concrete slurry will be allowed to discharge from the sea side of promenade wall. All removed material will be disposed offsite at an appropriate location. Staging, if necessary, will be offsite at the old treatment plant at 2212 Beach Boulevard. Any closures of portions of Beach Boulevard shall be kept to only the area of void openings and fill when work is ongoing specific to the single void. Local traffic controls and signs shall be in place while roadway is blocked. Project will be completed no later than March 31, 2008.

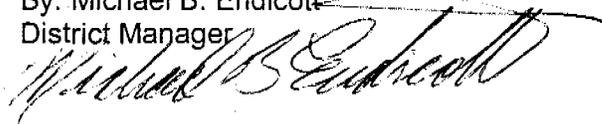
RATIONALE: Proposed development involves no significant impacts to coastal resources or public access to the shoreline.

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of December 12-14, 2007, in San Francisco. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Michael B. Endicott
District Manager



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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: December 4, 2007
TO: City Of Pacifica, Attn: Elizabeth Claycomb
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver De Minimis Number 2-07-045-W

Based on project plans and information submitted by the applicant(s) named below regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

APPLICANT: **City Of Pacifica, Attn: Elizabeth Claycomb**

LOCATION: **700 Coast Highway (Calera Creek Water Recycling Plant), Pacifica (San Mateo County) (APN(s) 018-150-100)**

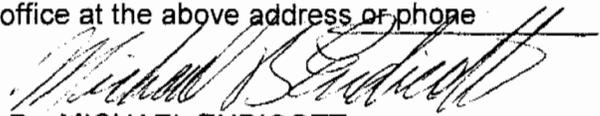
DESCRIPTION: **Place 200 plants on a 400 square foot area of the hillside above the Calera Creek Sewage Treatment Plant to stabilize slope slippage. Plants will be from one gallon, rooted native species that were collected and grown in the Pacifica area including: Baccharis pilularis (Coyote Brush (upright and prostrate)), Artemisia californica (Coastal Sage Brush), Leymus condensatus (Giant Wild Rye) and Juncus patens (California Gray Rush). Planting will be done by a crew over a period not to exceed 4 days from beginning of preparing the area using standard landscaping hand tools, shovels, picks, etc.. No heavy equipment or machinery will be used on the hillside. The irrigation system will be designed to be temporary with ease of maintenance and removal as key features. It will consist of a control valve with a battery powered timer. This would be attached to the utility water connection on top of the Waste Treatment Plant. Several links of water hose will be run along the surface of the ground, from the control valve to the slide area, and then be attached to a soaker hose to water the plants as needed. Irrigation hoses to be removed one year from installation. Project will be installed by March 31, 2008.**

RATIONALE: **Proposed development involves no significant impacts on coastal resources or public access to the shoreline.**

IMPORTANT: This waiver is not valid unless the site has been posted AND until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of December 12-14, 2007, in San Francisco. If four Commissioners object to this waiver, a coastal development permit will be required.

Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,
PETER M. DOUGLAS
Executive Director


By: MICHAEL ENDICOTT
Coastal Program Manager

cc: Local Planning Dept.

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director *PD*
DATE: December 6, 2007
SUBJECT: Permit No: A-2-SMC-00-028-A2
Granted to: Steve Blank

Original Description:

for **Construction of a three-story 15,780-square-foot, 31-foot-high single-family residence (6,000-square feet underground) with outlying bedrooms and underground tunnels; a swimming pool; a 2,500-square-foot, 21-foot-high equipment barn; a 6,080-square-foot, 31-foot-high horse stable; and a 1,250-square-foot, 24-foot-high farm labor housing unit on a 261-acre parcel.**

at **4100 Cabrillo Highway, Pescadero (San Mateo County)**

The Executive Director of the Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

To install a 41kW AC (49kW DC) Photovoltaic system. The system would be located on the southern portion of the property, on the south side of the west end of the south berm as shown on aerial photo on file at the North Central Coast District office. The solar array would be in three rows of panels with each row approximately 11-feet-wide and 110-feet-long. Each row would be approximately one-foot-high at the front and five-feet-high at the back. The rows would be placed 10-12 feet apart and will be inclined at 22 degrees to the horizontal and facing due south. The panels and their frames would be black or very dark blue in color. Construction would involve drilling a double row of 12" holes 3-feet-deep and 10-feet apart for concrete footings for each row of panels. Dirt would be disposed of on site. Power from the panels would be undergrounded.

FINDINGS

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled meeting. This amendment has been considered IMMATERIAL for the following reason(s):

The requested amendment is not a material change to the permit. The development will be adequately screened from public views, and there is no potential for adverse impacts, either individually or cumulatively, on coastal resources or public access to and along the shoreline.

If you have any questions about the proposal or wish to register an objection, please contact Ruby Pap at the North Central Coast District office.

cc: Local Planning Dept.

John Wade

CALIFORNIA COASTAL COMMISSION

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Memorandum

December 11, 2007

To: Commissioners and Interested Parties

FROM: Charles Lester, Deputy Director
North Central Coast District

Re: **Additional Information for Commission Meeting Thursday, December 13, 2007**

Correspondence from Catherine Caufield, EAC dated December 10, 2007 RE: Lawson's Landing



Environmental Action Committee—keeping West Marin wild since 1971

December 10, 2007

Peter Douglas
Executive Director
California Coastal Commission
45 Fremont St.
San Francisco, CA 94105-2219

Re: Lawson's Landing: Consent Cease & Desist Order CCC-06-CD-15

Dear Peter,

As you know, Lawson's Landing has been operating without required permits in violation of numerous State and County health and environmental protection laws for more than 40 years. To this day these violations continue unabated. Among the most serious violations are the discharge of untreated wastewater into Tomales Bay from more than 100 primitive septic systems serving the 233-unit travel trailer park, and the development of roads and campsites in environmentally sensitive coastal wetlands and dunes. Since 1999, EAC and other environmental groups have urged the Coastal Commission and Marin County to carry out their responsibilities to protect the sensitive coastal resources at Lawson's Landing. In response, we have been asked to remain patient while the County and the Commission complete the planning process for Lawson's Landing.

Last year, in view of the fact that the violations on this site were long-standing, continuing, and taking an unreasonably long time to be resolved, the Commission decided to take action without waiting for Marin County's permitting process to be completed. It issued a Cease and Desist Order which requires Lawson's Landing to complete and otherwise participate in the Coastal Act permitting process for two separate pending CDP applications: one that was submitted to County staff in 1997 and one that was submitted to Commission permit staff on October 31, 2006.

We were pleased that the Commission took action to expedite a resolution to the long-standing violation. And due to our respect for you and your staff and our faith in the Coastal Commission, we supported the Consent Order, despite our misgivings that the order provided no interim relief to protect the

wetlands, dunes or water quality at Lawson's Landing while the planning and permitting processes continue.

Now, however, we are gravely concerned that, so far, this effort has failed. First: the applicants have not fully complied with the terms of the Consent Order. Although some documents have been filed as required, and others have been given extended deadlines, others, including the comprehensive site plan, have still not been filed.

Second: the County permitting process, which began in 1991, has progressed no further in the two years since the Commission began actively working with the applicants and the County. In December, 2006, Marin County planning staff assured the Commission that County's permitting process would take 15 months. So far, however, no public meetings or hearings on this matter have been held; no plans have been published; no decisions have been reached. After being postponed many times since August, an initial hearing by the Planning Commission on the Final EIR is tentatively scheduled for January 28, 2008.

Discussions with County planning staff indicate that bringing this property into compliance with the Coastal following the standard procedure, including completion of the Program EIR process, approval of the Master Plan, CDP, and Precise Development Plan permits, subsequent environmental review of specific developments not fully covered by the Program EIR, grading, septic, and building permits, and finally implementation of the project and required mitigations, could easily take another 5 years. Given the decades that have already elapsed, we believe that 5 years is an optimistic forecast. In response to our expressions of concern over these delays and their consequences, we have been told that we can speed the process up by limiting our comments. Are we to forfeit our right to public comment in response to the threat posed by ongoing violations?

The continuing damage to the dunes, wetlands, and water quality of Tomales Bay was made clear in your staff report on the Cease and Desist Order. While we wait for the permitting process to run its course, the environment is deteriorating at a dangerous rate and difficult problems, such as damage to wetlands and the spread of invasive European Beach Grass, are growing more intractable and more expensive or even impossible to correct.

We believe that the time has come for the Coastal Commission to impose interim controls on this property so that sensitive resources are protected while the permitting process is resolved. Camping and parking should be banned in the wetlands, drainage of wetlands should be prohibited, and the illegal bayside septic systems, more aptly termed cesspits, should be pumped out instead of allowed to leach into the groundwater.

By taking these interim actions now, the Commission will ensure that there will still be something left to protect by the time Lawson's Landing is brought into full compliance with the Coastal Act.

Sincerely,

Signature on File

Catherine Caufield
Environmental Action Committee of West Marin