

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5200
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV



F14a

A-2-MAR-08-028-A3 (Lawson's Landing Improvements)

October 9, 2020

EX PARTE

Ex Parte Communication Disclosure

Filed by: Commissioner Katie Rice

Re: Lawson's Landing

Day/time: August 28th, 2020 10 a.m.

Type of communication/Location: Zoom meeting; commissioner participated from MC civic center.

Initiator of communication: Tom Flynn, Lawson's representative on behalf of applicant, Lawson's Landing

Participants: Commissioner Rice, Tom Flynn, Robert Hayes, Ann Baker

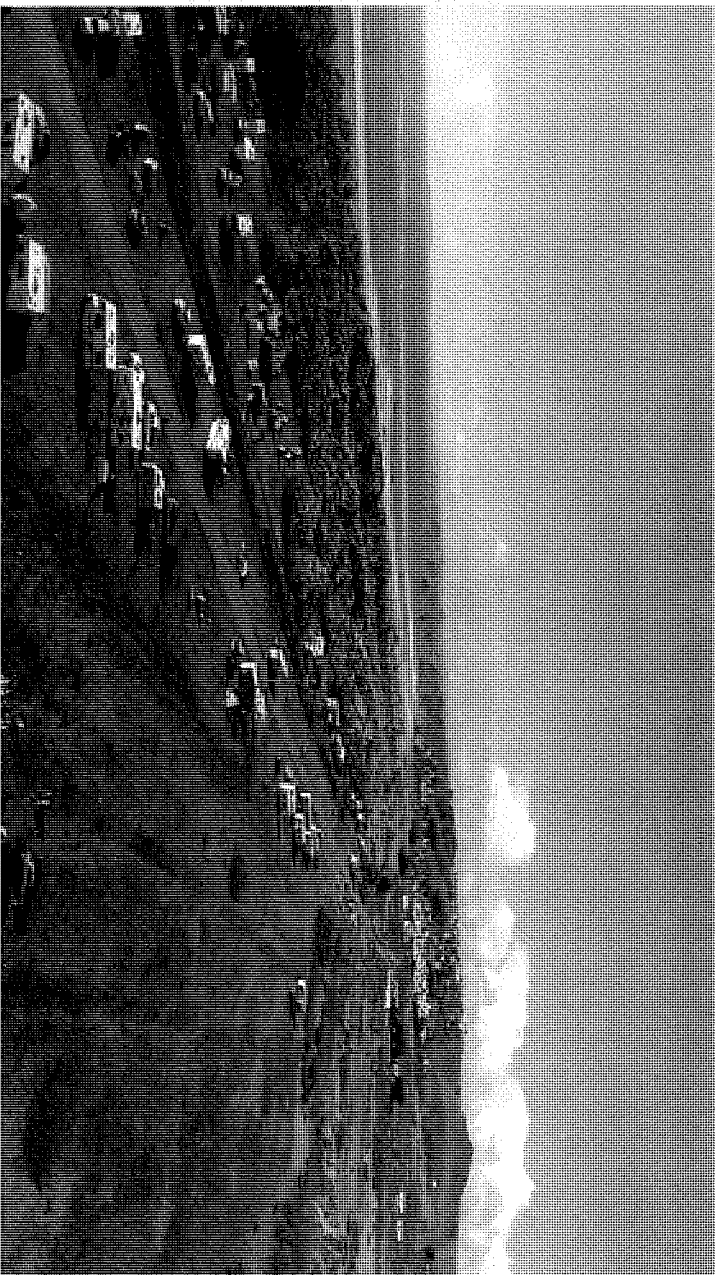
Comprehensive Description of communication content: (see attached power point presentation)

Applicant representatives presented power-point (attached) and verbally walked through each slide as presented. Emphasis on emergency vehicle access/egress options as presented in power point and represented to be options that they discussed with Marin County Fire Marshall. Description of positives and negatives of each with regards to EV utility/response and environmental impacts (ESHA and red-legged frog). Other specific issue raised not included in power point: siting of utility line direct from residence to treatment/dispersal as designed passing under "EVA" lane.

Date: 08/29/2020

Signature: 

*Resolution between
Fire Marshals and Fire Captain's recommendation and Coastal
Commission Staff Position*

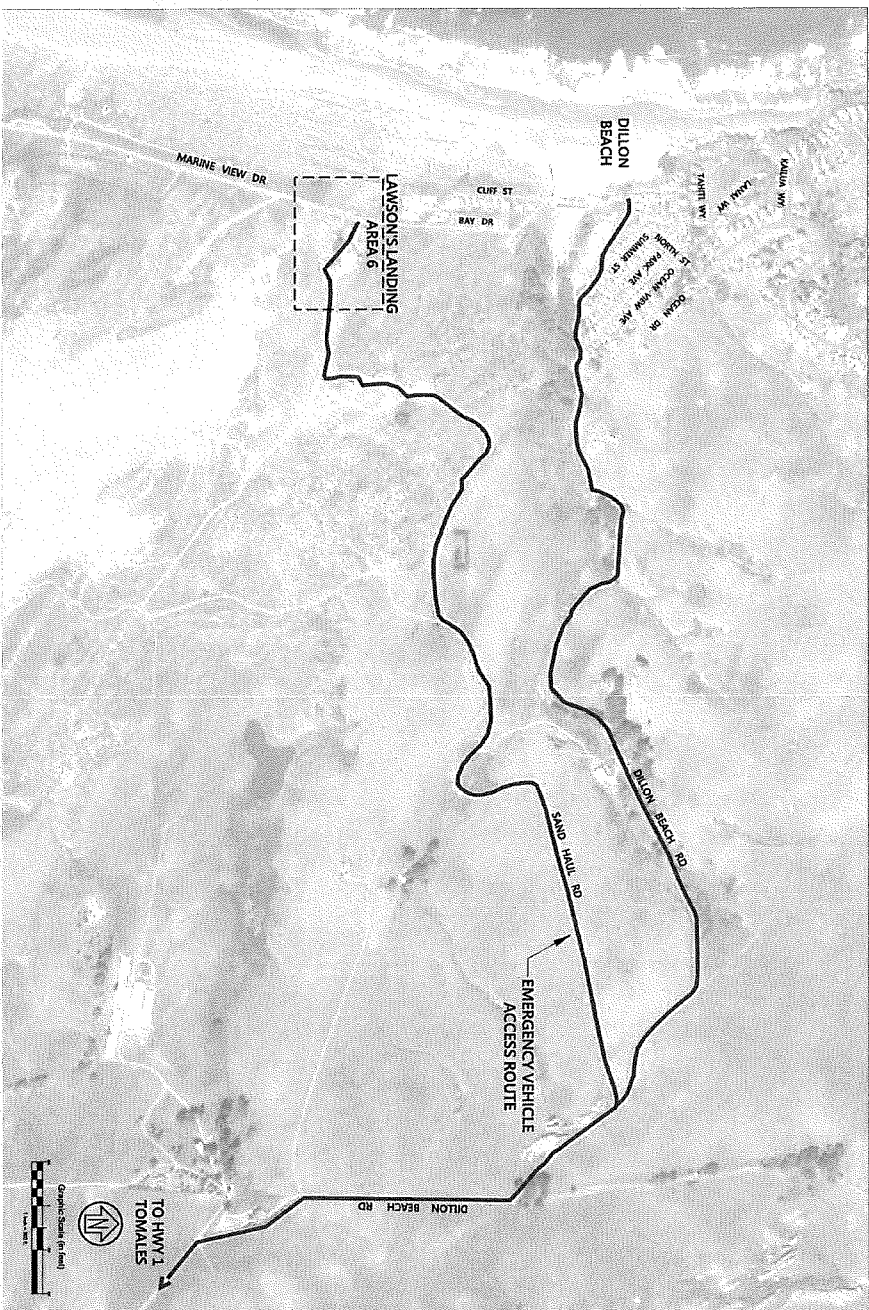


Priorities

- 1) *Secondary Access to Lawson's for Emergencies*
- 2) *Avoiding Lawsons Being Unable to Proceed with their Permitting Process*
- 3) *Most Protective Environmental and Public safety solutions*

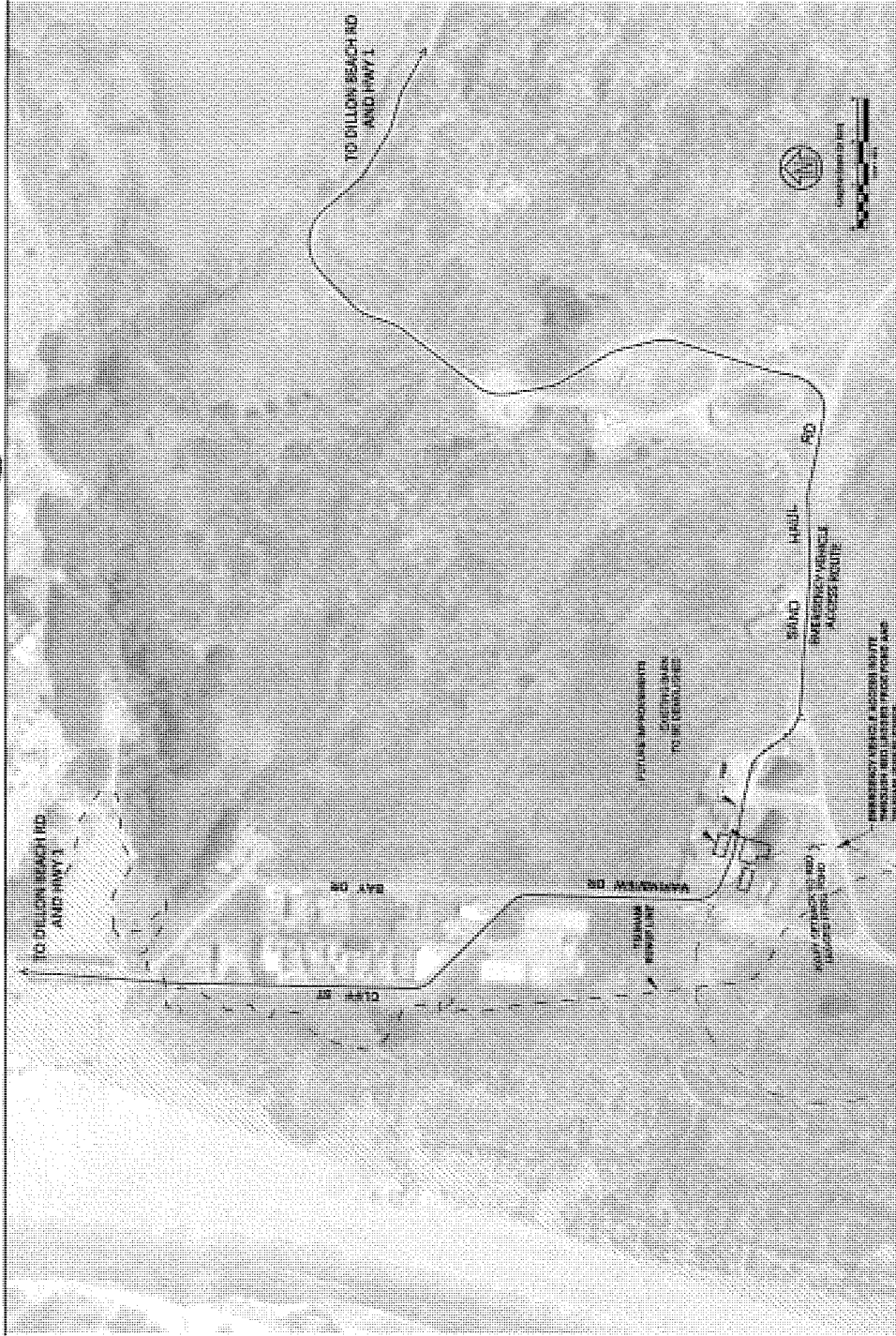


Dillon Beach Emergency Access



DILLON BEACH - EMERGENCY VEHICLE ACCESS

Lawsons and local neighborhood

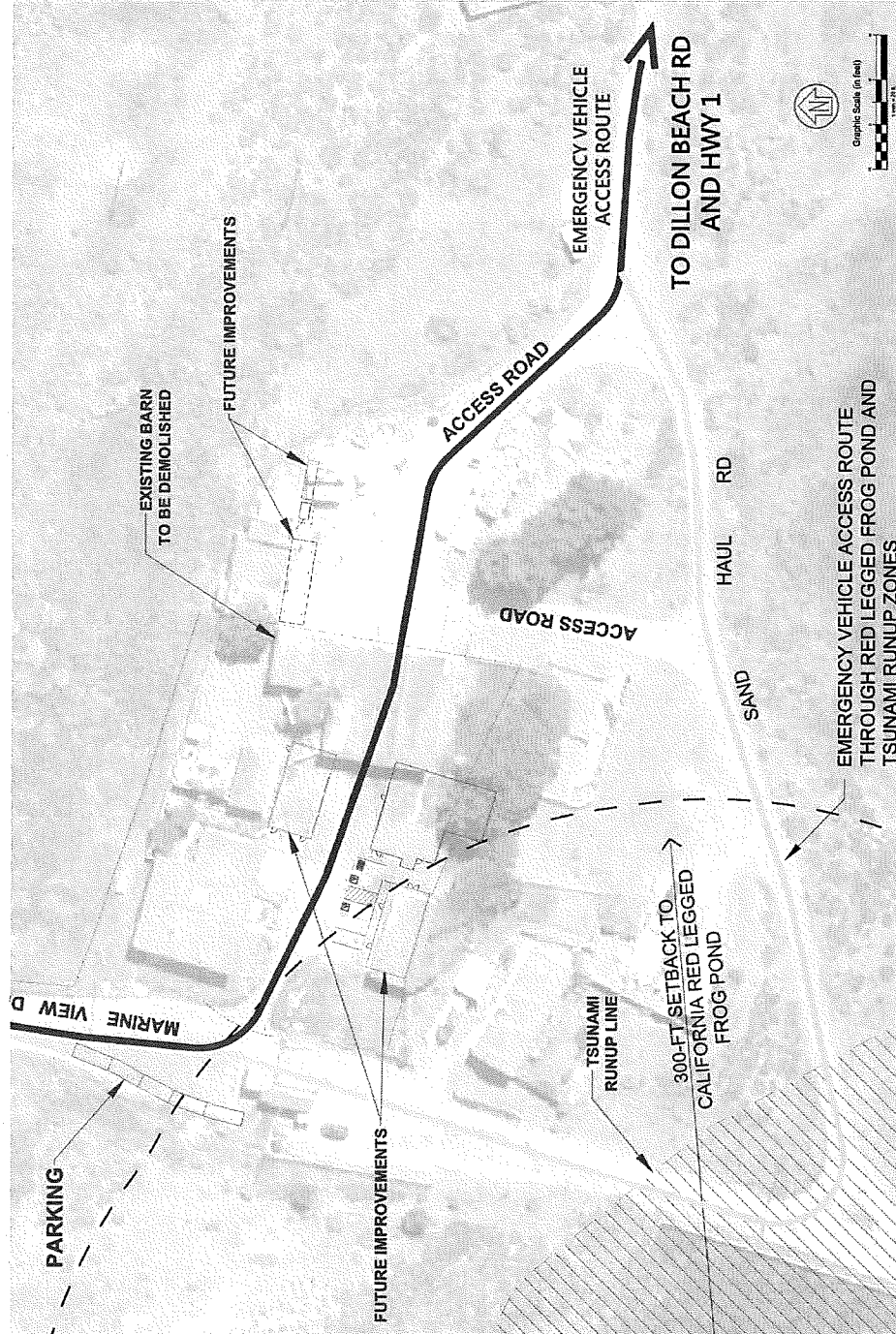


LAWSON'S LANDING AREA 6 - EMERGENCY VEHICLE ACCESS



View of Existing Roads

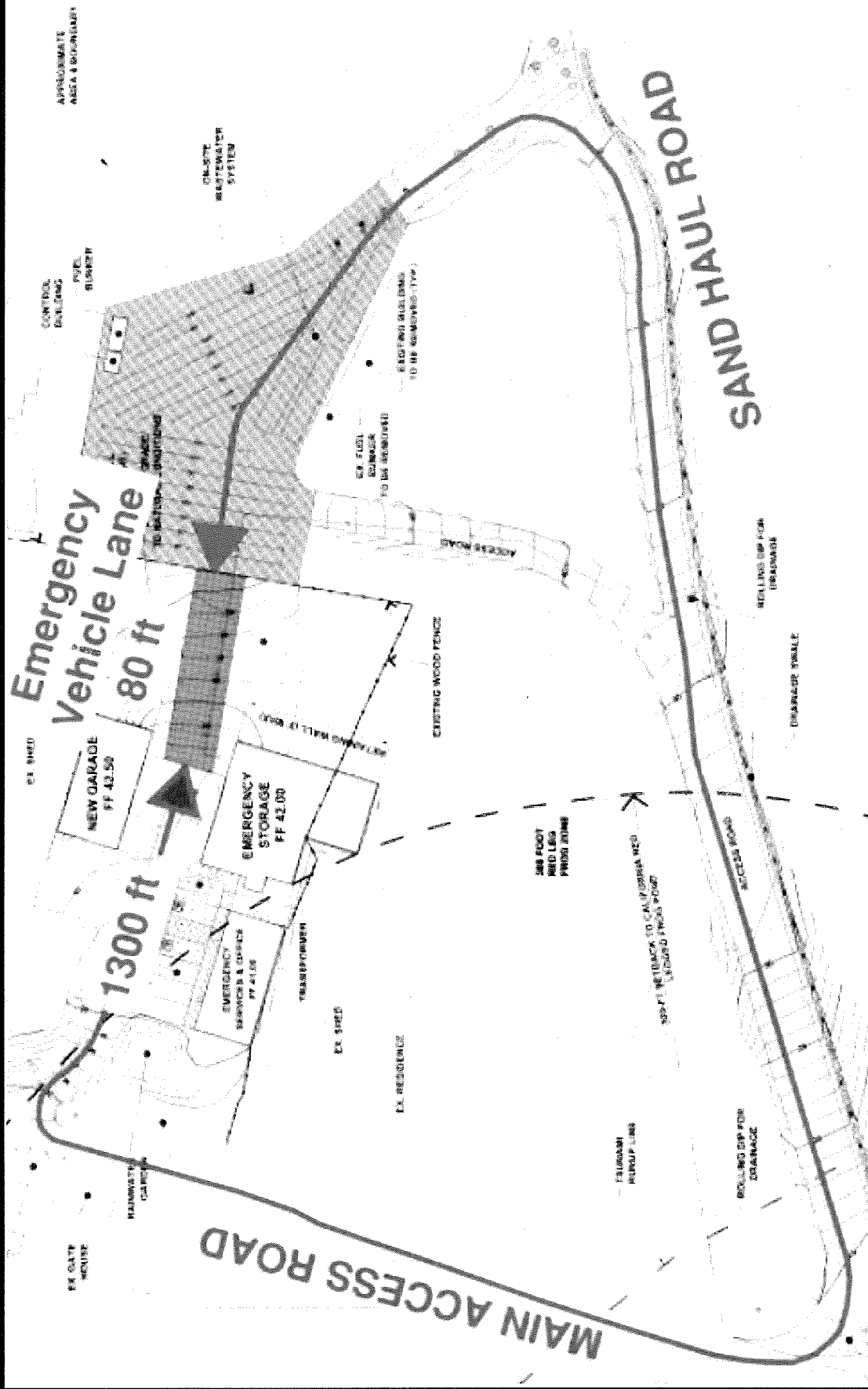
Area 6 Access



LAWSON'S LANDING AREA 6 - EMERGENCY VEHICLE ACCESS



EVA Lane or Road Improvements



Distance and Response Time

OPTION A EVA LANE:

EVA lane must be 20' wide

EVA constructed to support (60,000 pounds).

Access unimpeded by seasonal flooding, or tsunami flooding

Access unimpeded by people evacuating from the north or south.

Faster and redundant evacuation routes for better response time

OPTION B IMPROVE EX. ROADS

Roads must be 20' wide min

Roads constructed to support (60,000 pounds)

Minimum vehicular turning radius (30 feet)

Turn outs every 300 feet.

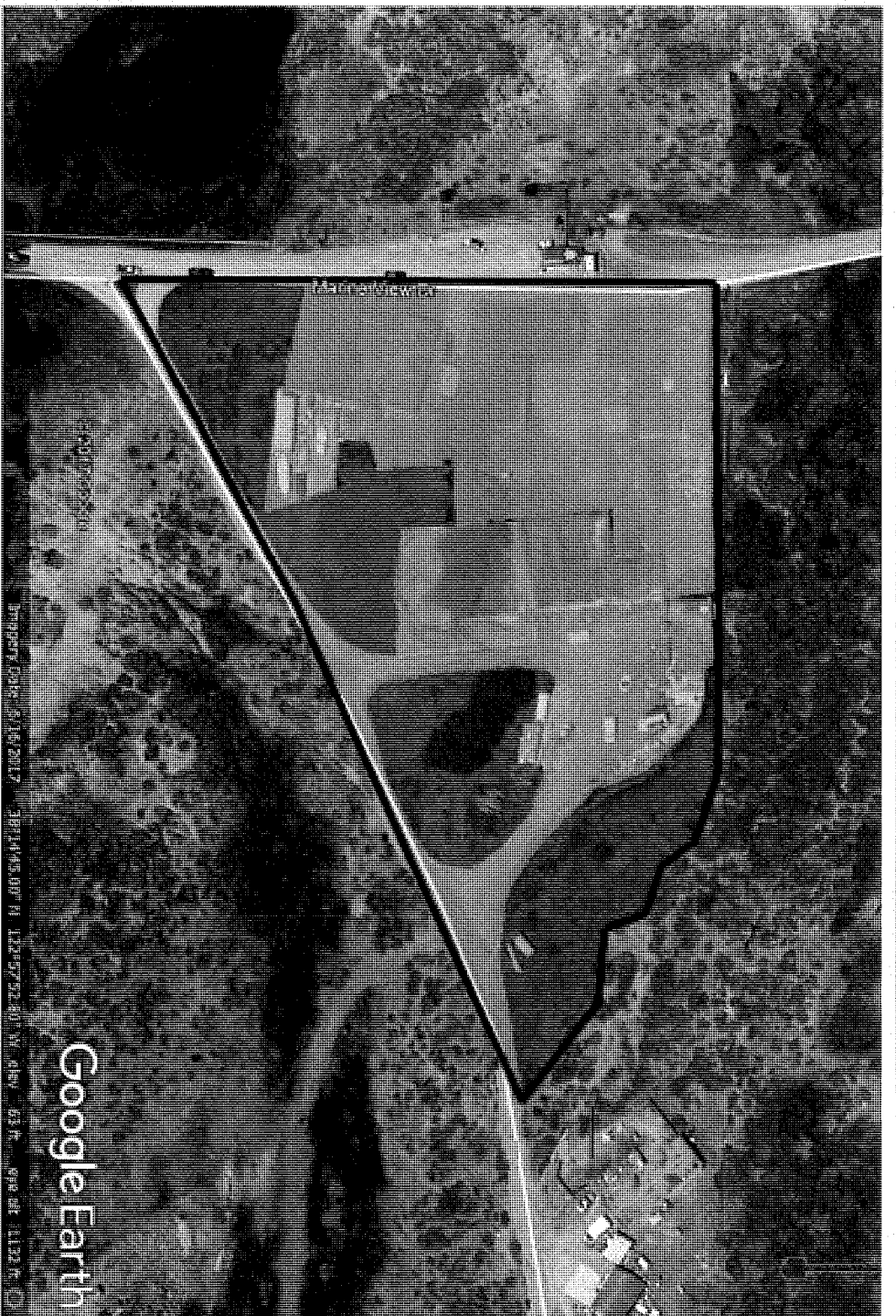
Fire truck turn-around Area

Slower emergency response time

Public Safety Options



Current Larson's Area 6



Key:

— Area 6 Boundary

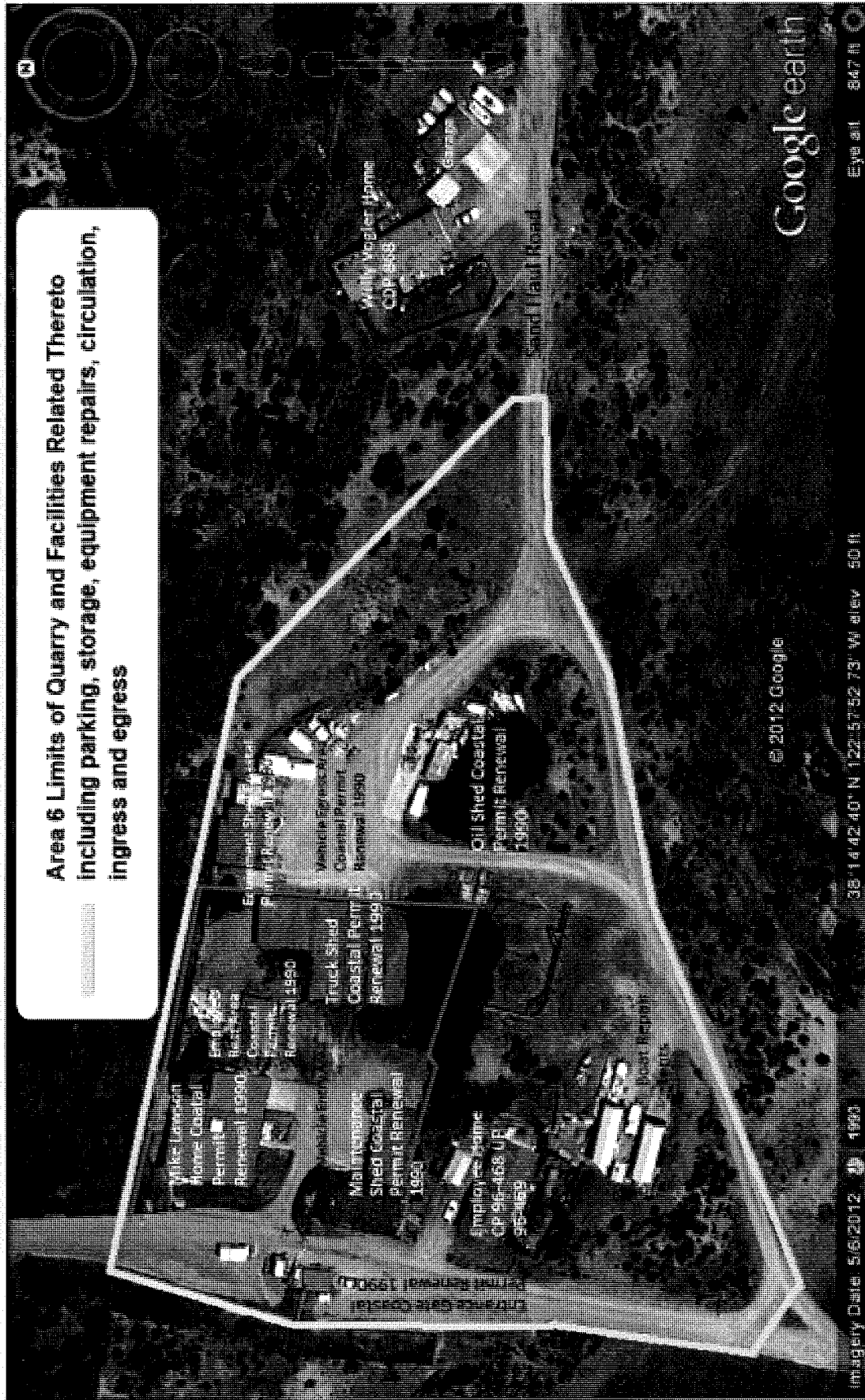
↗ Unpermitted Development

■ Undeveloped ESHA

■ Legally Developed Areas

CCC Permit Review

**Area 6 Limits of Quarry and Facilities Related Thereto
including parking, storage, equipment repairs, circulation,
ingress and egress**



Marin County Permit Review



Coastal Record 1972

Approx. Ingress-Egress to East Side
of Corporate-Residential Yard

Wooden Fence
Around Vegetable
Garden

Fence
Continues
North

North-South
Fence Line

Western Wire
Gate at Fence
Line

East-West
Fence Line

Shed/
Garage

Employee
Rest Area

Lawson
Family
Home

Employee
Trailer
Home

Refuse
Management
Area

Pond

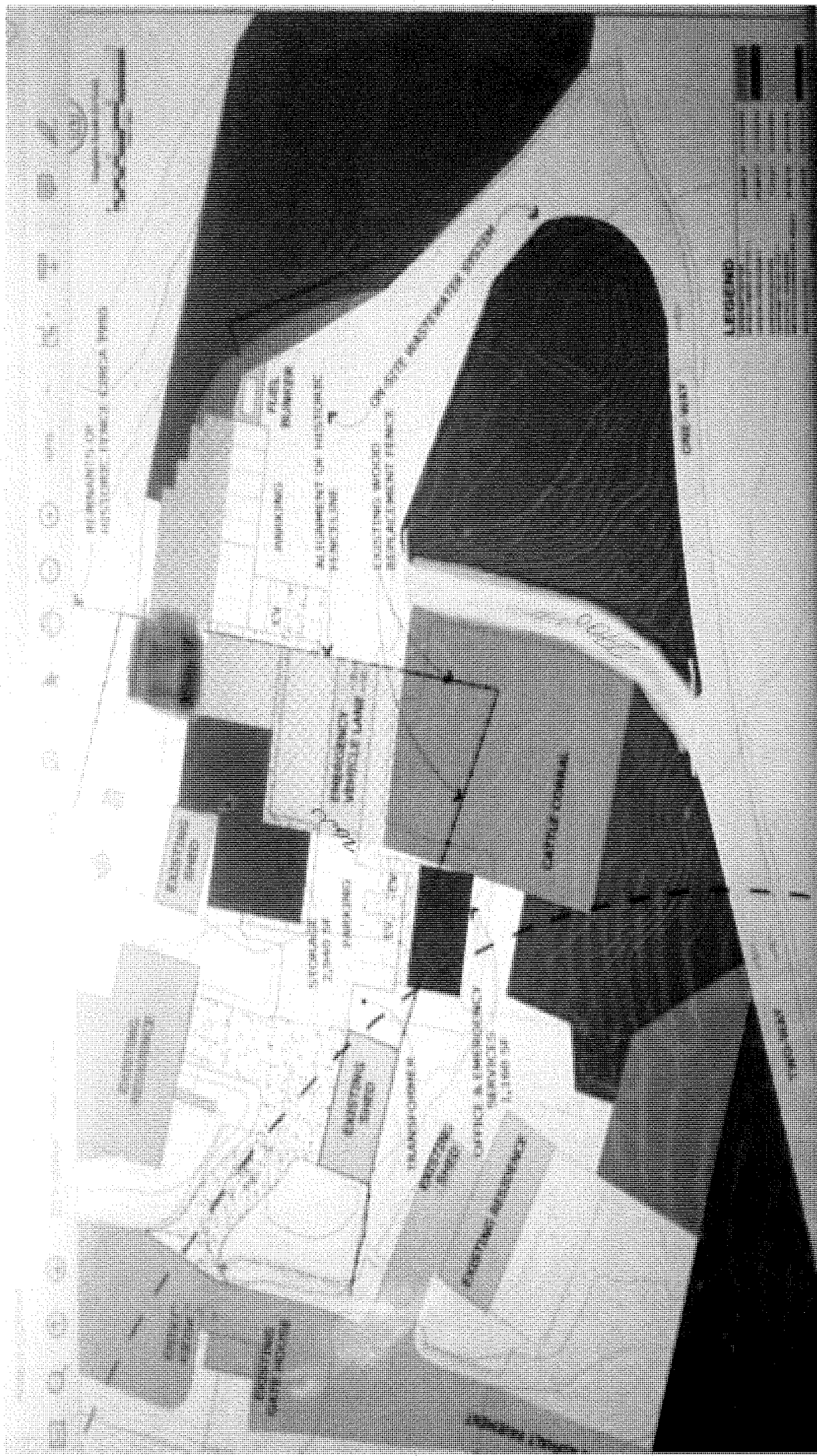
Approx.
Culvert
and Ditch
Crossing

Coastal Record 1927 Annotated

"The directive from the Fire representative and your analysis are persuasive. I would look for staff to apply the balancing principal to support the minimum amount of ESHA encroachments in order to allow one of two privately owned lower cost visitor-serving campgrounds in Marin to stay in business and meet public safety requirements."

*Tom Lai, Marin County Community Development Agency
Assistant Director*

Reaching Accord



EAC Proposal 2019

Consolidate Development

17



SHEET

L-6.0

JANUARY 16, 2020

LAWSON'S LANDING, DILLON BEACH, CA

AREA 6

DD LANDSCAPE PLAN

AGLA

AMERICAN GOLF & LANDSCAPE ARCHITECTS

10000 15th St, Suite 200

San Diego, CA 92131

Phone: (619) 594-1100

www.agla.com

CSW ST

California Statewide Surveying & Engineering, Inc.

10000 15th St, Suite 200

San Diego, CA 92131

Phone: (619) 594-1100

www.cswst.com

Studio M Studio Architects

10000 15th St, Suite 200

San Diego, CA 92131

Phone: (619) 594-1100

www.studiomstudio.com

OPTION A: EVA LANE:

*Previously disturbed area under
Ex. Truck Shed*

*Permeable and planted surface
serving as wildlife corridor*

*No Improvements within 300'
RLF Pond Setback or in
expected path of migration*

2000 SF Disturbance Total

OPTION B IMPROVE EX. ROADS:

*Ex. Roads re-constructed to
support heavy trucks turning in
flood-prone area*

*Minimum vehicular turning radius
(30 feet)*

Turn outs every 300 feet.

*More disturbance w/in 300' RLF
Pond setback*

4000-5000 SF Disturbance Total

Summary - Environmental Impacts

Received 8.28.2020

Ex Parte Communication Disclosure

Filed by: Commissioner Katie Rice

Re: Lawson's Landing

Day/time: August 28th, 2020 11:30 a.m.

Type of communication/Location: Phone call; commissioner participated from MC civic center.

Initiator of communication: Catherine Caufield, EAC

Participants: Commissioner Rice, Catherine Caufield

Comprehensive Description of communication content

Catherine articulated her support for staff's recommendations as presented in the August 2020 CC staff report. Expressed EAC's strong position that there be no development in ESHA. Requested that hard deadlines be associated with wastewater treatment milestones and extensions requests for cause be brought to full commission versus to executive director.

Date: August 29, 2020 **Signature:** *Katie Rice*

EX PARTE COMMUNICATION DISCLOSURE FORM

AUG 11 2020

Filed by Commissioner:

Mike Wilson

1) Name or description of project: Lawson's Landing CDP (F)

2) Date and time of receipt of communication: 1pm 8/11/20

3) Location of communication: Phone

(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication: Catherine Caulfield

5) Identity of person(s) on whose behalf communication was made: Environmental action

6) Identity of persons(s) receiving communication: _____

7) Identity of all person(s) present during the communication: _____

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

wanted to let me know
they support the staff reports
regarding the emergency access
road and through the time
line to build the wastewater
treatment plant should be
more stringent after two years.

Date

8/11/20

Signature of Commissioner

Mike

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Caryl Hart

1) Name or description of project: Lawson's Landing CDP Amendment A-2-

2) Date and time of receipt of communication: August 8, 2020 10 am

3) Location of communication: Telephone

(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication: Catherine Caulfield

5) Identity of person(s) on whose behalf communication was made: Environmental Action Committee of West Marin

6) Identity of persons(s) receiving communication: Caryl Hart

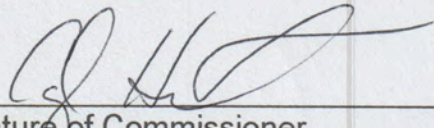
7) Identity of all person(s) present during the communication: Caryl Hart and Catherine Caulfield

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

Discussion of proposed emergency access route and wastewater treatment plant.

Group opposes emergency access through ESHA, and would like hard date for completion of wastewater treatment plant

8/8/20
Date


Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

EXPARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner Donne Brownsey

RECEIVED

MAY 02 2020

1) Name or description of project:

Lawson's Landing permit potentially set for June 2020 hearing

2) Date and time of receipt of communication:

May 1, 2020, 3:00-4:15PM

3) Location of communication

By Zoom video conference

4) Identity of person(s) initiating communication:

Tom Flynn, Planner for Lawson's Landing

5) Identity of person(s) on whose behalf communication was made:

Carl Vogler representative of the Lawson family, Ann Baker:

Landscape Architect for the project and Tom Flynn

6) Identity of persons(s) receiving communication:

Donne Brownsey

7) Identity of all person(s) present during the communication:

Brownsey, Baker, Flynn and Vogler

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

They reviewed the history of the Lawson Landing family and campground and the Lawson permit hearing before the Commission in Nov 2017. The permit was denied at that time due to a number of issues related to the waste water treatment system and the need for

consolidation of buildings into the developable areas and the preservation of ESHA.

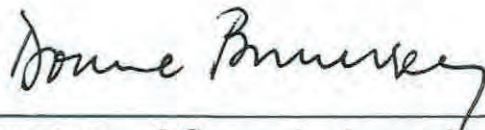
They indicated that the waste water treatment plans and upgrades had been resolved with their work with the Commission staff. Further the consolidation of buildings including the upgrading of their Emergency Services facilities in the Area 6 was also accomplished. The efforts to preserve ESHA and the changes made to their infrastructure was also accomplished and reviewed.

One remaining issue that they believe that they have resolved and propose for Commission consideration is the dual requirements of the Emergency Services road between the Area 6 buildings, including the Emergency Services facility, and the adjacent area necessary for the location of Emergency responders area in the event of a crisis. The events could be Tsunami, Fire, Earthquake or some other event such as a major traffic collision etc.

After evaluating 3 options with Commission staff, the Fire Department, and others, they are proposing Option #1 which is the building of a "natural road" through the disturbed ESHA to meet Fire Department requirements for a road that can tolerate 30 tons of weight. The "natural road" components mimic the surrounding land and for all natural purposes, wildlife, including frogs, and other creatures can transgress the road as if it were a part of nature. There had been an additional recommendation to dedicate another current service road as mitigation to offset the "natural road" between the two areas. This recommendation would further consolidate disturbed ESHA land. The Lawson family has agreed to incorporate this recommendation into Option #1 as a show of good faith. The addition of dedicating a current service road and consolidating it with the adjacent ESHA was proposed by the Environmental Action Center (EAC).

Documents were reviewed as part of the Ex Parte by Ann Baker that included maps of the Lawson's Landing property and details of the "natural road" elements intended to minimize impacts on the disturbed ESHA land. Those documents were not shared with me before the meeting. I requested that the documents be sent to me and to staff and will file an addendum to this ExParte once I receive these documents.

Date May 2, 2020

A handwritten signature in cursive script, reading "Donne Brownsey". The signature is written in dark ink and is positioned above a horizontal line.

Signature of Commissioner Donne Brownsey



NOTE: AERIAL IMAGE PROVIDED FOR VISUAL REFERENCE, BUT TOPO AND CAD DRAWING ELEMENTS ARE ACCURATE TO SCALE AND LOCATION

LAWSON'S LANDING: DILLON BEACH, CA

DD LANDSCAPE PLAN

AREA 6

SHEET

L-6.0

JANUARY 15, 2020

CSW STZ

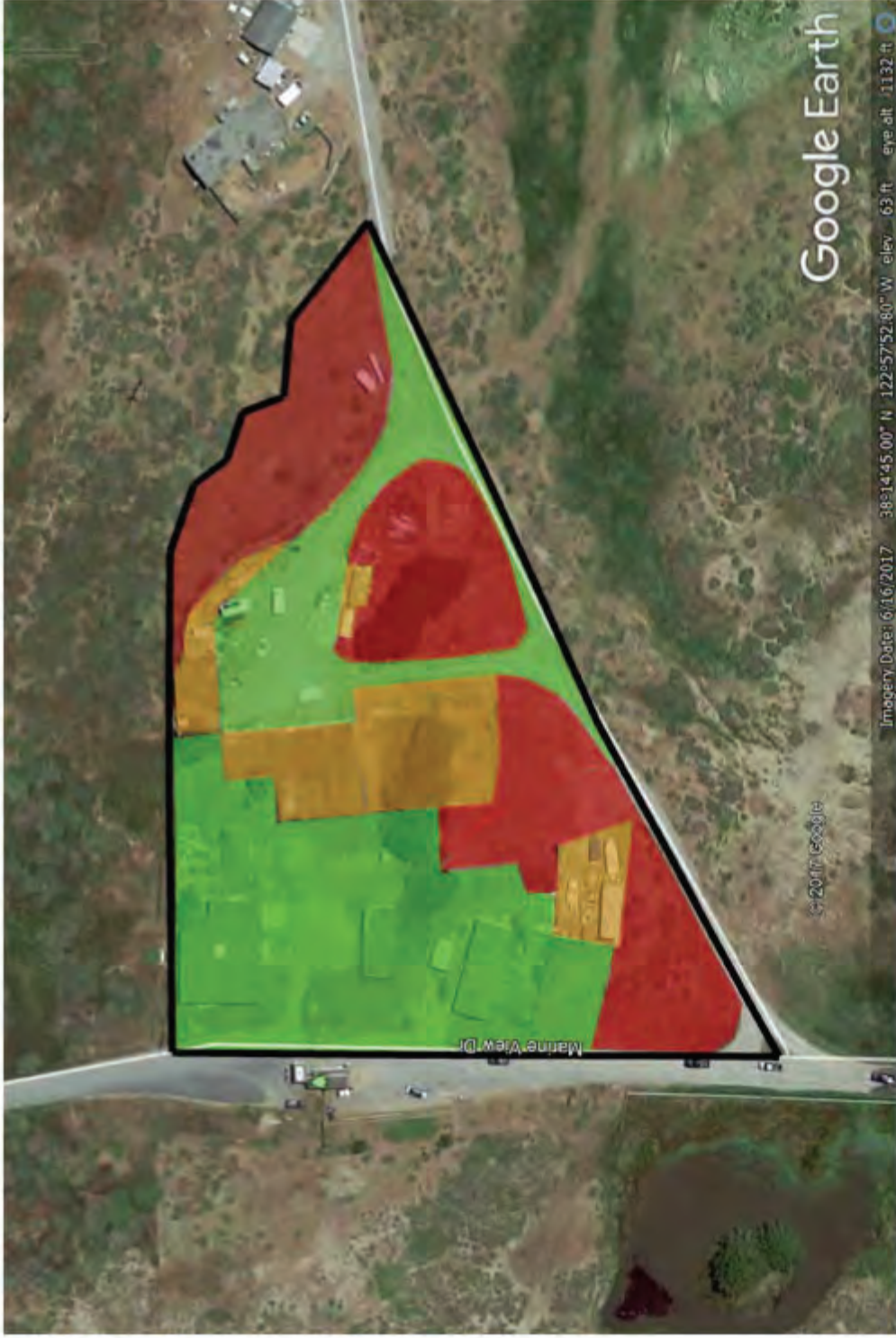
ABLA

ANNA BAKER LANDSCAPE ARCHITECTURE
1000 S. GATEWAY BLVD., SUITE 100
PUEBLO, CO 81001
TEL: (719) 733-0001
EMAIL: info@abla.com

(415)-322-0999

LAWSON'S LANDING: DILLON BEACH, CA

[illegible]



Key:

— Area 6 Boundary

■ Unpermitted Development

■ Undeveloped ES-HA

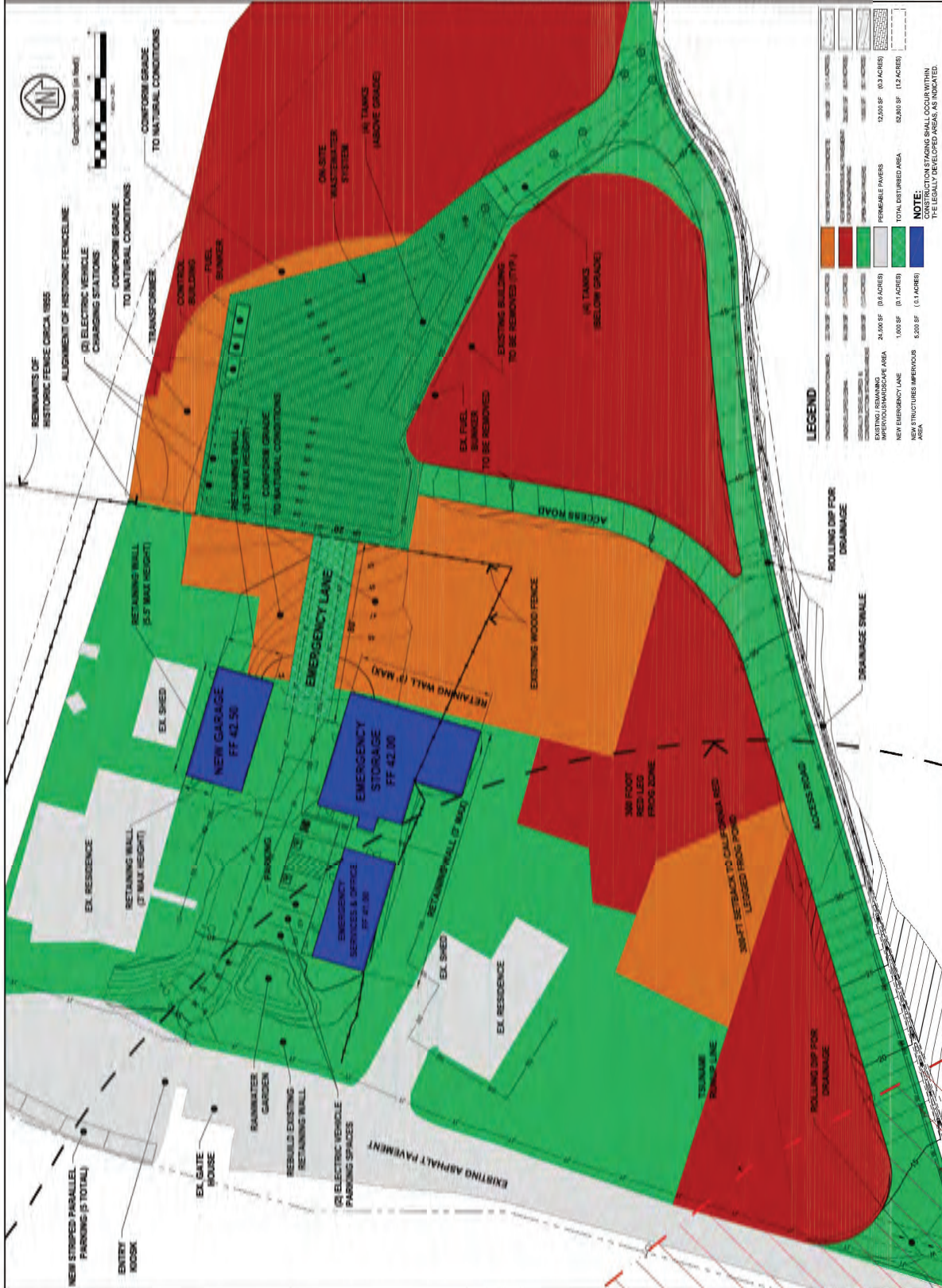
■ Legally Developed Areas

April 29, 2020

EX2

SHEET

LAWSON'S LANDING: DILLON BEACH, CA
AREA 6 AMENDMENT OPTIONS
OPTION 8 - LAND USE EXHIBIT



LEGEND

EXISTING/REMANING IMPROVISED/UNIMPROVED AREA	24,000 SF (0.5 ACRES)	PERMANENT PAVEMENT	12,000 SF (0.3 ACRES)
NEW STRUCTURES IMPROVED AREA	1,000 SF (0.1 ACRES)	TOTAL DISTURBED AREA	62,000 SF (1.2 ACRES)
NEW STRUCTURES IMPROVED AREA	6,000 SF (0.1 ACRES)		

NOTE:
CONSTRUCTION STAGING SHALL OCCUR WITHIN THE LEGALLY DEVELOPED AREA, AS INDICATED.



MARIN COUNTY FIRE DEPARTMENT

Committed to the preservation of life, property and environment



Jason Weber
FIRE CHIEF

33 Castle Rock Avenue
PO Box 518
Woodacre, CA 94973
415 473 6717 T
415 473 7820 F
CRS Dial 711
www.marincounty.org/depts/fire

Woodacre
Throckmorton Ridge
Marin City
Point Reyes
Hicks Valley
Tomas
Ross Valley: Medic 18
Tamalpais Fire Crew

November 8, 2019

Robert W. Hayes, Architect
620 Butte Street
Sausalito, CA 94965

RE: **Lawson's Landing Campground**
137 Marin View, Dillon Beach, CA 94929
Area 6: Campground Emergency Service Area
Fire Department Access and other Requirements

Dear Mr. Hayes,

It is our understanding that The Lawsons' Landing Campground Project is currently being reviewed by the staff at the Coastal Commission. Per our recent discussion, as part of that review process the owners of Lawson's Landing would like to obtain input regarding Marin County Fire Department's requirements so that these critical requirements can be incorporated into the Coastal Commission permit submission and approval.

The location on the site for which this input is requested is specifically "Area 6" in the Lawson's Landing Campground. "Area 6" is shown on the attached aerial photos (existing conditions yellow shaded aerial photo), and the proposed design plan. See attachments 1 through 4 at the end of this document for reference.

The design team has met on-site with Tomales Fire Station Senior Captain Tom Nunes. Based on Captain Nunes's input, prior experience and knowledge of Fire Department requirements, we are providing the following requirements for emergency access and Lawson's Landing occupants emergency egress.

Emergency Service Design Components:

1. UPPER PARKING LOT AREA 6:

The upper parking lot of "Area 6" is the highest area in the campground that has road access. The upper parking lot of "Area 6" most importantly is above and outside the limits of a Tsunami surge event. This area will be the emergency staging area in the event of a seismic, tsunami, fire, or other emergency event.

The "Area 6" upper parking lot is currently accessed by one road: Sand Haul Road (see attached figures for ref.). NFPA 1194 - Recreational Vehicle Parks and Campgrounds in Section 5.1.4.1 states that "more than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climactic conditions or other factors that could limit access". Fire Captain Nunes has noted that inside Lawsons Landing's entrance gate the road out of the campground is likely to be a choke point, that would be prone to congestion in an emergency. Also, in the event of a Tsunami, it is likely that the intersection of San Haul Rd. and the main road would be wiped out. To comply with NFPA 1194, and in concurrence with

UPPER PARKING LOT AREA 6:

The upper parking lot of "Area 6" is the highest area in the campground that has road access. The upper parking lot of "Area 6" most importantly is above and outside the limits of a Tsunami surge event. This area will be the emergency staging area in the event of a seismic, tsunami, fire, or other emergency event.

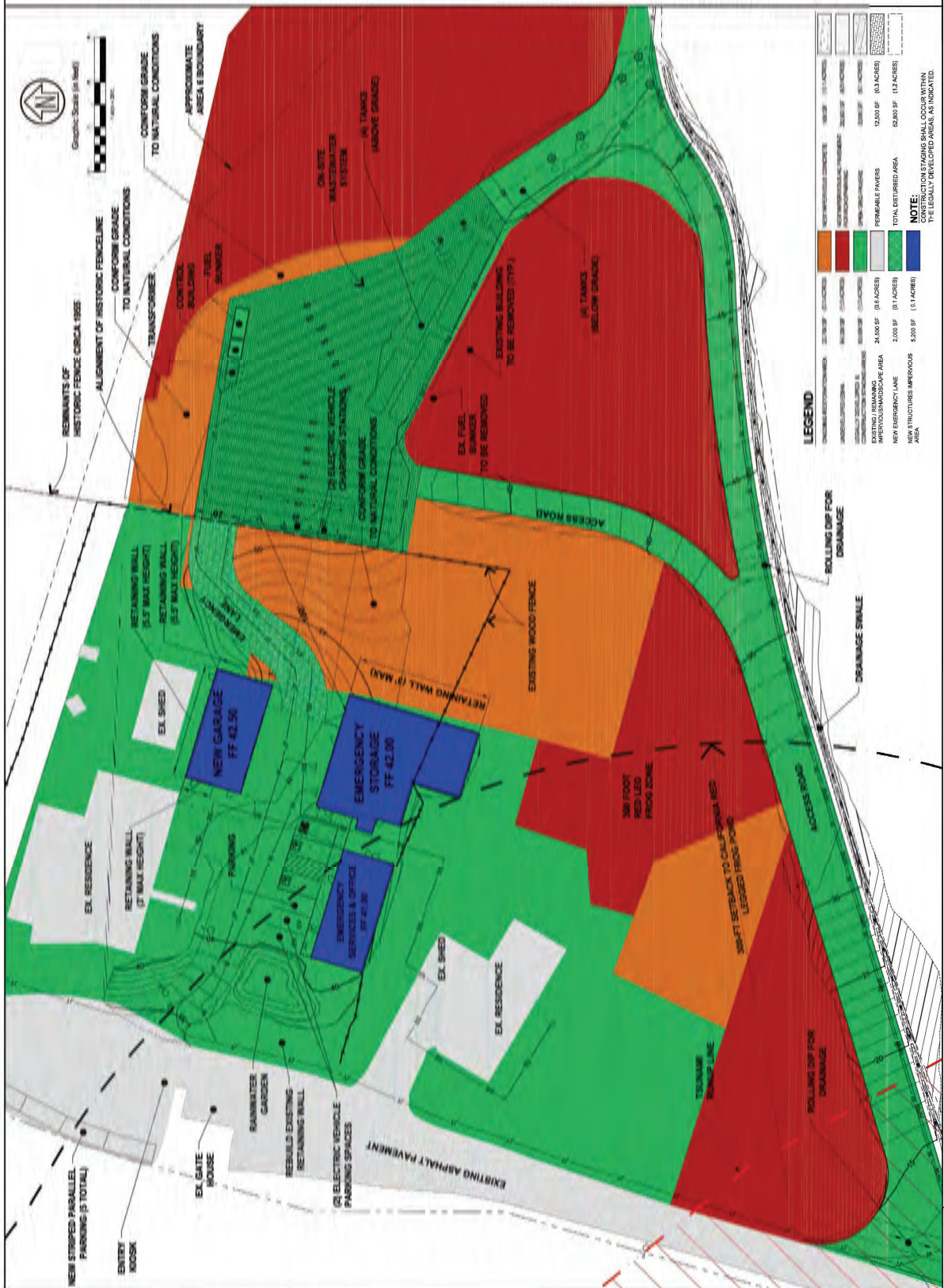
The "Area 6" upper parking lot is currently accessed by one road: Sand Haul Road ([see attached figures for ref.](#)). NFPA 1194 - Recreational Vehicle Parks and Campgrounds in Section 5.1.1.4.1 states that *"more than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climactic conditions or other factors that could limit access"*. Fire Captain Nunes has noted that inside Lawsons Landing's entrance gate the road out of the campground is likely to be a choke point, that would be prone to congestion in an emergency. Also, in the event of a Tsunami, it is likely that the intersection of San Haul Rd. and the main road would be wiped out. To comply with NFPA 1194, and in concurrence with

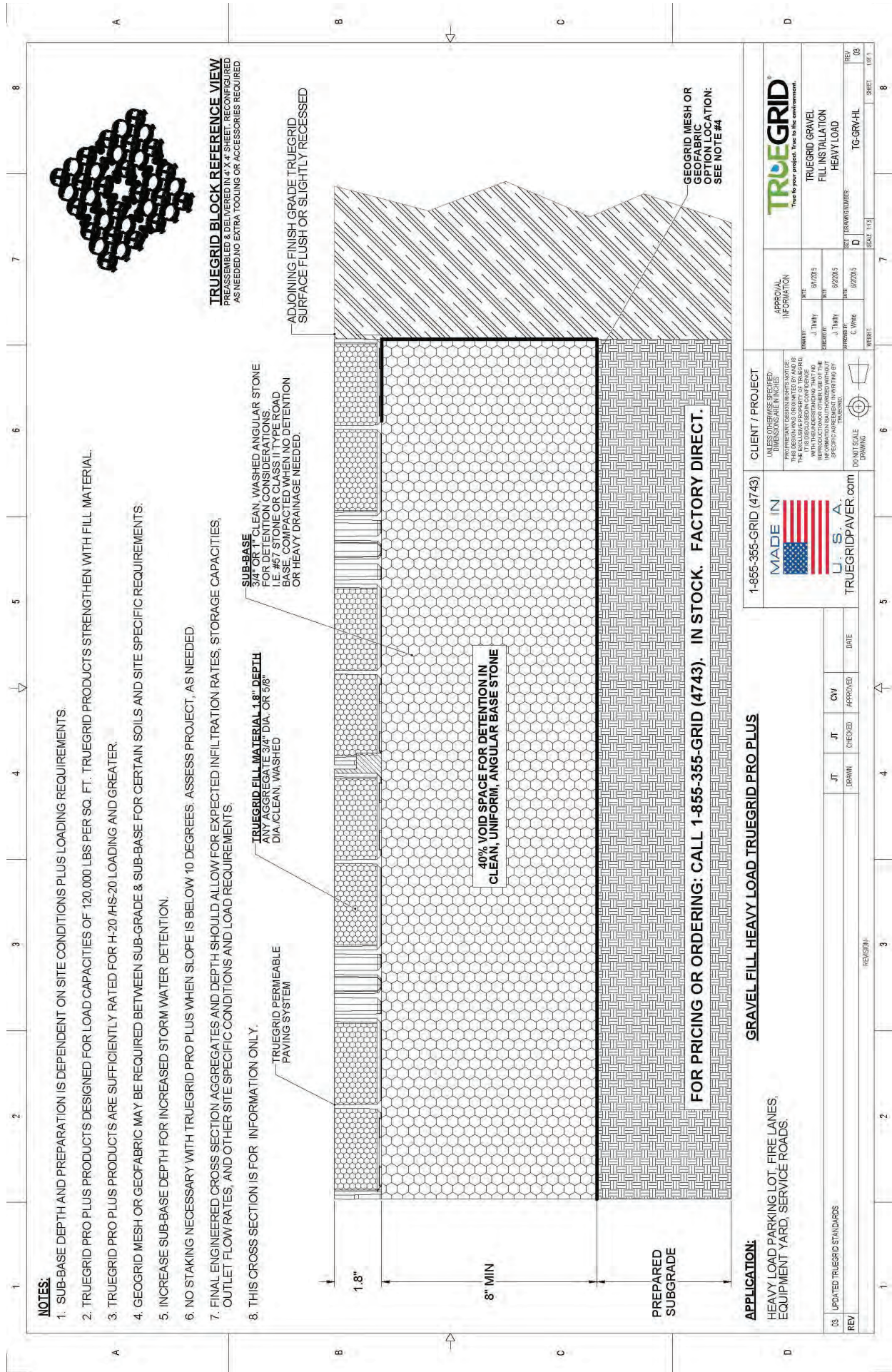
2. EVA ROAD DESIGN:

The EVA road shall be designed to provide the following minimum conditions:

- 2.1 The EVA road shall be not less than 20-ft. wide, per California Fire Code requirements for fire apparatus access roads.
- 2.2 The road shall support not less than 30 tons in wet or dry conditions.
- 2.3 The average grade of the road shall be not more than 12.5% with a maximum grade of 14%.
- 2.4 The EVA shall be above the Tsunami runoff line (minimum of 30 ft elevation).








APPLICATION:

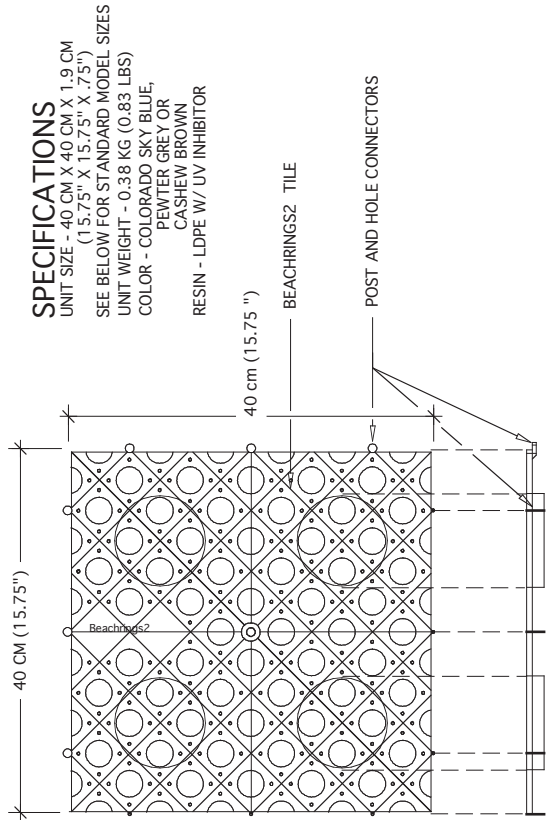
GRAVEL FILL HEAVY LOAD TRUEGRID PRO PLUS

HEAVY LOAD PARKING LOT, FIRE LANES,
EQUIPMENT YARD, SERVICE ROADS

	JT	JT	GW	DATE
	DRAWN	CHECKED	APPROVED	DATE
03	UPDATED TRUEGRID STANDARDS			
EV				

<div>MADE IN</div> <div></div> <div>U.S.A.</div> <div>TRUEGRIDPAVER.com</div>	<div>UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES</div> <div>PROPRIETARY DESIGN RIGHTS NOTICE: THIS PRODUCT IS THE EXCLUSIVE PROPERTY OF TRUEGRID. REPRODUCTION OR OTHER USE OF THE PRODUCT WITHOUT THE WRITTEN PERMISSION OF TRUEGRID IS PROHIBITED.</div> <div>IF SPECIFIC CEMENTATION IS NOTING BY THE USER, THE USER SHALL BE RESPONSIBLE FOR THE PROPER CEMENTATION.</div>	<div>APPROVAL INFORMATION</div> <div>NAME: J. Thibault DESIGNER: J. Thibault DATE: 8/22/2016</div>	<div>DATE: 8/22/2016</div> <div>BY: J. Thibault</div>	<div>SCALE: 1/8"=1'-0"</div> <div>SHEET: 1 OF 1</div>
		<div>PROJECT: TRUEGRID GRAVEL FILL INSTALLATION HEAVY LOAD</div> <div>PROJECT NUMBER: TG-GRV-HL</div>		

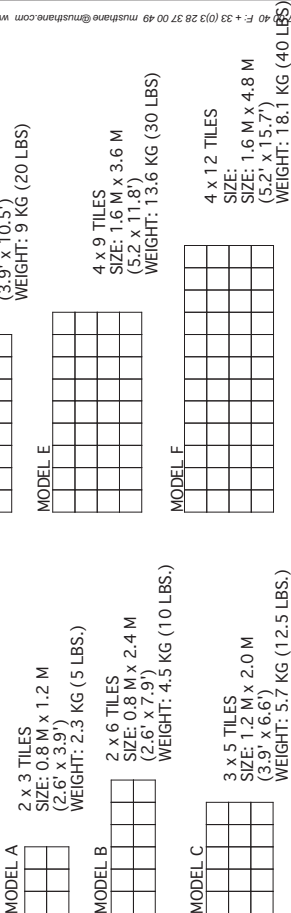
PLAN - TRANSPARENT VIEW



SPECIFICATIONS

UNIT SIZE - 40 CM X 40 CM X 1.9 CM
(15.75" X 15.75" X .75")
SEE BELOW FOR STANDARD MODEL SIZES
UNIT WEIGHT - 0.38 KG (0.83 LBS)
COLOR - COLORADO SKY BLUE,
PEWTER GREY OR
CASHW BROWN
RESIN - LDPE W/ UV INHIBITOR

SECTION



BEACHRINGS2

1
1 OF 1

ACCESSIBILITY OVER SANDY SURFACES

53 rue de la République F-59780 Wailms T. + 33 (0)3 28 37 00 49 musthane@musthane.com www.musthane.com

Musthane

Engineering

To move

To store

To plug

To compensate

To lift

To press

Mustmove®

Beach Access Mats

Tapis de Plageage

PATENT PENDING



Description

Mustmove® Beach Access are innovative mats used for mobility improvement on sand or mud.

Mustmove® Beach Access Mats are made of double ply rubber coated fabrics reinforced with composite rods.

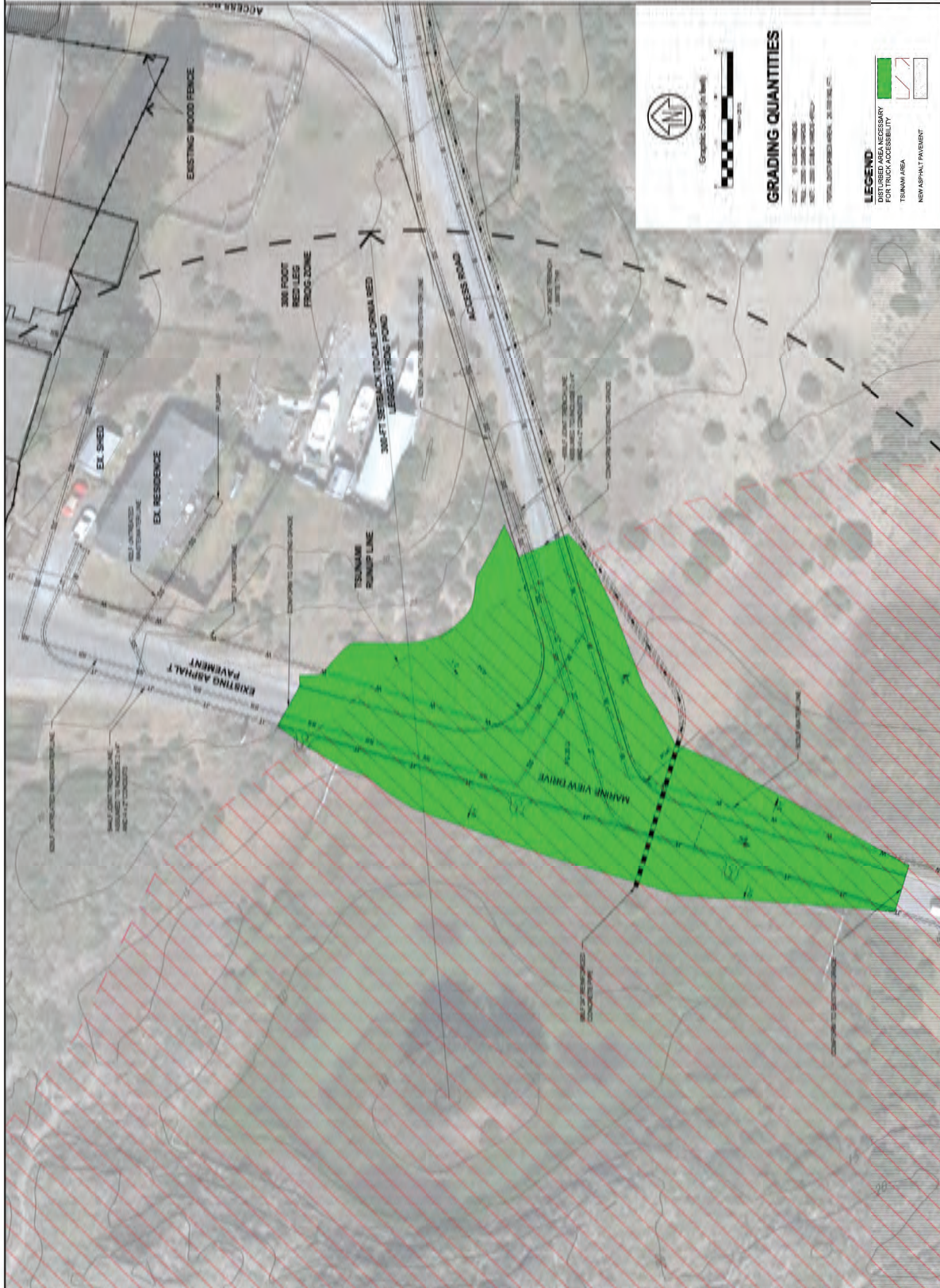


Description

Les Mustmove® Beach Access sont des tapis d'aide au débarquement (ou des tapis de plageage).

Mustmove® Beach Access sont réalisés à partir d'un textile technique enduit d'élastomères double pli renforcé avec des jones en composite.





BRISCOE IVESTER & BAZEL LLP

155 SANSOME STREET
SEVENTH FLOOR
SAN FRANCISCO, CALIFORNIA 94104
(415) 402-2700
(415) 398-5630 FAX

Peter S. Proulx
pproulx@briscoelaw.net
(415) 402-2708

11 February 2020

By Email

Stephanie Rexing
North Central District Supervisor
California Coastal Commission
45 Fremont Street, Suite 1900
San Francisco, CA 94105

Subject: Lawson's Landing Permit No. A-2-MAR-08-028-A2

Dear Ms. Rexing:

Lawson's Landing is in the process of submitting a permit amendment request to build necessary emergency services in allowable development areas of Area 6, and to remove all existing development, including the Truck Shed, in areas of Area 6 deemed "unallowable" by Commission staff. Although Lawson's does not agree with staff's analysis that the Truck Shed is in an unallowable development area, and has submitted extensive and uncontradicted evidence that the Truck Shed area was legally developed, Lawson's is nevertheless prepared to remove the Truck Shed.

However, the Marin County Fire Marshall is requiring Lawson's to construct an emergency vehicle lane, meeting California Fire Code requirements (including specified width, grade, and load requirements), through a portion of the Truck Shed Area. See the attached letter. There is no way to build the emergency vehicle lane the Marin County Fire Marshall is requiring without traversing through the "unallowable" development area. Lawson's will be including this required emergency vehicle lane in its permit amendment request.

The Coastal Act cannot be used to limit the power of any county to prohibit nuisances. (Coastal Act section 30005(b).) The "Fire" chapter of the Marin County Code requires that fire roads "shall" be provided "in a manner approved by the Fire Code Official." (Marin County Code, ch. 16.16.040.) Any violation of the Fire chapter is deemed a "public nuisance", punishable as a crime. (Marin County Code, ch. 16.16.060(g).) Lawson's must build this required emergency vehicle lane, and the



From: Carl_Dan@Coastal
To: Manna_Jeannine@Coastal; Rexing_Stephanie@Coastal
Subject: Lawsons Ex-Parte
Date: Thursday, March 05, 2020 10:12:15 AM

From: ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>
Sent: Thursday, March 05, 2020 10:07 AM
To: Manna, Jeannine@Coastal <Jeannine.Manna@coastal.ca.gov>
Cc: Carl, Dan@Coastal <Dan.Carl@coastal.ca.gov>
Subject: FYI - FW: Request for Ex-Parte Communication

From: Tom Flynn [<mailto:tomflynn@sonic.net>]
Sent: Thursday, March 5, 2020 8:35 AM
To: Brownsey, Donne@Coastal
Cc: ExParte, Commissioner@Coastal; ExecutiveStaff@Coastal
Subject: Re: Request for Ex-Parte Communication

Dear Commissioner Brownsey,

It would be preferable if you could do a site visit. As a CCC Staff person (who has been very involved in the Lawsons Landing project and who has been out to the site previously) noted this week: it is not easy to fully visualize details of this project such as critical elevations without visiting the site. At Lawsons Landing's November 2017 hearing, you seemed with your questions to have a comparatively high level of curiosity about getting facts and details correct. This kind of attention to detail would be aided by a visit so you can more fully understand the site and the efforts we have gone to resolve CDP requirements along with environmental, public health, and safety priorities.

However, any discussion would probably be helpful toward bringing parties together around an appropriate resolution as soon as possible. We have worked for more than 2 years now to develop plans that address the direction from the Commission and Marin County Fire Marshall, while integrating a proposal from EAC, (Lawsons opposition at the November 2017 hearing) to balance all necessary considerations. However, we want to avoid any of the kind of misunderstandings, which seem to have occurred with some of the Commissioners in November of 2017. While this matter has continued to drag on, Lawsons Landing has had to continue hauling all of their visitors' wastewater on narrow West Marin roads to remote locations like Oakland and Santa Rosa, because they haven't been able to build their wastewater system, which has been fully approved by the Regional Water Quality Control Board.

Since there is a hearing in Central California next week, we wondered if you might be coming to toward the Bay Area and could come visit Lawsons. But the sooner we can speak with you the better in any case.

Thank you,
Tom

On Mar 4, 2020, at 3:57 PM, Brownsey, Donne@Coastal <donne.brownsey@coastal.ca.gov> wrote:

hi Mr Flynn: Thank you for your email. Are you requesting a site visit or a discussion? Thanks donne

From: Tom Flynn <tomflynn@sonic.net>
Sent: Tuesday, March 3, 2020 3:32 PM
To: Brownsey, Donne@Coastal <donne.brownsey@coastal.ca.gov>
Cc: ExParte, Commissioner@Coastal <CommissionerExParte@coastal.ca.gov>; ExecutiveStaff@Coastal <ExecutiveStaff@coastal.ca.gov>
Subject: Re: Request for Ex-Parte Communication

Hi Commissioner Brownsey,

We have been working diligently with Coastal Commission Staff and other stakeholders to arrive at resolution of Lawsons Landing's plans for Area 6. We believe we are getting close to a resolution, which will provide environmental and affordable coastal access benefits consistent with the Coastal Act. This matter is on the agenda for the Commission's June hearing.

At Lawsons Landing's last hearing November 2017, it seemed that it would have been helpful for Commissioners to have had more of an opportunity to learn about Lawsons. Our objective continues to be: clarifying whatever is needed to arrive at amicable resolution of these matters. We previously had a meeting on site with Commissioner Peskin and just today had a meeting on site with Commissioner Rice and Commissioner Hart. Would it be possible for us to present you information on Lawsons Landing's plans at your convenience? Perhaps you will be coming to the SF Bay Area sometime in the near future.

Please let us know what might work for you.

Our sincere thanks,
Tom Flynn
415-328-8636

On Jan 23, 2019, at 7:51 PM, Brownsey, Donne@Coastal <donne.brownsey@coastal.ca.gov> wrote:

hi Tom: i am on vacation for the next couple of weeks and will get back to you when i return. thanks and best donne

EX PARTE COMMUNICATION DISCLOSURE FORM

RECEIVED

MAR 09 2020

Filed by Commissioner: Katie Rice

1) Name or description of project: Lawson's Landing CDP

2) Date and time of receipt of communication: March 3, 2020 10 a.m.

3) Location of communication: Lawson's Landing

(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication: Tom Flynn

5) Identity of person(s) on whose behalf communication was made: Applicants

6) Identity of persons(s) receiving communication: _____

7) Identity of all person(s) present during the communication: See attached for names of all those attending meeting.

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

This meeting/site visit was requested by Tom Flynn on behalf of applicant. At the meeting applicant team members presented historical summary of development and activity at Lawson's -- campground and broader property -- and a more detailed review of development and activity in area 6; reviewed outstanding challenges meeting CDP permit requirements (see Lawsons Landing ARea 6 Summary/EX2) and their proposals for addressing. A lot of focus and discussion including comments from many meeting participants regarding options for access/egress for emergency vehicles to and from a staging area in Area 6; advantages, disadvantages, potential environmental impacts, additional options that could be considered. Additional discussion regarding potential location of the CDP required 5 Free public parking spaces, traffic flow management challenges and mitigations.

March 9, 2020

Date

Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

**Public Meeting, Lawson's Landing
March 3, 2020**

Attendees

Stephanie Rexing – CCC

Jeannine Manna – CCC

Bonnie Smetts – Concerned Citizens of DB

Scott Miller

Stephanie Miller

Ann Baker – ABLA

Mike Lawson – Lawson's Landing

Caryl Hart – CCC (Commissioner)

Jeff Stafford – Concerned Citizens of DB

Willy Vogler – Lawson's Landing

Katie Rice – CCC (Commissioner)

Catherine Caufield – EAC

Justin Lawson – Lawson's Landing

Tom Nunes – Marin Fire

Rich Souza – Civil Engineer Lawson's Landing

Bob Hayes – Architect Lawson's Landing

Tom Flynn – Agent Lawson's Landing

Tom Jordan – Marin Office of Emergency Services

From: [Tom Flynn](#)
To: [Rice, Katie@Coastal](mailto:Rice,Katie@Coastal)
Cc: [Manna, Jeannine@Coastal](mailto:Manna,Jeannine@Coastal); [Rexing, Stephanie@Coastal](mailto:Rexing,Stephanie@Coastal); [Gauna, Jennifer](mailto:Gauna,Jennifer)
Subject: Re: Lawson's site visit
Date: Wednesday, October 23, 2019 8:09:54 AM

Hi Katie,

Thanks for getting back to me.

Yes, as I've discussed with Stephanie Rexing of CCC and at least one of your aides, Jen Guana or Nancy Vernon, we agree with Jeannine's suggestion. We've been planning to include other interested folk/stakeholders and Supervisor Rodoni. I've been in touch with Rhonda Kutter in Supervisor Rodoni's office as well as the Fire Dept, OES, SO. Our understanding was that after you had a chance to speak with CCC Staff, then we could begin the process of nailing down a date.

So as you suggest, I'll call Jen today and we'll identify dates that work for you and then get word out to everyone else. We're working to have all parties as up to speed and informed as much as possible before the meeting, in the hope that the meeting can bring outstanding matters to resolution.

Looking forward to a productive meeting.

Thanks again!

Tom

On Oct 22, 2019, at 4:48 PM, Rice, Katie@Coastal <katie.rice@coastal.ca.gov> wrote:

Hi Tom,
Sorry for taking so long to get back to you....

Per making a date for a Lawson's landing tour...Jeannine is suggesting that we set up this up as a site visit similar to the tour you hosted a couple years back in that it was open to other interested folk/stakeholders. I believe that meeting included staff, Commissioner Peskin, Supervisor Rodoni and a few others including EAC .

Leaving it to you to make the arrangements with coastal staff, as well as County OES and SO if you are wanting them included. My aide, jen Guana, can help with finding day/times that work for me and Supervisor Rodoni if indeed he would like to join. Let us know how much time you think is needed for the site visit.

Thank you for your patience,
Katie

From: Brownsey, Donne@Coastal
Sent: Wednesday, January 23, 2019 7:52 PM
To: Tom Flynn
Cc: ExParte, Commissioner@Coastal; ExecutiveStaff@Coastal
Subject: Re: Request for Ex-Parte Communication

RECEIVED

JAN 23 2019

hi Tom: i am on vacation for the next couple of weeks and will get back to you when i return.
thanks and best donne

From: Tom Flynn <tomflynn@sonic.net>
Sent: Wednesday, January 23, 2019 11:51:56 AM
To: Brownsey, Donne@Coastal
Cc: ExParte, Commissioner@Coastal; ExecutiveStaff@Coastal
Subject: Re: Request for Ex-Parte Communication

Hi Ms. Brownsey,

While the date of Lawson's Landing's next hearing has not been set yet, we have prepared materials that we believe respond to the Commission's direction and will hopefully facilitate Lawson's proceeding with improvements. If you will be in our area sometime in the near future, we would appreciate sharing these materials with you on-site at Lawson's Landing. Our objective would be to clarify whatever is needed to arrive at amicable resolution of these matters. We previously had a meeting on site with Commissioner Peskin and have further refined our materials since then.

Let us know what might work for you.

Thank you,
Tom Flynn

From: "Brownsey, Donne@Coastal" <donne.brownsey@coastal.ca.gov>
Date: Monday, November 5, 2018 at 3:44 PM
To: Tom Flynn <tomflynn@sonic.net>
Cc: "ExParte, Commissioner@Coastal" <CommissionerExParte@coastal.ca.gov>,
"ExecutiveStaff@Coastal" <ExecutiveStaff@coastal.ca.gov>
Subject: Re: Request for Ex-Parte Communication

hi Tom: unfortunately i do not have time for an ex parte this week. i will though, keep in mind your invitation to visit Lawson's Landing. Perhaps in January. Please contact me after the first of the new year. thanks and best donne

From: Tom Flynn <tomflynn@sonic.net>
Sent: Friday, November 2, 2018 4:28:49 PM
To: Brownsey, Donne@Coastal
Cc: ExParte, Commissioner@Coastal
Subject: Request for Ex-Parte Communication

Project Name and Application Number: Lawson's Landing, A-2-MAR-08-028-A2

Nature of Communication (In Person, Telephone, Other): Telephone and In-Person

Date and Time Requested: Dates at the convenience of Commissioner, 10 minutes time by phone

Full Name: Thomas Stephen Flynn

Email: tomflynn@sonic.net

On Behalf Of: Lawsons Landing

Comments:

Dear Ms. Brownsey,

We request to speak with you in preparation for Lawsons Landing's upcoming revised Area 6 Amendment hearing. The Findings from Lawsons November 2017 hearing will be presented for approval this next week Nov. 8, 2017 in San Francisco. Next we anticipate that Lawson's revised Amendment will be heard at the February 2019 Commission meeting. In addition to requesting to speak with you by phone briefly, we would like to extend an invitation to you and other Commissioners to visit Lawsons Landing at your convenience either sometime next week before, during, or after the hearings or sometime before the Feb. 2019 hearing. We previously invited Commissioner Peskin through our local Marin County Supervisor Dennis Rodoni, and we believe his Sept. 22, 2018 visit was helpful for all involved. Please let us know what might work for you. We'd welcome arranging for more than one Commissioner to visit Lawsons at once, but you are welcome to visit separately if more convenient for you.

We believe that there might have been some misunderstandings, which occurred at the last November 2017 hearing. For this reason, we are seeking to arrive at clearer understanding of this complex project and hopefully an amicable resolution of this matter by all involved.

Public comments submitted to the Coastal Commission are public records that may be disclosed to members of the public or posted on the Coastal Commission's website. Do not include information, including personal contact information, in comments submitted to the Coastal Commission that you do not wish to be made public. Any written materials, including email, that are sent to commissioners regarding matters pending before the Commission must also be sent to Commission staff at the same time.

From: [Tom Flynn](#)
To: Rexing_Stephanie@Coastal
Subject: FW: Request for Ex-Parte Communication
Date: Monday, November 05, 2018 5:29:36 PM

Hi Stephanie,

See below communication with Commissioners.

Thanks,
Tom

From: Tom Flynn <tomflynn@sonic.net>
Date: Monday, November 5, 2018 at 5:01 PM
To: <Ryan.Sundberg@coastal.ca.gov>
Cc: <CommissionerExParte@coastal.ca.gov>
Subject: Re: Request for Ex-Parte Communication

Dear Commissioner Sundberg,

Thank you for your responding to our request for Ex-Parte Communication. I appreciated briefly speaking with you. Unfortunately there was an echo problem in the call. So briefly the upshot via email: Since our hearing last November, Lawsons Landing has worked very hard with Commission (CCC) Staff and all interested parties to develop a revised amendment for Area 6, which is responsive to Commissioner direction last year. We have been requested to do an alternatives analysis of all potential approaches, which would be consistent with Commission direction, the Coastal Act, Lawsons Landing's CDP, and its intent to both provide both environmental protection and lower cost coastal access.

We are still in discussion with CCC Staff to fully vet a complex set of several alternatives. As discussed in the letter of Lawsons Landing's lawyer, Peter Prows, we ask only that you do not take action this week in approving the Findings from last November's Hearing that might inhibit a reasonable process in the months ahead of thorough alternatives analysis given that: 1) we are presenting some additional information regarding prior authorized development in Area 6 as that relates to ESHA and 2) the alternative(s) we settle on with Staff and others will provide intended environmental and lower cost coastal access benefits.

Thanks again,
Tom

Tom Flynn
415-924-8250
415-328-8636 mobile

tomflynn@sonic.net

On 11/4/18, 6:52 PM, "Sundberg, Ryan@Coastal" <ryan.sundberg@coastal.ca.gov> wrote:

I have time tomorrow morning at 9am if you would like to call me at 707-502-2947 or 707-476-2395. Best,
Ryan Sundberg
Ca Coastal Commissioner

From: Tom Flynn <tomflynn@sonic.net>
Date: Friday, November 2, 2018 at 4:30 PM
To: <Ryan.Sundberg@coastal.ca.gov>
Cc: <CommissionerExParte@coastal.ca.gov>
Subject: Request for Ex-Parte Communication

Project Name and Application Number: Lawson's Landing, A-2-MAR-08-028-A2

Nature of Communication (In Person, Telephone, Other): Telephone and In-Person

Date and Time Requested: Dates at the convenience of Commissioner, 10 minutes time by phone

Full Name: Thomas Stephen Flynn

Email: tomflynn@sonic.net

On Behalf Of: Lawsons Landing

Comments:

Dear Mr. Sundberg,

We request to speak with you in preparation for Lawsons Landing's upcoming revised Area 6 Amendment hearing. The Findings from Lawsons November 2017 hearing will be presented for approval this next week Nov. 8, 2017 in San Francisco. Next we anticipate that Lawson's revised Amendment will be heard at the February 2019 Commission meeting. In addition to requesting to speak with you by phone briefly, we would like to extend an invitation to you and other Commissioners to visit Lawsons Landing at your convenience either sometime next week before, during, or after the hearings or sometime before the Feb. 2019 hearing. We previously invited Commissioner Peskin through our local Marin County Supervisor Dennis Rodoni, and we believe his Sept. 22, 2018 visit was helpful for all involved. Please let us know what might work for you. We'd welcome arranging for more than one Commissioner to visit Lawsons at once, but you are welcome to visit separately if more convenient for you.

We believe that there might have been some misunderstandings, which occurred at the last

November 2017 hearing. For this reason, we are seeking to arrive at clearer understanding of this complex project and hopefully an amicable resolution of this matter by all involved.

Public comments submitted to the Coastal Commission are public records that may be disclosed to members of the public or posted on the Coastal Commission's website. Do not include information, including personal contact information, in comments submitted to the Coastal Commission that you do not wish to be made public. Any written materials, including email, that are sent to commissioners regarding matters pending before the Commission must also be sent to Commission staff at the same time.

From: [Tom Flynn](#)
To: Rexing.Stephanie@Coastal
Subject: FW: Request for Ex-Parte Communication
Date: Monday, November 05, 2018 5:29:52 PM

From: Tom Flynn <tomflynn@sonic.net>
Date: Monday, November 5, 2018 at 5:13 PM
To: Tony Cruz <tcruz@chulavistaca.gov>
Subject: Re: Request for Ex-Parte Communication

Thanks Mr. Cruz, See below:

Dear Commissioner Padilla,

Thank you for your responding to our request for Ex-Parte Communication. We fully understand that your time is limited this week and we may not be able to speak with you directly. So briefly via email: Since our hearing last November, Lawsons Landing has worked very hard with Commission (CCC) Staff and all interested parties to develop a revised amendment for Area 6, which is responsive to Commissioner direction last year. We have been requested to do an alternatives analysis of all potential approaches, which would be consistent with Commission direction, the Coastal Act, Lawsons Landing's CDP, and its intent to both provide both environmental protection and lower cost coastal access.

We are still in discussion with CCC Staff to fully vet a complex set of several alternatives. As discussed in the letter of Lawsons Landing's lawyer, Peter Prows, we ask only that you do not take action this week in approving the Findings from last November's Hearing that might inhibit a reasonable process in the months ahead of thorough alternatives analysis given that: 1) we are presenting some additional information regarding prior authorized development in Area 6 as that relates to ESHA and 2) the alternative(s) we settle on with Staff and others will provide intended environmental and lower cost coastal access benefits.

Given that your time is so limited this week, perhaps we should contact you early next year sometime and we could plan for you to visit Lawson's Landing before the Feb. 2019 hearing when their revised Amendment will be heard.

Thanks again,
Tom Flynn
415-924-8250
415-328-8636 mobile
tomflynn@sonic.net

From: Tony Cruz <tcruz@chulavistaca.gov>
Date: Monday, November 5, 2018 at 11:33 AM
To: Tom Flynn <tomflynn@sonic.net>
Subject: Re: Request for Ex-Parte Communication

Hello Mr. Flynn,

Unfortunately, Commissioner Padilla's schedule doesn't allow for any more ex partes before the meeting this week. Feel free to send me any additional comments or concerns via e-mail and I'll make sure he sees them. In regards to the site visit, I'll need to check with Coastal staff to see if there is some time available. I'll get back to you if there's time for a visit this week.

Thank you.

Tony Cruz
Senior Council Aide
Office of Councilmember Stephen C. Padilla
City of Chula Vista | 276 Fourth Avenue Chula Vista, CA 91910
Tel (619) 691-5044 | Fax (619) 476-5379
tcruz@chulavistaca.gov

From: Tom Flynn
Sent: Friday, November 2, 4:33 PM
Subject: Request for Ex-Parte Communication
To: Padilla, Stephen@Coastal
Cc: ExParte, Commissioner@Coastal

Project Name and Application Number: Lawson's Landing, A-2-MAR-08-028-A2

Nature of Communication (In Person, Telephone, Other): Telephone and In-Person

Date and Time Requested: Dates at the convenience of Commissioner, 10 minutes time by phone

Full Name: Thomas Stephen Flynn

Email: tomflynn@sonic.net

On Behalf Of: Lawsons Landing

Comments:

Dear Mr. Padilla,

We request to speak with you in preparation for Lawsons Landing's upcoming revised Area 6 Amendment hearing. The Findings from Lawsons November 2017 hearing will be presented for approval this next week Nov. 8, 2017 in San Francisco. Next we anticipate that Lawson's revised Amendment will be heard at the February 2019 Commission meeting. In addition to requesting to speak with you by phone briefly, we would like to extend an invitation to you and other Commissioners to visit Lawsons Landing at your convenience either sometime next week before, during, or after the hearings or sometime before the Feb. 2019 hearing. We previously invited Commissioner Peskin through our local Marin County Supervisor Dennis Rodoni, and we believe his Sept. 22, 2018 visit was helpful for all involved. Please let us know what might work for you. We'd welcome arranging for more than one Commissioner to visit Lawsons at once, but you are welcome to visit separately if more convenient for you.

We believe that there might have been some misunderstandings, which occurred at the last November 2017 hearing. For this reason, we are seeking to arrive at clearer understanding of this complex project and hopefully an amicable resolution of this matter by all involved.

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From: [Tom Flynn](#)
To: Rexing.Stephanie@Coastal
Subject: FW: Request for Ex-Parte Communication
Date: Monday, November 05, 2018 5:30:21 PM
Attachments: [image001.png](#)

From: Tom Flynn <tomflynn@sonic.net>
Date: Monday, November 5, 2018 at 5:28 PM
To: Celina Luna <Celina.Luna@longbeach.gov>
Subject: Re: Request for Ex-Parte Communication

Dear Celina,
Thank you for your reply. See below in response.

Dear Commissioner Uranga,

Thank you for your responding to our request for Ex-Parte Communication. We fully understand that your time is limited this week and we will not be able to speak with you directly. So briefly via email: Since our hearing last November, Lawsons Landing has worked very hard with Commission (CCC) Staff and all interested parties to develop a revised amendment for Area 6, which is responsive to Commissioner direction last year. We have been requested to do an alternatives analysis of all potential approaches, which would be consistent with Commission direction, the Coastal Act, Lawsons Landing's CDP, and its intent to both provide both environmental protection and lower cost coastal access.

We are still in discussion with CCC Staff to fully vet a complex set of several alternatives. As discussed in the letter of Lawsons Landing's lawyer, Peter Prows, we ask only that you do not take action this week in approving the Findings from last November's Hearing that might inhibit a reasonable process in the months ahead of thorough alternatives analysis given that: 1) we are presenting some additional information regarding prior authorized development in Area 6 as that relates to ESHA and 2) the alternative(s) we settle on with Staff and others will provide intended environmental and lower cost coastal access benefits.

We will reach out to you early next year to consider a meeting/site visit prior to the February 2019 hearing.

Thanks again,
Tom Flynn
415-924-8250
415-328-8636 mobile

tomflynn@sonic.net

From: Celina Luna <Celina.Luna@longbeach.gov>
Date: Monday, November 5, 2018 at 5:43 PM
To: Tom Flynn <tomflynn@sonic.net>
Subject: FW: Request for Ex-Parte Communication

Mr. Flynn,

Thank you for your email and ex-parte meeting request. Unfortunately, Commissioner Uranga is not available prior to the Commission meeting for an ex-parte meeting. In the future, with at least 7 days notice, we are typically able to accommodate. If you would like to forward your comments, I would be more than happy to include them in his binder to review prior to the hearing.

Also, feel free to reach out to us early next year to consider a meeting/ site visit prior to the February 2019 hearing.

Regards,

Celina

Celina Luna

Chief of Staff
Office of Councilmember Roberto Uranga
City of Long Beach, Seventh District
333 W. Ocean Boulevard, 14th Floor
Long Beach, CA 90802
Phone: (562) 570-7777
Fax: (562) 570-6954
Email: celina.luna@longbeach.gov
www.longbeach.gov/district7/



From: Roberto Uranga

Begin forwarded message:

Resent-From: <Roberto.Uranga@coastal.ca.gov>

From: Tom Flynn <tomflynn@sonic.net>

Date: November 2, 2018 at 4:32:28 PM PDT

To: <Roberto.Uranga@coastal.ca.gov>

Cc: <CommissionerExParte@coastal.ca.gov>

Subject: Request for Ex-Parte Communication

Project Name and Application Number: Lawson's Landing, A-2-MAR-08-028-A2

Nature of Communication (In Person, Telephone, Other): Telephone and In-Person

Date and Time Requested: Dates at the convenience of Commissioner, 10 minutes time by phone

Full Name: Thomas Stephen Flynn

Email: tomflynn@sonic.net

On Behalf Of: Lawsons Landing

Comments:

Dear Mr. Uranga,

We request to speak with you in preparation for Lawsons Landing's upcoming revised Area 6 Amendment hearing. The Findings from Lawsons November 2017 hearing will be presented for approval this next week Nov. 8, 2017 in San Francisco. Next we anticipate that Lawson's revised Amendment will be heard at the February 2019 Commission meeting. In addition to requesting to speak with you by phone briefly, we would like to extend an invitation to you and other Commissioners to visit Lawsons Landing at your convenience either sometime next week before, during, or after the hearings or sometime before the Feb. 2019 hearing. We previously invited Commissioner Peskin through our local Marin County Supervisor Dennis Rodoni, and we believe his Sept. 22, 2018 visit was helpful for all involved. Please let us know what might work for you. We'd welcome arranging for more than one Commissioner to visit Lawsons at once, but you are welcome to visit separately if more convenient for you.

We believe that there might have been some misunderstandings, which occurred at the last November 2017 hearing. For this reason, we are seeking to arrive at clearer understanding of this complex project and hopefully an amicable resolution of this matter by all involved.

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EX PARTE COMMUNICATION DISCLOSURE FORM

RECEIVED
NOV 06 2018

Filed by Commissioner: Aaron Peskin

- 1) Name or description of project: Lawson's Landing
- 2) Date and time of receipt of communication: September 22, 2018 at 1:45pm
- 3) Location of communication: Lawson's Landing
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)
- 4) Identity of person(s) initiating communication: Dennis Rodoni
- 5) Identity of person(s) on whose behalf communication was made: Dennis Rodoni, Member, Marin County Board of Supervisors
- 6) Identity of persons(s) receiving communication: Commissioner Aaron Peskin; See Attachment A
- 7) Identity of all person(s) present during the communication: See Attachment A

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

Project sponsors discussed plans to modify the original project proposal, which the California Coastal Commission had previously rejected. Project sponsors specifically discussed revising the waste water proposal, removing certain aspects of Lawson's Landing Center, and thorough alternatives analysis for where components could be sited in Area 6 and elsewhere on the property. Project sponsors also discussed looking into the historical permitted status of some of the structures in Area 6 of the property.

11-6-18
Date


Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

ATTACHMENT A to Ex Parte Communication Disclosure Form

(6) Identity of person(s) receiving communication, and (7) Identity of all person(s) present during the communication:

Catherine Caufield – EAC
Bridget Mitchell – EAC
Klorm Hantzsche, Lawson's Landing
Justin Lawson, Lawson's Landing
Anne Baker, Anne Baker Landscape Architects
Mike Lawson, Lawson's Landing
Tom Flynn, Lawson's Landing
Carl "Willy" Vogler, Lawson's Landing
Jeff Stafford, DB Local
Jeannine Manna, California Coastal Commission
Stephanie Rexing, California Coastal Commission
Dennis Rodoni, Marin County Supervisor
Bonnie Smetts, Concerned Citizens of Dillon Beach
Scott and Stephanie Miller, Neighbors

Catherine Caulfield - EAC

Bridger Mitchell - EAC

Klorin HARTESCHE, Questa Eng (LAW)

Justin Lawson - Lawsons Landing

Ann Baker, Ann Baker Landscape Architects

Mike Lawson, Lawsons Landing

Tom Flynn, Lawsons Landing

Carl "Willy" Vogle Lawsons Landing

JEFF STAFFORD DB LOCAL

Jeanne Manna California Coastal Commission

Stephanie Reising "

DENNIS Roden, DY COMARIN

Bonnie Smeffs

- concerned Citizens of Dillon Beach

SCOTT AND STEPHANIE MILLER "Neighbors"