



SIERRA CLUB MARIN GROUP

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June 28, 2005

Community Development Agency (CDA) Attn: Curtis Havel
3501 Civic Center Dr, San Rafael, CA 94904
Fax 415-499-7880

Subject: Slotnik Coastal Permit 04-38 and Design Review 04-71
Assessor Parcel # 100-020-19 Address: 2820 Whittaker Bluff Road, Tomales

Applicant: William Kirsch, Architect
PO Box 1239 Point Reyes Station, Ca 415-663-8867

Dear CDA:

The above parcel is held under a Williamson Act contract and the State Department of Conservation's Division of Land Resource Protection notes that *"Any development on property subject to a Williamson Act contract must be incidental to the primary use of the land for agricultural purposes...[and] defines a material breach on land subject to a Williamson Act contract as a commercial, industrial or residential building(s), exceeding 2,500 square feet that is not permissible under the Williamson Act."* Similarly, Marin's Local Coastal Plan requires residential development to be *"incidental, accessory, or in support of agricultural uses."* and further requires clustering, protection of public views, proximity of development to roads, and the filing of a Master Plan and easement.

The 4/21/05 Second Transmittal Memo does not indicate whether materials related to the above have been requested or received. Therefore, would you please confirm the status of the following:

An agricultural plan that demonstrates that demolition of one barn and residential construction totaling 3475 sq feet is incidental to the commercial agricultural use (food and fiber) of these 125 acres.

A Master Plan and draft Easement for this property that specify and insure for its various areas:

- a) A residential building envelop/cluster near public roads that protects public views;
- b) Continued commercial agricultural use (food and fiber) of sustainably-managed areas;
- c) Continued viewshed protection of non-agricultural/non-residential areas;
- d) Continued protection for environmentally sensitive areas

Sincerely,

Gordon Bennett, Marin Group Chair