

CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200
FAX (415) 904-5400
TDD (415) 597-5885



W3

Prepared December 9, 2014 for December 10, 2014 Hearing

To: Commissioners and Interested Persons
From: Madeline Cavalieri, Coastal Program Manager
Subject: **ADDENDUM for Public Workshop on Lower Cost Visitor Serving Accommodations**

The purpose of this addendum is to: 1) add a new section on Vacation Rentals as Section III.F of the report; 2) make three minor corrections to the report, and; 3) provide the public comments on the Workshop that were received as of 2 pm on December 9, 2014.

With regard to vacation rentals, staff received a public comment stating that vacation rentals are in many cases lower cost accommodations, and requesting that vacation rentals be included in the Commission's discussion at this workshop. In fact, the Commission has previously acknowledged that vacation rentals can in some cases provide lower cost accommodations, and therefore, staff is including a brief discussion on this topic in the background report.

The background report is modified as shown below (where applicable, text in underline format indicates text to be added, and text in ~~strike through~~ format indicates text to be deleted):

1. Vacation Rentals

Add new Section III.F on page 14 of the report, as follows:

F. VACATION (SHORT-TERM) RENTALS

Vacation rentals (also known as short-term rentals) can help meet Coastal Act requirements to maximize public access and prioritize visitor-serving uses over residential uses, and in some cases, they can provide lower cost visitor serving overnight accommodations. The Commission has generally supported local governments in allowing for vacation rentals to occur in residential areas. Past Commission actions have acknowledged that in some instances, vacation rentals may provide a lower cost alternative to renting hotel or motel rooms, especially for large families or groups of individuals.¹ The Commission has also

¹ See, for example, the following LCP Amendments that address vacation rentals: San Luis Obispo County LCP Amendment 1-12 – <http://documents.coastal.ca.gov/reports/2013/11/W10a-11-2013.pdf>; Pismo Beach LCP Amendment 1-10 Part 2 – <http://documents.coastal.ca.gov/reports/2011/12/Th20b-12-2011.pdf>; Santa Cruz County LCP Amendment 1-11 Part 3 – <http://documents.coastal.ca.gov/reports/2011/7/W6b-7-2011.pdf>; Encinitas LCP Amendment 1-06 – <http://documents.coastal.ca.gov/reports/2006/11/T9c-11-2006.pdf>.

ADDENDUM: Lower Cost Visitor Serving Accommodations

recognized that vacation rentals increase the range of options available to coastal visitors, often in residential areas along the immediate shoreline where commercial overnight opportunities are not typically available. Therefore, the existing supply and nature of vacation rentals should be considered when lower cost visitor serving resources are evaluated, particularly during planning assessments, and any lower cost visitor serving resources that are identified should be protected and provided, as required by the Coastal Act.

2. Minor Corrections

- a. Modify reference to Appeal A-55-80 in footnote 9, as follows:

... Appeal A-55-80 (Lifetime Communities/Santa Catalina Island Company)

- b. Modify reference to Appeal A-55-80 in Section V.A.2. on page 16, as follows:

Appeal No. A-55-80 ...

- c. Correct the name of the 'Project Funded' in the eighth item of Table 1, on page 21, as follows:

161 campsites and day-use facilities at San Mateo Campground in San Onofre State Park Beach

3. Public Comments (see attached)

Lawsons Landing Presentation for Coastal Commission Workshop 12/10/14

The Coastal Commission is to be applauded for addressing in this workshop the need to preserve and provide affordable coastal accommodations. This is fulfilling the public mandate of the Coastal Act, which recognizes the very special, renewing and invigorating quality of an overnight stay at the coast. Lawsons Landing has long been providing such beneficial coastal access and has a new Coastal Development Permit to redevelop our facility to continue to provide these benefits to the public. The key next part of Lawsons Landing future is making this all economically as well as environmentally sustainable.

Most of you know that we have already committed to the environmentally sustainable part of the picture. We invested a great deal of time, effort, and money seeking to secure a conservation easement over the most environmentally sensitive areas of our property. Fortunately after years of trying to work something out with CalTrans and numerous other state and federal agencies, we were able to secure a conservation easement agreement with the Natural Resources Conservation Service or NRCS over 457 acres of the most environmentally sensitive areas. We are hoping that this conservation easement will close in the near future.

Although not technically required, we also agreed to form and fund an independent expert scientific review panel for our Restoration and Enhancement plans —to hopefully integrate environmental protection with an economically feasible redevelopment of our affordable coastal access facility.

It is noteworthy that tent and RV campgrounds have been used by the CCC as mitigation for loss of affordable coastal access as a balance to high end coastal development. It is also noteworthy in this context that most State or County run tent and RV campgrounds are subsidized by taxpayer dollars. This fact was emphasized during the recent economic recession, where with state budget down, one of the first budget cutting items was closing campgrounds.

In compliance with our CDP, our year round revenue from trailers (many of which have been here at Lawsons Landing since the 1950s) will be going away. This revenue has helped make viable our family business for many years. Accordingly, we want to encourage some creative thinking and flexibility with the Commission going forward to ensure our economic sustainability.

According to the permit requirements we will have to finance extensive redevelopment with major improvements in roads and utilities including a new wastewater system. Both these expenditures and loss of revenue have to be balanced with means to bring in revenue to make this all work financially. That will mean having enough attractive lodging and amenities to keep us sustainable.

As an example, we will be trying out a limited number of permitted cottage rentals to make all-season overnight stays available for those who don't have RVs or trailers.

But we may need flexibility even to make this work. As an example, we have been told by CCC staff that some kind of shared or fractional ownership of these cottages may make permitting of our final plans difficult. However, if we can get some of our long time faithful customers to help finance these cottages, then we can still fulfill the intent of the permit by only allowing those part owners (as well as all guests) to stay a maximum of 2 weeks and 30 days per year. The rest of the year, the cottages could be rented to other guests.

Assuming we can make this work, our economic projections indicate we will need more to make a go of it long term. So with all the other capital costs for new wastewater etc. we may need others to help put up the capital for cottages. This is the kind of flexibility and reasonableness that may be necessary.

As we've said before, we get the sense that your staff are reasonable and share our vision for affordable overnight coastal stays in a beautifully preserved environment. Let's continue on this path of cooperation to realize that vision.

Scott Miller
 P.O. Box 145
 Dillon Beach, CA. 94929
 (707) 878-2167

December 3, 2014

California Coastal Commission
 45 Fremont St., suite 2000
 San Francisco, Ca. 94105-2219



Re: Public Workshop on Lower Cost Visitor Serving Accommodations

Dear Staff and Commissioners,

What about Vacation Rentals?

Vacation Rentals are in many cases lower cost accommodations. They should be included in this discussion. Some have room rates below \$100, plus you get a kitchen to cook your own meals (saving more \$) unlike a hotel or motel.

Small sample from my town:

Solano Brewery	3 bedrooms	6 people	\$200/night
Sand Dollar	2	4	\$150
Above and Beyond	3	10	\$360
Almost Paradise	5	12	\$475

Last time I counted, there were over 70 vacation rentals in our town (population 283 in 2010). They are an increasingly popular way for families to enjoy the coastal zone. They are also a nuisance when managed poorly.

Vacation Rentals: The Coastal Act loves them. The neighbors hate them.
 It is time to acknowledge they exist. Both the good and the bad.

**Vacation rentals are Lower Cost Visitor Serving Accommodations.
 Please make them a part of this discussion.**

Sincerely,

Scott Miller

December 4, 2015

California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060

Honorable Commissioners:

As the California Coastal Commission meets to ensure the coastline is preserved and remains accessible for all, I encourage the members of the commission to pay special attention to the role hostels have in meeting this mission and consider funding the development of affordable accommodations and memorable experiences for all.

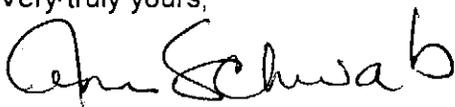
Community Action Volunteers in Education (CAVE) is a nonprofit organization on the California State University campus that has served the community, placing 1,200 volunteers annually in our student-run programs for almost 50 years. Since 2006, CAVE has offered the Golden Gate National Park Program (GGNPP), giving 90 to 100 college students a year the opportunity to participate in an innovative service-learning course, combining community service and outdoor stewardship. Through the GGNPP, between 9 and 10 volunteers a spend a weekend in the Golden Gate National Park restoring wilderness area, maintaining trails, repairing campsites and returning native plants to the diverse ecosystems of these treasured and highly visible national park sites. At 80,000 acres, the Golden Gate National Parks are an outstanding "university without walls" and an inspiring place to learn about stewardship and sustainability.

The reliability of the safe, clean, affordable lodging offered by Hostelling International -San Francisco is instrumental to the success of this program. Student group leaders who travel over 200 miles away from campus lead the GGNPP trips. As the program manager, I am confident the students have secure, reliable, comfortable, drug and alcohol free accommodations to return to after their service days. I'm appreciative of the friendly, professional and resourceful Fisherman's Wharf Hostel staff. The students particularly enjoy the hostel's proximity to evening activities, complimentary continental breakfast, free WiFi and availability of the spacious, fully equipped kitchen.

I value the partnership CAVE has with Hostelling International-San Francisco. We simply could not offer students the opportunity to experience community service and outdoor stewardship without the availability of their safe, clean and affordable housing. Through my experience, hostels have an essential role in helping the California Coastal Commission meet its mission to ensure the coastline is preserved and remains accessible for all.

If you need any information or confirmation, please contact me at 530-898-5940 or aschwab@csuchico.edu.

Very truly yours,



Ann Schwab
Program Manager

Agenda Item - W3
Peter C. Kambas
PO Box 2271
Aptos, CA 95001
December 5, 2014

Coastal Commissioners and Staff
California Coastal Commission
725 Front Street, Suite 300
Santa Cruz, CA 95060

Dear Commissioners and Staff,

The purpose of my letter is to encourage the Coastal Commission to increase their support for hostels along the California coast and in particular to increase financial support for the development of the HI-Seaside, Monterey Bay Eco-Hostel at the former Fort Ord. Also, I will conclude by offering a new paradigm for Social sustainability found at hostels that I would hope the Coastal Commission would consider supporting to complement their environmental and economic sustainable policies.

I have been volunteering for hostelling in the Monterey Bay area for over 25 years. I was project manager for the development of the Santa Cruz and Monterey Hostels and am currently the volunteer project manager for the HI-Seaside, Monterey Bay Eco-Hostel.

One thing I've learned about hostel development is that most of the current hostels along the California coast would not be here today except for the financial support of the Coastal Commission and the Coastal Conservancy, along with the enormous amount of sweat equity from many local volunteers who recognized the importance of a hostel to their community.

Another financial reality that I've learned is that it would take four times the funds to renovate the Monterey Hostel building today than it took 14 years ago. In my opinion, this is mainly because of the more stringent building requirements for engineering and their implementation which lessens the amount of volunteer participation – even from volunteers with building trade experience. The majority of new building requirements are not that unreasonable, just more expense to implement.

The Eco-Hostel development at Seaside/Fort Ord is a current example of the four-fold increase in development costs. If the renovation of the first of three eco-hostel buildings could have been started 16 years ago when it was envisioned with both State Parks and National Parks support, the estimated cost was between \$300,000 and \$400,000. Today, as the plans go through the permit process, the cost is estimated at between \$1,200,000 and \$1,400,000. The reasons are many, starting with a rezoning requirement by the city of Seaside which then required a CEQA study; also additional requirements by Seaside, the Fort Ord Reuse Authority (FORA), the Marina Coast Water District (MCWD), and the additional building requirements all added up to a significant increase in cost.

The Eco-Hostel at Seaside/Fort Ord was envisioned by local volunteers and supporters of hostels throughout Central California and adopted by the national Hostelling International – USA (HI-USA) organization. The market study for hostels in the Monterey area showed that there was a need for more than the 45 bed hostel built in Monterey. The Eco-Hostel starting out at 48 beds and ending up after 5 to 6 years at 120 beds would meet that need.

The “underlying” occupancy statistics for the Monterey Hostel over the past 14 years shows a need for additional space. The Monterey Hostel turns away individuals, families and groups almost every weekend of the year, and for special events, and almost every day during the high season of July and August. The annual occupancy has been increasing over the past five years from less than 10,000 to over 11,000 and is around 70% to 75% which is about the yearly average for all lodging facilities in the Monterey area, but it does not reflect all those turned away during weekends, special events, and the summer high season. The Eco-Hostel was designed to solve this problem with a focus on accommodating multiple medium to large size groups at the same time while also offering space for individuals and families.

Given the current location of the Eco-Hostel midway between the Dunes State Park along the Fort Ord coast and the recently designated Fort Ord National Monument, it is well positioned to attract those seeking outdoor activities such as hiking, biking, horseback riding, ocean & wind surfing. This is like being next door to a do-it-yourself adventure Disneyland and many of us believe that within the next 20 years this area will become as big a tourism destination as Cannery Row, Pebble Beach, and Carmel are today.

Hostels have a history of being self-sufficient once developed, but funding for the development is getting more and more difficult. HI-USA has recently unified to consolidate funds and make them available for hostel development throughout the U.S. The Eco-Hostel is one of those projects it is funding, but the reality is that the Eco-Hostel does not pencil out as economically feasible based on charging low overnight fees and the high development cost. If it were located in San Francisco, LA, or San Diego it might be financially feasible, but one of the goals of hostelling is to develop hostels in network cities that are popular destinations and as a result, those hostels like the Eco-Hostel need additional finances to get started.

In California, the Coastal Commission and Coastal Conservancy have been the ones who recognize the value of Hostels in providing low cost accommodations for those who wish to visit the coast and both agencies have been generous in helping to fund hostel development along the coast. I think the Eco-Hostel will be a significant addition to the coastal chain of hostels and when fully built-out will have the capacity for 30,000 overnights at 70% occupancy. This alone should be justification for financial support, but also this hostel, as well as others, offer a unique opportunity for promoting the concept of social sustainability.

The Coastal Commission has a track record of supporting environmental sustainability with provisions for protecting the coast, as well as, endangered plants and animals; it also has a track record of supporting economic sustainability by helping to ensure there are lower costs accommodations and facilities that allow low income individuals, families, and groups to visit the coast with enough time to experience its beauty and mystery. Social sustainability is the next component and is at the intersection and perhaps the driving force of environmental and economic sustainability.

The concept of Social sustainability is an outgrowth of Social Ecology, which I like to think of as “envisions moving towards a world that re-harmonizes human communities with the natural world, while celebrating diversity, creativity, and freedom.” Hostels do just that – they offer a structure for people from different backgrounds, cultures, and age groups the opportunity to build their own new community within the hostel in harmony with each other. It is amazing to see and experience. I think of hostels as windows into a community for travelers and a window into the world for community members.

I believe that the Coastal Commission should consider the capacity of a project for implementing environmental, economic, and social sustainability when determining whether the project should receive mitigation funds and for determining the amount.

Here's a list of the sustainability features at the Monterey Hostel which are representative of hostels in general:

1. Environmental:
 - a. It is certified Green by the city of Monterey
 - b. There is information throughout the hostel informing guests of conservation and recycling strategies.
 - c. Each guest is issued two (3.5 minute) shower tokens per night to demonstrate and educate guests about water conservation in the Monterey area
 - d. Encourages guests and community volunteers to participate in beach cleanup events.

2. Economic:
 - a. Low cost overnight fee
 - b. Discount fee for youth less than 18
 - c. Free HI-USA membership for youth less than 18
 - d. Discounts offered at local businesses for Hostel guests, bike rental, whale watching, restaurant discounts.
 - e. Provides a self-serve kitchen for guest use
 - f. Provides free breakfast "fixings" for guests

3. Social:
 - a. Shared spaces: kitchen, living room, sleeping dorms which promote conversations
 - b. Encourage Do-It-Yourself cooking and sharing of meals
 - c. Free monthly potluck and travel show for both the community and guests
 - d. Potluck holiday meals for Thanksgiving, Christmas & special events open to guests and the public
 - e. Sponsor activities for both guests and community members (beach cleanup, etc.)

Thanks for the opportunity to share these ideas with you and I hope you can find a way to implement them.

Regards,



Peter C. Kambas
Project Manager, HI-Seaside, Monterey Bay Eco-Hostel Project
Peter.Kambas@gmail.com
M 831.325.3853

W3

Scott & Stephanie Miller [emailthefishbowl@gmail.com]

Sent: Monday, December 08, 2014 1:37 PM

To: Cavalieri, Madeline@Coastal

Attachments: Vacation Rentals and Secti~1.pdf (26 KB) ; vacation guidelines.pdf (29 KB)

Dear Madeline,

Some follow up:

I clean Vacation Rentals with my wife.

Some are affordable, safe, and well managed. These should be protected and encouraged, as per Section 30213

Some are dangerous, poorly managed, and a nuisance. These should be discouraged or not permitted.

It is impossible to protect and encourage something without first defining what it is (i.e. guidelines/regulations).

I have tried unsuccessfully to convey this message to the Marin County Planning Department. I'm just another NIMBY to them.

Below are a couple more attachments. They are still works in progress. Maybe they will be of some use.

Thank you for your ongoing work with this and other projects. Sorry I can't attend the workshop.

-Scott

Lower Cost Vacation Rentals and Section 30213

Lower Cost Vacation Rentals are an increasingly popular way in which visitors enjoy the Coastal Zone.

Section 30213 requires permitted development to protect, encourage lower cost accommodations.

Vacation Rentals are not considered permitted development (in my county), so Section 30213 can not protect and encourage them.

If the conversion of a single family residence to a Vacation Rental were to be considered development (because it is a change in intensity of use), there would be a way for Section 30213 to ensure these Lower Cost Accommodations would be available in the future.

Jurisdictions that currently require permits for Vacation rentals are required by Section 30213 to protect and encourage them if they are Lower Cost.

If the Coastal Commission would like to protect and encourage Lower Cost Visitor Serving Vacation Rentals it needs to define them as development and determine what is lower cost.

Vacation Rental Legitimization Plan

Define Vacation Rentals as a type of Land Use.

Not a Residential Single Family Dwelling (no residents, only transients).

Not a B&B (No manager on site, only one B).

Not a Hotel/Motel.

Not a Campground.

Not a Home Occupation (Too many employees, more than one client at a time).

Possibly a type of Cottage Industry (Use Permit already required).

Set standards.

Require in all LCP updates as part of IP.

Health/Safety.

Maximum Occupancy.

Septic Capacity.

Parking.

Building Safety (For Renters).

Smoke/CO detectors.

Fire extinguishers.

Sprinklers.

Code Violations.

Negative Impacts (For Neighbors).

Noise.

Parking.

Turn-overs.

Accessibility/Availability (For Renters).

ADA.

“Quasi-visitor-serving” and “Limited use” conflicts.

Decide price that is Lower Cost.

Per house?

Per bedroom?

Per person?

Encourage rentals at/below this price.

Allow in “saturated” neighborhoods (where applicable).

Allow variances to certain standards (parking, accessibility/availability).

“Rent Control” for rentals given variances.

Higher TOT for higher cost rentals.

Retain rentals at/below this price.

Require comparable replacement.

Charge “in lieu fee”.

In support of HI USA

laurent roffe [laurent@tapooztravel.com]

Sent: Tuesday, December 09, 2014 10:40 AM

To: Cavalieri, Madeline@Coastal



The California Coastal Commission
 Santa Cruz, California
 Attn: Madeline Cavalieri

Dear Mrs. Cavalieri,

I am writing to you in support of Hosteling International USA (HI USA) and its activities in California.

My name is Laurent Roffe. I am the co-founder and General Manager of Tapooz Travel LLC. Tapooz Travel is a tours and adventures company specializing in travel programs for people with disabilities, their families and friends. We design, develop and deliver travel programs across California and the West to a diverse client base, both from the US and abroad. Our mission is to provide access to the beauty and richness of our region to all, regardless of their physical abilities.

In that respect, we had the opportunity to work closely with HI USA and its Northwest regional office in particular.

In our view, HI USA provides an invaluable element to the success of our mission. There are four parts to this. First, the physical locations of its hostels at or near the sites of primary interests to our travelers. Second, the availability of accessible rooms and bathrooms (often at or above ADA standards) in its hostels. Third, the relative price affordability of its accommodations. And lastly, the unfailing professionalism of its staff in assisting our guests with disabilities.

The services and accommodations that HI USA provides has now become an intrinsic and crucial element in the planning of many of our travel programs. In some cases, these programs might not be possible without the lodging accommodations with HI

USA.

Kind regards,

Laurent Roffe, General Manager

--



Laurent Roffé | Manager

laurent@tapooztravel.com | Cell 510 776 2592

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www.tapooztravel.com | info@tapooztravel.com | T. 415 275 2009 |

affordable accommodations along coast

WALTER F FORD [harvford@verizon.net]

Sent: Monday, December 08, 2014 5:59 AM**To:** Cavalieri, Madeline@Coastal

Blue Jay, California

Monday 8 December 2014

Understand that the commission will be holding a hearing Wednesday on affordable accommodations. Want to express support for the youth hostel system and its providing of modest cost accommodations. Their role and their facilities are unique providing safe inexpensive overnight facilities for a range of travelers from individuals to organized youth groups. From former ranch houses, decommissioned light houses, to facilities built specific for a youth hostel they are unique and continuation of existing facilities and adding more will significantly assist in allowing the enjoyment of our coast line by all Californians.

Walter Ford

harvford@verizon.net

California Coastal Hostels

veoropeza@juno.com

Sent: Monday, December 08, 2014 6:02 PM

To: Cavalieri, Madeline@Coastal

Dear Ms. Cavalier:

It is with great urgency that I am writing in support of keeping the California Coastal Hostel accessible and affordable to the Spartan travelers that depend on a place of rest while enjoying the beautiful scenery of the California coastline. Most of the travelers are not looking for pricey accommodations but a clean, safe, and reasonably priced accommodations. The purpose of the hostels are to provide just that, and not in the business of making money when in this day one cannot find anything like the environment and social experience that only a hostel can offer.

Therefore, I urge you not to remove this long-stand and unique service to the weary traveler.

I remain yours,

Violet E. Oropeza

Hostels

Marla Fisher [marlafish@aol.com]

Sent: Monday, December 08, 2014 6:31 PM

To: Cavalieri, Madeline@Coastal

Hi. Please consider this comment regarding affordable accommodations along the coast. I am a big fan of the HI hostel system. My children and I have stayed in private rooms in numerous HI hostels in California and found them to be an excellent solution to affordability issues for families. I wish there were one in Big Sur. As a frequent visitor and residents of Coastal California I would welcome more development of family friendly hostels.

Marla Fisher
3303 Iroquois Ave
Long Beach CA 90808

Sent from my iPhone

This nonprofit needs NorCal Hostels

greydog85@gmail.com on behalf of Lauren Augusta [lauren@mesaprogram.org]

Sent: Monday, December 08, 2014 9:13 AM

To: Cavalieri, Madeline@Coastal

Dear Ms. Cavalieri:

Please note our tremendous gratitude for Norcal hostels, and this organization's strongest endorsement for your commission's continuing support.

Our nonprofit organization sponsors ecological farmer-to-farmer exchanges between developing countries and the U.S. For the past dozen years we have relied upon **Hidden Villa hostel** in Los Altos Hills; a serene and cozy setting for our annual program orientation. We have likewise greatly enjoyed the facilities and amenities offered by the three **SF-AYH hostels** for our international exchange visitors during MESA's annual exit seminar. Indeed, were it not for SF-AYH -- their super helpful staff, affordable rooms with generous breakfast included -- our group of beginning farmers from developing countries would be unable to afford to visit San Francisco.

Our group has also made great use of the Santa Cruz, Monterrey, and Marin Headlands hostels over the years.

We urge the commission's continuing support for Norcal hostels and consideration to build more environmentally, affordable hostel facilities that allow young and old alike to enjoy the glorious California coast and SF Bay Area regardless of income level.

Thank you very much for your time and consideration. Please don't hesitate to contact me if I may be of any assistance.

Respectfully yours,

--

Lauren Augusta | *Co-Executive Director*

Multinational Exchange for Sustainable Agriculture (MESA), Inc.

2362 Bancroft Ave #202 Berkeley, CA 94704

T. 888.834.7461 | www.mesaprogram.org

Share MESA's mission [on Facebook](#)

MESA connects food and farming leaders, linking ancestral agriculture with sustainable innovation to promote ecosystem stewardship, localized food economies and cultural awareness.

MESA, Inc. is a 501(c)(3) nonprofit organization and U.S. Department of State-designated J1 Training and Cultural Exchange Visitor Program

Meeting: 12/10/14

vandorm9@aol.com

Sent: Sunday, December 07, 2014 7:02 PM

To: Cavalieri, Madeline@Coastal

Dear Madeline,

Regarding the California Coastal Commission meeting for December 10, 2014:

I would like to add my support for hostels along the coast.

I am a fourth grade teacher in San Carlos who has used the Sacramento Hostel for many years. Over thirty years ago, when I worked with the fifth grade students at Outdoor Education, we used the hostel on the coast just south of Half Moon Bay. Hostels provide an affordable way for people to stay and enjoy the coast, California's State Parks, and historical areas of our state. They are especially invaluable to school groups with very limited budgets for field trips.

Thank you.

Marilynn Vandor

Arundel School

San Carlos

Hosteling

Stacy [ms.stacy.wiseman@gmail.com]

Sent: Thursday, December 04, 2014 9:51 PM

To: Cavalieri, Madeline@Coastal

Just a quick note of thanks for these affordable & inviting accommodations. Additionally the hospitality is such a beautiful feeling. Like family.

I've stayed at the fort mason a few times and it's always more than "just a stay" - it's an unforgettable "experience" of sharing. I love coming there for Halloween every year.

I also took my son to The downtown San Diego hostel. Which was another amazing lifetime memory experience. It was his graduation going away present- a vacation in San Diego, which I otherwise would not have been able to afford. And the facilities were amazingly clean and welcoming.

I am a personal assistant. I manage vacation homes. I pet sit for some of my clients. I help people and small organizations get organized. And I do house cleaning. Among other things such as preparing meals running errands etc. That being said, a tip, a suggestion I would make would be to use borax in cleaning showers, as it is all natural and inhibits mold and mildew returning. It's a good thing.

All the best for 2015!

Notice of Confidentiality: This transmission contains information that may be confidential and that may also be privileged. Unless you are the intended recipient of the message (or authorized to receive it for the intended recipient), you may not copy, forward, or otherwise use it.

CA Hostel supporter- Karen Kao

Myappleid007 [kaokaren007@gmail.com]

Sent: Friday, December 05, 2014 3:09 AM

To: Cavalieri, Madeline@Coastal

Dear Marie,

I am grateful for the 9 San Francisco Bay area hostels. I have stayed at the hostels easily over 50 times over 12 years. It is affordable for me on a slender budget, makes it possible for a woman like me to travel safely by myself and meet people from around the world. Those who play together, stay together. I also play piano. I lack a piano at home. It is a chance to play piano and sing! I have visited hostels Pt. Reyes, Marin Headlands, SF, Pt. Montara, Pigeon Point, Santa Cruz, Monterey (over 20 times!) Santa Monica. I wish there were more hostels between Point Reyes and Eureka. I would be willing to serve on a board. I have served three years on the board of directors for Cornell Club of Northern California and planned 37 events in 4 years.

Karen Kao

Kaokaren007@gmail.com

650.387.3043

Sent from my iPhone

Fw: Help Support HI USA Hostels on the California Coastline

AIDA BOLIVAR [bolivar1aida@yahoo.com]

Sent: Friday, December 05, 2014 6:27 AM

To: Cavalieri, Madeline@Coastal

Cc: HI USA [Californiahostels@hiusa.org]

Ms. Cavalieri,

My name is Aida Bolivar, I strongly believe in the excellent service that this organization offers to the travelers in USA and international, I personally have used this hostels since 1998 here and around the world, I am a single women that likes to travel to remote places, and I have been able to do it because the economic and affordable prices they offer, they are located in the city, ease access to any store and places to visit, help students to get experience in the business.

I have notice the reduction of locations in USA, which affects the travelers domestically, I have use these locations in Australia, Europe, Africa, and I can not be more thankful of the existence of this hostels,

it has been strongly safe, they assist you with travel planning, we can cook if we want, the membership its very economic, we really need at least one location in each city if possible, it will be more ease to go to places that we hear is nice, but the high prices of hotels and taxes makes impossible to go, it should be one of this hostel next to this icon tourist places,

we all will benefit from this service, young children will learn at young age to meet other cultures and learn at the early age to make friend from any place and culture, instead of watching TV or videos all day, and become

unsocial, looses the touch of the human nature, we really need to make changes, to the new generation, the only way is to have affordable and safety accommodation to all budgets,

like me, if I have to pay hotel that its a little unsafe if you are a women by itself, I will never were able to go to all this different countries and be able to visit places of interest, museums, icon tourist places that are not really expensive, the more expensive was the hotel, which I could avoid it because the hostel was available.

Ms. Cavalieri, please, please do something to increment this hostels in California, like Napa, Orange county, San Diego, Palm Springs, San Francisco, Fresno, Bakersfield, and also involve the community to offer volunteer service, so they become more familiar to traveling and relate to other cultures and we all will get along better, because understanding how we are each other educated at home will make us much easy to understand each other,

this hostels will give a little help to us as human nature.

if you have any question, please feel free to contact me, I will be more than happy to give a feedback, thank you for taking this time to read my experience the hostels.

Sincerely, '

Aida Bolivar
(909)295-2432

--- On Wed, 12/3/14, HI USA <Californiahostels@hiusa.org> wrote:

>
> December 3, 2014
>
> Dear Aida,
>
> Do you remember the first time you stepped into a hostel?
> Did you experience something you never would have dreamed of
> as a result? As a member of HI USA, you likely have stories
> to share from your travels, both abroad and close to home.
> And, living in California, you may have lived out some of
> those stories at any of 12 HI USA hostels along the
> California Coastline. We need your help to grow that
> number and make sure generations to come have that same
> chance!
>
> How can you help?
>
> On Wednesday, December 10, the California Coastal
> Commission, a public agency responsible for ensuring the
> preservation of and public access to the California
> coastline, will be hosting a public meeting in Monterey,
> California to discuss funding the development of affordable
> accommodations along the coastline. HI USA wants to remind
> the Commission just how valuable hostels are in offering
> affordable accommodations and memorable experiences for all,
> and we want our members by our side when we do it.
>
> We are inviting supporters of HI USA hostels to
> tell the Coastal Commission what hostel access along the
> coastline has meant to you! Please
> send written comments with your support by December
> 9! Written comments should be directed to
> Madeline Cavalieri at the Commission's Santa Cruz
> office at 725 Front Street, Suite 300, Santa Cruz, CA 95060,
> at madeline.cavalieri@coastal.ca.gov
> or (831) 427-4890.
>
> If you happen to be in the Monterey area on December 10th
> and would like to attend the meeting, please join us at the
> Portola Plaza Hotel, 2 Portola Plaza, Monterey, by 8:45 a.m.
> If you have any questions, contact us at Californiahostels@hiusa.org.
>
> Please join us in helping to preserve and create affordable
> access to the California Coastline for future generations to
> create their own life-long memories.
>
> Thank you for your continued support of HI USA,
>

wayne stinson [wrstinson@att.net]

Sent: Thursday, December 04, 2014 2:44 PM

To: Cavaliere, Madeline@Coastal

madeline

I truly enjoy the California coast line. it is one of the most beautiful places on this earth. I have traveled a great deal in my 67 years and love inviting others to my house in studio city. part of this experience is driving these international travelers to California's national parks and drives down big sur and visiting some if not all the lighthouses along the coast.

it would be great if more reasonably priced places could be developed in the future. I have visited hostels in many places in the world and would love to visit more of them in this great state of ours

wayne stinson

Hostelling International (HI) and the California Coastline

k frenzelas [kfrenzelas@hotmail.com]

Sent: Thursday, December 04, 2014 6:16 PM

To: Cavalieri, Madeline@Coastal

I, Kassinia Frenzelas, am in full support for Hostelling International (HI) to make HI facilities accessible along the California Coastline. It helps members to explore the California Coast in a more affordable way, and to meet others who have similar interests regarding the California Coast and its beauty.

Hostelling International is an organization that brings people together from around the world, and gives us the opportunity to meet each other and learn about our countries and differences. Hostelling International facilities along the California Coastline gives more freedom to visit the Coastline more often, because there is so much to see and learn, and become more educated and knowledgeable, about our beautiful shores and coastal areas.

Hope you also agree how important it is for Hostelling International to be able to accommodate their members along the California Coastline, with more facilities.

Thank you!

Kassinia Frenzelas

Support more hostels on the California coast

Karen Cassimatis [karencassimatis@gmail.com]

Sent: Thursday, December 04, 2014 8:05 AM

To: Cavalieri, Madeline@Coastal

As a senior citizen, I have enjoyed staying at HI USA hostels in San Francisco and Sausalito, California as well as YHI hostels in Boston, NYC, New Zealand and Australia. What a great opportunity these stays provided for not only inexpensive places to stay but the enriching experience to meet other travelers from all over the world. I support and ask you to support any possibilities to place additional hostels along the California coast.

Karen Cassimatis
6653 Mulberry St
San Diego 92114

Sent from my iPhone

Coastal CA Hostel Experience

Jane Benoit [o2blondy@yahoo.com]

Sent: Thursday, December 04, 2014 10:53 AM

To: Cavalieri, Madeline@Coastal

Hi! I am responding to tell you how much I enjoyed, in the '80s, staying at my first hostel, near Golden Gate and the Marina!

I met a lovely Swedish woman who was doing a round-the-world trip and had selected the same hostel; we have been friends ever since, and she has returned twice to see me, as well as our driving up to SFO again and staying there.

I had a recent experience at the same hostel which did NOT have rave reviews for the mattresses, but hey--the experience of waking to the sight of the Golden Gate Bridge and ability to walk around the city from that location is superb!

Thanks from a senior woman!

Jane Benoit

Hostelling International USA

"Florian Fürderer" [florian.fuerderer@gmx.de]

Sent: Thursday, December 04, 2014 11:03 AM

To: Cavalieri, Madeline@Coastal

Dear Ms. Madeline Cavalieri

How are you doing? I would like to tell you something about my experience with Hostelling International USA. In 2005 I visited the United States of America for the first time I spent my first two nights in the Hostelling International USA San Francisco City Center Hostel. It turned out it was a good decision to stay there since I felt at home which is totally awesome. The Hostelling International USA San Francisco City Center Hostel was clean, safe and comfortable. Since then I have spent nights in several Hostelling International USA Hostels along the California coastline and I have had a wonderful time in each of those hostels. I have met nice people with cultures and I have shared the kitchen and the living room with these people in Hostelling International USA Hostels in order to have an intercultural exchange. The California coastline is such a beautiful spot therefore it is important to have affordable access to the California coastline. Hostelling International USA provides affordable accommodations along the California Coastline. It is important to increase the number of Hostelling International USA Hostels along the California coastline since people all over the world love it and get there. One of those people is me and I highly recommend everybody to visit the California coastline. Thank you for supporting Hostelling International USA.

Yours sincerely

Florian Fuerderer

Address: Muehlenstrasse 11

79232 March

Germany

cell phone: 0049-174-2026152

Hi Hostel Santa Cruz

Sergio Sanchez [tepa.sergio@gmail.com]

Sent: Wednesday, December 03, 2014 1:42 PM

To: Cavalieri, Madeline@Coastal

Hi Madeline Cavalieri,

I stayed at Hi Hostel in Santa Cruz, California and had a great experience seeing the city of Santa Cruz.

--

-Sergio Sanchez

California's affordable access

Sandy graham [sandy2scott@sbcglobal.net]

Sent: Wednesday, December 03, 2014 12:39 PM

To: Cavalieri, Madeline@Coastal

Hostels have provided affordable access to Boston and New York for us. It would be great to see that along the coast in my home state.
Sandra Graham

hostels near CA coastline

MP McEnrue [mpm912@gmail.com]

Sent: Wednesday, December 03, 2014 2:55 PM

To: Cavalieri, Madeline@Coastal

I am writing this message to share my experience in staying at hostels and urge you to consider including hostels in your thinking about how to expand access to the coast of California.

I am a senior member of Hostelling International (HI). I live outside Los Angeles. There are currently very, very few affordable places to stay near the CA coastline. I formerly was able to camp in various campgrounds in No. and So. Cal. near the coast. Now it is necessary to call at the very first available moment that campsites become available 9 months in advance -- 8 a.m. on a given date for nine months hence. However, doing so does not necessarily yield a site. Only a lucky few who know how to work the system are able to succeed. At one point, I even asked seven different people in three different US timezones to attempt to make a coastal camping reservation in Southern California and was unsuccessful. We collectively tried for three months in a row and then abandoned the effort. Thirty years ago it was much, much easier to camp. I used to be able to take my kids. Now demand obviously far exceeds supply esp. on weekends. Camping sites are booked nearly a year in advance.

I have stayed in hostels in other countries, most recently in Australia and New Zealand -- six different hostels this past October. Although hostels are typically called youth hostels -- people of all ages and nationalities from across the globe stay at them. The women I shared a room with in Sydney were from China and Spain. There is more that happens in hostels than just sleeping. They provide an opportunity to meet people from all over the world in a setting that encourages cultural exchange. I would not be able to afford to stay in Sydney, Christchurch, Nelson, San Francisco, or really any coastal area such as Monterey without hostel accommodations. At my age, I really can no longer lug a lot of camping gear when I travel. I can only carry a suitcase/backpack not cooking gear, bed linens/sleeping bag, etc.. These are available at a hostel. Moreover, one of the nicest things about hostels is that they are "manned" 24/7, access by strangers is limited (entry doors locked) and therefore safe for senior travelers like me. In my experience, the people who work at them are knowledgeable, extremely helpful and friendly -- great ambassadors for a geographic area.

I hope that you will seriously consider the role that hostels can play, particularly those affiliated with Hostelling International, in enhancing access to the coast of California. They work in other countries and can work here too.

Thank you.

Mary Pat McEnrue

I support hostels on the coastline!

Ling Jui Wu [lingray05@hotmail.com]

Sent: Wednesday, December 03, 2014 4:40 PM

To: Cavalieri, Madeline@Coastal

Hello Ms. Cavalieri! I just love to travel and it is one major part of my life. I find traveling enriching and invigorating. Many friends state that they're inspired by my travel stories and start traveling more often themselves. However, I'm a public school teacher and my budget is limited. Therefore, staying at hostels makes my travel plans a reality. I would like to express that I support building more hostels. Therefore, more people on a budget can still travel and live a worthwhile life! :D

Thank you for reading my email!

Take care!

Amy

Public Comments for The Coastal Commission, RE: Affordable Accommodations

Lauryn Sherman [lauryn.sherman@gmail.com]

Sent: Wednesday, December 03, 2014 11:12 PM

To: Cavalieri, Madeline@Coastal

Dear Madeline,

I was invited to write a letter of voluntary support for Hostelling International USA, an organization which has several hostels along the California Coastline in light of the public conversation regarding affordable accommodations upcoming with the CA Coastal Commission. I wanted to offer my story as one example of how the Hostelling International Organization positively impacts the lives of young people.

As a recent college graduate, I made a bold decision to spend time exploring fields that I was interested in beyond my undergraduate education - for both personal enrichment and career searching. I traveled throughout California (my home state) to attend professional events such as conferences and meetings, all the while staying at length in hostel settings. Having an affordable place to stay during my exploration time was a critical part of making that happen. I wouldn't have been able to accelerate the way I did if any of my trips incurred significantly more expense.

I am so grateful to have had places to stay where I could meet new people, and feel safe and comfortable while travelling inexpensively. I believe the hostels are a great resource for young people, and I hope that our State continues to support them in whatever decisions are upcoming.

Thank you for taking the time to read through!

All the best,

Lauryn Sherman

HOSTEL!

Klara Toth [Ktoth1391@verizon.net]

Sent: Wednesday, December 03, 2014 11:45 PM

To: Cavalieri, Madeline@Coastal

To whom it may concern!

I am a Hostel member for many years and I enjoy my membership for the following reason.

I am Hungarian originally, live in the US. Since 1959, so I am practically an American!

I am 83 years young and in my working days I was a tour guide, tree lingual, I speak German also.

I was working until three years ago, when I was 80 years of age.

I traveled a lot and every time I had to meet a group in San Francisco I drove from LA. on the coast and stayed overnight at the Pigeon Point Hostel, you must try it one day! I shared a room with ladies from Norway, or Australia.

We chat over the breakfast table until noon and then we feed the seagulls. And it cost only \$20 a night, breakfast and free parking! Down the coast we could have the same view from a room at the Hilton for \$245 a night – or more.

Do support the Hostel movement, and stay at the Pigeon Point one day, it is not far from Santa Cruz.

In San Francisco my favorite is the Marine Hostel on the Bay, again bed/breakfast and free parking for \$20,
Private room is \$40 but still better than any hotel – because of the company! I met an English gentleman who used to go to dentist in Budapest, Hungary, my hometown!

Do try it!

Sincerely,

Klara Toth Baranyi

Ktoth1391@verizon.net

HOSTEL

Klara Toth [Ktoth1391@verizon.net]

Sent: Wednesday, December 03, 2014 11:05 PM

To: Cavalieri, Madeline@Coastal

To whom it concern

I am a member of the Hostel Family and I used Hostels around the World!

I am Hungarian by origin but live in the US since 1959, some sixty years. So I am practically an American.

I was a tour guide in my working days, I am 83 years young now and I was working until three years ago!

I stayed in Hostels regularly, when I went from LA. To San Francisco. Pigeon Point was my favorite, just a few miles from Santa Cruz, and my room mates were from Europe or Australia. In either case, I enjoyed it very much.

If I stay a few miles down the coast at the Hilton, I would never meet those interesting people and it would cost

sooo much more.

Talking about money, the Hostel is the best value in the Hospitality Industry, where can you stay for around \$20 a night and breakfast too, and free parking! In San Francisco I usually stayed at the Marine Hostel on the coast overlooking the bay, breakfast and free parking too.

Please give every support to the Hostel industry, it is the best deal in the World!

Sincerely,

Klara Toth

Ktoth1391@verizon.net

Support HI USA Hostels on the California Coastline

Kevin Hall [kph227@hotmail.com]

Sent: Wednesday, December 03, 2014 11:42 AM

To: Cavalieri, Madeline@Coastal

Cc: Californiahostels@hiusa.org

Dear Ms. Cavalieri,

As a long time resident of California and long time member of Hosteling International (HI), I enthusiastically and unconditionally support all of the positions advanced by HI before the Coastal Commission. I've stayed in HI hostels around the world, including almost all of the HI hostels on the California coast. I have lived and worked for years next door to the HI Santa Monica hostel. Hostels, and HI hostels in particular, support the "leave no trace" traveler ethos while promoting public access to the beauty and resources of our unparalleled coast and supporting the coastal economy in a responsible manner. Thank you for your support of HI hostels.

Kevin Hall

Santa Monica, CA

Support hostels in the coastal zone

Kent Strumpell [kentstrum@aol.com]

Sent: Wednesday, December 03, 2014 11:34 AM

To: Cavalieri, Madeline@Coastal

Dear Commissioners,

Hostels provide one of the last and best opportunities for affordable accommodations at our seashore.

Over the years, hostels have allowed me to experience places like the California coastline that would have otherwise been out of reach to me. Their unique, communal and non-profit nature also provides wonderful opportunities for engaging with fellow travelers to learn more about the places they are located in. I believe hostels have a valuable role to play in fulfilling the Commission's mandate to enhance coastal access for all.

I urge you to support the preservation and expansion of youth hostels along the California coastline.

Thank you,

Kent Strumpell
6483 Nancy St.
Los Angeles, CA 90045
310-215-0114
kentstrum@aol.com

Hostels on the California Coast

Jesse Fuller [jeshii@gmail.com]

Sent: Wednesday, December 03, 2014 11:28 AM

To: Cavalieri, Madeline@Coastal

Hello,

My name is Jesse Fuller and I wanted to share my feelings about hostels. I spent many months traveling in Japan by bicycle by visiting hostels. It was a cheap and easy way for me to travel as a college student.

However, when I traveled down the California Coast by bicycle, I ended up camping on many beaches with "no camping" signs. It wasn't that I wanted to break the rules, it was that I had no where else to stay.

Affordable lodging along the coast is very important. People need places to stay while traveling and if we want to protect the beaches, having affordable options like campgrounds and hostels is vital.

Thank you for your time,

Jesse Fuller

jeshii@gmail.com

Chatsworth, CA

My love and use of coastal California hostels

jaclynne roberts [jaclynne3800@att.net]

Sent: Wednesday, December 03, 2014 8:19 PM

To: Cavalieri, Madeline@Coastal; jaclynne3800@att.net

Dear madeline cavalieri and interested parties,

Some of the most beautiful hostels I have stayed at are Pt. Reyes, the Sausalito headlands hostel, the Santa Cruise hostel close to the beach, Montara (the best of all), and the lighthouse one down the coast. I started hosteling when I was twenty. I had \$900. for a 10 week vacation to Europe, and came back with \$100, in 1967. That is because I only stayed in hostels.

I find traveling alone at times to be grueling. Now I can afford a hotel. However I feel lonely in them. At hostels I make friends, eat dinner with foreigners, etc For this reason I can travel without falling apart at the seams. There are other beautiful hostels in our country and other countries.

Most young people and many older folks (I am 68 years now.) can't travel without them. Because of their rugged locations I exercise, hike and work at weight reduction. At a hotel I would probably eat, not hike the trails.

If the hostels are at risk financially perhaps some good marketing can fix the problem, writing to past and present supporters with emotional photos. Please try to keep our unique Pacific coast available to those who have not experienced it up close. I ,and many like me,think of hostels as a unique opportunity for people of all economic levels to value the ocean, the trees, the hills and woods.

I don't want to waste gas coming to Monterrey. However if you have any questions you can call me in San Francisco.415 8411907, or email at jaclynne3800@att.net

Thank you for good careful judgment of this important issue.

Sincerely,

Jaclynne Roberts

retired teacher, world traveler

jaclynne roberts
chaya

HI hostels

Gallagher [esthergallagher@sbcglobal.net]

Sent: Wednesday, December 03, 2014 1:00 PM

To: Cavalieri, Madeline@Coastal

I am a semi-retired single woman who travels, when I can, very low-budget. If not for the comfort and affordability of hostels I would not be able to visit new places. Not only that, I have found that hostels are located in places I especially like to go, and that is a very special thing for those of us who might otherwise be excluded. Please make efforts to preserve this wonderful facility for travelers!

I am grateful!

Esther Gallagher

Sent from my iPhone

Support for the preservation of an accessible coastline

Darcy Lawson [dlawson@ndschico.org]

Sent: Wednesday, December 03, 2014 5:09 PM

To: Cavalieri, Madeline@Coastal

Dear Madeline Cavalieri,

Thank you for the opportunity to be involved in keeping access to the coast affordable for teachers like me. I have been taking my 6th grade class to the Headlands for 15 years staying at the Hostel and taking advantage of the educational classes offered by the National Park Service. Some of these children have never been to the beach! Thank heavens someone had the foresight to convert the fort into a hostel instead of selling off the property for development. I grew up on Long Island not far from Jones Beach. Thanks to Robert Moses any New Yorker has access to miles of white sandy beaches unadorned by houses or fences. I hope the Commission is blessed with Robert Moses' wisdom and sees to it that an affordable coast is available for all Californians. I am unable to attend the meeting on December 10th because of time and distance, but feel free to use my words in any way you see fit.

Warm regards,

Darcy Lawson
Notre Dame School
435 Hazel Street
Chico, CA 95928

CCC meeting

Aaron Conner [aaronconner86@gmail.com]

Sent: Wednesday, December 03, 2014 11:40 AM

To: Cavalieri, Madeline@Coastal

Hello,

I am writing in regards to the upcoming California Coastal Commission meeting and would like to express support HI Hostels on the coastline.

I grew up spending summers camping in San Simeon and Pismo where I found my love for the coast. A few years ago in my early 20s I met my boyfriend at the time at HI Point Montara. This was my hosteling experience and is now my preferred way to spend time at the beach. It is affordable and an enriching experience which can't be obtained by staying at a hotel.

I am proud to be in a state which not only had such a treasure trove of coastal access but also protects them. Staying at historic locations like Montara also provides an education of the area which would not be known to visitors not from the area.

Since my first hosteling experience I have become a member of Hostel International. Even though I only get the chance to use it a few times a year and have used it throughout California and in Europe I keep my membership because of its locations on the California Coast. Being able to have an affordable getaway is very important to me while I finish my studies and I have gathered the same sense from other travelers that I have met along the way.

Thank you for your time
Aaron Conner
Bakersfield, CA

Sent from my iPhone

coastal commission and hostels**Bob Flagg** [bobf@summerfieldwaldorf.org]**Sent:** Tuesday, December 02, 2014 12:10 PM**To:** Cavalieri, Madeline@Coastal

Dear Coastal Commission,

Please support enabling the creation of more hostels along the coast.

As a teacher I have taken high school student groups to San Francisco on architectural tours, staying at HI USA hostels. They have been welcoming, clean and efficient and simply made the trips possible by providing reasonable and secure accommodations for our group. The coast should not be only accessible accomodation-wise to the wealthy but should be accessible to all.

thank you for your consideration,

Bob Flagg

Summerfield Waldorf High School, Sonoma County